ENNIS

ORDINANCE NO. 26-0721-E9

AN ORDINANCE OF THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS, ACCEPTING AND APPROVING THE ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR THE HOLLOW PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE 372.013, AS AMENDED; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 5, 2023, the City Commission of the City of Ennis, Texas (the "City Commission") approved Resolution No. 23-1205-F6 establishing The Hollow Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, pursuant to the PID Act, and after publishing and mailing the required notices, the City Commission opened a public hearing on January 23, 2024, regarding the levy of special assessments against certain benefitted property located within the PID, and, after hearing testimony at such public hearing, the City Commission closed the public hearing and adopted Ordinance No. 24-0123-F1 (the "Assessment Ordinance") on January 23, 2024; and

WHEREAS, in the Assessment Ordinance, the City Commission approved and accepted "The Hollow Public Improvement District Service and Assessment Plan" dated January 23, 2024 (the "Service and Assessment Plan") which (i) levied special assessments against the Assessed Property within the District and (ii) approved the Assessment Roll; and

WHEREAS, the Service and Assessment Plan is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

WHEREAS, the PID Act requires the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purposes of determining the annual budget for improvements; and

WHEREAS, the City Commission has received "The Hollow Public Improvement District 2026 Annual Service Plan Update" (the "Annual Service Plan Update"), attached hereto as **Exhibit A,** which includes the updated Assessment Roll and now desires and finds it to be in the public interest to adopt this

Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF ENNIS, TEXAS:

Section 1. Preambles. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

Section 2. 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 Commission.

Section 3. Annual Update. The Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

Section 4. Cumulative. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

Section 5. Severability. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

Section 6. Filing in Land Records. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City Commission approves this Annual Service Plan Update.

Section 7. Effective Date. This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

PASSED AND APPROVED by the City Commission of the City of Ennis, Texas on this 21st day of July, 2026.

Lynda Isbell

LYNDA ISBELL, Mayor

ATTEST:

BETHANY PREWITT, City Secretary

CITY OF ENNIS
TEXAS

EXHIBIT A

THE HOLLOW
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE
JULY 21, 2026

EXHIBIT A

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in The Hollow Public Improvement District Service and Assessment Plan (the "SAP").

The District was created pursuant to the PID Act by Resolution No. 23-1205-F6 on December 5, 2023, by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On January 23, 2024, the Governing Body approved the SAP for the District by adopting Ordinance No. 24-0123-F1 which (1) approved the levy of certain Assessments for Assessed Property within the District and (2) approved the Assessment Roll.

On July 16, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 24-0716-G1 which updated the Assessment Roll within the District for 2024.

On August 19, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 25-0819-G4 which updated the Assessment Roll within the District for 2025.

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.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Roll for 2026.

EXHIBIT A

PARCEL SUBDIVISION

The final plat of The Hollow was filed and recorded with the County as document number 2504440 on February 11, 2025.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the SEC's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $2,354,217.53.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and

EXHIBIT A

other publicly available records. A reimbursement schedule is attached as **Exhibit B.**

ANNUAL INSTALLMENT DUE 1/31/2027

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.

District Due January 31, 2027	
Principal	$ 38,466.76
Interest	135,132.09
Annual Collection Costs	34,582.04
Total Annual Installment Due	**$ 208,180.88**

- ***Annual Collection Costs*** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is shown below.

District Annual Collection Costs Breakdown	
Administration	$ 19,101.74
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	1,000.00
Draw Request Review	3,910.00
Past Due P3Works, LLC Invoices	3,570.30
Collection Cost Maintenance Balance	5,000.00
Less CCMB Credit from Prior Years	-
Total Annual Collection Costs	**$ 34,582.04**

PREPAYMENT OF ASSESSMENT IN FULL

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

EXHIBIT A

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

		District				
Annual Installments		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 38,466.76	$ 40,674.75	$ 43,009.48	$ 45,478.22	$ 48,088.67
Interest		135,132.09	132,924.09	130,589.36	128,120.62	125,510.17
	(1)	$ 173,598.84	$ 173,598.84	$ 173,598.84	$ 173,598.84	$ 173,598.84
Annual Collection Costs	(2)	$ 34,582.04	$ 26,531.97	$ 27,062.61	$ 27,603.87	$ 28,155.94
Total Annual Installment	**(3) = (1) + (2)**	**$ 208,180.88**	**$ 200,130.82**	**$ 200,661.46**	**$ 201,202.71**	**$ 201,754.79**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as

EXHIBIT A

to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A

EXHIBIT A – ASSESSMENT ROLL

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b]
310926	Lot Type 1	$ 24,523.10	$ 2,168.55
310927	Lot Type 1	$ 24,523.10	$ 2,168.55
310928	Lot Type 1	$ 24,523.10	$ 2,168.55
310929	Lot Type 1	$ 24,523.10	$ 2,168.55
310930	Lot Type 1	$ 24,523.10	$ 2,168.55
310931	Lot Type 1	$ 24,523.10	$ 2,168.55
310932	Lot Type 1	$ 24,523.10	$ 2,168.55
310933	Lot Type 1	$ 24,523.10	$ 2,168.55
310934	Lot Type 1	$ 24,523.10	$ 2,168.55
310935	Lot Type 1	$ 24,523.10	$ 2,168.55
310936	Lot Type 1	$ 24,523.10	$ 2,168.55
310937	Lot Type 1	$ 24,523.10	$ 2,168.55
310938	Lot Type 1	$ 24,523.10	$ 2,168.55
310939	Non-Benefited	$ -	$ -
310940	Lot Type 1	$ 24,523.10	$ 2,168.55
310941	Lot Type 1	$ 24,523.10	$ 2,168.55
310942	Lot Type 1	$ 24,523.10	$ 2,168.55
310943	Lot Type 1	$ 24,523.10	$ 2,168.55
310944	Lot Type 1	$ 24,523.10	$ 2,168.55
310945	Lot Type 1	$ 24,523.10	$ 2,168.55
310946	Lot Type 1	$ 24,523.10	$ 2,168.55
310947	Lot Type 1	$ 24,523.10	$ 2,168.55
310958	Non-Benefited	$ -	$ -
310948	Lot Type 1	$ 24,523.10	$ 2,168.55
310949	Lot Type 1	$ 24,523.10	$ 2,168.55
310950	Lot Type 1	$ 24,523.10	$ 2,168.55
310951	Lot Type 1	$ 24,523.10	$ 2,168.55
310952	Lot Type 1	$ 24,523.10	$ 2,168.55
310953	Lot Type 1	$ 24,523.10	$ 2,168.55
310954	Lot Type 1	$ 24,523.10	$ 2,168.55
310955	Lot Type 1	$ 24,523.10	$ 2,168.55
310956	Lot Type 1	$ 24,523.10	$ 2,168.55
310957	Non-Benefited	$ -	$ -
310959	Lot Type 1	$ 24,523.10	$ 2,168.55
310960	Lot Type 1	$ 24,523.10	$ 2,168.55
310961	Lot Type 1	$ 24,523.10	$ 2,168.55
310962	Lot Type 1	$ 24,523.10	$ 2,168.55
310963	Lot Type 1	$ 24,523.10	$ 2,168.55
310964	Lot Type 1	$ 24,523.10	$ 2,168.55
310965	Lot Type 1	$ 24,523.10	$ 2,168.55

EXHIBIT A

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b]
310966	Lot Type 1	$ 24,523.10	$ 2,168.55
310967	Lot Type 1	$ 24,523.10	$ 2,168.55
310968	Lot Type 1	$ 24,523.10	$ 2,168.55
310969	Lot Type 1	$ 24,523.10	$ 2,168.55
310970	Lot Type 1	$ 24,523.10	$ 2,168.55
310971	Lot Type 1	$ 24,523.10	$ 2,168.55
310972	Lot Type 1	$ 24,523.10	$ 2,168.55
310973	Lot Type 1	$ 24,523.10	$ 2,168.55
310974	Lot Type 1	$ 24,523.10	$ 2,168.55
310975	Lot Type 1	$ 24,523.10	$ 2,168.55
310976	Lot Type 1	$ 24,523.10	$ 2,168.55
310977	Lot Type 1	$ 24,523.10	$ 2,168.55
310978	Lot Type 1	$ 24,523.10	$ 2,168.55
310979	Lot Type 1	$ 24,523.10	$ 2,168.55
310980	Lot Type 1	$ 24,523.10	$ 2,168.55
310981	Lot Type 1	$ 24,523.10	$ 2,168.55
310982	Lot Type 1	$ 24,523.10	$ 2,168.55
310983	Lot Type 1	$ 24,523.10	$ 2,168.55
310984	Lot Type 1	$ 24,523.10	$ 2,168.55
310985	Lot Type 1	$ 24,523.10	$ 2,168.55
310986	Lot Type 1	$ 24,523.10	$ 2,168.55
310987	Lot Type 1	$ 24,523.10	$ 2,168.55
310988	Lot Type 1	$ 24,523.10	$ 2,168.55
310989	Lot Type 1	$ 24,523.10	$ 2,168.55
310990	Lot Type 1	$ 24,523.10	$ 2,168.55
310991	Lot Type 1	$ 24,523.10	$ 2,168.55
310992	Non-Benefited	$ -	$ -
310993	Non-Benefited	$ -	$ -
310994	Lot Type 1	$ 24,523.10	$ 2,168.55
310995	Lot Type 1	$ 24,523.10	$ 2,168.55
310996	Lot Type 1	$ 24,523.10	$ 2,168.55
310997	Lot Type 1	$ 24,523.10	$ 2,168.55
310998	Lot Type 1	$ 24,523.10	$ 2,168.55
310999	Lot Type 1	$ 24,523.10	$ 2,168.55
311000	Lot Type 1	$ 24,523.10	$ 2,168.55
311001	Lot Type 1	$ 24,523.10	$ 2,168.55
311002	Lot Type 1	$ 24,523.10	$ 2,168.55
311003	Lot Type 1	$ 24,523.10	$ 2,168.55
311004	Lot Type 1	$ 24,523.10	$ 2,168.55
311005	Lot Type 1	$ 24,523.10	$ 2,168.55

EXHIBIT A

Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b]
311006	Lot Type 1	$ 24,523.10	$ 2,168.55
311007	Lot Type 1	$ 24,523.10	$ 2,168.55
311008	Lot Type 1	$ 24,523.10	$ 2,168.55
311009	Lot Type 1	$ 24,523.10	$ 2,168.55
311010	Lot Type 1	$ 24,523.10	$ 2,168.55
311011	Lot Type 1	$ 24,523.10	$ 2,168.55
311012	Lot Type 1	$ 24,523.10	$ 2,168.55
311013	Lot Type 1	$ 24,523.10	$ 2,168.55
311014	Lot Type 1	$ 24,523.10	$ 2,168.55
311015	Lot Type 1	$ 24,523.10	$ 2,168.55
311016	Lot Type 1	$ 24,523.10	$ 2,168.55
311017	Lot Type 1	$ 24,523.10	$ 2,168.55
311018	Lot Type 1	$ 24,523.10	$ 2,168.55
311019	Lot Type 1	$ 24,523.10	$ 2,168.55
311020	Lot Type 1	$ 24,523.10	$ 2,168.55
311021	Lot Type 1	$ 24,523.10	$ 2,168.55
311022	Lot Type 1	$ 24,523.10	$ 2,168.55
311023	Lot Type 1	$ 24,523.10	$ 2,168.55
311024	Lot Type 1	$ 24,523.10	$ 2,168.55
311025	Lot Type 1	$ 24,523.10	$ 2,168.55
311026	Lot Type 1	$ 24,523.10	$ 2,168.55
Total[c]		**$ 2,354,217.53**	**$ 208,180.80**

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

[c] Totals may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT A

EXHIBIT B – REIMBURSEMENT SCHEDULE

Annual Installment Due 1/31	Principal	Interest[a]	Total P&I
2027	$ 38,466.76	$ 135,132.09	$ 173,598.84
2028	$ 40,674.75	$ 132,924.09	$ 173,598.84
2029	$ 43,009.48	$ 130,589.36	$ 173,598.84
2030	$ 45,478.22	$ 128,120.62	$ 173,598.84
2031	$ 48,088.67	$ 125,510.17	$ 173,598.84
2032	$ 50,848.96	$ 122,749.88	$ 173,598.84
2033	$ 53,767.69	$ 119,831.15	$ 173,598.84
2034	$ 56,853.96	$ 116,744.88	$ 173,598.84
2035	$ 60,117.38	$ 113,481.47	$ 173,598.84
2036	$ 63,568.11	$ 110,030.73	$ 173,598.84
2037	$ 67,216.92	$ 106,381.92	$ 173,598.84
2038	$ 71,075.17	$ 102,523.67	$ 173,598.84
2039	$ 75,154.89	$ 98,443.95	$ 173,598.84
2040	$ 79,468.78	$ 94,130.06	$ 173,598.84
2041	$ 84,030.29	$ 89,568.56	$ 173,598.84
2042	$ 88,853.63	$ 84,745.22	$ 173,598.84
2043	$ 93,953.82	$ 79,645.02	$ 173,598.84
2044	$ 99,346.77	$ 74,252.07	$ 173,598.84
2045	$ 105,049.28	$ 68,549.56	$ 173,598.84
2046	$ 111,079.11	$ 62,519.74	$ 173,598.84
2047	$ 117,455.05	$ 56,143.80	$ 173,598.84
2048	$ 124,196.97	$ 49,401.88	$ 173,598.84
2049	$ 131,325.87	$ 42,272.97	$ 173,598.84
2050	$ 138,863.98	$ 34,734.86	$ 173,598.84
2051	$ 146,834.77	$ 26,764.07	$ 173,598.84
2052	$ 155,263.09	$ 18,335.76	$ 173,598.84
2053	$ 164,175.19	$ 9,423.66	$ 173,598.84
Total	**$ 2,354,217.53**	**$ 2,332,951.21**	**$ 4,687,168.74**

Footnotes:

[a] Interest is at 5.74%, which is 2% over the bond buyer index in accordance with the PID Act, and is pursuant to the Reimbursement Agreement.

EXHIBIT A

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

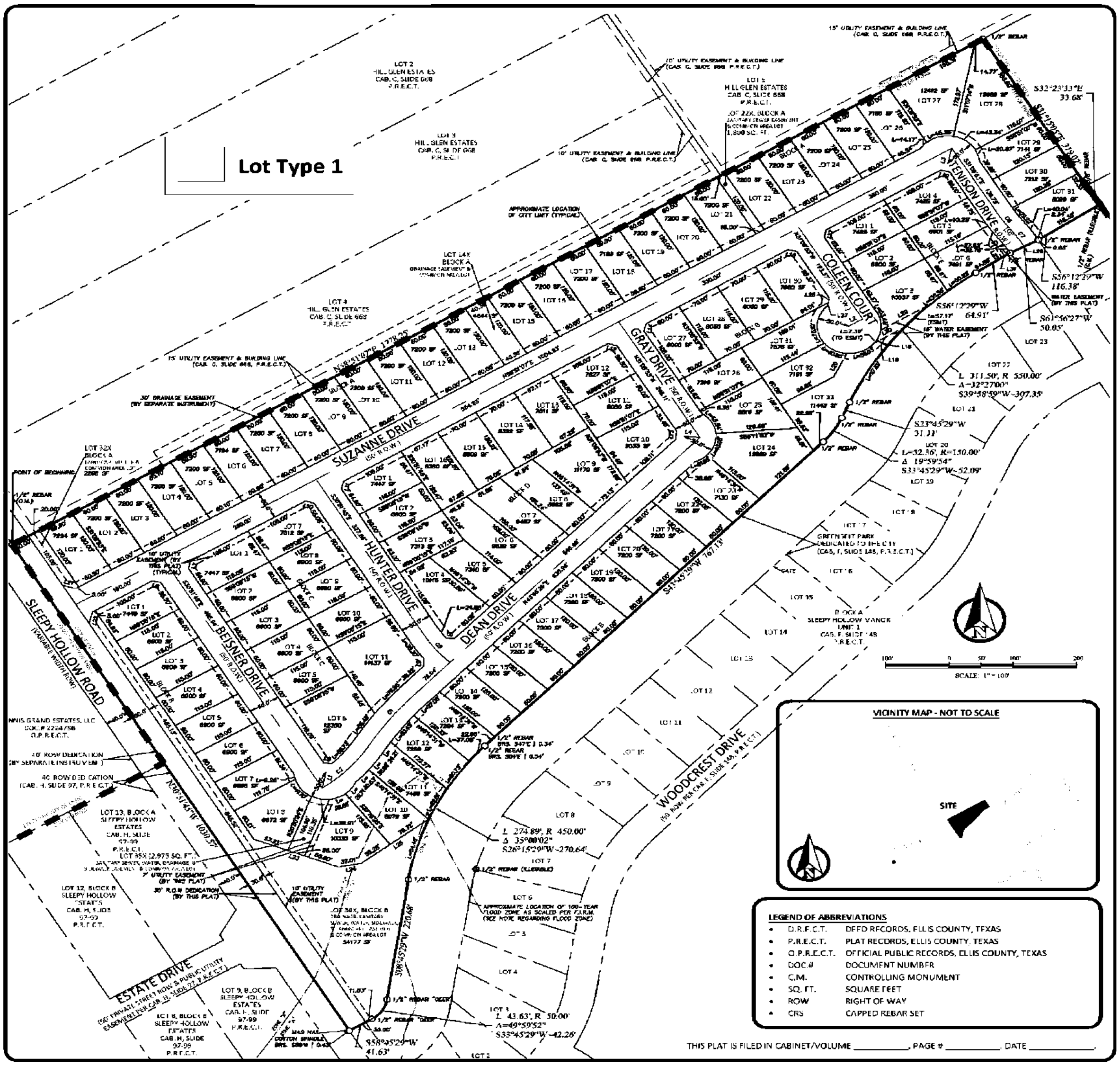

EXHIBIT A

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1

EXHIBIT A

THE HOLLOW PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

EXHIBIT A

AFTER RECORDING[1] RETURN TO:

____
____
____
____
____

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

____
STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $24,523.10

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Ennis, 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 Hollow 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 Ennis. The exact amount of each annual installment will be approved each year by the City of Ennis City Commission 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 Ennis.

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

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1 To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

EXHIBIT A

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

EXHIBIT A

[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][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County.

EXHIBIT A

[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][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Ellis County.

EXHIBIT A

ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Annual Installment[b]
2027	$ 400.70	$ 1,407.63	$ 360.23	$ 2,168.55
2028	$ 423.70	$ 1,384.63	$ 276.37	$ 2,084.70
2029	$ 448.02	$ 1,360.31	$ 281.90	$ 2,090.22
2030	$ 473.73	$ 1,334.59	$ 287.54	$ 2,095.86
2031	$ 500.92	$ 1,307.40	$ 293.29	$ 2,101.61
2032	$ 529.68	$ 1,278.64	$ 299.16	$ 2,107.48
2033	$ 560.08	$ 1,248.24	$ 305.14	$ 2,113.46
2034	$ 592.23	$ 1,216.09	$ 311.24	$ 2,119.56
2035	$ 626.22	$ 1,182.10	$ 317.47	$ 2,125.79
2036	$ 662.17	$ 1,146.15	$ 323.82	$ 2,132.14
2037	$ 700.18	$ 1,108.15	$ 330.29	$ 2,138.61
2038	$ 740.37	$ 1,067.95	$ 336.90	$ 2,145.22
2039	$ 782.86	$ 1,025.46	$ 343.64	$ 2,151.96
2040	$ 827.80	$ 980.52	$ 350.51	$ 2,158.83
2041	$ 875.32	$ 933.01	$ 357.52	$ 2,165.84
2042	$ 925.56	$ 882.76	$ 364.67	$ 2,172.99
2043	$ 978.69	$ 829.64	$ 371.96	$ 2,180.29
2044	$ 1,034.86	$ 773.46	$ 379.40	$ 2,187.72
2045	$ 1,094.26	$ 714.06	$ 386.99	$ 2,195.31
2046	$ 1,157.07	$ 651.25	$ 394.73	$ 2,203.05
2047	$ 1,223.49	$ 584.83	$ 402.63	$ 2,210.95
2048	$ 1,293.72	$ 514.60	$ 410.68	$ 2,219.00
2049	$ 1,367.98	$ 440.34	$ 418.89	$ 2,227.21
2050	$ 1,446.50	$ 361.82	$ 427.27	$ 2,235.59
2051	$ 1,529.53	$ 278.79	$ 435.82	$ 2,244.14
2052	$ 1,617.32	$ 191.00	$ 444.53	$ 2,252.85
2053	$ 1,710.16	$ 98.16	$ 453.42	$ 2,261.74
Total[c]	**$ 24,523.10**	**$ 24,301.58**	**$ 9,666.02**	**$ 58,490.69**

Footnotes:

[a] Interest is at 5.74%, which is 2% over the bond buyer index in accordance with the PID Act, and is pursuant to the Reimbursement Agreement.

[b] The figures shown above are estimates only and subject to change in each Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[c] Totals may not sum due to rounding.

Ellis County
Krystal Valdez
Ellis County Clerk

Instrument Number: 202626652

Real Property Recordings

Recorded On: Jul 23 2026 03:47 PM
Grantor: ENNIS CITY OF
Grantee: PUBLIC

Number of Pages: 22
Doc Type: MISCELLANEOUS

"Examined and Charged as Follows:"

Total Recording: $105.00

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

File Information:		**Record and Return To:**
Document Number:	202626652	CORPORATION SERVICE COMPANY
Receipt Number:	3293	PO BOX 2969
Recorded Date/Time:	Jul 23 2026 03:47 PM	
User:	ACONNOR	SPRINGFIELD IL 62708

COUNTY COURT OF ELLIS COUNTY, TEXAS

STATE OF TEXAS
Ellis County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Records of Ellis County, Texas

Krystal Valdez
Ellis County Clerk
Ellis County, TX

Krystal Valdez