



City Council

Monday, September 14, 2026 - 5:30 PM

City Council Work Session at 5:30pm followed by the Regular Council Meeting at 7:00pm.
210 S. Walnut Street
Venus, Texas 76084

AGENDA

1. WORK SESSION:

- 1.1. Call to order.
- 1.2. Discussion with the citizens and the City Council regarding the Proposed Fiscal Year 2026-2027 Budget and the Property Tax Rate.
- 1.3. Discussion regarding the water and waste water rates.
- 1.4. Adjourn.

2. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to the Texas Flag:

3. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

4. Citizen Public Comment Period:

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

5. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

5.1. Approval of meeting minutes for regular meeting on August 24, 2026.

5.2. Approve annual SAP updates for PIDS

6. Presentation and Proclamations:

7. Public Hearings and Action Items:

8. Discussion and Consideration Items:

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

- 8.1. Discuss and consider a Resolution for the Central Appraisal District of Johnson County Building Acquisition Proposal. (Hawthorne)
- 8.2. Discuss and consider an Ordinance amending Chapter 36, "Boards, Commissions and Committees", Article III, "Specific provisions", by creating Section 36-60, "Parks Board", which is establishing a Parks and Recreation Board; providing for the appointment number terms, and places on Board Members; providing for filling of vacancies and removal; providing for Board governance and meetings; providing for powers and duties; providing for recommendations to the City Council and other matters. (Rosales)
- 8.3. Discuss and consider any recommendations or action taken by the Tax Increment Reinvestent Zone No. 1 Board regarding the status and future of TIRZ No. 1, including its financial condition and available options; and providing direction to staff and the City Attorney as appropriate. (Jackman)
- 8.4. Discuss and consider a Resolution amending the City Council Policies and Procedure Policy. (Mayor)
- 8.5. Discuss and consider road work warranty. (Rosales)
- 8.6. Discuss and consider possible action regarding a Senior Fixed-Income Utility Protection Program. (Jackman)
- 8.7. Discuss and consider an Ordinance amending section 36-51 of the Code of Ordinances relating to the Venus Community Service Development Corporation; establishing an annual statutory compliance and activity report; establishing an annual City Council review process; establishing statutory review criteria; providing for the handling of confidential and legally protected information; and providing rules and construction. (Jackman)

9. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: SECTION 551.074-Personnel Matters and 551.071-Consultation with Attorney.

- 9.1. Discussion regarding the employment, evaluation, reassignment, duties, discipline, resignation, or dismissal of a city officer or employee, unless such officer or employee requests a public hearing to wit: City Administrator.
- 9.2. Discussion regarding potentially authorizing the use of eminent domain to condemn property rights in fee simple for land owned by the City of approximately 104.95 acres (4,571,447.76 sq. ft.) and generally located at 920 CR 110, for specified public purposes in compliance with Texas law and determining the necessity, public purpose, and public use of same, as well as for any other public purposes permitted by law, and all matters pertaining thereunto.

9.3. Discuss negotiation of WWTP lease for Brahman Ranch with AUC and possible options for handling the claimed past due amounts.

9.4. Any action to be taken from Executive Session.

10. Adjournment:

The City Council reserves the right to meet in Executive Session, closed to the public, at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act, TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

This is to certify that a copy of this Notice of Meeting was posted on the bulletin board at City Hall, 700 W. Hwy 67 Venus, Texas and at a place readily accessible to the public at all times and to the City's website www.cityofvenus.org, on (Date & time)

Callie Driggars, TRMC
City Secretary

For more information or a copy of the Open Meetings Act, please contact the Attorney General of Texas at 1-800-252-8011. This building is wheelchair accessible. Any requests for Interpretive Services must be made 48 hours in advance of the scheduled meeting. To make arrangements, please call 972-366-3348.

Removed: _____

Time: _____

CITY COUNCIL

MEETING MINUTES

City Council Work Session at 5:30pm followed by the Regular Council Meeting at
7:00pm.

AUGUST 24, 2026

1. WORK SESSION:

1.1. Call to order.

Mayor Galaviz called the work session to order at 5:30pm.

1.2. Discuss and review the proposed budget and tax rate.

Discussion only regarding the proposed FY 2026-2027 budget and the tax rate.

1.3. Discussion regarding regular session agenda items.

No discussion.

1.4. Adjourn.

Mayor Galaviz adjourned the work session at 6:49pm.

2. Call to Order, Roll Call, Invocation, Pledge of Allegiance, Pledge to the Texas Flag:

Mayor Galaviz called the meeting to order at 07:37 PM, City Attorney Halla gave the Invocation, and all led the Pledge of Allegiance and Pledge to the Texas Flag. Councilmembers present: Alejandro Galaviz, Teresa Hoffman, Tony Bovinich, Michelle Hamm, Alicia Rosales, and Raymond Jackman. Staff present: James Hawthorne, City Attorney, Callie Driggars, Melissa Westen, Chief McGinty, Becky Wilkins, Bradley Muirhead and Scott Williams.

3. Announcements from Mayor:

Cell phones are to be placed on vibrate/silent only. No conversation or comment from the audience is permitted unless specifically called upon by the Mayor. Please remain respectfully quiet.

4. Citizen Public Comment Period:

Anyone wishing to speak on an item not listed on the agenda may do so during this section. Please turn in a speaker card to the City Secretary. Each speaker has five minutes. By law, the Council cannot deliberate or take action on non-agenda items. The Council may listen, ask brief clarifying questions, provide factual responses, or explain existing policy.

1. Mallery Frierson — 121 Patriot Parkway — Spoke regarding the water/sewer

rates, and how long do we have to pay this debt off before our bills go back to normal?

2. Richard Lumkin — 118 Patriot Parkway — Spoke regarding several issues; 6 ft. sidewalk that needs repair, employees' 4-day work week, the City for the employees and not the citizens, City Manager job opening listed on sign for \$25 an hour, judicial system is ineffective and corrupt, raising sewer and property tax when they are on fixed incomes, nice parking lot at City Hall for the employees, city manager making close to \$190k a year when Cedar Hill City Manager is making \$215k and they ten times our size, and we keep hiring expensive people.

5. Consent Agenda:

All matters listed under consent agenda have been previously discussed, require little or no deliberation, or are routine by the council. If discussion is desired, then an item will be removed from the consent agenda and considered separately. Otherwise, approval of the consent agenda authorizes the City Administrator to implement each item in accordance with staff's recommendation.

5.1. Approval of meeting minutes for regular meeting on August 10, 2026.

5.2. Approval of an Ordinance amending Chapter 6 "Animal" Section 6-3 "Rabies Control" by designating the City's Animal Control Officer as the local rabies authority.

5.3. Approval of Ordinance amending the Code of Ordinances by repealing in its entirety Chapter 36, "Boards, Commissions and Committees", Article III, "Specific Provisions", Section 36-52, "Planning and Zoning Commission".

I make a motion to remove 5.3 to discuss.

Moved by: Alicia Rosales

Seconded by: Tony Bovinich

For: Alicia Rosales, Tony Bovinich, Teresa Hoffman, and Raymond Jackman.

Against: Michelle Hamm. Motion carried Yes 4, No 1, Abstained 0.

I make a motion to not adopt the Ordinance.

Moved by: Alicia Rosales

Motion failed for lack of second.

I make a motion to approve an Ordinance amending the Code of Ordinances by repealing in its entirety Chapter 36, "Boards, Commissions, and Committees", Article III, "Specific Provisions", Section 36-52, "Planning and Zoning Commission."

Moved by: Raymond Jackman

Seconded by: Michelle Hamm

For: Raymond Jackman, Michelle Hamm, Teresa Hoffman, and Tony Bovinich.

Against: Alicia Rosales. Motion carried Yes 4, No 1, Abstained 0.

I make a motion to approve 5.1 and 5.2 as presented.

Moved by: Michelle Hamm

Seconded by: Teresa Hoffman

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

6. Presentation and Proclamations:

None.

7. Public Hearings and Action Items:

None.

8. Discussion and Consideration Items:

The City Council reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, pursuant to authorization by the Texas Open Meetings Act TEXAS GOVERNMENT CODE, Chapter 551.071 (Private consultation with attorney for the city).

- 8.1. Discuss and consider setting a Public Hearing on September 21, 2026 for the Fiscal Year 2026-2027 Proposed Budget.

I make a motion setting a Public Hearing on September 21, 2026, for the Fiscal Year 2026-2027 Proposed Budget.

Moved by: Raymond Jackman

Seconded by: Tony Bovinich

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

- 8.2. Discuss and consider setting the Property Tax Rate for Fiscal Year 2026-2027 and scheduling a Public Hearing on September 21, 2026.

I make a motion to approve as stated with the de minimis rate.

Moved by: Alicia Rosales

Seconded by: Teresa Hoffman

For: Alicia Rosales, Teresa Hoffman, Tony Bovinich, and Raymond Jackman.

Against: Michelle Hamm. Motion carried Yes 4, No 1, Abstained 0.

- 8.3. Discuss and consider entering into an Interlocal Cooperation Agreement with Johnson County for Dispatching Services for Budget Year 2026-2027. (Chief McGinty)

I make a motion to enter into an Interlocal Cooperation Agreement with

Johnson County for Dispatching Services for budget year 2026-2027.

Moved by: Tony Bovinich

Seconded by: Teresa Hoffman

For: Unanimous. Motion carried Yes 5, No 0, Abstained 0.

9. Executive Session:

IN ACCORDANCE WITH TEXAS GOVERNMENT CODE, SECTION 551.001, ET SEQ. THE CITY COUNCIL WILL RECESS INTO EXECUTIVE SESSION (CLOSED MEETING) TO DISCUSS THE FOLLOWING: SECTION 551.074- Personnel Matters and Section 551.071-Consultation with Attorney. Adjourned into Executive Session at 7:38pm. Reconvened into Open Session at 10:39pm.

9.1. Discussion regarding the employment, evaluation, reassignment, duties, discipline, resignation, or dismissal of a city officer or employee, unless such officer or employee requests a public hearing to wit: City Administrator.

9.2. Receive legal advice regarding the Venus Community Service Development Corporation, including, but not limited to: its Bylaws, its Articles of Incorporation, its budget and amount of sales and use tax authorized.

9.3. Any action to be taken from Executive Session.

No action taken on listed Executive Session.

10. Adjournment:

Mayor Galaviz adjourned the meeting at 10:49 PM.

Mayor

City Secretary

ITEM REPORT

To: City Council
From: Becky Wilkins, Finance Director
Subject: Approve annual SAP updates for PIDS
Department/Office: Finance

Summary:

Annual SAP updates for all Public Improvement Districts within the City of Venus.

Recommended Action:

Approve as presented

Budget:

Attachments:

1. Bluestem Hills PID 2026 SAP Update 09.01.2026
2. Brahman Ranch PID (Series 2022) 2026 SAP Update 09.01.2026
3. City of Venus Bluestem Hills PID Ord approving 2026 SAP Update
4. Patriot Estates PID (Series 2021) 2026 SAP Update 09.01.2026
5. City of Venus Brahman Ranch PID Ord approving 2026 SAP Update
6. City of Venus Patriot Estates PID Ord approving 2026 SAP Update

**CITY OF VENUS
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1**

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 14, 2026

**PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084**

**PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008**

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Exhibit D	Form of Homebuyer Disclosure



I. Introduction

Bluestem Hills Public Improvement District No. 1 (the “District”) was created pursuant to the PID Act by Resolution No. 01-2019-01 on January 14, 2019 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On February 11, 2019, the City Council passed and approved Resolution No. 05-2019-02 amending Resolution No. 01-2019-01, in its entirety, for purposes of updating the Authorized Improvements as set forth in the aforementioned resolution. On March 25, 2019, the City Council approved the Service and Assessment Plan for the District by adopting Ordinance No. 672-2019-03, which approved the levy of Assessments on Assessed Property within the District and approved the Assessment Roll.

On August 9, 2021, the City Council approved an Amended and Restated Service and Assessment Plan (the “Amended & Restated SAP”) for the District by adopting Ordinance No. 733-2021-08, which amended and restated the Service and Assessment Plan, including all previously approved Annual Service Plan Updates for the purposes of (a) specifying the Authorized Improvements benefiting the Non-Assessed Property within the District and (b) updating the Assessment Roll. The Amended & Restated SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property, 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 Amended & Restated SAP must be reviewed and updated annually. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Amended & Restated SAP.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS					
BLUESTEM HILLS PID No. 1					
PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF FOLLOWING CALENDAR YEAR				
	2026	2027	2028	2029	2030
PRINCIPAL	\$9,895.47	\$10,539.67	\$11,225.80	\$11,956.60	\$12,734.97
INTEREST	\$32,314.53	\$31,670.33	\$30,984.20	\$30,253.40	\$29,475.03
ADMINISTRATIVE EXPENSES	\$5,610.00	\$5,722.20	\$5,836.64	\$5,953.38	\$6,072.44
TOTAL ANNUAL INSTALLMENT	\$47,820.00	\$47,932.20	\$48,046.64	\$48,163.38	\$48,282.44

B. Parcel Subdivision

The final plat of Bluestem Hills was filed and recorded within the Official Records of Ellis County on November 7, 2017 and consists of 50 residential Lots classified as Lot Type 1 Acre Minimum. See Exhibit C.

C. Lot and Home Sales

All homes in the District have been sold to end-users. See Exhibit D for the form of the buyer disclosure.

D. Authorized Improvements

The Authorized Improvements listed in the Amended & Restated SAP were dedicated to the City in November 2021. The Actual Costs of Authorized Improvements are attached hereto as Exhibit B.

III. Assessment Plan



A. Outstanding Assessments

Total outstanding Assessments are \$496,382.92.

B. Annual Installment Due 1/31/2027

- **Principal and Interest:** The total principal and interest required for the Annual Installment is \$42,210.00.
- **Administrative Expenses:** The cost of administering the PID and collecting the Annual Installments are allocated on a pro rata basis to each Parcel based on the amount of outstanding Assessment for each Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$5,610.00.

TABLE III-1	
CITY OF VENUS	
BLUESTEM HILLS PID No. 1	
ANNUAL INSTALLMENT DUE 1/31/2027	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$9,895.47
INTEREST	\$32,314.53
SUBTOTAL	\$42,210.00
ADMINISTRATIVE EXPENSES	\$5,610.00
TOTAL	\$47,820.00

C. Prepayment of Assessments in Full

Eight (8) Parcels have prepaid the Assessment in full. The following table lists each Parcel for which the Assessment has been prepaid in full within the District.

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TABLE III-2			
CITY OF VENUS BLUESTEM HILLS PID No. 1			
PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	PREPAYMENT DATE
270865	150 Cliff Ridge Ln	1 Acre Minimum	7/13/2021
270857	340 Cliff Ridge Ln	1 Acre Minimum	1/5/2022
270849	141 Highgate Dr	1 Acre Minimum	5/27/2022
270852	211 Highgate Dr	1 Acre Minimum	9/29/2022
270893	160 Highgate Dr	1 Acre Minimum	2/8/2023
270874	120 Ocelot Lane	1 Acre Minimum	3/4/2025
270853	221 Highgate Dr	1 Acre Minimum	3/31/2025
270888	221 Tiger Ridge	1 Acre Minimum	4/30/2025

D. Partial Prepayment of Assessments

No partial prepayments of Assessments have occurred within the District.

E. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as Exhibit A. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027.

EXHIBIT A
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENT ROLL

ASSESSMENT ROLL

PROPERTY ID	LOT TYPE	OUTSTANDING ASSESSMENT ^a	INSTALLMENT DUE	NOTE
			1/31/2027 ^a	
270847	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270848	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270849	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270850	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270851	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270852	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270853	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270854	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270855	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270856	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270857	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270858	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270859	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270860	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270861	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270862	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270863	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270864	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270865	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270866	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270867	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270868	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270869	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270870	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270871	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270872	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270873	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270874	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270875	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270876	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270877	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270878	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270879	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270880	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270881	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270882	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270883	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270884	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270885	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270886	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270887	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270888	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270889	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270890	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270891	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270892	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270893	1 ACRE MINIMUM	\$0.00	\$0.00	PREPAID IN FULL
270894	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270895	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
270896	1 ACRE MINIMUM	\$11,818.64	\$1,138.57	
TOTAL		\$496,382.92	\$47,820.00	

^a Totals may not sum due to rounding.

EXHIBIT B
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

ACTUAL COSTS OF AUTHORIZED IMPROVEMENTS

BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
ACTUAL COSTS OF AUTHORIZED IMPROVEMENTS

AUTHORIZED IMPROVEMENTS	TOTAL COSTS	DEVELOPER CONTRIBUTION	TOTAL DISTRICT ELIGIBLE COSTS	ACTUAL COSTS SPENT	
				% OF COSTS SPENT	COSTS SPENT
CONSTRUCTION COSTS					
PAVING	\$1,003,883	\$125,516	\$878,367	100%	\$878,367
STORM SEWER	\$245,285	\$30,668	\$214,617	100%	\$214,617
WATER	\$268,340	\$33,551	\$234,789	100%	\$234,789
CONTINGENCY	\$75,875	\$9,487	\$66,388	100%	\$66,388
SUBTOTAL CONSTRUCTION COSTS	\$1,593,383	\$199,222	\$1,394,161	100%	\$1,394,161
SURVEYING FOR DESIGN & PLATTING	\$23,077	\$2,885	\$20,192	100%	\$20,192
CONSTRUCTION STAKING/RE-STAKING	\$15,865	\$1,984	\$13,881	100%	\$13,881
ENGINEERING	\$100,575	\$12,575	\$88,000	100%	\$88,000
TOTAL ESTIMATED IMPROVEMENTS COST/INDEBTEDNESS	\$1,732,900	\$216,666	\$1,516,234	100%	\$1,516,234

EXHIBIT C
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

PARCEL/LOT TYPE MAP

OVERVIEW MAP: BLUESTEM PID



Note that all lots receive equal benefit, and therefore, there is only one (1) Lot Type.

EXHIBIT D
BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1 ACRE MINIMUM
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE**

LOT TYPE 1 ACRE MINIMUM

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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Bluestem Hills Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 LOT TYPE 1 ACRE MINIMUM ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹					
TAX YEAR²	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$235.61	\$769.39	\$133.57	\$1,138.57	\$11,583.03
2027	\$250.94	\$754.06	\$136.24	\$1,141.24	\$11,332.09
2028	\$267.28	\$737.72	\$138.97	\$1,143.97	\$11,064.81
2029	\$284.68	\$720.32	\$141.75	\$1,146.75	\$10,780.13
2030	\$303.21	\$701.79	\$144.58	\$1,149.58	\$10,476.91
2031	\$322.95	\$682.05	\$147.47	\$1,152.47	\$10,153.96
2032	\$343.98	\$661.02	\$150.42	\$1,155.42	\$9,809.98
2033	\$366.37	\$638.63	\$153.43	\$1,158.43	\$9,443.61
2034	\$390.22	\$614.78	\$156.50	\$1,161.50	\$9,053.39
2035	\$415.62	\$589.38	\$159.63	\$1,164.63	\$8,637.77
2036	\$442.68	\$562.32	\$162.82	\$1,167.82	\$8,195.09
2037	\$471.50	\$533.50	\$166.08	\$1,171.08	\$7,723.59
2038	\$502.19	\$502.81	\$169.40	\$1,174.40	\$7,221.39
2039	\$534.89	\$470.11	\$172.79	\$1,177.79	\$6,686.51
2040	\$569.71	\$435.29	\$176.24	\$1,181.24	\$6,116.80
2041	\$606.80	\$398.20	\$179.77	\$1,184.77	\$5,510.00
2042	\$646.30	\$358.70	\$183.36	\$1,188.36	\$4,863.70
2043	\$688.37	\$316.63	\$187.03	\$1,192.03	\$4,175.33
2044	\$733.19	\$271.81	\$190.77	\$1,195.77	\$3,442.14
2045	\$780.92	\$224.08	\$194.59	\$1,199.59	\$2,661.23
2046	\$831.75	\$173.25	\$198.48	\$1,203.48	\$1,829.47
2047	\$885.90	\$119.10	\$202.45	\$1,207.45	\$943.57
2048	\$943.57	\$61.43	\$206.50	\$1,211.50	\$0.00
TOTAL	\$11,818.63	\$11,296.37	\$3,852.84	\$26,967.84	
¹ Subject to change.					
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.					

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

LOT TYPE 1 ACRE MINIMUM

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Bluestem Hills Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
 §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

[illegible]

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 COLLIN COUNTY DEED OF RECORDS)

CITY OF VENUS BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 LOT TYPE 1 ACRE MINIMUM					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹					
TAX YEAR²	PRINCIPAL	INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$235.61	\$769.39	\$133.57	\$1,138.57	\$11,583.03
2027	\$250.94	\$754.06	\$136.24	\$1,141.24	\$11,332.09
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2029	\$284.68	\$720.32	\$141.75	\$1,146.75	\$10,780.13
2030	\$303.21	\$701.79	\$144.58	\$1,149.58	\$10,476.91
2031	\$322.95	\$682.05	\$147.47	\$1,152.47	\$10,153.96
2032	\$343.98	\$661.02	\$150.42	\$1,155.42	\$9,809.98
2033	\$366.37	\$638.63	\$153.43	\$1,158.43	\$9,443.61
2034	\$390.22	\$614.78	\$156.50	\$1,161.50	\$9,053.39
2035	\$415.62	\$589.38	\$159.63	\$1,164.63	\$8,637.77
2036	\$442.68	\$562.32	\$162.82	\$1,167.82	\$8,195.09
2037	\$471.50	\$533.50	\$166.08	\$1,171.08	\$7,723.59
2038	\$502.19	\$502.81	\$169.40	\$1,174.40	\$7,221.39
2039	\$534.89	\$470.11	\$172.79	\$1,177.79	\$6,686.51
2040	\$569.71	\$435.29	\$176.24	\$1,181.24	\$6,116.80
2041	\$606.80	\$398.20	\$179.77	\$1,184.77	\$5,510.00
2042	\$646.30	\$358.70	\$183.36	\$1,188.36	\$4,863.70
2043	\$688.37	\$316.63	\$187.03	\$1,192.03	\$4,175.33
2044	\$733.19	\$271.81	\$190.77	\$1,195.77	\$3,442.14
2045	\$780.92	\$224.08	\$194.59	\$1,199.59	\$2,661.23
2046	\$831.75	\$173.25	\$198.48	\$1,203.48	\$1,829.47
2047	\$885.90	\$119.10	\$202.45	\$1,207.45	\$943.57
2048	\$943.57	\$61.43	\$206.50	\$1,211.50	\$0.00
TOTAL	\$11,818.63	\$11,296.37	\$3,852.84	\$26,967.84	
¹ Subject to change.					
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.					

**CITY OF VENUS
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1**

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 14, 2026

**PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084**

**PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008**

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Appendix A Assessment Roll

EXHIBITS

Exhibit A Debt Service Schedule

Exhibit B Final Plat

Exhibit C Form of Homebuyer Disclosure

I. Introduction

Brahman Ranch Public Improvement District No. 1 (the “District”) was created pursuant to the PID Act by Resolution No. 11-2020-05 on May 11, 2020 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On March 8, 2021, the City Council passed and approved Resolution No. 01-2021-03 authorizing the revision of the boundaries of the District and increase in Authorized Improvements costs of the District in accordance with the PID Act, which authorization was effective upon publication in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 661.9 acres located within the corporate limits of the City.

On December 1, 2022, the City Council adopted (i) Ordinance No. 769-2022-12 which approved the Service & Assessment Plan (the “SAP”) for the purpose of levying the Improvement Area #1A Assessments and Improvement Area #1B Assessments and (ii) Ordinance No. 770-2022-12 which approved the issuance of the Series 2022 (Improvement Area #1A/1B Projects) bonds (the “Series 2022 Bonds”). The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property 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 2026. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP, unless the context in which a term is used clearly requires a different meaning.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)					
IMPROVEMENT AREA #1A PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2027	2028	2029	2030	2031
SERIES 2022 BONDS					
PRINCIPAL	\$65,000.00	\$68,000.00	\$71,000.00	\$76,000.00	\$80,000.00
INTEREST	\$247,629.69	\$243,787.50	\$239,962.50	\$235,525.00	\$230,775.00
SUBTOTAL	\$312,629.69	\$311,787.50	\$310,962.50	\$311,525.00	\$310,775.00
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$22,888.80	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ANNUAL COLLECTION COSTS	\$0.00	\$23,153.63	\$23,616.70	\$24,089.04	\$24,570.82
ADDITIONAL INTEREST	\$19,428.10	\$19,103.10	\$18,763.10	\$18,408.10	\$18,028.10
TOTAL ANNUAL INSTALLMENT	\$354,946.59	\$354,044.23	\$353,342.30	\$354,022.13	\$353,373.92

TABLE II-2					
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)					
IMPROVEMENT AREA #1B PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2027	2028	2029	2030	2031
SERIES 2022 BONDS					
PRINCIPAL	\$80,000.00	\$84,000.00	\$88,000.00	\$94,000.00	\$99,000.00
INTEREST	\$304,797.50	\$300,297.50	\$295,572.50	\$290,072.50	\$284,197.50
SUBTOTAL	\$384,797.50	\$384,297.50	\$383,572.50	\$384,072.50	\$383,197.50
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$23,773.14	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ANNUAL COLLECTION COSTS	\$0.00	\$24,248.60	\$24,733.57	\$25,228.25	\$25,732.81
ADDITIONAL INTEREST	\$23,915.00	\$23,515.00	\$23,095.00	\$22,655.00	\$22,185.00
TOTAL ANNUAL INSTALLMENT	\$432,485.64	\$432,061.10	\$431,401.07	\$431,955.75	\$431,115.31

II. Annual Service Plan



A. Parcel Subdivision

1. Improvement Area #1A

- The final plat of Brahman Ranch Phase 1A, attached hereto as Exhibit A, was filed and recorded with the county on November 14, 2022, and consists of 121 residential lots.

2. Improvement Area #1B

- There have not been any recorded plats in Improvement Area #1B.

B. Lot and Home Sales

1. Improvement Area #1A

- Improvement Area #1A consists of 121 Lots, all of which are classified as Lot Type 1. Lot Absorption Statistics in Improvement Area #1A, per the Quarterly Report dated March 31, 2026, are shown below.

TABLE II-3						
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS						
IMPROVEMENT AREA #1A LOT ABSORPTION STATISTICS AS OF MARCH 31, 2026						
	OWNER	LILLIAN HOMES	BRIDGE HOMES	PACIFIC RESIDENTIAL	WYNNTEX CUSTOM HOMES	DISTINGUISHED CUSTOM HOMES
# OF SF LOTS NOT UNDER CONTRACT WITH HOMEBUILDERS ¹	5	0	0	0	0	0
# OF SF HOMES UNDER CONSTRUCTION ¹	0	2	0	0	8	0
# OF COMPLETED SF HOMES NOT UNDER CONTRACT WITH END- USER ¹	0	2	5	0	3	2
# OF SF HOMES UNDER CONTRACT WITH END-USER ¹	0	0	0	0	1	0
# OF SF HOMES DELIVERED TO END-USERS ²	0	6	11	0	1	8

¹ Reflects disposition of lots during Q1 2026.

² Reflects all homes delivered to End-Users since inception through Q1 2026.

There is no estimated date of completion of homes for any builder in Improvement Area #1A.

II. Annual Service Plan



2. Improvement Area #1B

- Improvement Area #1B is anticipated to include approximately 145 Lots developed with single-family homes, all of which are anticipated to be classified as Lot Type 2. Per the Quarterly Report dated March 31, 2026, the Owner owns all 145 anticipated Lot Type 2 Lots.

See Exhibit D for the buyer disclosures.

C. Authorized Improvements

1. Improvement Area #1A

- The Owner has completed and dedicated the Authorized Improvements for Improvement Area #1A to the City.

TABLE II-4				
CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS)				
IMPROVEMENT AREA #1A IMPROVEMENTS				
IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
MASS & RAW GRADING	\$175,994.00	\$165,435.04	\$991,782.33	657.53%
PAVING	\$1,472,282.00	\$1,439,114.53	\$8,912.31	98.35%
EROSION CONTROL	\$116,183.00	\$0.00	\$116,183.00	100.00%
STORM SEWER	\$614,010.00	\$414,296.30	\$0.00	67.47%
SEWER	\$1,254,774.00	\$645,793.59	\$0.00	51.47%
TRAFFIC AND LIGHTING	\$70,587.00	\$0.00	\$70,587.00	100.00%
MASS & RAW GRADING - SOFT COSTS	\$0.00	\$0.00	\$0.00	0.00%
SOFT COSTS ^b	\$370,383.00	\$814,299.69	\$0.00	219.85%
TOTAL	\$4,074,213.00	\$3,478,939.15	\$1,187,464.64	-
^a Per the Quarterly Report dated March 31, 2026.				
^b Soft Costs include 10% contingency and District Formation Costs.				

II. Annual Service Plan



2. Improvement Area #1B

- Per the Quarterly Report dated March 31, 2026, the Authorized Improvements for Improvement Area #1B are under construction and projected to be completed in the second quarter of 2025.

TABLE II-5 CITY OF VENUS BRAHMAN RANCH PID SERIES 2022 BONDS (IMPROVEMENT AREA #1A/1B PROJECTS) IMPROVEMENT AREA #1B IMPROVEMENTS				
IMPROVEMENT DESCRIPTION	BUDGET	ACTUAL COSTS DRAWN FROM PROJECT FUND^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS^a	% OF BUDGET
MASS & RAW GRADING	\$170,061.00	\$2,669.95	\$19,202.00	12.86%
PAVING	\$1,422,651.00	\$0.00	\$0.00	0.00%
EROSION CONTROL	\$112,266.00	\$0.00	\$0.00	0.00%
STORM SEWER	\$593,312.00	\$0.00	\$0.00	0.00%
SEWER	\$1,212,475.00	\$267,926.31	\$0.00	22.10%
TRAFFIC AND LIGHTING	\$68,208.00	\$0.00	\$0.00	0.00%
MASS & RAW GRADING - SOFT COSTS	\$0.00	\$0.00	\$0.00	0.00%
SOFT COSTS ^b	\$357,897.00	\$352,110.60	\$531,672.73	246.94%
TOTAL	\$3,936,870.00	\$622,706.86	\$550,874.73	-
^a Per the Quarterly Report dated March 31, 2026.				
^b Soft Costs include 10% contingency and District Formation Costs.				

A. Outstanding Indebtedness

1. Improvement Area #1A

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1A is \$3,980,000, however, an extraordinary option redemption from proceeds of a prepayment is anticipated for October 15, 2026 in the amount of \$35,000. Improvement Area #1A's share of the scheduled September 15, 2026 principal payment on the Series 2022 Bonds is \$62,000.00.

2. Improvement Area #1B

- Outstanding Series 2022 Bonds principal attributable to Improvement Area #1B is \$4,859,000. Improvement Area #1B's share of the scheduled September 15, 2026 principal payment on the Series 2022 Bonds is \$76,000.00.

B. Annual Installment Due 1/31/2027

Annual Installments are detailed in Tables III-1 and III-2 on the following pages. The debt service schedule for the Series 2022 Bonds is attached as Exhibit B.

1. Improvement Area #1A

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1A Annual Installment is \$312,629.69.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1A Assessments, due is \$19,428.10.
- **Annual Collection Costs:** The cost of administering the PID 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 allocated for the Improvement Area #1A Annual Installment have been reduced to \$0.00 given the balance in the Administrative Fund.

TABLE III-1	
CITY OF VENUS	
BRAHMAN RANCH PID	
SERIES 2022 BONDS	
(IMPROVEMENT AREA #1A/1B PROJECTS)	
IMPROVEMENT AREA #1A ANNUAL INSTALLMENT DUE 1/31/2027	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$65,000.00
INTEREST	\$247,629.69
ADDITIONAL INTEREST	\$19,428.10
ANNUAL COLLECTION COSTS	\$0.00
TOTAL ANNUAL INSTALLMENT DUE	\$332,057.79

2. Improvement Area #1B

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1B Annual Installment is \$384,797.50.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1B Assessments, due is \$23,915.00.
- **Annual Collection Costs:** The cost of administering the PID 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 allocated for the Improvement Area #1B Annual Installment have been reduced to \$0.00 given the available Administrative Funds.

TABLE III-2	
CITY OF VENUS	
BRAHMAN RANCH PID	
SERIES 2022 BONDS	
IMPROVEMENT AREA #1B ANNUAL INSTALLMENT DUE 1/31/2027	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$80,000.00
INTEREST	\$304,797.50
ADDITIONAL INTEREST	\$23,915.00
ANNUAL COLLECTION COSTS	\$0.00
TOTAL ANNUAL INSTALLMENT DUE	\$408,712.50

C. Prepayment of Assessments in Full

1. Improvement Area #1A

- One property owner fully prepaid their assessment on April 30, 2026.

2. Improvement Area #1B

- No full prepayments of Assessments have occurred within Improvement Area #1B.

D. Partial Prepayment of Assessments

1. Improvement Area #1A

- No partial prepayments of Assessments have occurred within Improvement Area #1A.

2. Improvement Area #1B

- No partial prepayments of Assessments have occurred within Improvement Area #1B.

E. Extraordinary Optional Redemptions

1. Improvement Area #1A

- An extraordinary optional redemption is anticipated to occur on October 15, 2026 in conjunction with the prepaid Assessment of the Improvement Area #1A lot on April 30, 2026.

2. Improvement Area #1B

- No extraordinary optional redemptions have occurred within Improvement Area #1B.

F. Assessment Roll

The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027.

APPENDIX A-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
ASSESSMENT ROLL

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Note	Annual Installment Due 1/31/2027	Outstanding Assessment
297281	1		\$2,767.15	\$32,380.17
297282	1		\$2,767.15	\$32,380.17
297283	1		\$2,767.15	\$32,380.17
297284	1		\$2,767.15	\$32,380.17
297285	1		\$2,767.15	\$32,380.17
297286	1		\$2,767.15	\$32,380.17
297287	1		\$2,767.15	\$32,380.17
297288	1		\$2,767.15	\$32,380.17
297289	1		\$2,767.15	\$32,380.17
297290	1		\$2,767.15	\$32,380.17
297291	1		\$2,767.15	\$32,380.17
297292	1		\$2,767.15	\$32,380.17
297293	1		\$2,767.15	\$32,380.17
297294	1		\$2,767.15	\$32,380.17
297296	1		\$2,767.15	\$32,380.17
297297	1		\$2,767.15	\$32,380.17
297298	1		\$2,767.15	\$32,380.17
297299	1		\$2,767.15	\$32,380.17
297300	1		\$2,767.15	\$32,380.17
297401	1		\$2,767.15	\$32,380.17
297402	1		\$2,767.15	\$32,380.17
297403	1		\$2,767.15	\$32,380.17
297404	1		\$2,767.15	\$32,380.17
297405	1		\$2,767.15	\$32,380.17
297406	1		\$2,767.15	\$32,380.17
297407	1		\$2,767.15	\$32,380.17
297408	1		\$2,767.15	\$32,380.17
297409	1		\$2,767.15	\$32,380.17
297301	1		\$2,767.15	\$32,380.17
297302	1		\$2,767.15	\$32,380.17
297303	1		\$2,767.15	\$32,380.17
297304	1		\$2,767.15	\$32,380.17
297305	1		\$2,767.15	\$32,380.17

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Note	Annual Installment Due 1/31/2027	Outstanding Assessment
297306	1		\$2,767.15	\$32,380.17
297307	1		\$2,767.15	\$32,380.17
297308	1		\$2,767.15	\$32,380.17
297309	1		\$2,767.15	\$32,380.17
297310	1		\$2,767.15	\$32,380.17
297311	1		\$2,767.15	\$32,380.17
297312	1		\$2,767.15	\$32,380.17
297353	1		\$2,767.15	\$32,380.17
297354	1		\$2,767.15	\$32,380.17
297355	1		\$2,767.15	\$32,380.17
297356	1		\$2,767.15	\$32,380.17
297357	1		\$2,767.15	\$32,380.17
297358	1		\$2,767.15	\$32,380.17
297359	1		\$2,767.15	\$32,380.17
297360	1		\$2,767.15	\$32,380.17
297361	1		\$2,767.15	\$32,380.17
297362	1		\$2,767.15	\$32,380.17
297363	1		\$2,767.15	\$32,380.17
297364	1		\$2,767.15	\$32,380.17
297365	1		\$2,767.15	\$32,380.17
297366	1		\$2,767.15	\$32,380.17
297367	1		\$2,767.15	\$32,380.17
297368	1		\$2,767.15	\$32,380.17
297369	1		\$2,767.15	\$32,380.17
297370	1		\$2,767.15	\$32,380.17
297371	1		\$2,767.15	\$32,380.17
297372	1		\$2,767.15	\$32,380.17
297373	1		\$2,767.15	\$32,380.17
297374	1		\$2,767.15	\$32,380.17
297375	1		\$2,767.15	\$32,380.17
297376	1		\$2,767.15	\$32,380.17
297377	1		\$2,767.15	\$32,380.17
297378	1		\$2,767.15	\$32,380.17

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Note	Annual Installment Due 1/31/2027	Outstanding Assessment
297379	1		\$2,767.15	\$32,380.17
297380	1		\$2,767.15	\$32,380.17
297381	1		\$2,767.15	\$32,380.17
297382	1		\$2,767.15	\$32,380.17
297383	1		\$2,767.15	\$32,380.17
297384	1		\$2,767.15	\$32,380.17
297385	1		\$2,767.15	\$32,380.17
297386	1		\$2,767.15	\$32,380.17
297387	1		\$2,767.15	\$32,380.17
297388	1		\$2,767.15	\$32,380.17
297389	1		\$2,767.15	\$32,380.17
297390	1	(1)	\$0.00	\$0.00
297391	1		\$2,767.15	\$32,380.17
297392	1		\$2,767.15	\$32,380.17
297327	1		\$2,767.15	\$32,380.17
297328	1		\$2,767.15	\$32,380.17
297329	1		\$2,767.15	\$32,380.17
297330	1		\$2,767.15	\$32,380.17
297331	1		\$2,767.15	\$32,380.17
297332	1		\$2,767.15	\$32,380.17
297333	1		\$2,767.15	\$32,380.17
297334	1		\$2,767.15	\$32,380.17
297335	1		\$2,767.15	\$32,380.17
297336	1		\$2,767.15	\$32,380.17
297337	1		\$2,767.15	\$32,380.17
297338	1		\$2,767.15	\$32,380.17
297339	1		\$2,767.15	\$32,380.17
297340	1		\$2,767.15	\$32,380.17
297341	1		\$2,767.15	\$32,380.17
297342	1		\$2,767.15	\$32,380.17
297343	1		\$2,767.15	\$32,380.17
297344	1		\$2,767.15	\$32,380.17
297345	1		\$2,767.15	\$32,380.17

Appendix A-1
Brahman Ranch Public Improvement District

Improvement Area #1A
Assessment Roll

Property ID	Lot Type	Note	Annual Installment Due 1/31/2027	Outstanding Assessment
297346	1		\$2,767.15	\$32,380.17
297347	1		\$2,767.15	\$32,380.17
297348	1		\$2,767.15	\$32,380.17
297349	1		\$2,767.15	\$32,380.17
297350	1		\$2,767.15	\$32,380.17
297351	1		\$2,767.15	\$32,380.17
297352	1		\$2,767.15	\$32,380.17
297393	1		\$2,767.15	\$32,380.17
297394	1		\$2,767.15	\$32,380.17
297395	1		\$2,767.15	\$32,380.17
297396	1		\$2,767.15	\$32,380.17
297397	1		\$2,767.15	\$32,380.17
297398	1		\$2,767.15	\$32,380.17
297399	1		\$2,767.15	\$32,380.17
297400	1		\$2,767.15	\$32,380.17
297314	1		\$2,767.15	\$32,380.17
297315	1		\$2,767.15	\$32,380.17
297316	1		\$2,767.15	\$32,380.17
297317	1		\$2,767.15	\$32,380.17
297318	1		\$2,767.15	\$32,380.17
297319	1		\$2,767.15	\$32,380.17
297320	1		\$2,767.15	\$32,380.17
Total			\$332,057.79	\$3,885,619.83

(1): Represents a property with an assessment that has been prepaid in full.

APPENDIX A-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B
ASSESSMENT ROLL

Appendix A-2
Brahman Ranch Public Improvement District

Improvement Area #1B
Assessment Roll

Property ID	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027
284565	Improvement Area #1B Bulk Parcel	(1)	\$1,833,120.16	\$156,642.09
307978	Improvement Area #1B Bulk Parcel	(1)	\$2,949,879.84	\$252,070.41
Total			\$4,783,000.00	\$408,712.50

(1) The entire Improvement Area #1B Initial Parcel is contained within Property IDs 284565 and 307978. For billing purposes, the Annual Installment due 1/31/2027 shall be allocated to the Property IDs pro rata based on acreage.

EXHIBIT A
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
DEBT SERVICE SCHEDULE

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 CURRENT DEBT SERVICE SCHEDULE (REFLECTS ANTICIPATED OCTOBER 15, 2026 PARTIAL MANDATORY REDEMPTION FROM ASSESSMENT PREPAYMENTS)			
YEAR	PRINCIPAL	INTEREST	TOTAL
2027	\$145,000.00	\$552,427.19	\$697,427.19
2028	\$152,000.00	\$544,085.02	\$696,085.02
2029	\$159,000.00	\$535,535.00	\$694,535.00
2030	\$170,000.00	\$525,597.50	\$695,597.50
2031	\$179,000.00	\$514,972.50	\$693,972.50
2032	\$190,000.00	\$503,785.00	\$693,785.00
2033	\$202,000.00	\$491,910.00	\$693,910.00
2034	\$214,000.00	\$479,285.00	\$693,285.00
2035	\$228,000.00	\$465,910.00	\$693,910.00
2036	\$241,000.00	\$451,660.00	\$692,660.00
2037	\$256,000.00	\$436,597.50	\$692,597.50
2038	\$272,000.00	\$420,597.50	\$692,597.50
2039	\$289,000.00	\$403,597.50	\$692,597.50
2040	\$307,000.00	\$385,535.00	\$692,535.00
2041	\$326,000.00	\$366,347.50	\$692,347.50
2042	\$347,000.00	\$345,972.50	\$692,972.50
2043	\$368,000.00	\$324,285.00	\$692,285.00
2044	\$391,000.00	\$300,365.00	\$691,365.00
2045	\$418,000.00	\$274,950.00	\$692,950.00
2046	\$445,000.00	\$247,780.00	\$692,780.00
2047	\$475,000.00	\$218,855.00	\$693,855.00
2048	\$506,000.00	\$187,980.00	\$693,980.00
2049	\$540,000.00	\$155,090.00	\$695,090.00
2050	\$576,000.00	\$119,990.00	\$695,990.00
2051	\$615,000.00	\$82,550.00	\$697,550.00
2052	\$655,000.00	\$42,575.00	\$697,575.00
TOTAL	\$8,666,000.00	\$9,378,234.71	\$18,044,234.71

EXHIBIT B
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1A
PHASE 1A FINAL PLAT

Page B.1

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EXHIBIT C-1
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1A**

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1A LOT TYPE 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$541.67	\$2,063.58	\$161.90	\$0.00	\$2,767.15	\$31,838.50
2027	\$566.67	\$2,031.56	\$159.19	\$192.95	\$2,950.37	\$31,271.83
2028	\$591.67	\$1,999.69	\$156.36	\$196.81	\$2,944.52	\$30,680.17
2029	\$633.33	\$1,962.71	\$153.40	\$200.74	\$2,950.18	\$30,046.83
2030	\$666.67	\$1,923.13	\$150.23	\$204.76	\$2,944.78	\$29,380.17
2031	\$708.33	\$1,881.46	\$146.90	\$208.85	\$2,945.54	\$28,671.83
2032	\$750.00	\$1,837.19	\$143.36	\$213.03	\$2,943.58	\$27,921.83
2033	\$800.00	\$1,790.31	\$139.61	\$217.29	\$2,947.21	\$27,121.83
2034	\$850.00	\$1,740.31	\$135.61	\$221.64	\$2,947.56	\$26,271.83
2035	\$900.00	\$1,687.19	\$131.36	\$226.07	\$2,944.61	\$25,371.83
2036	\$958.33	\$1,630.94	\$126.86	\$230.59	\$2,946.72	\$24,413.50
2037	\$1,016.67	\$1,571.04	\$122.07	\$235.20	\$2,944.98	\$23,396.83
2038	\$1,083.33	\$1,507.50	\$116.98	\$239.91	\$2,947.72	\$22,313.50
2039	\$1,150.00	\$1,439.79	\$111.57	\$244.70	\$2,946.06	\$21,163.50
2040	\$1,216.67	\$1,367.92	\$105.82	\$249.60	\$2,940.00	\$19,946.83
2041	\$1,300.00	\$1,291.88	\$99.73	\$254.59	\$2,946.20	\$18,646.83
2042	\$1,375.00	\$1,210.63	\$93.23	\$259.68	\$2,938.54	\$17,271.83
2043	\$1,458.33	\$1,121.25	\$86.36	\$264.87	\$2,930.82	\$15,813.50
2044	\$1,558.33	\$1,026.46	\$79.07	\$270.17	\$2,934.03	\$14,255.17
2045	\$1,658.33	\$925.17	\$71.28	\$275.58	\$2,930.35	\$12,596.83
2046	\$1,775.00	\$817.38	\$62.98	\$281.09	\$2,936.45	\$10,821.83
2047	\$1,891.67	\$702.00	\$54.11	\$286.71	\$2,934.48	\$8,930.17
2048	\$2,016.67	\$579.04	\$44.65	\$292.44	\$2,932.80	\$6,913.50
2049	\$2,150.00	\$447.96	\$34.57	\$298.29	\$2,930.82	\$4,763.50
2050	\$2,300.00	\$308.21	\$23.82	\$304.26	\$2,936.28	\$2,463.50
2051	\$2,463.50	\$158.71	\$12.32	\$310.34	\$2,944.87	\$0.00
TOTAL	\$32,380.17	\$35,022.98	\$2,723.34	\$6,180.15	\$76,306.63	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1A

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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

[illegible]

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 ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1A LOT TYPE 1						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$541.67	\$2,063.58	\$161.90	\$0.00	\$2,767.15	\$31,838.50
2027	\$566.67	\$2,031.56	\$159.19	\$192.95	\$2,950.37	\$31,271.83
2028	\$591.67	\$1,999.69	\$156.36	\$196.81	\$2,944.52	\$30,680.17
2029	\$633.33	\$1,962.71	\$153.40	\$200.74	\$2,950.18	\$30,046.83
2030	\$666.67	\$1,923.13	\$150.23	\$204.76	\$2,944.78	\$29,380.17
2031	\$708.33	\$1,881.46	\$146.90	\$208.85	\$2,945.54	\$28,671.83
2032	\$750.00	\$1,837.19	\$143.36	\$213.03	\$2,943.58	\$27,921.83
2033	\$800.00	\$1,790.31	\$139.61	\$217.29	\$2,947.21	\$27,121.83
2034	\$850.00	\$1,740.31	\$135.61	\$221.64	\$2,947.56	\$26,271.83
2035	\$900.00	\$1,687.19	\$131.36	\$226.07	\$2,944.61	\$25,371.83
2036	\$958.33	\$1,630.94	\$126.86	\$230.59	\$2,946.72	\$24,413.50
2037	\$1,016.67	\$1,571.04	\$122.07	\$235.20	\$2,944.98	\$23,396.83
2038	\$1,083.33	\$1,507.50	\$116.98	\$239.91	\$2,947.72	\$22,313.50
2039	\$1,150.00	\$1,439.79	\$111.57	\$244.70	\$2,946.06	\$21,163.50
2040	\$1,216.67	\$1,367.92	\$105.82	\$249.60	\$2,940.00	\$19,946.83
2041	\$1,300.00	\$1,291.88	\$99.73	\$254.59	\$2,946.20	\$18,646.83
2042	\$1,375.00	\$1,210.63	\$93.23	\$259.68	\$2,938.54	\$17,271.83
2043	\$1,458.33	\$1,121.25	\$86.36	\$264.87	\$2,930.82	\$15,813.50
2044	\$1,558.33	\$1,026.46	\$79.07	\$270.17	\$2,934.03	\$14,255.17
2045	\$1,658.33	\$925.17	\$71.28	\$275.58	\$2,930.35	\$12,596.83
2046	\$1,775.00	\$817.38	\$62.98	\$281.09	\$2,936.45	\$10,821.83
2047	\$1,891.67	\$702.00	\$54.11	\$286.71	\$2,934.48	\$8,930.17
2048	\$2,016.67	\$579.04	\$44.65	\$292.44	\$2,932.80	\$6,913.50
2049	\$2,150.00	\$447.96	\$34.57	\$298.29	\$2,930.82	\$4,763.50
2050	\$2,300.00	\$308.21	\$23.82	\$304.26	\$2,936.28	\$2,463.50
2051	\$2,463.50	\$158.71	\$12.32	\$310.34	\$2,944.87	\$0.00
TOTAL	\$32,380.17	\$35,022.98	\$2,723.34	\$6,180.15	\$76,306.63	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

EXHIBIT C-2
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

IMPROVEMENT AREA #1B INITIAL PARCEL
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B**

PROPERTY ID 284565

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

PROPERTY ID 284565

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B PROPERTY ID 284565 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$30,660.59	\$116,815.90	\$9,165.60	\$0.00	\$156,642.09	\$1,802,459.57
2027	\$32,193.62	\$115,091.24	\$9,012.30	\$9,293.46	\$165,590.62	\$1,770,265.95
2028	\$33,726.65	\$113,280.35	\$8,851.33	\$9,479.33	\$165,337.66	\$1,736,539.29
2029	\$36,026.20	\$111,172.43	\$8,682.70	\$9,668.91	\$165,550.24	\$1,700,513.10
2030	\$37,942.48	\$108,920.80	\$8,502.57	\$9,862.29	\$165,228.13	\$1,662,570.62
2031	\$40,242.03	\$106,549.39	\$8,312.85	\$10,059.54	\$165,163.81	\$1,622,328.59
2032	\$42,924.83	\$104,034.26	\$8,111.64	\$10,260.73	\$165,331.46	\$1,579,403.76
2033	\$45,224.37	\$101,351.46	\$7,897.02	\$10,465.94	\$164,938.80	\$1,534,179.38
2034	\$48,290.43	\$98,524.94	\$7,670.90	\$10,675.26	\$165,161.53	\$1,485,888.95
2035	\$50,973.23	\$95,506.79	\$7,429.44	\$10,888.77	\$164,798.23	\$1,434,915.72
2036	\$54,039.29	\$92,320.96	\$7,174.58	\$11,106.54	\$164,641.37	\$1,380,876.42
2037	\$57,488.61	\$88,943.50	\$6,904.38	\$11,328.67	\$164,665.17	\$1,323,387.81
2038	\$60,937.93	\$85,350.47	\$6,616.94	\$11,555.25	\$164,460.58	\$1,262,449.89
2039	\$64,770.50	\$81,541.85	\$6,312.25	\$11,786.35	\$164,410.95	\$1,197,679.38
2040	\$68,986.33	\$77,493.69	\$5,988.40	\$12,022.08	\$164,490.50	\$1,128,693.05
2041	\$73,202.16	\$73,182.04	\$5,643.47	\$12,262.52	\$164,290.19	\$1,055,490.89
2042	\$77,801.25	\$68,606.91	\$5,277.45	\$12,507.77	\$164,193.38	\$977,689.64
2043	\$82,783.60	\$63,549.83	\$4,888.45	\$12,757.92	\$163,979.80	\$894,906.04
2044	\$88,532.46	\$58,168.89	\$4,474.53	\$13,013.08	\$164,188.97	\$806,373.58
2045	\$94,281.32	\$52,414.28	\$4,031.87	\$13,273.34	\$164,000.82	\$712,092.26
2046	\$100,413.44	\$46,286.00	\$3,560.46	\$13,538.81	\$163,798.71	\$611,678.82
2047	\$106,928.82	\$39,759.12	\$3,058.39	\$13,809.59	\$163,555.92	\$504,750.00
2048	\$114,210.71	\$32,808.75	\$2,523.75	\$14,085.78	\$163,628.99	\$390,539.29
2049	\$121,875.85	\$25,385.05	\$1,952.70	\$14,367.49	\$163,581.10	\$268,663.44
2050	\$129,924.26	\$17,463.12	\$1,343.32	\$14,654.84	\$163,385.55	\$138,739.18
2051	\$138,739.18	\$9,018.05	\$693.70	\$14,947.94	\$163,398.86	\$0.00
TOTAL	\$1,833,120.16	\$1,983,540.07	\$154,080.97	\$297,672.20	\$4,268,413.40	

¹ Subject to change.

² Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

PROPERTY ID 284565

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B PROPERTY ID 284565						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$30,660.59	\$116,815.90	\$9,165.60	\$0.00	\$156,642.09	\$1,802,459.57
2027	\$32,193.62	\$115,091.24	\$9,012.30	\$9,293.46	\$165,590.62	\$1,770,265.95
2028	\$33,726.65	\$113,280.35	\$8,851.33	\$9,479.33	\$165,337.66	\$1,736,539.29
2029	\$36,026.20	\$111,172.43	\$8,682.70	\$9,668.91	\$165,550.24	\$1,700,513.10
2030	\$37,942.48	\$108,920.80	\$8,502.57	\$9,862.29	\$165,228.13	\$1,662,570.62
2031	\$40,242.03	\$106,549.39	\$8,312.85	\$10,059.54	\$165,163.81	\$1,622,328.59
2032	\$42,924.83	\$104,034.26	\$8,111.64	\$10,260.73	\$165,331.46	\$1,579,403.76
2033	\$45,224.37	\$101,351.46	\$7,897.02	\$10,465.94	\$164,938.80	\$1,534,179.38
2034	\$48,290.43	\$98,524.94	\$7,670.90	\$10,675.26	\$165,161.53	\$1,485,888.95
2035	\$50,973.23	\$95,506.79	\$7,429.44	\$10,888.77	\$164,798.23	\$1,434,915.72
2036	\$54,039.29	\$92,320.96	\$7,174.58	\$11,106.54	\$164,641.37	\$1,380,876.42
2037	\$57,488.61	\$88,943.50	\$6,904.38	\$11,328.67	\$164,665.17	\$1,323,387.81
2038	\$60,937.93	\$85,350.47	\$6,616.94	\$11,555.25	\$164,460.58	\$1,262,449.89
2039	\$64,770.50	\$81,541.85	\$6,312.25	\$11,786.35	\$164,410.95	\$1,197,679.38
2040	\$68,986.33	\$77,493.69	\$5,988.40	\$12,022.08	\$164,490.50	\$1,128,693.05
2041	\$73,202.16	\$73,182.04	\$5,643.47	\$12,262.52	\$164,290.19	\$1,055,490.89
2042	\$77,801.25	\$68,606.91	\$5,277.45	\$12,507.77	\$164,193.38	\$977,689.64
2043	\$82,783.60	\$63,549.83	\$4,888.45	\$12,757.92	\$163,979.80	\$894,906.04
2044	\$88,532.46	\$58,168.89	\$4,474.53	\$13,013.08	\$164,188.97	\$806,373.58
2045	\$94,281.32	\$52,414.28	\$4,031.87	\$13,273.34	\$164,000.82	\$712,092.26
2046	\$100,413.44	\$46,286.00	\$3,560.46	\$13,538.81	\$163,798.71	\$611,678.82
2047	\$106,928.82	\$39,759.12	\$3,058.39	\$13,809.59	\$163,555.92	\$504,750.00
2048	\$114,210.71	\$32,808.75	\$2,523.75	\$14,085.78	\$163,628.99	\$390,539.29
2049	\$121,875.85	\$25,385.05	\$1,952.70	\$14,367.49	\$163,581.10	\$268,663.44
2050	\$129,924.26	\$17,463.12	\$1,343.32	\$14,654.84	\$163,385.55	\$138,739.18
2051	\$138,739.18	\$9,018.05	\$693.70	\$14,947.94	\$163,398.86	\$0.00
TOTAL	\$1,833,120.16	\$1,983,540.07	\$154,080.97	\$297,672.20	\$4,268,413.40	

¹Subject to change.
²Annual installments collected with property taxes and due no later than January 31 of following calendar year.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B**

PROPERTY ID 307978

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

PROPERTY ID 307978

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B PROPERTY ID 307978 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$49,339.41	\$187,981.60	\$14,749.40	\$0.00	\$252,070.41	\$2,900,540.43
2027	\$51,806.38	\$185,206.26	\$14,502.70	\$14,955.15	\$266,470.49	\$2,848,734.05
2028	\$54,273.35	\$182,292.15	\$14,243.67	\$15,254.25	\$266,063.42	\$2,794,460.71
2029	\$57,973.80	\$178,900.07	\$13,972.30	\$15,559.33	\$266,405.51	\$2,736,486.90
2030	\$61,057.52	\$175,276.70	\$13,682.43	\$15,870.52	\$265,887.18	\$2,675,429.38
2031	\$64,757.97	\$171,460.61	\$13,377.15	\$16,187.93	\$265,783.66	\$2,610,671.41
2032	\$69,075.17	\$167,413.24	\$13,053.36	\$16,511.69	\$266,053.45	\$2,541,596.24
2033	\$72,775.63	\$163,096.04	\$12,707.98	\$16,841.92	\$265,421.57	\$2,468,820.62
2034	\$77,709.57	\$158,547.56	\$12,344.10	\$17,178.76	\$265,779.99	\$2,391,111.05
2035	\$82,026.77	\$153,690.71	\$11,955.56	\$17,522.34	\$265,195.37	\$2,309,084.28
2036	\$86,960.71	\$148,564.04	\$11,545.42	\$17,872.78	\$264,942.95	\$2,222,123.58
2037	\$92,511.39	\$143,129.00	\$11,110.62	\$18,230.24	\$264,981.24	\$2,129,612.19
2038	\$98,062.07	\$137,347.03	\$10,648.06	\$18,594.84	\$264,652.01	\$2,031,550.11
2039	\$104,229.50	\$131,218.15	\$10,157.75	\$18,966.74	\$264,572.15	\$1,927,320.62
2040	\$111,013.67	\$124,703.81	\$9,636.60	\$19,346.08	\$264,700.16	\$1,816,306.95
2041	\$117,797.84	\$117,765.46	\$9,081.53	\$19,733.00	\$264,377.83	\$1,698,509.11
2042	\$125,198.75	\$110,403.09	\$8,492.55	\$20,127.66	\$264,222.04	\$1,573,310.36
2043	\$133,216.40	\$102,265.17	\$7,866.55	\$20,530.21	\$263,878.34	\$1,440,093.96
2044	\$142,467.54	\$93,606.11	\$7,200.47	\$20,940.82	\$264,214.93	\$1,297,626.42
2045	\$151,718.68	\$84,345.72	\$6,488.13	\$21,359.63	\$263,912.16	\$1,145,907.74
2046	\$161,586.56	\$74,484.00	\$5,729.54	\$21,786.82	\$263,586.93	\$984,321.18
2047	\$172,071.18	\$63,980.88	\$4,921.61	\$22,222.56	\$263,196.23	\$812,250.00
2048	\$183,789.29	\$52,796.25	\$4,061.25	\$22,667.01	\$263,313.81	\$628,460.71
2049	\$196,124.15	\$40,849.95	\$3,142.30	\$23,120.35	\$263,236.75	\$432,336.56
2050	\$209,075.74	\$28,101.88	\$2,161.68	\$23,582.76	\$262,922.06	\$223,260.82
2051	\$223,260.82	\$14,511.95	\$1,116.30	\$24,054.41	\$262,943.49	\$0.00
TOTAL	\$2,949,879.84	\$3,191,937.43	\$247,949.03	\$479,017.82	\$6,868,784.12	

¹ Subject to change.

² Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

PROPERTY ID 307978

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

[illegible]

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 ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B PROPERTY ID 307978						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$49,339.41	\$187,981.60	\$14,749.40	\$0.00	\$252,070.41	\$2,900,540.43
2027	\$51,806.38	\$185,206.26	\$14,502.70	\$14,955.15	\$266,470.49	\$2,848,734.05
2028	\$54,273.35	\$182,292.15	\$14,243.67	\$15,254.25	\$266,063.42	\$2,794,460.71
2029	\$57,973.80	\$178,900.07	\$13,972.30	\$15,559.33	\$266,405.51	\$2,736,486.90
2030	\$61,057.52	\$175,276.70	\$13,682.43	\$15,870.52	\$265,887.18	\$2,675,429.38
2031	\$64,757.97	\$171,460.61	\$13,377.15	\$16,187.93	\$265,783.66	\$2,610,671.41
2032	\$69,075.17	\$167,413.24	\$13,053.36	\$16,511.69	\$266,053.45	\$2,541,596.24
2033	\$72,775.63	\$163,096.04	\$12,707.98	\$16,841.92	\$265,421.57	\$2,468,820.62
2034	\$77,709.57	\$158,547.56	\$12,344.10	\$17,178.76	\$265,779.99	\$2,391,111.05
2035	\$82,026.77	\$153,690.71	\$11,955.56	\$17,522.34	\$265,195.37	\$2,309,084.28
2036	\$86,960.71	\$148,564.04	\$11,545.42	\$17,872.78	\$264,942.95	\$2,222,123.58
2037	\$92,511.39	\$143,129.00	\$11,110.62	\$18,230.24	\$264,981.24	\$2,129,612.19
2038	\$98,062.07	\$137,347.03	\$10,648.06	\$18,594.84	\$264,652.01	\$2,031,550.11
2039	\$104,229.50	\$131,218.15	\$10,157.75	\$18,966.74	\$264,572.15	\$1,927,320.62
2040	\$111,013.67	\$124,703.81	\$9,636.60	\$19,346.08	\$264,700.16	\$1,816,306.95
2041	\$117,797.84	\$117,765.46	\$9,081.53	\$19,733.00	\$264,377.83	\$1,698,509.11
2042	\$125,198.75	\$110,403.09	\$8,492.55	\$20,127.66	\$264,222.04	\$1,573,310.36
2043	\$133,216.40	\$102,265.17	\$7,866.55	\$20,530.21	\$263,878.34	\$1,440,093.96
2044	\$142,467.54	\$93,606.11	\$7,200.47	\$20,940.82	\$264,214.93	\$1,297,626.42
2045	\$151,718.68	\$84,345.72	\$6,488.13	\$21,359.63	\$263,912.16	\$1,145,907.74
2046	\$161,586.56	\$74,484.00	\$5,729.54	\$21,786.82	\$263,586.93	\$984,321.18
2047	\$172,071.18	\$63,980.88	\$4,921.61	\$22,222.56	\$263,196.23	\$812,250.00
2048	\$183,789.29	\$52,796.25	\$4,061.25	\$22,667.01	\$263,313.81	\$628,460.71
2049	\$196,124.15	\$40,849.95	\$3,142.30	\$23,120.35	\$263,236.75	\$432,336.56
2050	\$209,075.74	\$28,101.88	\$2,161.68	\$23,582.76	\$262,922.06	\$223,260.82
2051	\$223,260.82	\$14,511.95	\$1,116.30	\$24,054.41	\$262,943.49	\$0.00
TOTAL	\$2,949,879.84	\$3,191,937.43	\$247,949.03	\$479,017.82	\$6,868,784.12	

¹Subject to change.
²Annual installments collected with property taxes and due no later than January 31 of following calendar year.

EXHIBIT C-3
BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1
BUYER DISCLOSURE
IMPROVEMENT AREA #1B**

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B LOT TYPE 2 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$551.72	\$2,102.05	\$164.93	\$0.00	\$2,818.71	\$32,434.48
2027	\$579.31	\$2,071.02	\$162.17	\$167.23	\$2,979.73	\$31,855.17
2028	\$606.90	\$2,038.43	\$159.28	\$170.58	\$2,975.18	\$31,248.28
2029	\$648.28	\$2,000.50	\$156.24	\$173.99	\$2,979.01	\$30,600.00
2030	\$682.76	\$1,959.98	\$153.00	\$177.47	\$2,973.21	\$29,917.24
2031	\$724.14	\$1,917.31	\$149.59	\$181.02	\$2,972.05	\$29,193.10
2032	\$772.41	\$1,872.05	\$145.97	\$184.64	\$2,975.07	\$28,420.69
2033	\$813.79	\$1,823.78	\$142.10	\$188.33	\$2,968.00	\$27,606.90
2034	\$868.97	\$1,772.91	\$138.03	\$192.10	\$2,972.01	\$26,737.93
2035	\$917.24	\$1,718.60	\$133.69	\$195.94	\$2,965.47	\$25,820.69
2036	\$972.41	\$1,661.28	\$129.10	\$199.86	\$2,962.65	\$24,848.28
2037	\$1,034.48	\$1,600.50	\$124.24	\$203.85	\$2,963.08	\$23,813.79
2038	\$1,096.55	\$1,535.84	\$119.07	\$207.93	\$2,959.40	\$22,717.24
2039	\$1,165.52	\$1,467.31	\$113.59	\$212.09	\$2,958.50	\$21,551.72
2040	\$1,241.38	\$1,394.47	\$107.76	\$216.33	\$2,959.94	\$20,310.34
2041	\$1,317.24	\$1,316.88	\$101.55	\$220.66	\$2,956.33	\$18,993.10
2042	\$1,400.00	\$1,234.55	\$94.97	\$225.07	\$2,954.59	\$17,593.10
2043	\$1,489.66	\$1,143.55	\$87.97	\$229.57	\$2,950.75	\$16,103.45
2044	\$1,593.10	\$1,046.72	\$80.52	\$234.16	\$2,954.51	\$14,510.34
2045	\$1,696.55	\$943.17	\$72.55	\$238.85	\$2,951.12	\$12,813.79
2046	\$1,806.90	\$832.90	\$64.07	\$243.63	\$2,947.49	\$11,006.90
2047	\$1,924.14	\$715.45	\$55.03	\$248.50	\$2,943.12	\$9,082.76
2048	\$2,055.17	\$590.38	\$45.41	\$253.47	\$2,944.43	\$7,027.59
2049	\$2,193.10	\$456.79	\$35.14	\$258.54	\$2,943.57	\$4,834.48
2050	\$2,337.93	\$314.24	\$24.17	\$263.71	\$2,940.05	\$2,496.55
2051	\$2,496.55	\$162.28	\$12.48	\$268.98	\$2,940.29	\$0.00
TOTAL	\$32,986.21	\$35,692.95	\$2,772.62	\$5,356.48	\$76,808.26	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ELLIS COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1B

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Brahman Ranch Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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: _____

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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

[illegible]

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 ELLIS COUNTY DEED OF RECORDS)

CITY OF VENUS BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IMPROVEMENT AREA #1B LOT TYPE 2						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$551.72	\$2,102.05	\$164.93	\$0.00	\$2,818.71	\$32,434.48
2027	\$579.31	\$2,071.02	\$162.17	\$167.23	\$2,979.73	\$31,855.17
2028	\$606.90	\$2,038.43	\$159.28	\$170.58	\$2,975.18	\$31,248.28
2029	\$648.28	\$2,000.50	\$156.24	\$173.99	\$2,979.01	\$30,600.00
2030	\$682.76	\$1,959.98	\$153.00	\$177.47	\$2,973.21	\$29,917.24
2031	\$724.14	\$1,917.31	\$149.59	\$181.02	\$2,972.05	\$29,193.10
2032	\$772.41	\$1,872.05	\$145.97	\$184.64	\$2,975.07	\$28,420.69
2033	\$813.79	\$1,823.78	\$142.10	\$188.33	\$2,968.00	\$27,606.90
2034	\$868.97	\$1,772.91	\$138.03	\$192.10	\$2,972.01	\$26,737.93
2035	\$917.24	\$1,718.60	\$133.69	\$195.94	\$2,965.47	\$25,820.69
2036	\$972.41	\$1,661.28	\$129.10	\$199.86	\$2,962.65	\$24,848.28
2037	\$1,034.48	\$1,600.50	\$124.24	\$203.85	\$2,963.08	\$23,813.79
2038	\$1,096.55	\$1,535.84	\$119.07	\$207.93	\$2,959.40	\$22,717.24
2039	\$1,165.52	\$1,467.31	\$113.59	\$212.09	\$2,958.50	\$21,551.72
2040	\$1,241.38	\$1,394.47	\$107.76	\$216.33	\$2,959.94	\$20,310.34
2041	\$1,317.24	\$1,316.88	\$101.55	\$220.66	\$2,956.33	\$18,993.10
2042	\$1,400.00	\$1,234.55	\$94.97	\$225.07	\$2,954.59	\$17,593.10
2043	\$1,489.66	\$1,143.55	\$87.97	\$229.57	\$2,950.75	\$16,103.45
2044	\$1,593.10	\$1,046.72	\$80.52	\$234.16	\$2,954.51	\$14,510.34
2045	\$1,696.55	\$943.17	\$72.55	\$238.85	\$2,951.12	\$12,813.79
2046	\$1,806.90	\$832.90	\$64.07	\$243.63	\$2,947.49	\$11,006.90
2047	\$1,924.14	\$715.45	\$55.03	\$248.50	\$2,943.12	\$9,082.76
2048	\$2,055.17	\$590.38	\$45.41	\$253.47	\$2,944.43	\$7,027.59
2049	\$2,193.10	\$456.79	\$35.14	\$258.54	\$2,943.57	\$4,834.48
2050	\$2,337.93	\$314.24	\$24.17	\$263.71	\$2,940.05	\$2,496.55
2051	\$2,496.55	\$162.28	\$12.48	\$268.98	\$2,940.29	\$0.00
TOTAL	\$32,986.21	\$35,692.95	\$2,772.62	\$5,356.48	\$76,808.26	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BLUESTEM HILLS PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on January 14, 2019, the City Council passed and approved Resolution No. 01-2019-01, which was amended by Resolution No. 05-2019-02 passed and approved by the City Council on February 11, 2019, which authorized and approved the creation and establishment of the Bluestem Hills Public Improvement District No. 1 (the "District"); and

WHEREAS, on March 25, 2019, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 672-2019-03 approving the Bluestem Hills Public Improvement District No. 1 Service and Assessment Plan; and

WHEREAS, August 9, 2021, the City Council passed Ordinance No. 733-2021-08 approving the "Bluestem Hills Public Improvement District No. 1 Amended and Restated Service and Assessment Plan," including the Assessment Roll attached to the Service and Assessment Plan (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the "Bluestem Hills Public Improvement District No. 1 2026 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before September 21, 2026. The City Secretary is further directed to cause a copy of the service plan to be posted on the City's Internet website and a copy of the assessment roll in an electronic format to be transmitted to the Ellis Appraisal District on or before September 21, 2026.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 14TH DAY OF SEPTEMBER, 2026.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Driggars, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA
City Attorney

Exhibit A

2026 Annual Service Plan Update

[Remainder of page left intentionally blank.]

**CITY OF VENUS
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE**

SEPTEMBER 14, 2026

**PREPARED FOR:
City of Venus
700 W. US Highway 67
Venus, Texas 76084**

**PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008**

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APPENDICES

Appendix A Assessment Roll

EXHIBITS

Exhibit A Final Plats

Exhibit B Debt Service Schedule

Exhibit C Parcel/Lot Type Map

Exhibit D Form of Homebuyer Disclosure



I. Introduction

The Patriot Estates Public Improvement District (the “District”) was created pursuant to the PID Act by Resolution No. 34-2020-11 on November 9, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District. On November 8, 2021, the City Council adopted (i) Ordinance No. 742-2021-11 which approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District and (ii) Ordinance No. 743-2021-11 which approved the issuance of the Series 2021 (Patriot Estates Public Improvement District) bonds (the “Series 2021 Bonds”). The Service and Assessment Plan (the “SAP”) identified the Authorized Improvements to be provided by 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. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026. Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the SAP unless the context in which a term is used clearly requires a different meaning.

II. Annual Service Plan



Section 372.013 of the PID Act requires that the Annual Service Plan (i) define the annual indebtedness and the projected costs for improvements and (ii) cover a period of at least five (5) years.

A. Projected Five-Year Cashflows

TABLE II-1					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #1 PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2027	2028	2029	2030	2031
SERIES 2021 BONDS					
PRINCIPAL	\$67,000.00	\$69,000.00	\$70,000.00	\$72,000.00	\$74,000.00
INTEREST	\$92,050.00	\$89,897.50	\$87,741.25	\$85,553.75	\$83,303.75
TOTAL	\$159,050.00	\$158,897.50	\$157,741.25	\$157,553.75	\$157,303.75
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$23,409.00	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADDITIONAL INTEREST	\$12,864.07	\$12,529.07	\$12,184.07	\$11,834.07	\$11,474.07
ANNUAL COLLECTION COSTS	\$0.00	\$23,877.18	\$24,354.72	\$24,841.82	\$25,338.65
TOTAL ANNUAL INSTALLMENT	\$195,323.07	\$195,303.75	\$194,280.04	\$194,229.64	\$194,116.48

TABLE II-2					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #2 PROJECTED FIVE-YEAR CASHFLOWS					
ANNUAL INSTALLMENTS	DUE JANUARY 31 OF CALENDAR YEAR				
	2027	2028	2029	2030	2031
SERIES 2021 BONDS					
PRINCIPAL	\$81,000.00	\$84,000.00	\$86,000.00	\$89,000.00	\$92,000.00
INTEREST	\$113,250.05	\$110,718.80	\$108,093.80	\$105,406.30	\$102,625.05
TOTAL	\$194,250.05	\$194,718.80	\$194,093.80	\$194,406.30	\$194,625.05
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	\$23,669.10	\$0.00	\$0.00	\$0.00	\$0.00
PLEDGED REVENUE FUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ADDITIONAL INTEREST	\$15,560.00	\$15,155.00	\$14,735.00	\$14,305.00	\$13,860.00
ANNUAL COLLECTION COSTS	\$0.00	\$24,142.48	\$24,625.33	\$25,117.84	\$25,620.20
TOTAL ANNUAL INSTALLMENT	\$233,479.15	\$234,016.28	\$233,454.13	\$233,829.14	\$234,105.24

II. Annual Service Plan



A. Parcel Subdivision

1. Improvement Area #1

- The Final Plat of Patriot Estates Phase 8 was filed and recorded with the County on November 15, 2021, and consists of 333 residential Lots and 3 Lots of Non-Benefited Property.

2. Improvement Area #2

- The Final Plat of Patriot Estates Phase 9 was filed and recorded with the County on February 10, 2023, and consists of 320 residential Lots and 7 Lots of Non-Benefited Property.

The Final Plats for Improvement Area #1 and Improvement Area #2 are attached as Exhibit A.

B. Authorized Improvements

1. Improvement Area #1

- The Owner has completed and dedicated the Authorized Improvements to the City on November 15, 2021.

TABLE II-3					
CITY OF VENUS					
PATRIOT ESTATES PID					
SERIES 2021 BONDS					
IMPROVEMENT AREA #1 IMPROVEMENTS					
IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
STREETS	\$2,839,322	\$2,399,172			84.50%
SANITARY SEWER	\$1,266,704	\$1,105,834			87.30%
STORM DRAINAGE	\$1,698,745	\$1,446,983			85.18%
SOFT COSTS	\$1,637,831	\$143,550			8.76%
TOTAL	\$7,442,602	\$5,095,539	\$3,059,879	\$2,035,660	68.46%
^a Per the Quarterly Report dated 6/30/2024.					

II. Annual Service Plan



2. Improvement Area #2

- The Owner has completed the Authorized Improvements listed in the 2021 SAP and they were dedicated to the City on January 10, 2023.

TABLE II-4					
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS					
IMPROVEMENT AREA #2 IMPROVEMENTS					
IMPROVEMENT DESCRIPTION	BUDGET	SPENT TO DATE	DRAWN FROM APPLICABLE BOND IMPROVEMENT ACCOUNT ^a	ACTUAL COSTS FINANCED WITH SOURCES OTHER THAN BOND PROCEEDS ^a	% OF BUDGET
STREETS	\$2,168,546	\$2,021,321			93.21%
SANITARY SEWER	\$957,975	\$1,041,516			108.72%
STORM DRAINAGE	\$1,148,985	\$967,959			84.24%
SOFT COSTS	\$1,206,345	\$57,097			4.73%
TOTAL	\$5,481,851	\$4,087,892	\$2,840,121	\$1,247,771	74.57%
^a Per the Quarterly Report dated 6/30/2024.					

A. Outstanding Indebtedness

1. Improvement Area #1

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #1 is \$2,600,000.00. Improvement Area #1's share of the scheduled September 15, 2026 principal payment on the Series 2021 Bonds is \$65,000.00.

2. Improvement Area #2

- Outstanding Series 2021 Bonds principal attributable to Improvement Area #2 is \$3,176,000.00. Improvement Area #2's share of the scheduled September 15, 2026 principal payment on the Series 2021 Bonds is \$79,000.00.

B. Annual Installment Due 1/31/2027

Annual Installments are detailed in Tables III-1 and III-2 below. The debt service schedule for the Series 2021 Bonds, including the anticipated partial mandatory redemption of bonds from prepayments on October 15, 2026, is attached as Exhibit B.

1. Improvement Area #1

- **Principal and Interest:** The total principal and interest required for the Improvement Area #1 Annual Installment is \$159,050.01.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Assessments, due is \$12,864.07.
- **Annual Collection Costs:** The cost of administering the PID 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 allocated for the Improvement Area #1 Annual Installment have been reduced to \$0.00 given the Administrative Fund balance.

TABLE III-1	
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS	
IMPROVEMENT AREA #1 ANNUAL INSTALLMENT DUE 1/31/2027	
ANNUAL INSTALLMENT	TOTAL
PRINCIPAL	\$67,000.00
INTEREST	\$92,050.01
SUBTOTAL	\$159,050.01
ADDITIONAL INTEREST	\$12,864.07
ANNUAL COLLECTION COSTS	\$0.00
TOTAL	\$171,914.08

2. Improvement Area #2

- **Principal and Interest:** The total principal and interest required for the Improvement Area #2 Annual Installment is \$194,250.02.
- **Additional Interest:** The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #2 Assessments, due is \$15,485.00.
- **Annual Collection Costs:** The cost of administering the PID 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 allocated for the Improvement Area #2 Annual Installment have been reduced to \$0.00 given the Administrative Fund balance.

TABLE III-2	
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS	
IMPROVEMENT AREA #2 ANNUAL INSTALLMENT DUE 1/31/2027	
ANNUAL INSTALLMENT	AMOUNT
PRINCIPAL	\$81,000.00
INTEREST	\$113,250.02
SUBTOTAL	\$194,250.02
ADDITIONAL INTEREST	\$15,560.00
ANNUAL COLLECTION COSTS	\$0.00
TOTAL	\$209,810.02

C. Prepayment of Assessments in Full

1. Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within the Improvement Area #1.

TABLE III-3			
CITY OF VENUS PATRIOT ESTATES PID SERIES 2021 BONDS			
IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-82713	104 Son Martin Place	1	1/17/2023
126-4415-82712	106 Son Martin Place	1	1/27/2023
126-4415-82812	107 Son Martin Place	1	11/21/2022
126-4415-82711	108 Son Martin Place	1	1/27/2023
126-4415-82807	134 Sammy Fowler Avenue	1	1/31/2023
126-4415-82808	138 Sammy Fowler Avenue	1	11/21/2022
126-4415-82810	146 Sammy Fowler Avenue	1	11/21/2022
126-4415-82909	147 Sammy Fowler Avenue	1	11/30/2022
126-4415-82811	150 Sammy Fowler Avenue	1	11/30/2022
126-4415-82907	151 Sammy Fowler Avenue	1	2/23/2023
126-4415-82905	155 Sammy Fowler Avenue	1	2/23/2023
126-4415-82904	157 Sammy Fowler Avenue	1	2/13/2023
126-4415-82709	158 Sammy Fowler Avenue	1	2/13/2023
126-4415-82901	163 Sammy Fowler Avenue	1	3/10/2023
126-4415-83113	324 Condie Russell Avenue	1	2/13/2023
126-4415-82701	325 Condie Russell Avenue	1	11/30/2022
126-4415-83114	326 Condie Russell Avenue	1	2/13/2023
126-4415-82702	327 Condie Russell Avenue	1	11/30/2022
126-4415-83115	328 Condie Russell Avenue	1	2/13/2023
126-4415-82704	331 Condie Russell Avenue	1	11/30/2022
126-4415-83117	332 Condie Russell Avenue	1	2/13/2023
126-4415-82705	333 Condie Russell Avenue	1	12/22/2022
126-4415-83118	334 Condie Russell Avenue	1	2/13/2023
126-4415-82706	335 Condie Russell Avenue	1	1/27/2023
126-4415-83119	336 Condie Russell Avenue	1	3/10/2023
126-4415-83120	338 Condie Russell Avenue	1	2/28/2023
126-4415-83122	342 Condie Russell Avenue	1	5/19/2023
126-4415-83125	348 Condie Russell Avenue	1	5/19/2023
126-4415-83126	350 Condie Russell Avenue	1	6/29/2023
126-4415-83127	352 Condie Russell Avenue	1	8/11/2023
126-4415-83128	354 Condie Russell Avenue	1	8/11/2023
126-4415-83130	358 Condie Russell Avenue	1	8/11/2023
126-4415-83202	402 Condie Russell Avenue	1	8/11/2023
126-4415-83204	406 Condie Russell Avenue	1	6/29/2023
126-4415-83205	408 Condie Russell Avenue	1	6/29/2023

TABLE III-3			
CITY OF VENUS			
PATRIOT ESTATES PID			
SERIES 2021 BONDS			
IMPROVEMENT AREA #1 PREPAYMENTS OF ASSESSMENTS IN FULL			
PROPERTY ID	PROPERTY ADDRESS	LOT TYPE	DATE OF PREPAYMENT
126-4415-83302	413 Condie Russell Avenue	1	8/11/2023
126-4415-83208	414 Condie Russell Avenue	1	5/31/2023
126-4415-83303	415 Condie Russell Avenue	1	8/11/2023
126-4415-83210	418 Condie Russell Avenue	1	5/31/2023
126-4415-83304	419 Condie Russell Avenue	1	7/31/2023
126-4415-83305	421 Condie Russell Avenue	1	6/29/2023
126-4415-83212	422 Condie Russell Avenue	1	5/31/2023
126-4415-83213	424 Condie Russell Avenue	1	6/29/2023
126-4415-83215	428 Condie Russell Avenue	1	5/31/2023
126-4415-82910	504 Bennie Leonard Street	1	4/18/2023
126-4415-82803	505 DK Wilson Street	1	1/31/2023
126-4415-82911	506 Bennie Leonard Street	1	4/18/2023
126-4415-83009	507 Bennie Leonard Street	1	4/18/2023
126-4415-82802	507 DK Wilson Street	1	11/21/2022
126-4415-82913	510 Bennie Leonard Street	1	3/20/2023
126-4415-83007	511 Bennie Leonard Street	1	4/18/2023
126-4415-83006	513 Bennie Leonard Street	1	4/27/2023
126-4415-82915	514 Bennie Leonard Street	1	3/20/2023
126-4415-83005	515 Bennie Leonard Street	1	5/18/2023
126-4415-82916	516 Bennie Leonard Street	1	2/28/2023
126-4415-83004	517 Bennie Leonard Street	1	5/18/2023
126-4415-82917	518 Bennie Leonard Street	1	3/10/2023
126-4415-83003	519 Bennie Leonard Street	1	5/18/2023
126-4415-82918	520 Bennie Leonard Street	1	2/28/2023
126-4415-83002	521 Bennie Leonard Street	1	4/18/2023
126-4415-83618	403 Gib Woodall Drive	1	6/30/2026
126-4415-83616	407 Gib Woodall Drive	1	6/30/2026

2. Improvement Area #2

- There have been no full prepayments of Assessments in Improvement Area #2.

D. Partial Prepayment of Assessments

1. Improvement Area #1

- There have been no partial prepayments of Assessments in Improvement Area #1.

2. Improvement Area #2

- There have been no partial prepayments of Assessments in Improvement Area #2.

E. Extraordinary Optional Redemptions

1. Improvement Area #1

- March 15, 2024: An extraordinary optional redemption in the amount of \$608,000 occurred from the proceeds of prepayments received.
- September 15, 2025: An extraordinary optional redemption in the amount of \$35,000 occurred as a result of the reduction in the reserve account requirement caused by the extraordinary optional redemption from the proceeds of prepayments received.
- September 15, 2025: An extraordinary optional redemption in the amount of \$12,000.00 occurred from funds on deposit in the redemption fund.
- October 15, 2026: An extraordinary optional redemption in the amount of \$19,000.00 is anticipated to occur from the proceeds of prepayment received.

2. Improvement Area #2

- September 15, 2025: An extraordinary optional redemption in the amount of \$15,000.00 occurred from funds on deposit in the redemption fund.

F. Assessment Roll

- The list of current Parcels or Lots within the District, the corresponding total assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as Appendix A-1 and Appendix A-2. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027.

APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
ASSESSMENT ROLL

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.82301	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82302	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82303	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82304	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82305	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82306	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82307	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82308	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82309	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82310	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82311	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82312	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82313	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82314	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82315	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82316	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82317	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82318	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82319	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82320	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82321	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82322	NON-BENEFITED		\$0.00	\$0.00
126.4415.82401	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82402	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82403	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82404	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82405	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82406	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82407	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82408	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82409	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82410	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82501	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82502	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82503	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82504	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82505	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82506	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.82507	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82508	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82509	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82510	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82511	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82512	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82513	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82514	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82515	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82516	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82517	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82518	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82519	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82520	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82601	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82602	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82603	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82604	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82605	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82606	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82607	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82608	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82609	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82610	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82611	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82612	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82613	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82614	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82615	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82616	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82617	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82618	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82619	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82620	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82701	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82702	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82703	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82704	LOT TYPE 1	(C)	\$0.00	\$0.00

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.82705	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82706	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82707	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82708	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82709	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82710	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82711	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82712	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82713	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82714	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82715	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82801	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82802	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82803	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82804	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82805	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82806	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82807	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82808	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82809	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82810	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82811	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82812	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82813	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82814	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82901	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82902	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82903	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82904	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82905	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82906	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82907	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82908	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82909	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82910	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82911	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82912	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82913	LOT TYPE 1	(C)	\$0.00	\$0.00

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.82914	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.82915	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82916	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82917	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82918	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.82919	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83001	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83002	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83003	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83004	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83005	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83006	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83007	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83008	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83009	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83010	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83011	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83012	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83013	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83014	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83015	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83016	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83017	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83018	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83019	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83020	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83021	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83022	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83023	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83024	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83025	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83026	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83027	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83028	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83029	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83030	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83031	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83032	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.83033	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83101	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83102	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83103	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83104	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83105	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83106	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83107	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83108	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83109	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83110	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83111	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83112	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83113	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83114	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83115	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83116	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83117	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83118	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83119	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83120	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83121	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83122	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83123	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83124	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83125	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83126	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83127	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83128	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83129	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.83130	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83201	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83202	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83203	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83204	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83205	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83206	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83207	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.83208	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83209	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83210	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83211	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83212	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83213	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83214	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83215	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83216	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83217	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83218	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.83219	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83220	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83221	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83222	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83223	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83224	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83225	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83226	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83227	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83228	NON-BENEFITED		\$0.00	\$0.00
126.4415.83301	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83302	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83303	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83304	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83305	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83306	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83307	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83308	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83309	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83310	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83311	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83312	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83313	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83314	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83315	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83316	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83317	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.83318	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83319	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83401	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83402	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83403	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83404	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83405	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83406	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83407	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83408	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83409	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83410	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83411	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83412	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83413	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83414	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83415	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83416	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83417	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83418	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83419	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83420	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83421	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83422	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83423	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83424	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83425	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83426	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83427	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83428	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83429	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83430	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83431	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83432	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83433	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83501	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83502	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83503	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.83504	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83505	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83506	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83507	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83508	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83509	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83510	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83511	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83512	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83513	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83514	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83515	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83516	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83517	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83518	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83519	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83520	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83521	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83522	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83523	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83524	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83525	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83526	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83527	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83528	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83601	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83602	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83603	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83604	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83605	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83606	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83607	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83608	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83609	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83610	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83611	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83612	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83613	LOT TYPE 1		\$634.37	\$9,493.78

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.83614	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83615	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83616	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83617	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83618	LOT TYPE 1	(C)	\$0.00	\$0.00
126.4415.83619	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83620	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83621	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83622	NON-BENEFITED		\$0.00	\$0.00
126.4415.83701	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83702	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83703	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83704	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83705	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83706	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83707	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83708	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83709	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83710	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83711	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83712	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83713	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83714	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83715	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83801	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83802	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83803	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83804	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83805	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83806	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83807	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83808	LOT TYPE 1		\$634.37	\$9,493.78
126.4415.83623	NON-BENEFITED		\$0.00	\$0.00
126.4415.83624	NON-BENEFITED		\$0.00	\$0.00
126.4415.82323	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.83131	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82621	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82324	LOT TYPE 1	(D)	\$317.18	\$4,746.89

**APPENDIX A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #1
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	NOTE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.82622	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.83229	LOT TYPE 1	(D)	\$317.18	\$4,746.89
126.4415.82411	LOT TYPE 1	(D)	\$317.18	\$4,746.89
TOTAL^E			\$171,914.07	\$2,572,814.20

^A Property IDs per Johnson Central Appraisal District preliminary and subject to change.

^B Annual Installment covers the period September 15, 2026 to September 14, 2027 and is due by January 31, 2026.

^C Prepaid in full.

^D Property ID represents a 50.00% ownership share of a residential lot. The Annual Installment and Outstanding Assessment shown is 50.00% of a Lot Type 1 Annual Installment and Outstanding Assessment.

^E Total may not match Service Plan or installment schedules due to rounding or Prepayments.

APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
ASSESSMENT ROLL

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.93601	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93811	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93602	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93603	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93604	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93605	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93606	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93607	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93608	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93609	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93610	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93611	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93612	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93613	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93614	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93615	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93616	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93617	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93618	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93619	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93620	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93621	NON-BENEFITED	\$0.00	\$0.00
126.4415.93701	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93702	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93703	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93704	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93705	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93706	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93707	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93708	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93709	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93710	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93711	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93712	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93713	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93714	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93715	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93801	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93802	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.93803	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93804	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93805	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93806	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93807	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93808	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93809	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93810	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93812	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93813	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93814	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93815	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93816	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93817	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93818	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93819	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93820	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93901	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93902	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93903	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93904	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93905	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93906	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93907	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93908	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93909	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93910	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93911	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93912	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93913	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93914	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93915	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93916	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93917	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93918	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93919	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93920	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.93921	NON-BENEFITED	\$0.00	\$0.00
126.4415.94001	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94002	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94003	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94004	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94005	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94006	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94007	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94008	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94009	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94010	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94011	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94012	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94013	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94014	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94015	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94016	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94017	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94018	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94019	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94020	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94021	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94022	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94023	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94024	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94025	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94026	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94027	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94028	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94029	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94030	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94031	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94032	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94033	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94034	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94035	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94036	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94037	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94038	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94039	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94040	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94041	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94042	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94043	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94044	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94045	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94046	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94047	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94048	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94049	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94050	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94051	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94052	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94053	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94054	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94055	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94056	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94057	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94058	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94059	NON-BENEFITED	\$0.00	\$0.00
126.4415.94060	NON-BENEFITED	\$0.00	\$0.00
126.4415.94101	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94102	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94103	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94104	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94105	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94106	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94107	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94108	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94109	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94110	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94111	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94112	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94113	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94114	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94115	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94116	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94117	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94118	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94119	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94120	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94121	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94122	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94123	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94124	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94125	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94126	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94127	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94128	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94129	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94130	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94131	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94132	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94133	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94134	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94135	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94136	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94137	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94138	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94139	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94140	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94141	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94142	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94143	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94144	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94145	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94146	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94147	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94148	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94149	NON-BENEFITED	\$0.00	\$0.00
126.4415.94201	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94202	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94203	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94204	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94205	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94206	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94207	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94208	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94209	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94210	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94211	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94212	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94213	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94214	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94215	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94216	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94217	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94218	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94219	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94220	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94221	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94222	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94223	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94224	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94225	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94226	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94227	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94301	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94302	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94303	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94304	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94305	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94306	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94307	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94308	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94309	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94310	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94311	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94312	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94313	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94314	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94315	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94316	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94317	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94318	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94319	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94320	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94401	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94402	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94403	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94404	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94405	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94406	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94407	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94408	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94409	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94410	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94411	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94412	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94413	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94414	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94415	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94416	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94417	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94418	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94419	NON-BENEFITED	\$0.00	\$0.00
126.4415.94501	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94816	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94815	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94814	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94813	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94812	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94811	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94810	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94809	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94808	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94502	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94503	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94504	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94505	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94506	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94507	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94508	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94509	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94510	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94511	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94512	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94513	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94514	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94515	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94516	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94517	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94518	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94519	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94520	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94521	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94522	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94523	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94524	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94525	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94526	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94527	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94528	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94529	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94807	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94806	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94805	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94804	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94803	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94802	LOT TYPE 2	\$655.66	\$9,725.00

**APPENDIX A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT**

**IMPROVEMENT AREA #2
ASSESSMENT ROLL**

PROPERTY ID^A	LOT TYPE	ANNUAL INSTALLMENT DUE 1/31/2027^B	OUTSTANDING ASSESSMENT
126.4415.94801	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94710	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94709	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94708	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94707	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94706	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94530	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94531	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94532	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94533	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94534	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94535	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94536	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94537	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94538	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94539	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94540	NON-BENEFITED	\$0.00	\$0.00
126.4415.94601	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94602	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94603	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94604	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94605	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94606	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94607	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94608	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94609	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94701	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94702	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94703	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94704	LOT TYPE 2	\$655.66	\$9,725.00
126.4415.94705	LOT TYPE 2	\$655.66	\$9,725.00

TOTAL^D	\$209,810.05	\$3,112,000.00
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^AProperty IDs per Johnson Central Appraisal District preliminary and subject to change.

^B Annual Installment covers the period September 15, 2024 to September 14, 2025 and is due by January 31, 2026.

^CPrepaid in full.

^DTotal may not match Service Plan or installment schedules due to rounding or Prepayments.

EXHIBIT A-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PHASE 8 FINAL PLAT

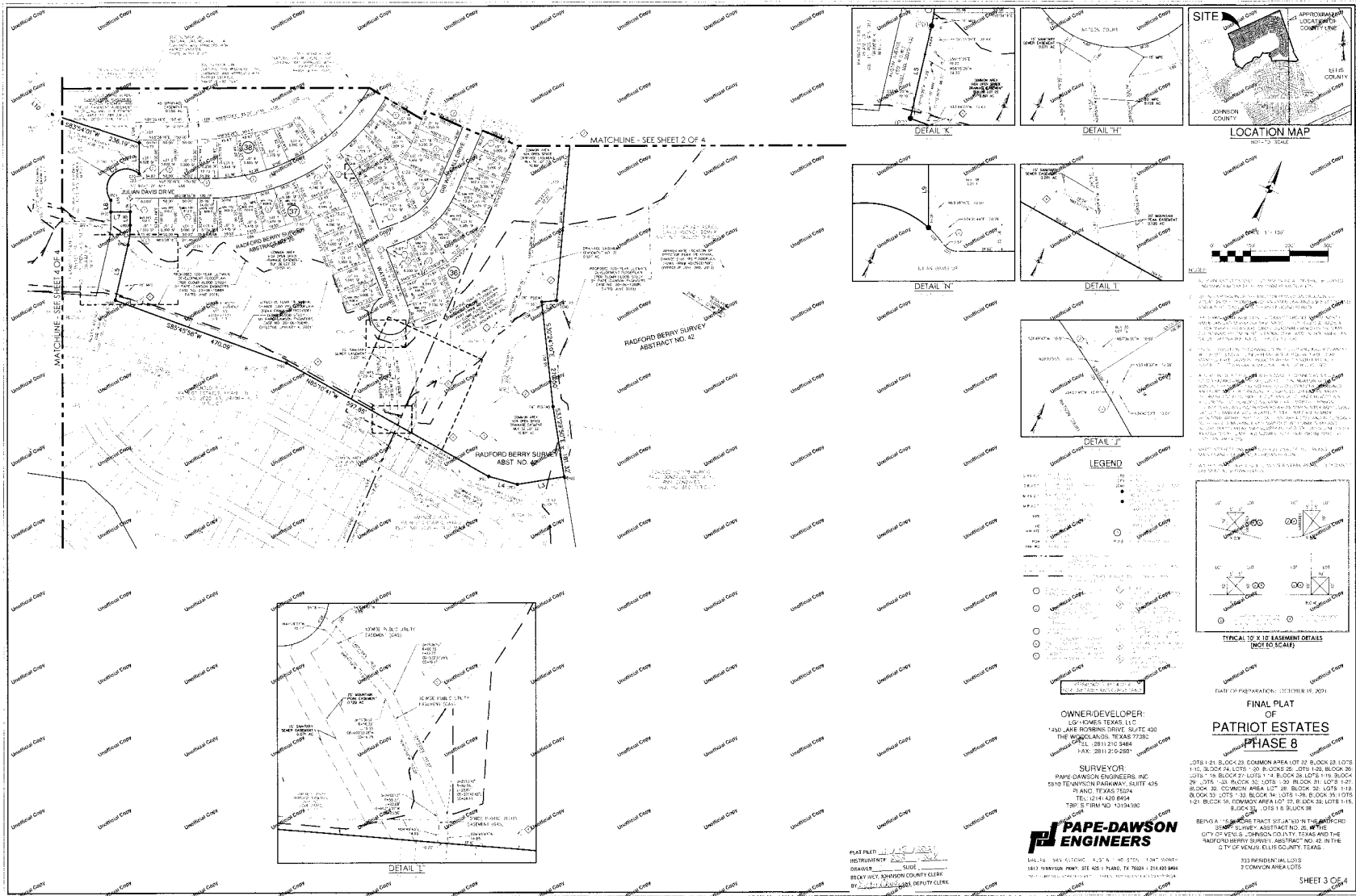


Exhibit A-2

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EXHIBIT A-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PHASE 9 FINAL PLAT

EXHIBIT B
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1-2 BONDS
DEBT SERVICE SCHEDULE

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2021 PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT CURRENT DEBT SERVICE SCHEDULE (REFLECTS ANTICIPATED OCTOBER 15, 2026 PARTIAL MANDATORY REDEMPTION FROM ASSESSMENT PREPAYMENTS)			
YEAR	PRINCIPAL	INTEREST	TOTAL
2027	\$148,000.00	\$205,300.01	\$353,300.01
2028	\$153,000.00	\$200,616.26	\$353,616.26
2029	\$156,000.00	\$195,835.02	\$351,835.02
2030	\$161,000.00	\$190,960.02	\$351,960.02
2031	\$166,000.00	\$185,928.76	\$351,928.76
2032	\$172,000.00	\$180,741.26	\$352,741.26
2033	\$177,000.00	\$174,936.26	\$351,936.26
2034	\$183,000.00	\$168,962.52	\$351,962.52
2035	\$189,000.00	\$162,786.26	\$351,786.26
2036	\$195,000.00	\$156,407.50	\$351,407.50
2037	\$200,000.00	\$149,826.26	\$349,826.26
2038	\$207,000.00	\$143,076.26	\$350,076.26
2039	\$214,000.00	\$136,090.00	\$350,090.00
2040	\$221,000.00	\$128,867.52	\$349,867.52
2041	\$229,000.00	\$121,408.76	\$350,408.76
2042	\$236,000.00	\$113,680.00	\$349,680.00
2043	\$246,000.00	\$104,240.00	\$350,240.00
2044	\$256,000.00	\$94,400.00	\$350,400.00
2045	\$266,000.00	\$84,160.00	\$350,160.00
2046	\$277,000.00	\$73,520.00	\$350,520.00
2047	\$288,000.00	\$62,440.00	\$350,440.00
2048	\$299,000.00	\$50,920.00	\$349,920.00
2049	\$312,000.00	\$38,960.00	\$350,960.00
2050	\$324,000.00	\$26,480.00	\$350,480.00
2051	\$338,000.00	\$13,520.00	\$351,520.00
TOTAL	\$5,613,000.00	\$3,164,062.67	\$8,777,062.67

EXHIBIT C-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #1
PARCEL/LOT TYPE MAP

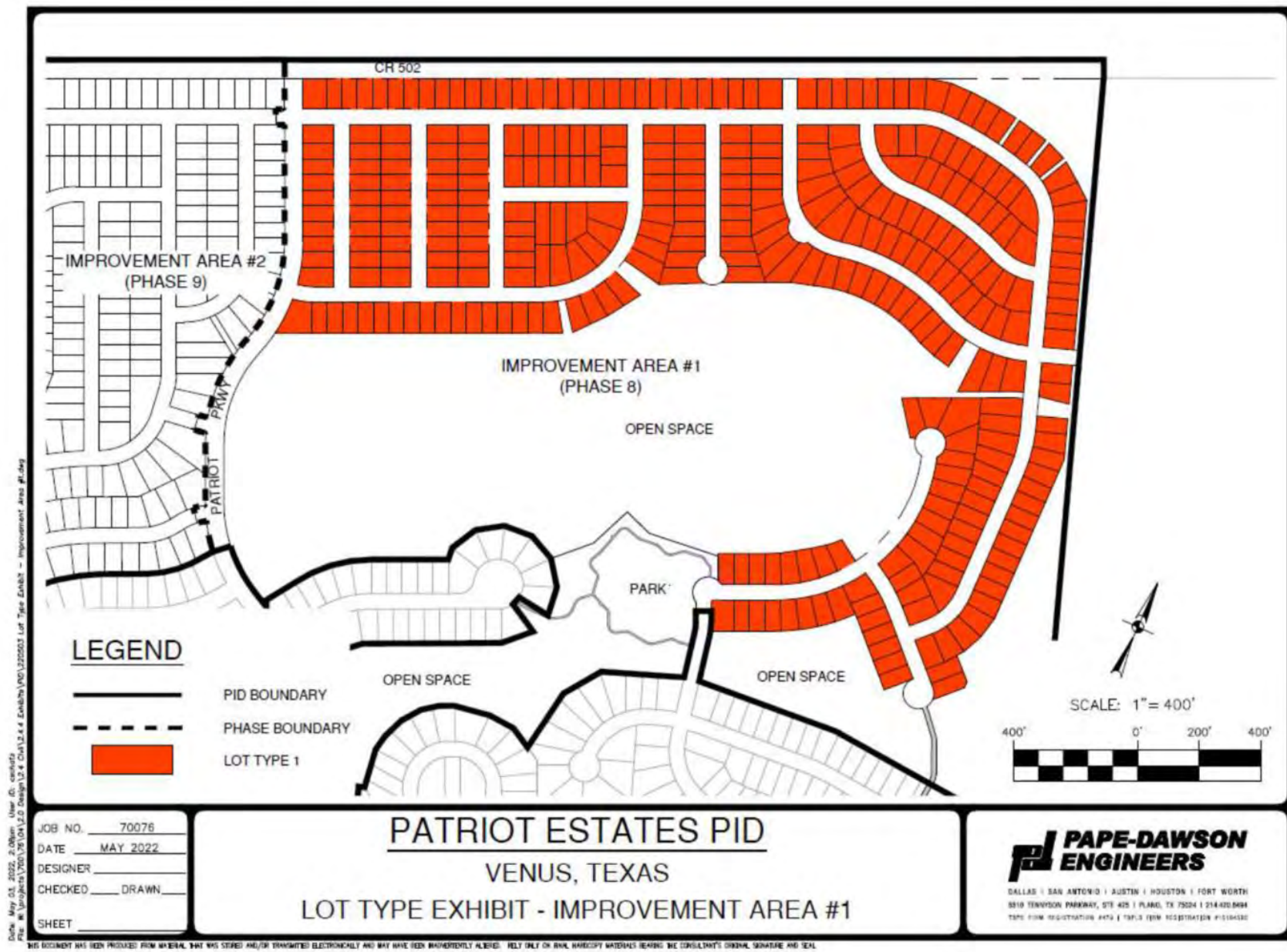


Exhibit C-1

EXHIBIT C-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #2
PARCEL/LOT TYPE MAP

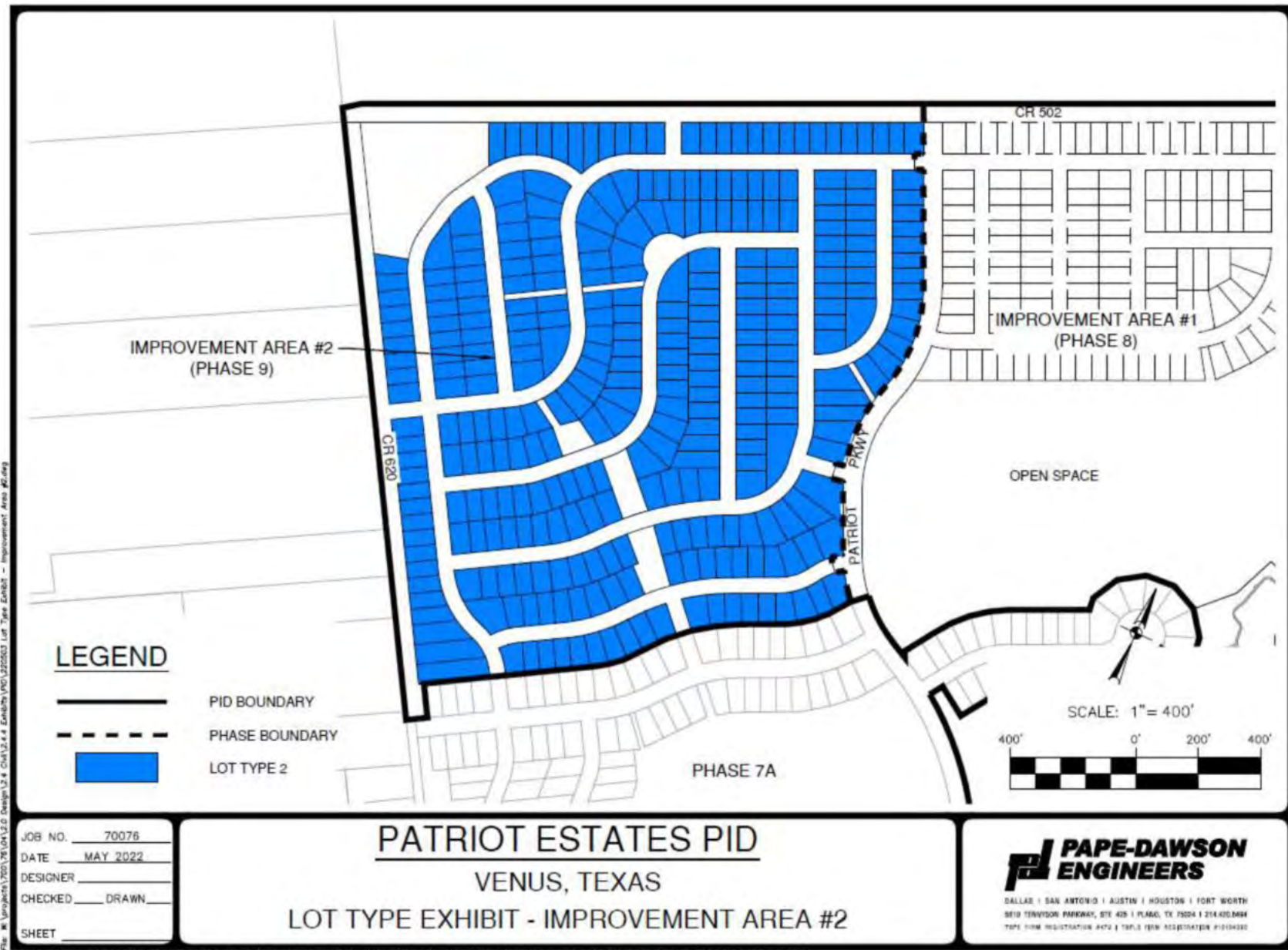


EXHIBIT D-1
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 1
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #1**

LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$247.23	\$339.56	\$47.47	\$86.38	\$720.64	\$9,246.55
2027	\$254.61	\$331.73	\$46.23	\$88.11	\$720.68	\$8,991.93
2028	\$258.30	\$323.77	\$44.96	\$89.87	\$716.90	\$8,733.63
2029	\$265.68	\$315.70	\$43.67	\$91.67	\$716.71	\$8,467.95
2030	\$273.06	\$307.39	\$42.34	\$93.50	\$716.30	\$8,194.89
2031	\$284.13	\$298.86	\$40.97	\$95.37	\$719.34	\$7,910.75
2032	\$291.51	\$289.27	\$39.55	\$97.28	\$717.62	\$7,619.24
2033	\$302.58	\$279.43	\$38.10	\$99.22	\$719.34	\$7,316.66
2034	\$313.65	\$269.22	\$36.58	\$101.21	\$720.66	\$7,003.00
2035	\$321.03	\$258.63	\$35.02	\$103.23	\$717.92	\$6,681.97
2036	\$332.10	\$247.80	\$33.41	\$105.30	\$718.61	\$6,349.87
2037	\$343.17	\$236.59	\$31.75	\$107.40	\$718.92	\$6,006.69
2038	\$354.24	\$225.01	\$30.03	\$109.55	\$718.84	\$5,652.45
2039	\$365.31	\$213.05	\$28.26	\$111.74	\$718.37	\$5,287.14
2040	\$380.07	\$200.72	\$26.44	\$113.98	\$721.21	\$4,907.06
2041	\$391.14	\$187.90	\$24.54	\$116.26	\$719.83	\$4,515.92
2042	\$405.90	\$172.25	\$22.58	\$118.58	\$719.32	\$4,110.02
2043	\$424.35	\$156.01	\$20.55	\$120.95	\$721.87	\$3,685.66
2044	\$439.11	\$139.04	\$18.43	\$123.37	\$719.96	\$3,246.55
2045	\$457.56	\$121.48	\$16.23	\$125.84	\$721.11	\$2,788.98
2046	\$476.01	\$103.17	\$13.94	\$128.36	\$721.49	\$2,312.97
2047	\$494.46	\$84.13	\$11.56	\$130.92	\$721.09	\$1,818.50
2048	\$516.61	\$64.35	\$9.09	\$133.54	\$723.59	\$1,301.90
2049	\$535.06	\$43.69	\$6.51	\$136.21	\$721.47	\$766.84
2050	\$766.84	\$22.29	\$3.83	\$138.94	\$931.90	\$0.00
TOTAL	\$9,493.78	\$5,231.06	\$712.05	\$2,766.78	\$18,199.71	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #1

LOT TYPE 1

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$247.23	\$339.56	\$47.47	\$86.38	\$720.64	\$9,246.55
2027	\$254.61	\$331.73	\$46.23	\$88.11	\$720.68	\$8,991.93
2028	\$258.30	\$323.77	\$44.96	\$89.87	\$716.90	\$8,733.63
2029	\$265.68	\$315.70	\$43.67	\$91.67	\$716.71	\$8,467.95
2030	\$273.06	\$307.39	\$42.34	\$93.50	\$716.30	\$8,194.89
2031	\$284.13	\$298.86	\$40.97	\$95.37	\$719.34	\$7,910.75
2032	\$291.51	\$289.27	\$39.55	\$97.28	\$717.62	\$7,619.24
2033	\$302.58	\$279.43	\$38.10	\$99.22	\$719.34	\$7,316.66
2034	\$313.65	\$269.22	\$36.58	\$101.21	\$720.66	\$7,003.00
2035	\$321.03	\$258.63	\$35.02	\$103.23	\$717.92	\$6,681.97
2036	\$332.10	\$247.80	\$33.41	\$105.30	\$718.61	\$6,349.87
2037	\$343.17	\$236.59	\$31.75	\$107.40	\$718.92	\$6,006.69
2038	\$354.24	\$225.01	\$30.03	\$109.55	\$718.84	\$5,652.45
2039	\$365.31	\$213.05	\$28.26	\$111.74	\$718.37	\$5,287.14
2040	\$380.07	\$200.72	\$26.44	\$113.98	\$721.21	\$4,907.06
2041	\$391.14	\$187.90	\$24.54	\$116.26	\$719.83	\$4,515.92
2042	\$405.90	\$172.25	\$22.58	\$118.58	\$719.32	\$4,110.02
2043	\$424.35	\$156.01	\$20.55	\$120.95	\$721.87	\$3,685.66
2044	\$439.11	\$139.04	\$18.43	\$123.37	\$719.96	\$3,246.55
2045	\$457.56	\$121.48	\$16.23	\$125.84	\$721.11	\$2,788.98
2046	\$476.01	\$103.17	\$13.94	\$128.36	\$721.49	\$2,312.97
2047	\$494.46	\$84.13	\$11.56	\$130.92	\$721.09	\$1,818.50
2048	\$516.61	\$64.35	\$9.09	\$133.54	\$723.59	\$1,301.90
2049	\$535.06	\$43.69	\$6.51	\$136.21	\$721.47	\$766.84
2050	\$766.84	\$22.29	\$3.83	\$138.94	\$931.90	\$0.00
TOTAL	\$9,493.78	\$5,231.06	\$712.05	\$2,766.78	\$18,199.71	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

EXHIBIT D-2
PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT

LOT TYPE 2
FORM OF HOMEBUYER DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

**PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT
BUYER DISCLOSURE
IMPROVEMENT AREA #2**

LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: _____

DATE: _____

SIGNATURE OF SELLER

SIGNATURE OF SELLER

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 2 ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$253.13	\$353.91	\$48.63	\$76.09	\$731.75	\$9,471.88
2027	\$262.50	\$346.00	\$47.36	\$77.61	\$733.47	\$9,209.38
2028	\$268.75	\$337.79	\$46.05	\$79.16	\$731.75	\$8,940.63
2029	\$278.13	\$329.39	\$44.70	\$80.74	\$732.96	\$8,662.50
2030	\$287.50	\$320.70	\$43.31	\$82.36	\$733.88	\$8,375.00
2031	\$296.88	\$311.72	\$41.88	\$84.00	\$734.47	\$8,078.13
2032	\$306.25	\$301.70	\$40.39	\$85.68	\$734.02	\$7,771.88
2033	\$315.63	\$291.36	\$38.86	\$87.40	\$733.25	\$7,456.25
2034	\$325.00	\$280.71	\$37.28	\$89.15	\$732.14	\$7,131.25
2035	\$337.50	\$269.74	\$35.66	\$90.93	\$733.83	\$6,793.75
2036	\$343.75	\$258.35	\$33.97	\$92.75	\$728.82	\$6,450.00
2037	\$356.25	\$246.75	\$32.25	\$94.60	\$729.85	\$6,093.75
2038	\$368.75	\$234.73	\$30.47	\$96.49	\$730.44	\$5,725.00
2039	\$381.25	\$222.28	\$28.63	\$98.42	\$730.58	\$5,343.75
2040	\$393.75	\$209.41	\$26.72	\$100.39	\$730.27	\$4,950.00
2041	\$406.25	\$196.13	\$24.75	\$102.40	\$729.53	\$4,543.75
2042	\$425.00	\$179.88	\$22.72	\$104.45	\$732.04	\$4,118.75
2043	\$440.63	\$162.88	\$20.59	\$106.54	\$730.63	\$3,678.13
2044	\$459.38	\$145.25	\$18.39	\$108.67	\$731.69	\$3,218.75
2045	\$478.13	\$126.88	\$16.09	\$110.84	\$731.93	\$2,740.63
2046	\$496.88	\$107.75	\$13.70	\$113.06	\$731.39	\$2,243.75
2047	\$515.63	\$87.88	\$11.22	\$115.32	\$730.04	\$1,728.13
2048	\$537.50	\$67.25	\$8.64	\$117.63	\$731.02	\$1,190.63
2049	\$559.38	\$45.75	\$5.95	\$119.98	\$731.06	\$631.25
2050	\$631.25	\$23.38	\$3.16	\$122.38	\$780.16	\$0.00
TOTAL	\$9,725.00	\$5,457.55	\$721.36	\$2,437.04	\$18,340.97	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN THE APPLICABLE COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF VENUS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

PROPERTY ADDRESS

IMPROVEMENT AREA #2

LOT TYPE 2

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Venus, 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 Patriot Estates Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: _____

DATE: _____

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §
COUNTY OF §

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

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

Notary Public, State of Texas

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE

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: _____

SIGNATURE OF SELLER

[illegible]

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 THE APPLICABLE COUNTY DEED OF RECORDS)

CITY OF VENUS PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2 LOT TYPE 2						
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹						
YEAR²	PRINCIPAL	INTEREST	ADDITIONAL INTEREST	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2026	\$253.13	\$353.91	\$48.63	\$76.09	\$731.75	\$9,471.88
2027	\$262.50	\$346.00	\$47.36	\$77.61	\$733.47	\$9,209.38
2028	\$268.75	\$337.79	\$46.05	\$79.16	\$731.75	\$8,940.63
2029	\$278.13	\$329.39	\$44.70	\$80.74	\$732.96	\$8,662.50
2030	\$287.50	\$320.70	\$43.31	\$82.36	\$733.88	\$8,375.00
2031	\$296.88	\$311.72	\$41.88	\$84.00	\$734.47	\$8,078.13
2032	\$306.25	\$301.70	\$40.39	\$85.68	\$734.02	\$7,771.88
2033	\$315.63	\$291.36	\$38.86	\$87.40	\$733.25	\$7,456.25
2034	\$325.00	\$280.71	\$37.28	\$89.15	\$732.14	\$7,131.25
2035	\$337.50	\$269.74	\$35.66	\$90.93	\$733.83	\$6,793.75
2036	\$343.75	\$258.35	\$33.97	\$92.75	\$728.82	\$6,450.00
2037	\$356.25	\$246.75	\$32.25	\$94.60	\$729.85	\$6,093.75
2038	\$368.75	\$234.73	\$30.47	\$96.49	\$730.44	\$5,725.00
2039	\$381.25	\$222.28	\$28.63	\$98.42	\$730.58	\$5,343.75
2040	\$393.75	\$209.41	\$26.72	\$100.39	\$730.27	\$4,950.00
2041	\$406.25	\$196.13	\$24.75	\$102.40	\$729.53	\$4,543.75
2042	\$425.00	\$179.88	\$22.72	\$104.45	\$732.04	\$4,118.75
2043	\$440.63	\$162.88	\$20.59	\$106.54	\$730.63	\$3,678.13
2044	\$459.38	\$145.25	\$18.39	\$108.67	\$731.69	\$3,218.75
2045	\$478.13	\$126.88	\$16.09	\$110.84	\$731.93	\$2,740.63
2046	\$496.88	\$107.75	\$13.70	\$113.06	\$731.39	\$2,243.75
2047	\$515.63	\$87.88	\$11.22	\$115.32	\$730.04	\$1,728.13
2048	\$537.50	\$67.25	\$8.64	\$117.63	\$731.02	\$1,190.63
2049	\$559.38	\$45.75	\$5.95	\$119.98	\$731.06	\$631.25
2050	\$631.25	\$23.38	\$3.16	\$122.38	\$780.16	\$0.00
TOTAL	\$9,725.00	\$5,457.55	\$721.36	\$2,437.04	\$18,340.97	
¹ Subject to change.						
² Annual installments collected with property taxes and due no later than January 31 of following calendar year.						

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR BRAHMAN RANCH PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on May 11, 2020, the City Council passed and approved Resolution No. 11-2020-05, which was amended by Resolution No. 01-2021-03 passed and approved by the City Council on March 29, 2021, which authorized and approved the creation and establishment of the Brahman Ranch Public Improvement District No. 1; and

WHEREAS, on December 1, 2022, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 729-2022-12 approving the Brahman Ranch Public Improvement District No. 1 Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the “Assessment Roll”), (the “Service and Assessment Plan”) and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the “Authorized Improvements”) undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the “PID Act”) requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the “Brahman Ranch Public Improvement District No. 1 2026 Annual Service Plan Update” (the “Annual Service Plan Update”) which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas, on or before September 21, 2026. The City Secretary is further directed to cause a copy of the service plan to be posted on the City's Internet website and a copy of the assessment roll in an electronic format to be transmitted to the Ellis Appraisal District on or before September 21, 2026.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 14TH DAY OF SEPTEMBER, 2026.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Driggars, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA

City Attorney

Exhibit A

2026 Annual Service Plan Update

[Remainder of page left intentionally blank.]

CITY OF VENUS, TEXAS

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR PATRIOT ESTATES PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, on November 9, 2020, the City Council passed and approved Resolution No. 34-2020-11, which authorized and approved the creation and establishment of the Patriot Estates Public Improvement District (the “District”); and

WHEREAS, on November 8, 2021, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No. 742-2021-11 approving the Patriot Estates Public Improvement District Service and Assessment Plan, including the Assessment Roll attached to the Service and Assessment Plan (the “Assessment Roll”), (the “Service and Assessment Plan”) and levied the Assessments on property within District in accordance with the Assessment Roll for the purposes of financing the public improvements (the “Authorized Improvements”) undertaken for the benefit of such property; and

WHEREAS, Chapter 372, Texas Local Government Code (as amended, the “PID Act”) requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

WHEREAS, the City Council has received the “Patriot Estates Public Improvement District 2026 Annual Service Plan Update” (the “Annual Service Plan Update”) which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for District as required by the PID Act.

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

Section 1. Terms. Terms not otherwise defined herein are defined in the Service and Assessment Plan.

Section 2. Findings. That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.

Section 3. Assessment Plan. The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

Section 4. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to 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 Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the governing body of the City in adopting this Ordinance that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of Ellis County, Texas and Johnson County, Texas, on or before September 21, 2026. The City Secretary is further directed to cause a copy of the service plan to be posted on the City's Internet website and a copy of the assessment roll in an electronic format to be transmitted to the Central Appraisal District of Johnson County and the Ellis Appraisal District on or before September 21, 2026.

Section 6. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS,
TEXAS, THIS 14TH DAY OF SEPTEMBER, 2026.**

APPROVED:

Alejandro Galaviz, Mayor

ATTEST:

Callie Driggars, City Secretary

APPROVED AS TO FORM:

MICHAEL HALLA

City Attorney

Exhibit A

2026 Annual Service Plan Update

[Remainder of page left intentionally blank.]

ITEM REPORT

To: City Council
From: Callie Driggars, City Secretary
Subject: Discuss and consider a Resolution for the Central Appraisal District of Johnson County Building Acquisition Proposal. (Hawthorne)
Department/Office: City Secretary

Summary:

The City of Venus is one of the taxing units served by CAD, and the Texas Property Tax Code requires the proposal to be submitted to the governing bodies for approval or disapproval before JCAD can move forward with the acquisition. So, the action before you tonight would simply be whether the City of Venus approves or disapproves JCAD's proposed acquisition of the property. Also, in 2028 there will be a 12% increase to cover this cost.

Recommended Action:

Recommend denial

Budget:

Attachments:

1. VEC BLDG NOTIFICATION 8-17-2026 CGREEN@CITYOFVENUS.ORG
2. VENUS Resolution denying jcad purchase

CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY



www.johnsoncad.com

109 N Main St
Cleburne TX 76033

Metro (817) 648-3000

Monday, August 17, 2026

City of Venus
Callie Green
cgreen@cityofvenus.org
PO Box 380
Venus, TX 76084

Re: Resolution Seeking Approval to Purchase an Office Building to Accommodate the Office of the Central Appraisal District of Johnson County

Ms. Green,

The Board of Directors of the Central Appraisal District of Johnson County (JCAD) respectfully requests that the approve its plans to purchase and renovate an existing office building located at 240 N. Burleson Blvd., Burleson, Texas. Enclosed is a resolution by the Board of Directors requesting authorization to purchase an appraisal office and a sample resolution for your taxing entity to authorize the Board of Directors to purchase the building, renovate it and finance these costs. It is requested that the approve this resolution to authorize the Board of Directors to proceed with this project.

Under the Texas Property Tax Code section 6.051, a taxing unit must pass a resolution to approve or disapprove an appraisal district's purchase of property within thirty days of the date it receives a request from the Appraisal District. On behalf of the Board of Directors, I respectfully request that at the next meeting of your governing body you place on your agenda as an action item "To consider a resolution approving the Central Appraisal District of Johnson County to purchase an appraisal office".

A document summarizing the analysis and conclusions Board of Directors of the Central Appraisal District of Johnson County has been included for review. Please feel free to contact me with any questions regarding the JCAD Board of Directors plan to purchase an office facility to serve as the location of the Central Appraisal District of Johnson County. I can be reached at (817) 648-3053 or mfast@johnsoncad.net.

Mitch Fast
Executive Director/Chief Appraiser
Central Appraisal District of Johnson County

1 OBJECTIVE:

To obtain a facility that will better serve the public and accommodate JCAD operations for the next 20-30 years.

2 BACKGROUND:

- The current CAD office has fallen into significant disrepair, has very limited space for required operations and has insufficient room to expand the current facility.
- The Organizational Audit, conducted by an independent consultant, documented that the employees have health and safety concerns in the current building in addition to overcrowding. The space is simply too small for efficient operations.
- Additionally, onsite parking is insufficient, and the CAD pays for offsite parking each month.
- The CAD also pays for the use of the Cleburne Conference Center for its Board meetings because the CAD office does not have a meeting space large enough.
- Finally, property tax protest hearings are conducted in meeting rooms within the CAD building. While the CAD recently converted additional space to create a third hearing room, the rooms remain undersized and the facility lacks the capacity to efficiently handle the growing number of appeals. A new building should include four dedicated ARB hearing rooms designed specifically for this purpose. Operating four ARB panels simultaneously would shorten the hearing season, improve the experience for property owners, and allow appraisal rolls to be certified earlier. Earlier certification gives taxing entities more reliable property value information sooner, supporting more informed budget and tax rate decisions.

The Board Subcommittee evaluated at three possibilities:

1) Rebuilding the existing facilities. The Subcommittee determined that the current facility could not be reasonably rehabilitated, especially due to the very limited ground space to expand the building or add parking.

2) Locating, obtaining land and building a new facility. The Subcommittee searched the county and located 3 potentially suitable land sites. These sites were reduced to the 2 most desirable and affordable. The cost of buying land and building a facility has been estimated

Johnson County Central Appraisal District Facility Proposal
August 3, 2026

by architectural and engineering firms at around Eight to Ten Million Dollars (\$8-10M) and it would take approximately 1.5 to 2 years to fruition.

3) Locating, purchasing and rehabilitating an existing building. The Subcommittee evaluated four possibly suitable facilities available in the county. One had several separate buildings and office spaces that were broken into sections that were difficult to adapt to our needs. The second was determined to have insufficient space for current and future operations. The third was only offered for lease and we felt this was not in the best interest of the Taxpayers to pay a lease forever and risk potentially “losing” the lease in the future, requiring another disruptive and expensive move.

The fourth property can accommodate current and future (20-30 years) needs for operations and parking. This facility is located at 240 North Burleson Blvd. Burleson, TX (directly on I-35). The facility has a total of 24,939 sf on two acres with 62 existing parking spaces and includes an additional 1.3-acre tract for potential parking and/or future expansion. The floorplan is widely open and configurable to our needs.

3 PROPERTY VALUE ANALYSIS –

Subject Property –

The subject property is located at 240 N. Burleson Blvd. Burleson, Texas. This is the former Harley Davidson building located on the east side of the I-35 access road, just north of Renfro Street.

- The property was initially offered for \$8.1 million.
- CBRE provided a Market appraisal (Jan. 2026) for the same amount.
- Keller Williams Synergy acted as our Agent and provided an opinion of value at \$7.2 million
- After some negotiation, we agreed with the Seller on a purchase price of **\$6.5 million (20% below asking price)**

Income from a Sublease –

The building has more square footage than is currently required but the CAD will need more space as the county is projected to grow significantly. There could be additional value in executing a potential sublease, where we might sublease only the upper floor with 6,206 sf for a tenant, leaving over 16,000 sf for CAD operations, an amount considered to be sufficient for CAD operations within the next few years. Any sublease revenue could be used as an offset to the mortgage.

4 FINISH OUT

The building has five restrooms and a dozen or so office spaces built out but much of the space is open area that can be configured into offices and conference space, at a cost. According to a JDG Consulting report dated April 2, 2026, Tenant improvement finish-out costs in Burleson, Texas (part of the Dallas-Fort Worth metro area) typically range from \$32 to \$60 per square foot for a moderate remodel and \$65 to \$120 per square foot for a full buildout (including bathrooms, etc.). The building is already complete with HVAC, restrooms, etc. The primary finish out would be to primarily install office cubicles. An estimate of that cost is ~\$900k.

5 FINANCING PLAN –

Source of Funds -

We plan to obtain a mortgage for the full amount of the purchase price, then use our cash for finish out. We have a current reserve on the balance sheet of \$2,396,812 in the Building Purchase fund (per the approved 2025 Audit).

We also own the current facility on Main Street with no debt and have a purchase commitment at fair market value. We have yet to obtain that firm sales value but estimating it to be ~\$800k. We plan to use the funds from the sale to make mortgage payments for the first year so that no CAD budget increase will be needed for 2027. We anticipate the 2028 budget will require an approximate 12% increase in annual CAD expenses to cover mortgage payments but this *might* be offset by Sublease income to a net increase of only 8.5%. The alternative is to obtain a special assessment of \$6.5 million in this current year to cover the cost of the building. We believe that will be difficult for the Taxing Entities, so we decided on the financing option.

Proposal –

Our proposed plan is to finance 100% of the purchase and use the existing balance sheet cash to finish out the building. Then we would use the proceeds from the sale of our existing building to make payments until we adjust our annual budget to include the mortgage payments. We have discussed the opportunity with our current banker, First Financial Bank. We asked them to provide financing of \$6.5M for 15-20 years at a 5% interest rate. They will accept tax revenues as collateral and finance 100% of the tax-free transaction.

Proforma Use of Funds –

Purchase price of \$6.5M from 100% Bank loan

Finish Out of \$900K & Closing Costs of \$130K from balance sheet Building Purchase Fund

Less Potential Sublease income of \$155,150 (\$13k/month for 12 months – and longer)

Total Transaction Expenditures = \$7,374,850 (probably less than new build)

6 FINAL RECOMMENDATION

Since:

- 1) the current facility cannot be reasonably rehabilitated, and
 - 2) the estimated cost is less than building a new facility, and
 - 3) it would be years before we could construct and move into a new facility;
- therefore,

We have negotiated an acceptable price on the subject Burleson property. We plan to finance 100% of the purchase price with tax revenues as collateral, use our balance sheet cash for the finish-out, and use the cash from the sale of our current CAD property to make payments until we can include the mortgage payments in the next fiscal year budget.

Basis for offered value –

1. Asking price of this property was **\$7,380,000**
2. Market appraisal (Jan. 2026) provided by CBRE = **\$8,100,000**
3. Buyer Agent Market analysis = **\$7,228,256**
4. Seller accepted our offer of **\$6,500,000**
5. We will save money from currently paying to lease parking spaces from the City of Cleburne, and for the use of the Conference Center for our CAD Board meetings.
6. The public is better served with a new building. We would certainly be able to schedule more concurrent ARB hearings if we had 4 hearing rooms. After all, our customers are also customers of the taxing entities.

**RESOLUTION BY THE BOARD OF DIRECTORS OF
THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
REQUESTING AUTHORIZATION TO PURCHASE A BUILDING TO OPERATE
THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY OFFICE**

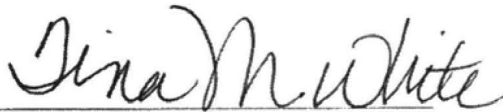
WHEREAS, Section 6.051 of the Texas Tax Code authorizes the Board of Directors of an appraisal district to purchase real property and improvements as necessary to establish and operate the appraisal office; and

WHEREAS, the Board of Directors of the Central Appraisal District of Johnson County will notify the presiding officer of each governing body entitled to vote on the approval to purchase property which is situated in Johnson County; and

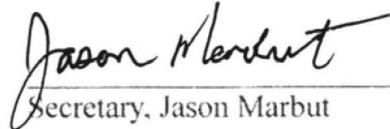
WHEREAS, Section 6.051 of the Texas Tax Code requires that an appraisal district's purchase of such real property and improvements must be approved by three-fourths (3/4) of the taxing units entitled to vote on the appointment of board member(s).

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Central Appraisal District of Johnson County, Texas, that the commercial building located at 240 N Burleson Blvd. Burleson, Texas is a suitable facility for the Central Appraisal District of Johnson County office location and desire to seek approval to purchase this building for a total purchase price of Six Million Five Hundred Thousand, and No/100 Dollars (\$6,500,000.00).

The foregoing resolution was moved, seconded, and adopted by majority vote at a meeting of the Central Appraisal District of Johnson County on this 24th Day of July, 2026.



Chair, Tina White



Secretary, Jason Marbut

City of Venus

Resolution No. _____

**RESOLUTION FOR THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY
BUILDING ACQUISITION PROPOSAL**

WHEREAS, Section 6.051(b) of the Texas Property Tax Code requires that each taxing unit entitled to vote on the appointment of board members receive the Central Appraisal District of Johnson County's resolution, together with information showing the costs of other available alternatives to the proposal on or before the 30th day after receiving the notice of proposal, the governing body may approve or disapprove the proposal.

THEREFORE, the **City of Venus** submits their

_____ (approval/disapproval) of the Central Appraisal District of Johnson County building acquisition proposal.

ACTION TAKEN this _____ day of _____, 2026, in Open Session of the governing body of the above-mentioned taxing unit; as authorized under Section 6.051(b) of the Texas Property Tax Code, for the purpose of acting on the proposal.

ATTEST:

RESOLUTION NO. ____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, DISAPPROVING THE JOHNSON COUNTY APPRAISAL DISTRICT PURCHASING AN OFFICE BUILDING TO ACCOMMODATE THE OFFICE OF THE CENTRAL APPRAISAL DISTRICT OF JOHNSON COUNTY; PROVIDING SEVERABILITY; PROVIDING A REPEALING CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Venus (the “City”) received a letter from the Johnson County Appraisal District (“JCAD”) on or about August 17, 2026 requesting the City’s approval and support for JCAD to purchase a new office building; and

WHEREAS, pursuant to Texas Property Tax Code section 6.051, a taxing unit must pass a resolution to approve or disapprove an appraisal district’s purchase of property within thirty days of the date it receives a request from the Appraisal District.; and

WHEREAS, after due consideration and deliberation, the approval by the City would not be in the best interests of its residents and citizen.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS:

SECTION 1. The City Council has discussed and deliberated and determined that such a use of the money entrusted to it belonging to the taxpaying citizens would not be in the best interests of the community and so should the Council’s disapproval of the purchase be put into resolution form.

SECTION 2. All resolutions in conflict with the resolution are hereby repealed, and all resolutions or portions thereof not in conflict with this resolution shall remain in full force and effect.

SECTION 3. Should any sentence, paragraph, subdivision, clause, phrase, section or word of this resolution be adjudged or held unconstitutional, illegal or invalid the same shall not affect the validity of this resolution as a whole, or part or provision thereof other than the part so declared to be unconstitutional, illegal or invalid.

SECTION 4. This Resolution shall become effective immediately from and after its passage.

ADOPTED AND APPROVED this the 14th day of September 2026.

CITY OF VENUS, TEXAS

BY: _____
Alejandro Galaviz, Mayor

ATTEST:

Callie Driggars, City Secretary

ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF VENUS, TEXAS AMENDING THE CODE ORDINANCES, CHAPTER 36., “BOARDS, COMMISSIONS AND COMMITTEES”, ARTICLE III., “SPECIFIC PROVISIONS”, BY CREATING SECTION 36-60, “PARKS BOARD”, WHICH IS ESTABLISHING A PARKS AND RECREATION BOARD; PROVIDING FOR THE APPOINTMENT, NUMBER, TERMS, AND PLACES OF BOARD MEMBERS; PROVIDING FOR FILLING OF VACANCIES AND REMOVAL; PROVIDING FOR BOARD GOVERNANCE AND MEETINGS; PROVIDING FOR POWERS AND DUTIES; PROVIDING FOR RECOMMENDATIONS TO THE CITY COUNCIL AND OTHER MATTERS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council seeks by the establishment of a Parks Board to protect the health, safety, and welfare of the citizens of the City of Venus, Texas by providing a vision and an orderly process for the development of future parks and recreation areas for the City of Venus.

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

SECTION 1. Findings. That the facts and recitations contained in the preamble of this Ordinance are hereby found and declared to be true and are adopted as part of this Ordinance for all purposes.

SECTION. 2. Chapter 36, “Boards, Commissions and Committees”, Article III. “Specific Provisions” is hereby amended by adding Section 36-60, and which section shall read as follows:

“...

Chapter 36. Boards, Commissions and Committees

...

Article III. Specific Provisions

...

Section 36-60. Parks Board

- (a) **Established and Membership.** There is established a Parks Board for the City. The Parks Board shall be composed of a minimum of three (3) but not more than seven (7)

voting members, each of whom shall be, at the time of appointment and at all other times while serving as a member of such Board, resident property owners and or owners of real property within the incorporated limits of the city, and or individuals that reside within the extraterritorial jurisdiction, or reside in the Venus Independent School District.

- (b) Definition. "Park" means a public park, playground, recreation center or any other area within the city which is owned or used by the city or used pursuant to a joint use agreement with the City and another private of public entity, and devoted to active or passive recreation.
- (c) Appointment and term of office. Each member is to be appointed by the city council for a term of two years and removable for cause by the appointing authority upon written charges and after public hearing. The city council shall designate one member as chairperson. Vacancies shall be filled for the unexpired term of any member whose place becomes vacant for any cause, in the same manner as the original appointment was made.
- (d) The city council may appoint two alternate members of the board who shall serve in the absence of one or more of the regular members when requested to do so by the chairperson of the board or city secretary, as the case may be. These alternate members, when appointed, shall serve for the same period as the regular members, which is for a term of two years, and any vacancy shall be filled in the same manner, and they shall be subject to removal the same as the regular members.
- (e) Each member shall be appointed by the city council according to place (for example, councilmember place 1 appoints board member place 1, and so forth). Each member of council, including the mayor, shall appoint, in accordance with the place each councilmember occupies, a member to the board, with the mayor appointing place Six. The seventh (7th) place on the board shall be appointed by the council at large. Each member of the board shall serve at the pleasure of the city council for a term of two years. Each member of the board of commissioners shall be entitled to one vote upon the business of the commission.
- (f) Compensation, removal. (a) Members of the Parks Board shall serve without compensation. (b) Members shall serve at the pleasure of the City Council and are subject to removal by the City Council at any time, with or without cause, subject to a concurrence by a majority vote of the City Council. Members shall have no expectation of continued service either in the position or on the Parks Board. A member who is absent from three consecutive meetings of the Parks Board may be subject to removal.
- (g) Meetings. The Parks Board shall meet monthly as business shall require and shall designate the date, time, and place of its meetings. It shall hold such special meetings as shall be called by the chair or a majority of its members.

(h) Duties of Parks Board. The Parks Board shall serve at the direction of City Council in an advisory capacity to the City Council regarding policy matters pertaining to city parks, sporting events, recreation, litter prevention, waste reduction and beautification programs. The Parks Board shall have the following specific purposes:

(i) Review and make advisory recommendations to the City Council on proposed park acquisitions, additions and improvements.

(ii) Review and make advisory recommendations on parks and recreation matters submitted by the City Council.

(iii) Promote and stimulate public interest in parks and recreational programs and assist in solicitation of the cooperation of public and private agencies that may have a direct or indirect involvement in parks and recreation.

(iv) Advise the City Council on matters related to current and future sports events in the City.

(v) Advise and assist the City Council on creating effective citywide policies for litter prevention, beautification programs, and waste reduction in the City.

(i) Procedures.

(A) Quorum and vote. Each Parks Board member in attendance at a duly called and noticed meeting may vote. All matters to be heard by the Parks Board shall be considered by a minimum of three (3) members, which shall be the quorum necessary for conducting a meeting. The concurring vote of a majority of the members in attendance shall be necessary for the passage of any motion.

(B) Organization. The Board shall appoint a chair and vice chair of the Parks Board from its membership. These members shall serve in such capacities concurrent with their period of service.

(C) Rules. The following rules shall govern the Parks Board:

(1) The Parks Board shall comply with all applicable requirements of the Texas Open Meetings and Texas Public Information Act, and shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of all meetings and all documents, and actions, all of which shall be promptly filed in the office of the City Secretary.

(2) The Parks Board shall report to City Council annually and from time to time as directed by the Mayor.

(3) The member of the Board shall disqualify themselves from discussion and voting whenever they find that they have a personal or monetary interest in any matter before the Board. Said member shall make known in open meeting said personal or monetary interest.

(j) Limitation of powers. The Parks Board shall have no right, power or authority to obligate or bind the city in any manner whatsoever.

...”

SECTION. 3. Severability. In the event any clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Venus, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION. 4. Repealing Conflict. All provisions in conflict with the provision of this Ordinance shall be, and the same are hereby repealed, and all other provisions not in conflict with the provisions of this Ordinance shall remain in full force and effect.

SECTION. 5. Adoption and effective date of ordinance. This ordinance shall become effective upon its approval and passage.

PASSED AND APPROVED this 14th day of September 2026.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Driggars, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, ADOPTING EQUITABLE AND UNIFORM PROCEDURES FOR ETIQUETTE OF CITY COUNCIL MEETINGS AND TO ASSIST IN THE ORDERLY CONDUCT OF THE CITY'S BUSINESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council for the City of Venus finds it is in the best interests for the City of Venus to conduct City business in a professional, orderly and proficient manner; and

WHEREAS, the City Council for the City of Venus has determined that conducting City business in such a manner is conducive to good government and is in the best interests of the City of Venus;

WHEREAS, the City Council desires to provide that the City Council's meeting procedures will be consistent with the Texas Openning Meetings Act (Texas Government Code §551); and

WHEREAS, the City Council of the City of Venus finds it in the public interest to adopt the foregoing Resolution which establishes general policies and procedures to conduct the City's business in an orderly and efficient manner.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, THAT:

SECTION 1. The Mayor is hereby authorized and directed to sign and execute this Resolution on behalf of the City Council for the City of Venus, Texas.

SECTION 2. The policies and procedures attached hereto as Exhibit "A" are adopted and made a part of this Resolution hereof for all purposes as if fully recited herein.

SECTION 3. Any Resolution in conflict with the provisions of this Resolution is hereby repealed to the extent it conflicts with this Resolution.

SECTION 4, This Resolution shall become effective immediately from and after its passage.

SECTION 5. All recitals are adopted herein as if fully recited and incorporated for all purposes.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF VENUS ON THIS the 14th DAY OF SEPTEMBER 2026.

ATTEST:

Callie Driggars, City Secretary

APPROVED:

Alejandro Galaviz, Mayor



CITY COUNCIL

POLICIES AND PROCEDURES

RESOLUTION NO. Draft

September 14TH, 2026



City Council Policies and Procedures

ARTICLE 1.0

RULES OF PROCEDURE

1.1. Authority

A. Adoption of Rules

These rules may be amended or suspended in the manner described in this document.

B. Definitions

For purposes of these Rules of Procedure:

1. **City Business Day** means a day on which the administrative offices of the City of Venus are regularly scheduled to be open for business, excluding City-observed holidays.
2. **City Council** or **Council** means the governing body of the City of Venus, Texas.
3. **Council Member (Alderman)** means an elected or duly appointed member occupying one of the five (5) alderman positions on the City Council and does not include the Mayor unless expressly stated otherwise.
4. **Mayor** means the Mayor of the City of Venus, Texas.
5. **Presiding Officer** means the Mayor, Mayor Pro Tem when acting in place of the Mayor, or another Council Member lawfully selected to preside over a City Council meeting.
6. **Member Present** means a Council Member whose presence may lawfully be counted for the particular purpose under consideration in accordance with applicable law.
7. **Applicable Law** means any federal or state constitution, statute, regulation, court order, or other legal requirement applicable to the City or City Council.

C. Statutory Authority of the Mayor

The Mayor shall exercise the authority and perform the duties and responsibilities assigned to the office of Mayor by Texas Local Government Code §22.042 and other applicable law. Nothing in these Rules of Procedure shall be interpreted or applied to restrict or impair such authority, duties, or responsibilities.

1.2 General Procedure

A. Meetings to be Public

1. All meetings of the City Council shall be open to the public unless they are pertaining to matters authorized under the Texas Open Meetings Act to be discussed in executive session. All actions of the City Council shall be public and sufficient copies of the minutes shall be made available by the City Secretary to staff members, the news media, and other interested persons upon request.
2. Before convening into executive session, the presiding officer shall publicly announce the category under the Texas Open Meetings Act that permits the executive session and comply with all requirements of the Texas Open Meetings Act applicable to executive sessions.
3. Notice of each meeting, including the meeting agenda, shall be posted and made available to the public in accordance with the Texas Open Meetings Act and other applicable law.

B. Quorum

At the beginning of each regular or special meeting, the Mayor shall determine whether a quorum exists in order to properly transact the business of the City Council. For purposes of a regular meeting, a quorum



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shall consist of three (3) Council Members (Aldermen) physically present. The Mayor shall not be counted in determining the presence of a quorum.

For a special called meeting or a meeting to consider the imposition of taxes, four (4) Council Members (Aldermen) shall constitute a quorum.

If a quorum does not exist 15 minutes after the time for which the meeting was called, the Mayor shall adjourn the meeting and either re-schedule the meeting for the next regular time or call a special meeting, depending on the circumstances.

C. Minutes of Meetings

1. The City Secretary shall prepare and maintain accurate written minutes of all regular and special called City Council meetings in accordance with applicable law. The written minutes shall be presented to the City Council for approval and, following approval, a digital copy shall be posted on the City's website.
2. The City shall make reasonable efforts to audio and/or video record each regular and special called City Council meeting. A technical failure or other inability to create or preserve a recording shall not affect the validity of the meeting or actions taken, provided the written minutes required by applicable law are properly maintained.
3. Written minutes and recordings of open meetings shall be made available to the public as required by applicable law.
4. If the City Secretary is unable to attend a meeting, a person previously authorized by the City Council may designate a representative to perform the necessary meeting-recordkeeping duties.

D. Suspension of Rules

Any provision of these rules may be temporarily suspended by a simple majority vote of the City Council Members present, provided the suspension does not conflict with applicable federal or state law or City ordinance.

E. Amendment of Rules

These rules may be amended, or new rules adopted, by a simple majority vote of the City Council Members present, provided such amendment or adoption does not conflict with applicable federal or state law or City ordinance.

F. Attendance of Officers and Employees

1. Officers and employees of the City shall attend City Council meetings when requested to do so by the City Administrator or Mayor.
2. Any two (2) City Council Members (Aldermen) may request the attendance of an officer or employee, provided the request is submitted in writing to the City Administrator no later than three (3) City business days before the meeting.

G. Procedural Matters Not Addressed

When a procedural matter arises that is not addressed by these Rules of Procedure or applicable law, the presiding officer shall determine the procedure to be followed. Any such determination may be overruled or modified by a simple majority vote of the City Council Members (Aldermen) present.

H. Unavailability of City Officers

When these Rules of Procedure assign a procedural or administrative duty to a City officer who is absent or unavailable, the duty may be performed by a person lawfully designated or authorized to act in that



City Council Policies and Procedures

officer's place. Nothing in this provision shall authorize the delegation of a duty that applicable law requires to be performed personally by the designated officer.

1.3. Types of Meetings

A. Regular Meetings

1. The City Council shall hold regular meetings on the second (2nd) and fourth (4th) Mondays of each month at 7:00 p.m., subject to the holiday provisions of this section.
2. If a regular meeting falls on a City-observed holiday, that meeting shall be canceled unless a special called meeting is scheduled in accordance with these rules and applicable law. Otherwise, the City Council shall resume its regular meeting schedule at the next regularly scheduled meeting.
3. The City Council may hold additional meetings as necessary for the transaction of City business.

B. Special Meetings

1. Special meetings may be called by the Mayor, the Mayor Pro Tem when acting in place of the Mayor, or any three (3) City Council Members (Aldermen). The call for a special meeting must specify the day and time of such meeting, as well as the items to be considered.
2. A request for a special meeting shall be submitted in writing to the City Secretary and signed by the Mayor, or, when requested by City Council Members, by three (3) City Council Members (Aldermen). The City Secretary shall thereafter prepare and post notice of the meeting in accordance with applicable law.
3. Notice of an emergency meeting shall be posted in accordance with the Texas Open Meetings Act. An emergency meeting may only be called under circumstances permitted by applicable law.
4. A special meeting may also be requested during a regular or special meeting upon the application of three (3) City Council Members (Aldermen), or called by the Mayor on the Mayor's own motion. The proposed date, time, and purpose of the special meeting shall be stated on the record. If any City Council Member is absent when the special meeting is requested or called, the City Secretary shall make a reasonable effort to notify the absent member of the date, time, and purpose of the special meeting by telephone, text message, email, or other reasonable means of communication.

C. Executive Sessions

The City Council shall convene into executive session at the call of the Mayor, the Mayor Pro Tem when acting in place of the Mayor, or any two (2) City Council Members (Aldermen), provided the matter is authorized for executive session under the Texas Open Meetings Act. An executive session may be called before or during consideration of a properly posted agenda item and shall be conducted in accordance with applicable state law.

D. Joint Sessions

The City Council may meet in joint session with other City boards or commissions at the call of the Mayor, the Mayor Pro Tem when acting in place of the Mayor, or any three (3) City Council Members (Aldermen), as necessary for the transaction of City business. Joint sessions shall be posted and conducted in accordance with the Texas Open Meetings Act and other applicable law.

E. Recessed Meetings

Any meeting of the City Council may be recessed to a later time by a simple majority vote of the City Council Members (Aldermen) present, provided that no recess shall exceed twenty-four (24) hours. Before recessing, the City Council shall state the date and time at which the meeting will reconvene.



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F. Work Session

The City Council may hold work sessions to receive briefings, presentations, background information, and to discuss matters of City business. Work sessions shall be held at a time and place established by the City Council and shall comply with the Texas Open Meetings Act and other applicable law. No formal action may be taken by the City Council during a work session; however, the City Council may provide direction to City staff regarding matters under consideration. The City Council may, at its discretion, provide an opportunity for public questions and answers during a work session.

G. Remote Participation

The Mayor or a City Council Member (Alderman) may participate in a City Council meeting remotely only when authorized by and conducted in accordance with the Texas Open Meetings Act and other applicable law.

1.4 Conducting a Meeting

A. Presiding Officer

1. The Mayor shall preside over all City Council meetings.
2. At the first meeting of each new governing body, or as soon as practicable thereafter, the City Council shall elect, by a simple majority vote of the City Council Members (Aldermen) present, one (1) Council Member (Alderman) to serve as Mayor Pro Tem for a term of one (1) year.
3. In the absence of both the Mayor and Mayor Pro Tem, the City Secretary shall call the meeting to order and the City Council Members present shall appoint one (1) Council Member (Alderman) to act as the presiding officer.

B. Preservation of Order and Meeting Decorum

1. The presiding officer shall have the authority to maintain the order and decorum of a meeting.
2. The presiding officer shall ensure that discussion remains limited to matters properly included on the posted agenda. The presiding officer may alter the order in which posted agenda items are considered when necessary for the efficient conduct of the meeting. A simple majority of the City Council Members (Aldermen) present may override the presiding officer's decision regarding the order of agenda items.

C. City Council Members

1. During City Council meetings, Council Members shall preserve order and decorum and shall not unnecessarily delay or interrupt the proceedings. Council Members shall comply with these rules and with lawful and procedurally proper rulings of the presiding officer.
2. A City Council Member desiring to speak shall seek recognition from the presiding officer. The presiding officer shall recognize Council Members seeking to speak on a matter under consideration, subject to reasonable rules of order and the orderly conduct of the meeting. Upon recognition, Council Members shall confine their remarks to the matter under consideration.
3. City Council Members shall conduct themselves professionally toward other Council Members, City officers and employees, and members of the public. Nothing in this provision shall prohibit a Council Member from expressing disagreement, criticism, or concern regarding the actions, decisions, performance, or conduct of City officials, employees, or other matters properly before the City Council, provided such remarks remain relevant to the matter under consideration and do not substantially disrupt the meeting.
4. City Council Members shall confine their questions, debate, and discussion to matters relevant to the agenda item then under consideration.



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D. Members of the Public

1. Members of the public are welcome to attend all open meetings of the City Council and shall be admitted to the meeting room up to the lawful occupancy capacity of the room.
2. Members of the public attending City Council meetings shall conduct themselves in a manner that does not substantially disrupt or interfere with the orderly conduct of the meeting. A person whose conduct substantially disrupts the meeting shall be given a reasonable warning and an opportunity to comply before being removed from the meeting. A warning shall not be required when the person's conduct presents an immediate threat to the safety of any person or when immediate removal is reasonably necessary to restore order. A person removed from the meeting may be barred from attendance for the remainder of that meeting.
3. A person desiring to address the City Council shall complete the designated speaker form prior to the beginning of the applicable public-comment period. The presiding officer may permit a person who has not timely completed a speaker form to address the City Council when doing so will not unreasonably interfere with the orderly conduct of the meeting.
4. Members of the public wishing to address the City Council regarding matters not listed on the posted agenda may speak for up to five (5) minutes during the citizen comments portion of the meeting. City Council Members may respond to such comments only to the extent permitted by the Texas Open Meetings Act and other applicable law.
5. If the presiding officer fails or refuses to enforce the rules of order and decorum established by these procedures, any City Council Member (Alderman) may move to require enforcement. Upon approval by a simple majority vote of the City Council Members (Aldermen) present, the presiding officer shall take reasonable action necessary to enforce these rules and restore order to the meeting.

E. City Staff

1. City officers and employees attending City Council meetings shall conduct themselves professionally and shall comply with the applicable rules of order and decorum established by these procedures.
2. City officers and employees may respond directly to questions or requests for information from the Mayor or any City Council Member (Alderman) regarding a matter properly under consideration.
3. City officers and employees shall not substantially interrupt or interfere with Council deliberations. The presiding officer may recognize City officers or employees to provide information or participate in discussion regarding a matter under consideration. Nothing in this provision shall prevent a City officer or employee from responding to a question or request for information from the Mayor or a City Council Member (Alderman).

1.5 Order of Business

A. Agenda

1. The agenda for each City Council meeting shall be prepared by the City Administrator in coordination with the Mayor and shall include all items properly submitted for placement on the agenda in accordance with these procedures. The City Secretary shall post notice of the meeting and agenda in accordance with the Texas Open Meetings Act and other applicable law.
2. Business before the City Council shall be organized on the agenda in the following order:
 - a. Call to Order, Invocation, Pledge of Allegiance & Pledge to the Texas Flag
 - b. Announcements by the Mayor
 - c. Citizen Public Comments
 - d. Consent Agenda
 - e. Presentations/Proclamations/Recognitions
 - f. Public hearings



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- g. Discussion & Action Items
 - h. Executive Session
 - i. Adjourn
3. When an agenda item requires a public hearing followed by consideration or action by the City Council, the public hearing and the related consideration or action may be included as a single agenda item. The public hearing shall be closed before the City Council takes final action on the related matter, unless otherwise provided by applicable law.

B. Procedure for Submitting Items for Inclusion on the City Council Agenda

1. Items may be placed on the City Council agenda by the Mayor; the Mayor Pro Tem when acting in place of the Mayor; any two (2) City Council Members (Aldermen); the City Administrator; City employees through and with the approval of the Mayor or City Administrator; or a City board or commission following formal action by that board or commission.
2. Any two (2) City Council Members (Aldermen) may request that an item be placed on the agenda by the same submission deadline applicable to City staff agenda items. If the City Administrator determines that sufficient time is not available to gather information, conduct research, prepare documents, obtain professional review, or otherwise adequately prepare the requested item for consideration, the City Administrator may defer the item to the next regular City Council meeting. The City Administrator shall notify the requesting Council Members of the deferral and the reason for the deferral. An item may be deferred under this provision only once and shall be placed on the agenda for the next regular City Council meeting.
3. Agenda items shall be submitted to the City Administrator no later than 12:00 p.m. on the City business day immediately preceding the scheduled posting day for the meeting agenda.
4. Agenda items submitted by City Council Members (Aldermen) shall be placed within the appropriate agenda category in the order in which the completed requests are received by the City Administrator.
5. A member of the public who desires to have a matter placed on the City Council agenda shall submit the request to a City Council Member (Alderman). A City Council Member receiving such a request shall acknowledge the request and inform the requesting person within five (5) City business days whether the Council Member intends to sponsor the requested agenda item. Nothing in this provision shall require a City Council Member to sponsor or support the requested item. A requested item may be submitted for placement on the agenda only when sponsored by at least two (2) City Council Members (Aldermen) and shall thereafter be processed in accordance with the agenda submission procedures and deadlines applicable to Council Member-requested agenda items under this section. Members of the public may otherwise address the City Council through the public comment procedures established by these Rules.
6. City Council Members (Aldermen) shall receive electronic access to the meeting packet and supporting materials upon publication of the meeting agenda. Any supporting materials not available at the time of publication shall be provided to the City Council Members as soon as reasonably practicable.

1.6 Motions and Voting Procedures

A. Vote of the Presiding Officer

The Mayor may participate in the discussion and deliberation of all matters properly before the City Council. The Mayor shall vote only when authorized or required by applicable state law.



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B. Abstention from Voting

A City Council Member (Alderman) present for a vote may vote “yes,” vote “no,” or abstain from voting. A City Council Member who abstains shall state the abstention and the reason for the abstention for the record. The stated reason shall not require approval or acceptance by the City Council or presiding officer. When a City Council Member is required by applicable law to abstain from voting or participation because of a conflict of interest, the City Council Member shall comply with all disclosure, abstention, and participation requirements imposed by applicable law.

C. Conflict of Interest

A City Council Member (Alderman) who has a conflict of interest or substantial interest requiring disclosure, abstention, or nonparticipation under applicable law shall:

1. disclose the conflict or substantial interest in the manner required by law;
2. refrain from participating in discussion or deliberation when required by law;
3. refrain from voting on the matter when required by law; and
4. comply with all other disclosure, filing, and participation requirements imposed by applicable state law.

1.7 Dealings with city employees.

A. In General

Individual City Council Members (Aldermen) shall not direct, supervise, discipline, or otherwise exercise administrative authority over City employees. Requests from individual City Council Members for information, research, work, or other assistance from City employees shall be submitted through the City Administrator. Nothing in this provision shall prohibit normal communication between City Council Members and City employees that does not constitute a request for work or direction.

B. Chain of Authority

1. Directives, instructions, or orders to department heads or other City employees under the supervision of the City Administrator shall be given only through the City Administrator when authorized by action of the City Council. Individual City Council Members (Aldermen) shall not independently direct, instruct, or order City employees in the performance of their duties. Nothing in this provision shall prohibit the City Council, acting as a body, from providing lawful direction directly to an officer or employee who reports directly to the City Council.
2. A City Council Member (Alderman) who has a concern regarding a City employee or work process shall bring the concern to the City Administrator for review and appropriate action.
3. A City Council Member (Alderman) who has a complaint or concern regarding an officer or employee who reports directly to the City Council shall submit the complaint or concern in writing to the Mayor and City Council. The written complaint shall state the basis for the complaint and, when applicable, identify any policy or law alleged to have been violated. Any request for formal consideration or action by the City Council shall be placed on a future agenda in accordance with the agenda procedures established by these rules.
4. Complaints or concerns regarding an officer or employee who does not report directly to the City Council shall be submitted in writing to the City Administrator and handled in accordance with applicable City personnel policies and procedures. For purposes of this section, whether an officer or employee reports directly to the City Council shall be determined by applicable City ordinance or other governing law.



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5. When a City employee who does not report directly to the City Council brings a workplace complaint or concern to an individual City Council Member (Alderman), the Council Member shall direct the employee to follow the applicable chain of command and established City personnel procedures. The Council Member may also provide the information received to the City Administrator for review and appropriate action. The Council Member shall not independently investigate, direct, or otherwise become involved in the administrative handling of the complaint.
6. If an employee complaint or concern involves an officer or employee who reports directly to the City Council, the employee may submit the complaint in writing to the Mayor. The Mayor shall provide the complaint to the City Council for handling in accordance with applicable City policies and law. If the complaint involves the Mayor, the complaint may instead be submitted to the Mayor Pro Tem. If the complaint involves both the Mayor and Mayor Pro Tem, the complaint may be submitted to any two (2) City Council Members (Aldermen).
7. The chain-of-authority requirements established by this section are intended to govern the routine administrative functions of the City. These requirements shall not apply in an emergency or when compliance would conflict with applicable federal or state law.
8. Nothing in this section shall prohibit the City Council from communicating with or providing direction directly to the City Secretary regarding duties assigned to the City Secretary by applicable law. Administrative or clerical duties not assigned to the City Secretary by law shall remain subject to the chain-of-authority requirements established by this section.
9. No City officer or employee shall retaliate, threaten retaliation, or take or cause an adverse employment action against an employee for making a good-faith complaint or report through a process authorized by these procedures, City policy, or applicable law. Any allegation of retaliation shall be treated as a separate complaint and investigated independently of the underlying complaint. A substantiated violation of this provision shall constitute grounds for disciplinary action, up to and including termination, subject to applicable City policy and law.
10. When the person ordinarily responsible for receiving, reviewing, or investigating a complaint is the subject of the complaint or has a conflict that would reasonably prevent an impartial review, the complaint shall be referred to the next appropriate authority under these procedures, City policy, or applicable law.
11. Nothing in this section shall prohibit appropriate disciplinary or corrective action against an employee who knowingly makes a materially false statement or complaint. A complaint that is unsubstantiated or cannot be proven shall not, by itself, constitute a knowingly false complaint.

1.8 Enforcement and Disciplinary Action

A. Applicability

The Mayor and all City Council Members (Aldermen) shall comply with these Rules of Procedure. A violation of these rules may subject the offending member to corrective or disciplinary action as provided by this section and applicable law.

B. Initiation of Complaint

Any City Council Member (Alderman), City officer or employee, or member of the public may submit a written allegation that the Mayor or a City Council Member has violated these Rules of Procedure. The allegation shall identify the person whose conduct is at issue, describe the conduct alleged to constitute a violation, and identify the provision of these rules alleged to have been violated.

The written allegation shall be submitted to the City Secretary. The City Secretary shall provide a copy of the allegation to the Mayor, all City Council Members (Aldermen), and the City Attorney. The City Secretary shall have no authority to reject or withhold a properly submitted allegation based upon its substance.



City Council Policies and Procedures

C. Administrative Review

Upon receipt of an allegation, the City Attorney shall review the allegation solely to determine whether the conduct alleged, if true, could constitute a violation of these Rules of Procedure. The City Attorney shall not determine the truth or credibility of the allegation during this review. If the allegation does not identify conduct that could constitute a violation of these rules, the City Attorney shall provide a written explanation to the complainant and the City Council. All other allegations shall proceed for consideration by the City Council.

D. Participation by Accused Member

The Mayor or City Council Member (Alderman) who is the subject of an allegation shall not participate in determining whether a violation occurred or in determining any disciplinary action arising from the allegation, except to the extent participation is required by applicable law.

E. Multiple Accused Members

When allegations involve multiple members of the governing body and the ordinary procedures established by this section cannot reasonably be followed because of quorum, voting, or conflict requirements, each allegation shall be considered separately to the extent practicable. The City Council shall obtain advice from the City Attorney regarding the lawful procedure necessary to consider the allegations while preserving the rights of the persons involved.

F. Placement on Agenda

An allegation determined under Subsection C to allege conduct that, if true, could constitute a violation of these Rules of Procedure shall be placed on the agenda of a regular City Council meeting for consideration.

G. Opportunity to Respond

Before disciplinary action is taken, the member who is the subject of the allegation shall be provided a reasonable opportunity to respond to the allegation and present information relevant to the City Council's consideration of the matter.

H. Determination of Violation

Following consideration of the allegation and response, the City Council may determine whether a violation of these Rules of Procedure occurred. A finding of violation shall require the affirmative vote of two-thirds (2/3) of the City Council Members (Aldermen) eligible to vote on the matter.

I. Corrective and Disciplinary Action

Upon a finding that a violation occurred, the City Council may impose one or more of the following actions, to the extent permitted by applicable law:

1. a verbal warning entered into the meeting record;
2. a formal written reprimand;
3. a formal resolution of censure;
4. removal from a Council-created committee, assignment, liaison position, or other appointment when the City Council possesses the lawful authority to make or revoke that appointment;
5. referral of the matter to the appropriate law enforcement, ethics, regulatory, or other governmental authority when the conduct may constitute a violation of law; or
6. any other corrective action within the lawful authority of the City Council.



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J. Repeated or Serious Violations

In determining the appropriate corrective or disciplinary action, the City Council may consider the seriousness of the violation, whether the violation was intentional, whether the member has previously violated these rules, and whether the conduct interfered with the lawful and orderly operation of the City government.

K. Limitations

Nothing in this section shall be interpreted to authorize the City Council to remove, suspend, or otherwise deprive an elected official of the powers or duties of elected office except as expressly authorized by applicable law. Nothing in this section limits any remedy, proceeding, or consequence otherwise provided by state or federal law.

L. Retaliation

The Mayor and City Council Members (Aldermen) shall not retaliate, threaten, intimidate, or improperly interfere with any person for making or participating in a good-faith allegation or proceeding under this section. A violation of this subsection may constitute a separate violation of these Rules of Procedure.

M. Knowingly False Allegations

Nothing in this section shall protect a person from consequences otherwise authorized by law for knowingly making a materially false allegation. An allegation that is unsubstantiated, dismissed, or not proven shall not, by itself, constitute a knowingly false allegation.

1.9 General Provision

A. Controlling Law

If any provision of these Rules of Procedure conflicts with applicable federal or state law or a City ordinance, the applicable law or ordinance shall control to the extent of the conflict.

B. Severability

If any provision of these Rules of Procedure is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.



City Council Policies and Procedures

ARTICLE 2.0

COUNCIL TRAVEL AND TRAINING

2.1 Education and Training

1. City Council Members (Aldermen) are encouraged to remain informed regarding local, state, and federal laws, issues, and developments relevant to municipal government and their official duties. Council Members are encouraged to participate in appropriate educational and training opportunities, subject to available budgeted funds.
2. City Council Members (Aldermen) are encouraged, when reasonably practicable, to represent the City at official City, county, state, and community events when attendance is appropriate to their official duties.

2.2 Funding and Eligible Travel Expenditures

1. Subject to available funding, the City Council may annually budget funds for Council Member education, training, and authorized travel. Budgeted funds may be used to pay or reimburse reasonable and necessary expenses incurred in connection with authorized City business, education, or training, as provided in this section:
 - a. Reasonable transportation expenses, including airfare, public transportation, taxi or rideshare services, parking, tolls, and mileage for the authorized use of a Council Member's personal vehicle. Mileage reimbursement shall be at the standard mileage rate established by the Internal Revenue Service in effect at the time the travel occurs.
 - b. Reasonable lodging expenses when overnight accommodations are necessary or appropriate in connection with authorized City business, education, or training.
 - c. Reasonable meal expenses incurred while traveling for or attending authorized City business, education, or training, including meals incurred while traveling to and from the event. Reimbursement shall be based on actual expenses incurred and shall require submission of a receipt or other reasonable documentation of the expense. Itemized receipts should be provided when reasonably available, subject to any reimbursement limits established by the City.
 - d. Registration, admission, or attendance fees associated with authorized City business, conferences, seminars, workshops, education, or training.
 - e. Other reasonable and necessary travel expenses associated with authorized City business, education, or training, including baggage fees, rental vehicles, and similar expenses when appropriate. Receipts or other reasonable documentation shall be provided when available.
 - f. Payment or reimbursement shall apply only to eligible expenses incurred by the City Council Member (Alderman). The City shall not pay or reimburse personal expenses, including alcoholic beverages, entertainment, expenses incurred by spouses, family members, guests, or other accompanying persons, traffic or parking fines, personal purchases, or upgrades or additional expenses incurred primarily for personal convenience.
 - g. Eligible travel expenses may also be paid or reimbursed when a City Council Member (Alderman) travels as an authorized representative of the City in connection with a governmental board, association, organization, or other entity in which the City or Council Member participates in an official capacity.



City Council Policies and Procedures

- h. A City Council Member (Alderman) receiving reimbursement or an advance of City funds shall submit receipts or other reasonable documentation of eligible expenses within a reasonable time following completion of the travel. Any unused portion of an advance shall be returned to the City.

2.3 Travel Authorization and Reimbursement

A. Authorization

1. A City Council Member (Alderman) may attend education, training, conferences, meetings, or other events related to the Member's official duties without additional City Council approval when sufficient funds are available within the adopted City Council travel and training budget.
2. Travel undertaken specifically on behalf of the City as an official representative, when not otherwise associated with routine education, training, conferences, or meetings, shall require authorization by the City Council.

B. Budgetary Limitation

No City Council Member (Alderman) shall incur expenses for reimbursement in excess of available budgeted funds without prior approval of the City Council.

C. Reimbursement

Requests for reimbursement shall be submitted with the documentation required by Section 2.2 and processed in accordance with the City's normal financial procedures.

D. Cancellations and Unavoidable Expenses

Reasonable nonrefundable expenses, cancellation fees, or change fees incurred in connection with authorized travel may be paid or reimbursed when the cancellation or change results from circumstances reasonably beyond the Council Member's control or otherwise serves the interests of the City.

ORDINANCE NO. ___

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS, ESTABLISHING A SENIOR FIXED-INCOME UTILITY RATE PROTECTION PROGRAM FOR QUALIFYING RESIDENTIAL WATER AND WASTEWATER CUSTOMERS; ESTABLISHING ELIGIBILITY REQUIREMENTS; PROVIDING FOR ADMINISTRATION OF THE PROGRAM; PROVIDING FOR PERIODIC REVIEW; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Venus owns a municipal water and wastewater utility system and is responsible for establishing rates sufficient to provide reliable service, maintain utility infrastructure, meet financial obligations, and provide for the long-term sustainability of the system; and

WHEREAS, the City Council is responsible for ensuring that every rate made, demanded, or received by any utility or by any two or more utilities jointly shall be just and reasonable; and

WHEREAS, the City Council recognizes that increases in the fixed cost of essential water and wastewater services may disproportionately affect elderly residents living on limited or fixed incomes; and

WHEREAS, the City Council finds that establishing an objectively defined class of qualifying senior residential customers serves the legitimate public purposes of promoting continued access to essential municipal utility services, reducing financial hardship among vulnerable residents, and promoting housing stability within the City; and

WHEREAS, the City Council intends that all customers within the qualifying class be treated equitably and consistently and that eligibility be determined according to objective standards; and

WHEREAS, pursuant to Texas Local Government Code, section 51.001 provides that may adopt, publish, amend, or repeal an ordinance, rule, or police regulation that is for the good government, peace, or order of the municipality or for the trade and commerce of the municipality; and

WHEREAS, providing for the care, protection and nurturing of our Senior citizens is protects the general health, safety and welfare of the community; and

WHEREAS, the City Council further intends that the City's overall water and wastewater rate structure remain sufficient to fund the reasonable and necessary expenses of operating, maintaining, improving, and financing the City's utility system.

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

SECTION 1. PROGRAM ESTABLISHED

The City hereby establishes the **Senior Fixed-Income Utility Rate Protection Program** for qualifying residential water and wastewater customers.

The purpose of the Program is to protect qualifying senior residents of limited financial means from future increases in the minimum or base charges for essential residential water and wastewater service while maintaining equitable treatment among similarly situated customers and preserving the financial integrity of the City's utility system.

SECTION 2. ELIGIBILITY

To qualify for the Program, an applicant must satisfy all of the following requirements:

1. **Age.** The applicant must be sixty-five (65) years of age or older.
2. **Residence.** The service address must be the applicant's principal residence.
3. **City Residency.** The applicant must have maintained his or her principal residence within the corporate limits of the City of Venus for at least twelve (12) consecutive months immediately preceding the application.
4. **Residential Service.** The utility account must receive residential water and/or wastewater service from the City.
5. **Household Income.** The applicant's total household income shall not exceed **two hundred percent (200%) of the Federal Poverty Guidelines** published annually by the United States Department of Health and Human Services for the applicable household size.
6. **Application.** The applicant must submit an application and documentation reasonably required by the City to verify eligibility.

Eligibility standards shall be applied uniformly to all applicants.

SECTION 3. HOUSEHOLD INCOME

For purposes of this Ordinance, "household income" means the combined gross income of all persons residing at the service address, subject to reasonable exclusions established by administrative policy and applicable law.

The City Administrator may establish reasonable documentation requirements, consistent with this ordinance, for verification of household income.

The City may accept participation in an appropriate federal or state means-tested assistance program as evidence of income eligibility when the eligibility standard for that program is equal to or more restrictive than the income requirement established by this Ordinance.

SECTION 4. RATE PROTECTION

Upon approval of an application, the qualifying customer's **minimum or base water and wastewater charges shall be fixed at the rates applicable to the customer's residential service classification on the effective date of the customer's enrollment in the Program.**

Subsequent increases in the generally applicable minimum or base residential water or wastewater charges shall not apply to the enrolled customer while the customer remains eligible for the Program.

The protected rate shall apply prospectively and shall not entitle the customer to reimbursement or credit for charges incurred before approval of the application.

SECTION 5. CONSUMPTION AND OTHER CHARGES

The Program shall not freeze or otherwise limit charges attributable to actual water consumption above the amount, if any, included within the minimum or base rate.

Usage-based charges shall be calculated using the residential consumption rates in effect during the applicable billing period.

The Program shall not exempt a customer from late charges, disconnections, reconnection charges, returned-payment charges, meter or service charges, regulatory charges, penalties, charges resulting from excessive consumption, or other fees established by the City's generally applicable utility ordinances.

This Section is intended to preserve conservation incentives and ensure that participating customers remain financially responsible for their actual consumption and conduct.

SECTION 6. RECERTIFICATION

Participants shall periodically demonstrate continued eligibility. The City Administrator shall establish a recertification period of not less than one year and not more than two years.

A participant shall notify the City when circumstances materially affecting eligibility change, including when the participant ceases to occupy the service address as his or her principal residence, no longer satisfies the household-income requirement, or otherwise ceases to satisfy the requirements of this Ordinance.

Failure to provide required recertification documentation may result in removal from the Program at the discretion of the City Administrator.

SECTION 7. CHANGE OF RESIDENCE

Rate protection applies to the qualifying customer at the qualifying service address and is not transferable to any another individual, even if the individual is a relative of the qualifying customer.

If a participant establishes a new principal residence within the City and otherwise remains eligible, the participant may reapply for the Program. Upon approval at the new service address, the protected minimum or base rate shall be the applicable rate in effect on the date the new application is approved.

SECTION 8. DEATH OF QUALIFYING CUSTOMER

Upon the death of a qualifying customer, another resident of the household may continue participation only if any individual in the remaining household independently satisfies the eligibility requirements of this Ordinance. The City Administrator may establish a reasonable transition period for determining continued eligibility.

SECTION 9. ADMINISTRATION

The City Administrator or designee is authorized to develop and implement reasonable administrative procedures necessary to administer the Program, including application forms, acceptable proof of age, acceptable proof of residency, income-verification procedures, recertification procedures, procedures for removal from the Program, procedures for correcting erroneous enrollment, and procedures necessary to protect confidential information as required by law.

Administrative procedures shall be applied consistently to similarly situated applicants and participants.

SECTION 10. FINANCIAL SUSTAINABILITY AND RATE SETTING

Nothing in this Ordinance shall be construed to prevent the City Council from establishing water and wastewater rates sufficient to recover the reasonable and necessary costs of operating, maintaining, improving, financing, and providing adequate reserves for the City's utility system.

When establishing generally applicable water and wastewater rates, the City Council may consider the financial effect of the Senior Fixed-Income Utility Rate Protection Program as part of the overall revenue requirements of the municipal utility system, to the extent permitted by applicable law.

The City Council intends that implementation of this Program shall not cause the City's water and wastewater utility system to operate at a deficit or impair the City's ability to satisfy its contractual, statutory, or debt obligations.

SECTION 11. ANNUAL REPORT

At least annually, City staff shall provide the City Council with a report stating: (1) the number of customers enrolled in the Program; (2) the number of new applicants and approvals; (3) the estimated amount of revenue affected by the Program; (4) the average benefit provided to participating customers; (5) the projected financial effect of continued participation; and (6) any recommended changes necessary to maintain the financial sustainability of the Program and utility

system.

Individual customer names, incomes, and other confidential information shall not be included in the public report except as permitted or required by law.

SECTION 12. PROSPECTIVE MODIFICATION

The City Council may prospectively amend eligibility requirements or other provisions of the Program when reasonably necessary to maintain the financial integrity of the utility system, comply with applicable law, or further the purposes of the Program.

Nothing in this Ordinance creates a contractual or vested right to any particular utility rate.

SECTION 13. That all ordinances of the City of Venus, Texas in conflict with the provisions of this ordinance be and the same are hereby repealed and all other ordinances of the City of Venus, Texas not in conflict with the provisions of this ordinance shall remain in full force and effect.

SECTION 14. If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 15. That this ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provide.

SECTION 16. All recitals contained in this Ordinance are fully incorporated herein as if fully written.

PASSED AND APPROVED this 14th DAY OF SEPTEMBER 2026.

APPROVED:

By: _____
Alejandro Galaviz, Mayor

ATTEST:

By: _____
Callie Driggars, City Secretary

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VENUS, TEXAS,
AMENDING SECTION 36-51 OF THE CODE OF ORDINANCES RELATING TO THE
VENUS COMMUNITY SERVICE DEVELOPMENT CORPORATION; ESTABLISHING AN
ANNUAL STATUTORY COMPLIANCE AND ACTIVITY REPORT; ESTABLISHING AN
ANNUAL CITY COUNCIL REVIEW PROCESS; ESTABLISHING STATUTORY REVIEW
CRITERIA; PROVIDING FOR THE HANDLING OF CONFIDENTIAL AND LEGALLY
PROTECTED INFORMATION; PROVIDING RULES OF CONSTRUCTION; PROVIDING
A CONFLICTS CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING
AN EFFECTIVE DATE.**

WHEREAS, the Venus Community Service Development Corporation ("Corporation") is a Type B economic development corporation organized under the Development Corporation Act and governed by applicable provisions of Chapters 501 and 505, Texas Local Government Code; and

WHEREAS, Texas Local Government Code § 501.073 provides for municipal approval of the Corporation's programs and expenditures, annual municipal review of the Corporation's financial statements, and municipal access to the Corporation's books and records as provided by law; and

WHEREAS, Texas Local Government Code § 501.054 provides for control by the governing body of the authorizing municipality over the Corporation's exercise of powers relating to projects as provided by law; and

WHEREAS, Texas Local Government Code § 505.051 provides for appointment of Type B corporation directors and authorizes the governing body of the authorizing municipality to remove a director at any time without cause; and

WHEREAS, Texas Local Government Code §§ 51.001 and 51.012 provide ordinance-making authority, consistent with state law, for the City to carry out powers granted by law and for the government, interest, welfare, or good order of the municipality; and

WHEREAS, the Corporation's filed incorporation documents recognize municipal oversight of the Corporation, subject to applicable law; and

WHEREAS, Section 36-28(a)(6) of the Code of Ordinances provides for boards, commissions, and committees, at the direction of the City Council, to study and submit reports concerning matters within their respective purview; and

WHEREAS, the City Council finds that a regular and uniform annual reporting and review process will assist the City Council in performing its lawful supervisory responsibilities and in evaluating the continued service of persons appointed to the Corporation's Board of Directors; and

WHEREAS, the City Council intends that such review distinguish between requirements imposed upon the Corporation by law and powers or activities authorized, but not required, by law;

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

SECTION 1. FINDINGS

The findings and recitals set forth above are adopted as legislative findings of the City Council and are incorporated into this Ordinance for all purposes.

SECTION 2. AMENDMENT OF SECTION 36-51

Section 36-51 of the Code of Ordinances of the City of Venus, Texas, is hereby amended by adding subsections (f) through (j), which shall read as follows:

(f) Annual statutory compliance and activity report.

- (1)** Not later than 90 days following the close of each fiscal year, the corporation shall prepare and present to the city council an annual statutory compliance and activity report concerning the immediately preceding fiscal year and the status of ongoing and anticipated activities for the current fiscal year.
- (2)** The annual report shall include, at a minimum:
 - a.** A description of each program, project, proposed project, business or development prospect, property acquisition or disposition, economic development negotiation, incentive proposal, or other economic development activity for which the corporation, its board, officers, employees, agents, or representatives acting on behalf of the corporation undertook substantive evaluation, negotiation, expenditure, presentation to the Board, communication of an incentive or assistance proposal, or other substantive economic-development action during the preceding fiscal year, regardless of whether the matter resulted in an expenditure, agreement, completed project, or other final action;
 - b.** The disposition or current status of each matter identified under subsection (2)(a), including whether the matter was completed, remains pending, was rejected, withdrawn, discontinued, abandoned, or otherwise concluded;
 - c.** The statutory project category or other legal authority under which the corporation considers each reported activity to be authorized, to the extent applicable or reasonably identifiable;
 - d.** The amount of corporation funds expended, committed, obligated, or otherwise designated in connection with each reported matter, including matters for which no expenditure ultimately occurred;
 - e.** The measurable results or accomplishments, if any, associated with each reported matter;
 - f.** Identification of city council approvals, public hearings, notices, resolutions, elections, or other statutory procedures applicable to each reported matter and the status of compliance with each applicable requirement;
 - g.** The corporation's financial statements available for the preceding fiscal year and such additional financial information as is reasonably necessary for the city council to perform the annual review required by Texas Local Government Code § 501.073. Any responsive year-end financial statement not completed by the report deadline shall be provided to the city council when completed;
 - h.** A description of ongoing programs, projects, prospects, negotiations, property matters, and other substantive activities continuing into the current fiscal year;
 - i.** A description of programs, projects, prospects, property matters, or other substantive activities under consideration or reasonably anticipated during the current fiscal year, to the extent known when the report is prepared; and
 - j.** Identification of any responsive matter or information that the corporation believes is confidential by law or may lawfully be considered by the city council in a closed meeting under Chapter 551, Texas Government Code.

- (3) Routine administrative activities need not be individually reported unless requested by the city council. Routine administrative activities shall not include economic development prospects, proposed projects, property transactions, incentive negotiations, contractual negotiations, or other substantive activities of the corporation merely because the matter did not result in final action.
- (4) The corporation shall provide supporting records reasonably necessary for the city council to review the information contained in the annual report, consistent with the city's rights of access under applicable law.
- (5) Nothing in this subsection requires public disclosure of information made confidential by law. Information identified under subsection (2)(j) shall be provided, discussed, withheld, or otherwise handled in accordance with applicable law.
- (6) The annual report and supporting documents shall be submitted to the city council in an electronic, text-searchable format whenever reasonably practicable. Electronic submission shall be used to facilitate indexing, searching, retention, public accessibility where required by law, and efficient review of the corporation's records, and to minimize unnecessary printing and reproduction costs. Nothing in this subsection prohibits the provision of printed copies when reasonably necessary or requested.
- (7) The corporation's Board of Directors shall be responsible for ensuring the timely preparation and presentation of the annual report required by this subsection. The Board may designate one or more officers, employees, contractors, or other authorized representatives of the corporation to prepare or present the report; provided, however, that such designation shall not relieve the Board of its responsibility to ensure compliance with this subsection.

(g) Annual city council review.

- (1) Following presentation of the annual statutory compliance and activity report required by subsection (f), the city council shall place the annual review on the agenda of a properly posted public meeting. After receiving the report and completing any review independently required by applicable law, the city council may, by majority vote of the members present and voting, determine that no further discussion of the annual review is necessary.
- (2) The annual review shall include consideration, as applicable, of:
 - a. The corporation's compliance with statutory requirements applicable to its programs, projects, expenditures, finances, meetings, records, notices, hearings, approvals, and other activities during the reporting period;
 - b. The legal authority identified by the corporation for its reported programs, projects, expenditures, and other activities;
 - c. Whether the corporation provided the city with financial statements, books, records, and other access required by applicable law;
 - d. The programs, projects, prospects, negotiations, and other activities undertaken by the corporation in exercise of the powers and authority granted to a Type B economic development corporation;
 - e. The status, results, and measurable accomplishments, if any, of those activities;
 - f. The corporation's ongoing and anticipated activities for the current fiscal year; and
 - g. Any other matter contained in the annual report reasonably related to the corporation's statutory purposes, duties, powers, or the city's statutory supervisory responsibilities.
- (3) In conducting the annual review, the city council shall distinguish between:
 - a. Statutory requirements, including duties, limitations, procedures, approvals, and other requirements imposed by applicable law; and

- b. Authorized activities, consisting of powers, projects, programs, and activities that applicable law permits, but does not require, the corporation to undertake.

(4) Following its review, the city council may consider and discuss:

- a. Whether the information presented indicates compliance with the statutory requirements applicable during the reporting period;
- b. Whether any identified matter requires additional information, legal review, consideration of action within the city council's lawful authority, or further review;
- c. The nature, extent, and results of the corporation's activities undertaken during the reporting period in furtherance of the purposes for which the corporation is authorized by law to operate; and
- d. Whether the corporation's reported activities provide the city council with sufficient information to evaluate the corporation's performance in carrying out its authorized statutory purposes and to evaluate the continued service of its directors.

(5) Information developed through the annual reporting and review process may be considered by the city council in connection with the future appointment, reappointment, or continued service of directors of the corporation, consistent with applicable law.

(6) Nothing in this subsection authorizes the city council, through the annual review process, to exercise a corporate power vested exclusively by law in the Board of Directors or converts an authorized but discretionary activity of the corporation into a mandatory statutory duty.

(7) Nothing in this subsection requires discussion in open session of information confidential by law or otherwise lawfully eligible for consideration in a closed meeting. Any closed meeting shall independently satisfy the requirements of Chapter 551, Texas Government Code.

(h) Statutory review criteria.

(1) In conducting the annual review required by subsection (g), the city council shall evaluate the corporation's activities under the statutory requirements applicable to the corporation during the reporting period. The review shall include, but not limited to, when applicable:

- a. **Programs and expenditures.** Whether the corporation's programs and expenditures were submitted to and approved by the city as required by Texas Local Government Code § 501.073;
- b. **Financial statements and records.** Whether the corporation maintained and provided financial statements, books, records, and other financial information necessary for the city to perform its supervisory responsibilities and annual financial review under Texas Local Government Code § 501.073;
- c. **Open government.** Whether the corporation complied with applicable requirements of the Texas Open Meetings Act and Texas Public Information Act as provided by Texas Local Government Code § 501.072;
- d. **Authorized projects and expenditures.** Whether each reported project, program, expenditure, or other activity involving corporation resources was authorized under Chapters 501 and 505, Texas Local Government Code, and was consistent with any other applicable legal restriction governing the use of corporation funds, including any applicable restriction established by the proposition approved by the voters authorizing the corporation's sales and use tax. Where the contents or legal effect of an applicable election proposition are relevant to determining authorization of a particular project or expenditure, the city council may consider available records and other competent evidence or refer the matter for additional legal review;

- e. Required municipal authorization.** Whether projects requiring separate authorization by the governing body of the city received such authorization, including projects subject to Texas Local Government Code § 505.158(b);
 - f. Public hearings.** Whether the corporation conducted any public hearing required by applicable law before expenditure of corporation funds for an applicable project;
 - g. Petition and election requirements.** Whether applicable notice, petition, waiting-period, and election requirements were satisfied;
 - h. State reporting.** Whether the corporation timely submitted reports applicable to the corporation and required by the Texas Comptroller of Public Accounts or another governmental agency;
 - i. Restricted expenditures.** Whether expenditures subject to statutory limitations, including expenditures for promotional purposes, complied with limitations imposed by applicable law;
 - j. Corporate governance.** Whether the corporation's actions were taken consistently with applicable state law, the corporation's certificate of formation, its validly adopted bylaws, and applicable city ordinances, resolutions, and other governing instruments. State law shall control over a conflicting provision of a certificate of formation, bylaw, city ordinance, resolution, or other local governing instrument. Where an apparent conflict among governing authorities materially affects the annual review, the matter shall be identified for legal review before the city council characterizes the corporation's conduct as compliant or noncompliant; and
 - k. Other applicable requirements.** Any additional statutory requirement applicable because of a particular project, expenditure, financing arrangement, agreement, property transaction, or other activity during the reporting period.
- (2) The city council shall separately review the corporation's exercise of statutory authority by considering:
- a.** The programs, projects, prospects, negotiations, property activities, incentives, and other economic development activities for which substantive action was undertaken during the reporting period;
 - b.** The statutory project category or other legal authority identified by the corporation for each such activity, to the extent applicable or reasonably identifiable;
 - c.** The public purpose or authorized economic development purpose sought to be furthered by each activity;
 - d.** The amount of public funds or corporation resources committed or expended in connection with each activity;
 - e.** The status and measurable results or accomplishments, if any, associated with each activity; and
 - f.** The nature and extent of activities continuing or reasonably anticipated during the current fiscal year.
- (3) The review conducted under subsection (2) concerns the corporation's exercise of powers authorized by law and shall not convert an authorized discretionary power into a mandatory statutory duty. The absence of activity within any particular category of authorized project shall not, standing alone, constitute statutory noncompliance.
- (4) Where the legality, statutory authorization, or procedural compliance of a reported matter cannot reasonably be determined from the information available to the city council, the matter shall be identified for additional information or legal review rather than characterized as compliant or noncompliant without sufficient basis.

(i) Confidential and legally protected information.

- (1) The annual reporting and review requirements established by this section shall not require public disclosure or public deliberation of information that is confidential by law or that may lawfully be considered in a closed meeting under Chapter 551, Texas Government Code.
- (2) The corporation shall identify any portion of the annual report or supporting information that it believes contains information confidential by law or concerns a matter that may qualify for consideration by the city council in a closed meeting. The corporation shall identify the legal basis upon which such treatment is believed to be authorized.
- (3) Before information identified by the corporation under subsection (2) is considered in closed session as part of the annual review, the city attorney or other legal counsel representing the city shall, when reasonably practicable, review the asserted legal basis and advise the city council regarding the applicability of Chapter 551, Texas Government Code. Identification of a matter by the corporation as confidential or eligible for closed-session consideration shall not, by itself, authorize a closed meeting. Nothing in this subsection shall limit the city council's authority to convene a closed meeting otherwise authorized by law.
- (4) When information necessary for the annual review concerns economic development negotiations, real property, consultation with legal counsel, personnel, or another matter for which Chapter 551 authorizes a closed meeting, the city council may receive and deliberate concerning such information in a properly convened closed meeting only to the extent permitted by the applicable statutory exception.
- (5) Nothing in this section creates an independent exception to the Texas Open Meetings Act or Texas Public Information Act, expands an existing exception, or authorizes withholding information or closing a meeting that would otherwise be required to be public.
- (6) Any closed meeting conducted in connection with the annual review shall comply with the notice, announcement, recordkeeping, and other procedural requirements of Chapter 551, Texas Government Code.
- (7) Any final action, decision, or vote arising from a matter considered in a closed meeting shall be taken in an open meeting as required by Texas Government Code § 551.102.

(j) Construction and limitations.

- (1) This section shall be construed consistently with Chapters 501 and 505, Texas Local Government Code, and other applicable state and federal law. If any provision of this section conflicts with controlling law, controlling law shall govern.
- (2) Nothing in this section shall be construed to transfer to the city council any corporate power vested by applicable law in the corporation or its Board of Directors, or to authorize the city council to exercise a power reserved by law to the corporation or its Board.
- (3) Nothing in this section shall convert a power, project, program, or activity that the corporation is authorized, but not required, by law to undertake into a mandatory duty of the corporation. The corporation's decision not to exercise a particular discretionary statutory power shall not, standing alone, constitute statutory noncompliance.
- (4) Nothing in this section shall limit, waive, or diminish any supervisory, approval, review, appointment, removal, records-access, or other authority independently granted to the city or city council by applicable law.
- (5) Nothing in this section shall be construed to validate any provision of a city ordinance, resolution, corporation bylaw, certificate of formation, historical practice, or other local governing instrument that conflicts with controlling law. When an apparent conflict among governing authorities materially affects the annual review, the matter shall be identified for legal review before the city council characterizes the corporation's conduct as compliant or noncompliant.

- (6) Nothing in this section shall create an independent exception to the Texas Open Meetings Act or Texas Public Information Act, expand an existing exception, or authorize confidential treatment of information except as provided by applicable law.
- (7) The annual review established by this section is an oversight and informational process. Except where the city council possesses independent authority under applicable law, the annual review itself shall not constitute approval, disapproval, authorization, rejection, modification, or direction of a particular corporation project, contract, negotiation, expenditure, or other corporate action.
- (8) Nothing in this section shall prohibit the city council from considering information obtained through the annual reporting and review process when exercising its lawful authority concerning the appointment, reappointment, or continued service of corporation directors.

SECTION 3. CONFLICTS

To the extent of any irreconcilable conflict between this Ordinance and another ordinance or provision of the Code of Ordinances, the provisions of this Ordinance shall control to the extent permitted by law. Nothing herein shall supersede controlling state or federal law.

SECTION 4. SEVERABILITY

If any section, subsection, paragraph, sentence, clause, phrase, or provision of this Ordinance is held invalid, unconstitutional, or unenforceable by a court of competent jurisdiction, such determination shall not affect the validity of the remaining portions of this Ordinance, which shall remain in full force and effect.

SECTION 5. SAVINGS

Except as expressly amended by this Ordinance, Section 36-51 and all other provisions of Chapter 36 of the Code of Ordinances shall remain in full force and effect.

SECTION 6. EFFECTIVE DATE

This Ordinance shall become effective in accordance with applicable law following its adoption.

PASSED AND APPROVED by the City Council of the City of Venus, Texas, on this ____ day of _____, 2026.

CITY OF VENUS, TEXAS

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney