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ANNUAL SERVICE PLAN UPDATE (2025)

EL PASO COUNTY, TEXAS

TIERRA DEL ESTE III – PHASE VI PUBLIC
IMPROVEMENT DISTRICT

Report Date: SEPTEMBER 22, 2025

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EL PASO COUNTY

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**ANNUAL SERVICE PLAN UPDATE (2025)
TIERRA DEL ESTE III – PHASE VI
PUBLIC IMPROVEMENT DISTRICT**

Prepared for:
County of El Paso
500 E. San Antonio
El Paso, TX 79901

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I INTRODUCTION

The Tierra Del Este III – Phase VI Public Improvement District (the “PID”) was created on March 27, 2023, by Resolution No. 2023-0264 of the Commissioners Court of El Paso County, Texas (the “County”) in accordance with the Public Improvement District Assessment Act, being Chapter 372 of the Texas Local Government Code, as amended (the “PID Act”), to finance and/or reimburse the costs of certain Authorized Improvements, as well as maintain and repair said improvements, for the benefit of the property in the PID. Prior to PID creation, on August 11, 2020, the City of El Paso, Texas (the “City”) resolved to make no objection to the establishment of one or more PIDs by the County with respect to the development of approximately 889 acres of property (the “Development”) in the extraterritorial jurisdiction (“ETJ”) of the City owned by Ranchos Real Land Holdings, LLC.

The County and Ranchos Real Land Holdings, LLC (the “Developer”) entered into a Reimbursement Agreement dated as of August 28, 2023 pursuant to which the County agreed to reimburse the Developer for the costs of certain Authorized Improvements benefiting Phase #1 of the Development (the “Phase #1 Reimbursement Obligation”).

Following a public hearing held on August 28, 2023, the County levied Assessments for the payment of the Phase #1 Reimbursement Obligation with the adoption of Order No. 2023-0686 (the “Phase #1 Assessment Order”).

The County and Ranchos Real XV, LLC, as successor in interest to Ranchos Real Investments, LLC, successor in interest to Ranchos Real Land Holdings, LLC, entered into a Reimbursement Agreement dated as of January 6, 2025 pursuant to which the County agreed to reimburse the Developer for the costs of certain Authorized Improvements benefiting Phase #2 of the Development (the “Phase #2 Reimbursement Obligation”).

Following a public hearing held on January 6, 2025, the County levied Assessments for the payment of the Phase #2 Reimbursement Obligation with the adoption of Order No. 2024-1087 (the “Phase #2 Assessment Order”).

Chapter 372 of the Texas Local Government Code, Improvement Districts in Municipalities and Counties (as amended, the “PID Act”), governs the creation of public improvement districts within the State of Texas. This Annual Service Plan Update has been prepared pursuant to the PID Act. According to the PID Act, a Service Plan “must cover a period of five years and must also define the annual indebtedness and the projected costs for improvements. The plan shall be reviewed and updated annually for the purpose of determining the annual budget for improvements.” The Assessment Plan is described in **Section III** of this Annual Service Plan Update (2025), and the Assessment Roll is attached hereto as **Appendix A**.

II ANNUAL SERVICE PLAN UPDATE

Section 372.013 of the PID Act requires that the Annual Service Plan Update (i) define the annual indebtedness and the projected costs of the Projects and (ii) cover a period of at least five (5) years. Please refer the following tables for the aforementioned information.

A Sources and Uses of Funds

The sources and uses of funds for the Tierra Del Este III PID is shown in Table II-1 below.

Table II-1: Sources and Uses of Funds

Sources and Uses of Funds	Total
Sources of Funds	
Reimbursement Obligation	\$25,857,196
Owner Contribution	\$209,698
Total Sources of Funds	\$26,066,894
Use of Funds	
Authorized Improvements	
Overwidth Paving	\$8,131,853
Hike & Bike Lanes	\$1,697,400
Street Lights	\$2,202,000
Water & Sewer Mains	\$2,969,460
Proportionality Fees	\$209,460
County Community Center/Site	\$5,045,440
County "Splash Pad"	\$2,746,436
Off-Site Improvements/ROW	\$1,537,345
Park Upgrades	\$1,527,500
Total Uses of Funds	\$26,066,894

B Five (5) Year Summary

The projected Annual Installments for the next five (5) years for payment of the Actual Costs of the Active Phases are presented in Table II-2. The projected Annual Installments are subject to revision and shall be updated in the Annual Service Plan Update to reflect any expected changes each year.

Table II-2: Active Phases Five-Year Summary

Description	Total	2025	2026	2027	2028	2029
Revenues						
Assessment Installments	\$4,152,750	\$830,550	\$830,550	\$830,550	\$830,550	\$830,550
Total Revenues	\$4,152,750	\$830,550	\$830,550	\$830,550	\$830,550	\$830,550
Expenditures, Phase 1						
Interest	\$911,712	\$194,881	\$188,965	\$182,704	\$176,082	\$169,080
Principal	\$577,488	\$102,959	\$108,875	\$115,136	\$121,758	\$128,760
Administrative Expenses	\$43,800	\$8,760	\$8,760	\$8,760	\$8,760	\$8,760
Expenditures, Phase 2						
Interest	\$1,611,690	\$342,603	\$333,033	\$322,923	\$312,224	\$300,907
Principal	\$933,210	\$166,377	\$175,947	\$186,057	\$196,756	\$208,073
Administrative Expenses	\$74,850	\$14,970	\$14,970	\$14,970	\$14,970	\$14,970
Total Expenditures	\$4,152,750	\$830,550	\$830,550	\$830,550	\$830,550	\$830,550

C Descriptions and Estimated Costs of the Authorized Improvements

The costs of the Authorized Improvements, shown in Table II-3, include the costs which benefit all Final Lots. These figures are estimates and may be revised in subsequent Annual Service Plan Updates.

The Authorized Improvements are generally described as follows and are constructed in accordance with the Development Agreement, the plans and specifications approved by the County, applicable local ordinances to the extent not modified by the County in writing, applicable state and federal regulations, and good engineering practices.

- **Roadway Improvements** – The roadway improvements may include, but are not limited to, public road improvements such as over-width roads, right-of-way acquisition, hike and bike trails, upgraded lighting, trenches for cable and broadband space, improved signage, construction, excavations, concrete, reinforcing steel, asphalt, and sidewalks. The roadway improvements will be designed and constructed in accordance with County standards and specifications and will be owned and operated by the County. All Roadway Improvements will be constructed on all the major roadways of Tim Floyd Street, Mager Drive, Vista Del Este Street, Edgemere Boulevard, and Bernard Street.

- **Water and Wastewater Improvements** – The water improvements may include, but are not limited to, water mains, trench excavation and embedment, dewatering, trench safety, PVC piping, bore, valves, ground storage, pumps, fire hydrants, thrust restraint devices, service connections, and testing. The wastewater improvements include sewer mains, manholes, trench excavation and embedment, dewatering, trench safety, and PVC piping. The water and wastewater improvements will be designed and constructed in accordance with County and Texas Commission on Environmental Quality ("TCEQ") standards and specifications and will be owned and operated by the County.
- **County Community Center/Site** – The County Community Center/Site will include the acquisition of land and construction of buildings necessary for a Community Center that will serve purposes decided by the County.
- **Parks** – The Park improvements may include, but are not limited to, the establishment or improvement of parks, creation of a "splash pad" park feature, erection of fountains and lighting, or construction of pedestrian areas.

Table II-3: Total Estimated Costs of All Authorized Improvements

Description	Phase #1 Authorized Improvements	Phase #2 Authorized Improvements	Future Phases Authorized Improvements	Total Cost of Authorized Improvements
Overwidth Paving	\$1,096,514	\$1,304,717	\$5,730,622	\$8,131,853
Hike & Bike Lanes	\$228,881	\$987,614	\$480,906	\$1,697,400
Street Lights	\$296,922	\$470,853	\$1,434,226	\$2,202,000
Water & Sewer Mains	\$400,407	\$681,145	\$1,887,907	\$2,969,460
Proportionality Fees	\$28,244	\$48,047	\$133,169	\$209,460
County Community Center/Site	\$680,336	\$1,157,341	\$3,207,763	\$5,045,440
County "Splash Pad"	\$370,335	\$629,987	\$1,746,115	\$2,746,436
Off-Site Improvements/ROW	\$207,298	\$352,642	\$977,405	\$1,537,345
Park Upgrades	\$205,971	\$331,680	\$989,849	\$1,527,500
Total Authorized Improvements	\$3,514,908	\$5,964,025	\$16,587,961	\$26,066,894

III ASSESSMENT PLAN

Pursuant to the PID Act, the County Commissioners Court may assess Actual Costs against Assessed Property so long as the special benefit conferred upon the Assessed Property by the Authorized Improvements equals or exceeds the amount of the Assessments. The Actual Costs may be assessed using any methodology that results in the imposition of equal shares of the Actual Costs on Assessed Property similarly benefitted.

A Assessment Methodology for Phase #1

For purpose of this SAP, the County has determined that the estimated costs of the Phase #1 Improvements shall be allocated entirely to the Assessed Property in Phase #1 anticipated at Build-out, i.e., the Benefited Property in Phase #1. Based on the average interest rate of 5.75% and the annual Administrative Expense of \$15, the estimated annual Phase #1 Assessments are approximately \$525 per Lot.

Based on the estimated costs for the Phase #1 Improvements provided by the Developer, the County has determined that the benefit to the Assessed Property in Phase #1 from the Phase #1 Improvements is at least equal to the Phase #1 Assessments levied on such Assessed Property.

The Phase #1 Assessments and Annual Installments for Assessed Property in Phase #1 are shown on the Assessment Roll, attached as **Appendix A**, and no Phase #1 Assessment shall be changed except as authorized by this SAP or the PID Act.

B Assessment Methodology for Phase #2

For purpose of this SAP, the County has determined that the estimated costs of the Phase #2 Improvements shall be allocated entirely to the Assessed Property in Phase #2 anticipated at Build-out, i.e., the Benefited Property in Phase #2. Based on the average interest rate of 5.75% and the annual Administrative Expense of \$15, the estimated annual Phase #2 Assessments are approximately \$525 per Lot.

Based on the estimated costs for the Phase #2 Improvements provided by the Developer, the County has determined that the benefit to the Assessed Property in Phase #2 from the Phase #2 Improvements is at least equal to the Phase #2 Assessments levied on such Assessed Property.

The Phase #2 Assessments and Annual Installments for Assessed Property in Phase #2 are shown on the Assessment Roll, attached as **Appendix A**, and no Phase #2 Assessment shall be changed except as authorized by this SAP or the PID Act.

Table III-1: Assessments Per Lot

Phase	Number of Assessed Lots	Total Assessment Principal Per Lot	Total Assessment Principal	Annual Installment Payment Per Lot	Total Annual Installment	Assessment Term
1	584	\$5,970	\$3,486,631	\$525	\$306,600	20 Years
2	998	\$5,970	\$5,958,319	\$525	\$523,950	20 Years
Future Phases	1,935	TBD	\$16,412,244	TBD	\$1,443,225	20 Years
Total	3,517	N/A	\$25,857,196	N/A	\$2,273,775	N/A

Note: Numbers may not sum due to rounding. Annual Installments for Future Phases will only begin once Assessments are levied for each respective Phase. Total Annual Installment does not include Maintenance component, which is discussed in Section IV and Appendix A.

C Assessment and Annual Installments

The Assessments will be levied on each Parcel or Lot according to the Assessment Roll, attached as Appendix A. The Assessments may be prepaid, in whole or in part, at any time or may be paid in Annual Installments that will be due no later than January 1 of each year and will be due in the amounts shown in the Assessment Roll, subject to any revisions made during an Annual Service Plan Update.

D Administrative Expenses

The annual Administrative Expense shall be \$15 per Final Lot. The Administrative Expenses shall be collected as part of the Annual Installments in the amounts shown on the Assessment Rolls shown on **Appendix A**. Administrative Expenses do not include payment of the actual principal of and interest on the Reimbursement Obligation. Administrative Expenses will commence once a Phase has become active and terminate upon the payment on the expiration of the term of respective Assessment. The Administrative Expenses may be revised, based on actual costs incurred, in Annual Service Plan Updates.

E Annual Assessments Roll Updates

The Administrator shall prepare, and shall submit to the County Commissioners Court for approval, updates to any Assessment Roll and the Annual Service Plan Update to reflect changes such as (i) the identification of each Parcel, (ii) the Assessment for each Assessed Property, including any adjustments authorized by the SAP or the PID Act; (iii) the Annual Installment for the Assessed Property for the year; and (iv) payments of the Assessment, if any. The Annual Service Plan Update shall reflect the actual interest amounts owed under the PID Reimbursement Agreement, any reduction in the Assessments, and any revisions in the Actual Costs of the Authorized Improvements.

The Assessment Roll for Fiscal Year 2025-26 is attached hereto as **Appendix A**. Pursuant to the PID Act, Annual Installments not paid by February 1, 2026 shall be deemed delinquent and subject to delinquency and interest charges.

IV MAINTENANCE

The estimated annual costs of (A) the Authorized Improvement Maintenance, and (B) the annual administrative expenses, which include all administrative, organizational, maintenance and operation costs and expenses associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of (i) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, (ii) preparing the Assessment Roll, (iii) computing, levying, collecting and transmitting the Assessments or the Annual Installments thereof, (iv) maintaining the record of Annual Maintenance Assessments, including payments, reallocations and/or cancellations of the Annual Maintenance Assessments or Annual Installments thereof, (v) investing or depositing the Annual Maintenance Assessments or other monies, (vi) complying with the PID Act, and (vii) County costs related to the District and the Authorized Improvement Maintenance (collectively, the "Authorized Maintenance Expenses") are shown in Table IV-1. Such costs will be paid solely by Annual Maintenance Assessments levied each year against real properties within the District boundaries. Annual Maintenance Assessments will be based on both the estimated annual maintenance expenses as well as the number of Final Lots on which Assessments have been levied.

The proposed Annual Maintenance Assessment rate for 2025 assessment year is \$25 for each Final Lot. Each subsequent assessment year, a recommended assessment rate will be determined by the budget prepared by the County or its designee, and the County shall update this Service and Assessment plan for the District as required by the PID Act.

Properties not liable for assessment include real property, right of way, and easements located within the boundaries of the District owned by or irrevocably offered for dedication to the federal government, the State of Texas, El Paso County, a city, a school district, a public utility provider or any political subdivision or public agency, whether in fee simple, through an easement or by plat. Payment of assessment by other exempt jurisdictions must be established by contract.

The Annual Maintenance Assessments will be collected by the City of El Paso's Consolidated Tax Office or other collection agent as determined by the County. The Annual Maintenance Assessments shall be due when billed and shall be delinquent if not paid by February 1, 2026. As provided by Section 372.018(f) of the Act, Annual Maintenance Assessments not paid by February 1, 2026 shall incur interest, penalties, and attorney's fees in the same manner as delinquent *ad valorem* taxes.

Description of the Authorized Improvement Maintenance and/or proposed public improvements to be funded by the District are listed below.

A. Maintenance, repair, and improving of public improvements installed at the time of development – The District may fund the following maintenance and repairs:

- a. Landscaped buffer areas
 - i. Landscaping and irrigation systems
 - ii. Trees
- b. Street medians
 - i. Landscaping and irrigation systems
 - ii. Trees
- c. Park land
 - i. Landscaping
 - ii. Irrigation
 - iii. Hike & Bike trails

B. Maintenance, repair, and improving of future public improvements – The District may fund the following maintenance and repairs on future improvements constructed and installed within the District which shall meet all the following criteria:

- a. Are similar to those as set forth in Section IV-A.
- b. The cost for the construction and installation is to be paid by the District if funds are available. Otherwise, improvements must be funded by other means with the cost to be reimbursed by the District as funds are available.

C. District Construction – The District may fund all or part of the following possible future public improvements if funds are available:

- a. Landscaping and irrigation systems
- b. Fountains, lighting, and signs
- c. Sidewalks, trails, and improvements thereon
- d. Off-street parking facilities
- e. Drainage and detention improvements
- f. Parks and park facilities
- g. Entryways and improvements
- h. Gazebos, playgrounds, and equipment thereon
- i. Screening walls and fencing
- j. Other public improvements as may be approved by The District and approved by the County

Pursuant to the PID Act, the County may assess Authorized Maintenance Expenses against Assessed Property in Active Phases so long as the special benefit conferred upon such Assessed Property by the Authorized Improvement Maintenance exceeds the Annual Maintenance Assessment amount.

Table IV-1: 2025 Estimated Costs

Category	Expected Annual Costs
Authorized Improvement Maintenance	
Infrastructure Repair and Maintenance	\$13,550
Landscaping Repair and Maintenance	\$13,000
Park/Hike & Bike Repair and Maintenance	\$13,000
"Splash Pad" Operation and Maintenance	\$0.00
Administrative Maintenance Expenses	
County Expenses	\$0.00
Operations	\$0.00
Professional Services	\$0.00
Total	\$39,550
Assessed to Assessed Property	\$39,550

Note: Estimates. Subject to change in future SAP.

Table IV-2: 5-Year Projected Costs

Calendar Year	Expected Annual Costs
2024	\$39,550
2025	\$40,341
2026	\$41,148
2027	\$41,971
2028	\$42,810
Total	\$205,819

Note: Estimates. Subject to change in future SAP. Assumes an escalation of costs by 2% per year. Future Phases will also cause addition annual costs.

APPENDIX A

El Paso County, Texas
Annual Service Plan Update (2025)
Tierra Del Este III Public Improvement District



ASSESSMENT ROLL

All Parcel IDs, Phase 1							
728365	728366	728367	728368	728369	728370	728371	728372
728373	728374	728375	728376	728377	728378	728379	728380
728381	728382	728383	728384	728385	728386	728387	728388
728389	728390	728391	728392	728393	728394	728395	728396
728397	728398	728399	728400	728401	728402	728403	728404
728405	728406	728407	728408	728409	728410	728411	728412
728413	728414	728415	728419	728420	728421	728422	728423
728424	728425	728426	728427	728428	728429	728430	728431
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728440	728441	728442	728443	728444	728445	728446	728447
728448	728449	728450	728451	728452	728453	728454	728455
728456	728457	728458	728459	728460	728461	728462	728463
728464	728465	728466	728467	728468	728469	728470	728471
728472	728473	728474	728475	728476	728477	728478	728479
728480	728481	728482	728483	728488	728489	728490	728491
728492	728493	728494	728495	728496	728497	728498	728499
728500	728501	728502	728503	728504	728505	728506	728507
728508	728509	728510	728511	728512	728513	728514	728515
728516	728519	728520	728521	728522	728523	728524	728525
728526	728527	728528	728529	728530	728531	728532	728533
728534	728535	728536	728540	728541	728542	728543	728544
728545	728546	728547	728548	728549	728550	728551	728552
728553	728554	728559	728560	728561	728562	728563	728564
728565	728566	728567	728568	728569	728570	728571	728572
728573	728574	728575	728576	728577	728578	728579	728580
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728589	728590	728591	728592	728593	728594	728595	728596
728597	728598	728599	728600	728601	728602	728603	728604
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728799	728800	728801	728802	728803	728804	728805	728806
728807	728808	728809	728810	728811	728812	728813	728814
728815	728816	728817	728818	728819	728820	728821	728822
728823	728824	728825	728826	728827	728828	728829	728830

All Parcel IDs, Phase 1							
728831	728832	728833	728838	728839	728840	728841	728842
728843	728844	728845	728846	728847	728848	728849	728850
728851	728852	728853	728854	728855	728856	728857	728858
728859	728860	728861	728862	728863	728864	728865	728866
728867	728868	728869	728870	728871	728872	728873	728874
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728889	728890	728891	728892	728893	728894	728895	728896
728897	728898	728899	728900	728901	728902	728903	728904
728905	728906	728910	728911	728912	728913	728914	728915
728916	728917	728918	728919	728920	728921	728922	728923
728924	728925	728926	728927	728928	728929	728930	728931
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728940	728941	728942	728943	728944	728945	728950	728951
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728960	728961	728962	728963	728964	728967	728968	728969
728970	728971	728972	728973	728974	728975	728976	728977
728978	728979	728980	728981	728982	728983	728984	728985
728986	728987	728988	728989	728990	728991	728992	728993
728994	728995	728996	728997	728998	728999	729000	729001

		Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
Tax Year (a)	Collection Year	Total	Interest	Principal				
2025	2026	\$510.00	\$333.70	\$176.30	\$15.00	\$25.00	\$550.00	\$5,803.55
2026	2027	\$510.00	\$323.57	\$186.43	\$15.00	TBD	\$525.00	\$5,627.25
2027	2028	\$510.00	\$312.85	\$197.15	\$15.00	TBD	\$525.00	\$5,440.82
2028	2029	\$510.00	\$301.51	\$208.49	\$15.00	TBD	\$525.00	\$5,243.67
2029	2030	\$510.00	\$289.52	\$220.48	\$15.00	TBD	\$525.00	\$5,035.18
2030	2031	\$510.00	\$276.84	\$233.16	\$15.00	TBD	\$525.00	\$4,814.70
2031	2032	\$510.00	\$263.44	\$246.56	\$15.00	TBD	\$525.00	\$4,581.54
2032	2033	\$510.00	\$249.26	\$260.74	\$15.00	TBD	\$525.00	\$4,334.98
2033	2034	\$510.00	\$234.27	\$275.73	\$15.00	TBD	\$525.00	\$4,074.24
2034	2035	\$510.00	\$218.41	\$291.59	\$15.00	TBD	\$525.00	\$3,798.51
2035	2036	\$510.00	\$201.65	\$308.35	\$15.00	TBD	\$525.00	\$3,506.92
2036	2037	\$510.00	\$183.92	\$326.08	\$15.00	TBD	\$525.00	\$3,198.57
2037	2038	\$510.00	\$165.17	\$344.83	\$15.00	TBD	\$525.00	\$2,872.49
2038	2039	\$510.00	\$145.34	\$364.66	\$15.00	TBD	\$525.00	\$2,527.66
2039	2040	\$510.00	\$124.37	\$385.63	\$15.00	TBD	\$525.00	\$2,163.00
2040	2041	\$510.00	\$102.20	\$407.80	\$15.00	TBD	\$525.00	\$1,777.37
2041	2042	\$510.00	\$78.75	\$431.25	\$15.00	TBD	\$525.00	\$1,369.57
2042	2043	\$510.00	\$53.95	\$456.05	\$15.00	TBD	\$525.00	\$938.32
2043	2044	\$510.00	\$27.73	\$482.27	\$15.00	TBD	\$525.00	\$482.27
Total		\$9,690.00	\$3,886.45	\$5,803.55	\$285.00	\$25.00	\$10,000.00	

(a) Tax Year 2025 Annual Installments are billed in Calendar Year 2025 and become due by January 31, 2026.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.

All Parcel IDs, Phase 2							
734205	734206	734207	734208	734209	734210	734211	734212
734213	734214	734215	734216	734217	734218	734219	734220
734221	734222	734223	734224	734225	734226	734227	734228
734229	734232	734233	734234	734235	734236	734237	734238
734239	734240	734241	734242	734243	734244	734245	734246
734247	734248	734249	734250	734251	734252	734253	734254
734255	734256	734257	734258	734259	734260	734261	734262
734263	734267	734268	734269	734270	734271	734272	734273
734274	734275	734276	734277	734278	734279	734280	734281
734282	734283	734284	734285	734286	734287	734288	734289
734290	734291	734292	734293	734294	734295	734296	734297
734298	734299	734300	734301	734302	734303	734304	734305
734306	734316	734317	734318	734319	734320	734321	734322
734323	734324	734325	734326	734327	734328	734329	734330
734331	734332	734333	734334	734335	734336	734337	734338
734339	734340	734341	734342	734343	734344	734345	734346
734347	734353	734354	734355	734356	734357	734358	734359
734360	734361	734362	734363	734364	734365	734366	734367
734368	734369	734370	734371	734372	734373	734374	734375
734376	734377	734378	734379	734380	734381	734382	734383
734384	734385	734386	734387	734388	734389	734390	734391
734392	734393	734394	734395	734396	734397	734398	734399
734400	734401	734402	734403	734404	734405	734406	734407
734408	734409	734410	734411	734412	734418	734419	734420
734421	734422	734423	734424	734425	734426	734427	734428
734429	734430	734431	734432	734433	734434	734435	734436
734437	734438	734439	734440	734441	734442	734443	734444
734445	734446	734447	734448	734449	734450	734451	734452
734453	734454	734455	734457	734458	734459	734460	734461
734462	734463	734464	734465	734466	734467	734468	734469
734470	734471	734472	734473	734474	734475	734476	734477
734480	734481	734482	734483	734484	734485	734486	734487
734488	734489	734490	734491	734492	734493	734494	734495
734496	734497	734498	734499	734505	734506	734507	734508
734509	734510	734511	734512	734513	734514	734515	734516
734517	734518	734519	734520	734521	734522	734523	734524
734525	734526	734527	734528	734529	734530	734531	734532
734533	734534	734535	734536	734537	734538	734539	734540
734541	734542	734543	734544	734545	734547	734548	734549
734550	734551	734552	734553	734554	734555	734556	734557
734558	734559	734560	734563	734564	734565	734566	734567
734568	734569	734570	734571	734572	734573	734574	734575
734576	734577	734578	734579	734580	734581	734582	734583
734584	734585	734586	734587	734588	734589	734590	734591
734592	734593	734594	734595	734596	734597	734598	734599
734600	734605	734606	734607	734608	734609	734610	734611
734612	734613	734614	734615	734616	734617	734618	734619
734620	734621	734622	734623	734624	734625	734626	734627
734628	734629	734630	734631	734632	734633	734634	734635
734636	734637	734638	734639	734640	734641	734642	734643
734644	734645	734646	734647	734648	734649	734650	734651
734652	734653	734654	734655	734656	734657	734658	734659
734660	734661	734662	734663	734671	734672	734673	734674
734675	734676	734677	734678	734679	734680	734681	734682

All Parcel IDs, Phase 2							
734683	734684	734685	734686	734687	734688	734689	734690
734695	734696	734697	734698	734699	734700	734701	734702
734703	734704	734705	734706	734707	734708	734709	734710
734711	734712	734713	734714	734715	734716	734717	734718
734719	734720	734721	734722	734723	734724	734725	734726
734727	734728	734729	734730	734731	734732	734733	734734
734735	734736	734737	734738	734739	734740	734741	734742
734743	734744	734745	734746	734747	734748	734759	734760
734761	734762	734763	734764	734765	734766	734767	734768
734769	734770	734771	734772	734773	734774	734775	734776
734777	734778	734779	734780	734781	734782	734783	734784
734785	734786	734789	734793	734794	734795	734796	734797
734798	734799	734800	734801	734802	734803	734804	734805
734806	734807	734808	734809	734810	734811	734812	734813
734814	734815	734816	734817	734818	734819	734820	734821
734828	734829	734830	734831	734832	734833	734834	734835
734836	734837	734838	734839	734840	734841	734842	734843
734844	734845	734846	734847	734848	734849	734850	734851
734852	734853	734854	734855	734856	734857	734878	734879
734880	734881	734882	734883	734884	734885	734886	734887
734888	734889	734890	734891	734892	734893	734894	734895
734896	734897	734898	734899	734900	734901	734902	734903
734904	734905	734906	734907	734910	734911	734912	734913
734914	734915	734916	734917	734918	734919	734920	734921
734922	734923	734925	734926	734927	734928	734929	734930
734931	734932	734933	734934	734935	734936	734937	734938
734939	734940	734941	734942	734943	734944	734945	734946
734947	734948	734949	734950	734951	734952	734953	734954
734964	734965	734966	734967	734968	734969	734970	734971
734972	734973	734974	734975	734976	734977	734978	734979
734980	734981	734982	734983	734984	734985	734986	734987
734988	734989	734990	734991	734992	734993	734994	734995
734996	734997	734998	734999	735000	735001	735004	735005
735006	735007	735008	735009	735010	735011	735012	735013
735014	735015	735016	735017	735018	735019	735020	735021
735022	735023	735024	735025	735026	735027	735028	735029
735030	735031	735032	735033	735034	735035	735036	735037
735038	735039	735040	735041	735046	735047	735048	735049
735050	735051	735052	735053	735054	735055	735056	735057
735058	735059	735060	735061	735062	735063	735064	735065
735066	735067	735068	735069	735070	735071	735072	735073
735074	735075	735076	735077	735078	735079	735080	735081
735084	735085	735086	735087	735088	735089	735090	735091
735092	735093	735094	735095	735096	735097	735098	735099
735100	735101	735102	735103	735104	735105	735106	735107
735108	735109	735110	735111	735112	735113	735114	735115
735116	735117	735118	735119	735120	735121	735122	735123
735124	735125	735126	735127	735128	735129	735130	735131
735132	735133	735134	735135	735136	735137	735138	735142
735143	735144	735145	735146	735147	735148	735149	735150
735151	735152	735153	735154	735155	735156	735157	735158
735159	735160	735161	735162	735163	735164	735165	735166
735167	735168	735169	735170	735171	735172	735173	735174
735175	735176	735177	735178	735179	735180	735181	735182

All Parcel IDs, Phase 2							
735183	735184	735185	735186	735187	735188	735189	735190
735191	735192	735194	735195	735196	735197	735198	735199
735200	735201	735202	735203	735204	735205	735206	735207
735208	735209	735210	735211	735212	735213	735214	735215
735216	735217	735218	735219	735220	735221	735222	735223
735224	735225	735226	735227	735228	735229	735230	735231
735232	735233	735234	735235	735236	735237	735238	735239
735240	735241	735242	735243	735244	735245	735246	735247
735248	735249	735250	735251	735252	735253	735254	735255
735256	735257	735258	735259	735260	735261	735262	735263
735264	735265	735266	735267	735268	735269	735270	735271
735272	735273	735274	735275	735276	735277	735278	735279
735280	735281	735282	735283	735284	735285	735286	735287
735288	735289	735290	735291	735292	735293	735294	735295
735296	735297	735298	735299	735300	735301	735302	735303
735304	735305	735306	735307	735308	735309	735310	735311
735312	735313	735314	735315	735316	735317		

Tierra Del Este III Phase IV PID Annual Installments
Per Unit Amortization
Phase #2
Unit Count: 1

Tax Year (a)	Collection Year	Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
		Total	Interest	Principal				
2025	2026	\$510.00	\$343.29	\$166.71	\$15.00	\$25.00	\$550.00	\$5,970.26
2026	2027	\$510.00	\$333.70	\$176.30	\$15.00	TBD	\$525.00	\$5,803.55
2027	2028	\$510.00	\$323.57	\$186.43	\$15.00	TBD	\$525.00	\$5,627.25
2028	2029	\$510.00	\$312.85	\$197.15	\$15.00	TBD	\$525.00	\$5,440.82
2029	2030	\$510.00	\$301.51	\$208.49	\$15.00	TBD	\$525.00	\$5,243.67
2030	2031	\$510.00	\$289.52	\$220.48	\$15.00	TBD	\$525.00	\$5,035.18
2031	2032	\$510.00	\$276.84	\$233.16	\$15.00	TBD	\$525.00	\$4,814.70
2032	2033	\$510.00	\$263.44	\$246.56	\$15.00	TBD	\$525.00	\$4,581.54
2033	2034	\$510.00	\$249.26	\$260.74	\$15.00	TBD	\$525.00	\$4,334.98
2034	2035	\$510.00	\$234.27	\$275.73	\$15.00	TBD	\$525.00	\$4,074.24
2035	2036	\$510.00	\$218.41	\$291.59	\$15.00	TBD	\$525.00	\$3,798.51
2036	2037	\$510.00	\$201.65	\$308.35	\$15.00	TBD	\$525.00	\$3,506.92
2037	2038	\$510.00	\$183.92	\$326.08	\$15.00	TBD	\$525.00	\$3,198.57
2038	2039	\$510.00	\$165.17	\$344.83	\$15.00	TBD	\$525.00	\$2,872.49
2039	2040	\$510.00	\$145.34	\$364.66	\$15.00	TBD	\$525.00	\$2,527.66
2040	2041	\$510.00	\$124.37	\$385.63	\$15.00	TBD	\$525.00	\$2,163.00
2041	2042	\$510.00	\$102.20	\$407.80	\$15.00	TBD	\$525.00	\$1,777.37
2042	2043	\$510.00	\$78.75	\$431.25	\$15.00	TBD	\$525.00	\$1,369.57
2043	2044	\$510.00	\$53.95	\$456.05	\$15.00	TBD	\$525.00	\$938.32
2044	2045	\$510.00	\$27.73	\$482.27	\$15.00	TBD	\$525.00	\$482.27
Total		\$10,200.00	\$4,229.74	\$5,970.26	\$300.00	\$25.00	\$10,525.00	

(a) Tax Year 2025 Annual Installments are billed in Calendar Year 2025 and become due by January 31, 2026.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.

APPENDIX B

El Paso County, Texas
Annual Service Plan Update (2025)
Tierra Del Este III Public Improvement District



**AGGREGATE
AMORTIZATIONS**

Tierra Del Este III Phase IV PID Annual Installments
Aggregate Amortization
Phase #1
Unit Count: 584

		Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
Tax Year (a)	Collection Year	Total	Interest	Principal				
2025	2026	\$297,840.00	\$194,880.80	\$102,959.20	\$8,760.00	\$14,600.00	\$321,200.00	\$3,389,273.20
2026	2027	\$297,840.00	\$188,964.88	\$108,875.12	\$8,760.00	TBD	\$306,600.00	\$3,286,314.00
2027	2028	\$297,840.00	\$182,704.40	\$115,135.60	\$8,760.00	TBD	\$306,600.00	\$3,177,438.88
2028	2029	\$297,840.00	\$176,081.84	\$121,758.16	\$8,760.00	TBD	\$306,600.00	\$3,062,303.28
2029	2030	\$297,840.00	\$169,079.68	\$128,760.32	\$8,760.00	TBD	\$306,600.00	\$2,940,545.12
2030	2031	\$297,840.00	\$161,674.56	\$136,165.44	\$8,760.00	TBD	\$306,600.00	\$2,811,784.80
2031	2032	\$297,840.00	\$153,848.96	\$143,991.04	\$8,760.00	TBD	\$306,600.00	\$2,675,619.36
2032	2033	\$297,840.00	\$145,567.84	\$152,272.16	\$8,760.00	TBD	\$306,600.00	\$2,531,628.32
2033	2034	\$297,840.00	\$136,813.68	\$161,026.32	\$8,760.00	TBD	\$306,600.00	\$2,379,356.16
2034	2035	\$297,840.00	\$127,551.44	\$170,288.56	\$8,760.00	TBD	\$306,600.00	\$2,218,329.84
2035	2036	\$297,840.00	\$117,763.60	\$180,076.40	\$8,760.00	TBD	\$306,600.00	\$2,048,041.28
2036	2037	\$297,840.00	\$107,409.28	\$190,430.72	\$8,760.00	TBD	\$306,600.00	\$1,867,964.88
2037	2038	\$297,840.00	\$96,459.28	\$201,380.72	\$8,760.00	TBD	\$306,600.00	\$1,677,534.16
2038	2039	\$297,840.00	\$84,878.56	\$212,961.44	\$8,760.00	TBD	\$306,600.00	\$1,476,153.44
2039	2040	\$297,840.00	\$72,632.08	\$225,207.92	\$8,760.00	TBD	\$306,600.00	\$1,263,192.00
2040	2041	\$297,840.00	\$59,684.80	\$238,155.20	\$8,760.00	TBD	\$306,600.00	\$1,037,984.08
2041	2042	\$297,840.00	\$45,990.00	\$251,850.00	\$8,760.00	TBD	\$306,600.00	\$799,828.88
2042	2043	\$297,840.00	\$31,506.80	\$266,333.20	\$8,760.00	TBD	\$306,600.00	\$547,978.88
2043	2044	\$297,840.00	\$16,194.32	\$281,645.68	\$8,760.00	TBD	\$306,600.00	\$281,645.68
Total		\$5,658,960.00	\$2,269,686.80	\$3,389,273.20	\$166,440.00	\$14,600.00	\$5,840,000.00	

(a) Tax Year 2025 Annual Installments are billed in Calendar Year 2025 and become due by January 31, 2026.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.

Tierra Del Este III Phase IV PID Annual Installments
Aggregate Amortization
Phase #2
Unit Count: 998

		Reimbursement Amortization			Administrative Expenses	Maintenance Expenses (b)	Annual Installment	Assessment Balance (c)
Tax Year (a)	Collection Year	Total	Interest	Principal				
2025	2026	\$508,980.00	\$342,603.42	\$166,376.58	\$14,970.00	\$24,950.00	\$548,900.00	\$5,958,319.48
2026	2027	\$508,980.00	\$333,032.60	\$175,947.40	\$14,970.00	TBD	\$523,950.00	\$5,791,942.90
2027	2028	\$508,980.00	\$322,922.86	\$186,057.14	\$14,970.00	TBD	\$523,950.00	\$5,615,995.50
2028	2029	\$508,980.00	\$312,224.30	\$196,755.70	\$14,970.00	TBD	\$523,950.00	\$5,429,938.36
2029	2030	\$508,980.00	\$300,906.98	\$208,073.02	\$14,970.00	TBD	\$523,950.00	\$5,233,182.66
2030	2031	\$508,980.00	\$288,940.96	\$220,039.04	\$14,970.00	TBD	\$523,950.00	\$5,025,109.64
2031	2032	\$508,980.00	\$276,286.32	\$232,693.68	\$14,970.00	TBD	\$523,950.00	\$4,805,070.60
2032	2033	\$508,980.00	\$262,913.12	\$246,066.88	\$14,970.00	TBD	\$523,950.00	\$4,572,376.92
2033	2034	\$508,980.00	\$248,761.48	\$260,218.52	\$14,970.00	TBD	\$523,950.00	\$4,326,310.04
2034	2035	\$508,980.00	\$233,801.46	\$275,178.54	\$14,970.00	TBD	\$523,950.00	\$4,066,091.52
2035	2036	\$508,980.00	\$217,973.18	\$291,006.82	\$14,970.00	TBD	\$523,950.00	\$3,790,912.98
2036	2037	\$508,980.00	\$201,246.70	\$307,733.30	\$14,970.00	TBD	\$523,950.00	\$3,499,906.16
2037	2038	\$508,980.00	\$183,552.16	\$325,427.84	\$14,970.00	TBD	\$523,950.00	\$3,192,172.86
2038	2039	\$508,980.00	\$164,839.66	\$344,140.34	\$14,970.00	TBD	\$523,950.00	\$2,866,745.02
2039	2040	\$508,980.00	\$145,049.32	\$363,930.68	\$14,970.00	TBD	\$523,950.00	\$2,522,604.68
2040	2041	\$508,980.00	\$124,121.26	\$384,858.74	\$14,970.00	TBD	\$523,950.00	\$2,158,674.00
2041	2042	\$508,980.00	\$101,995.60	\$406,984.40	\$14,970.00	TBD	\$523,950.00	\$1,773,815.26
2042	2043	\$508,980.00	\$78,592.50	\$430,387.50	\$14,970.00	TBD	\$523,950.00	\$1,366,830.86
2043	2044	\$508,980.00	\$53,842.10	\$455,137.90	\$14,970.00	TBD	\$523,950.00	\$936,443.36
2044	2045	\$508,980.00	\$27,674.54	\$481,305.46	\$14,970.00	TBD	\$523,950.00	\$481,305.46
Total		\$10,179,600.00	\$4,221,280.52	\$5,958,319.48	\$299,400.00	\$24,950.00	\$10,503,950.00	

(a) Tax Year 2025 Annual Installments are billed in Calendar Year 2025 and become due by January 31, 2026.

(b) Maintenance expenses are expected to increase by approximately 2% per year.

(c) Assumes Annual Installment has not been paid for the Year.

APPENDIX C

El Paso County, Texas
Annual Service Plan Update (2025)
Tierra Del Este III Public Improvement District



**BUYER DISCLOSURE
FORM**

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This Notice requirement does not apply to a transfer:

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

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

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

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

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO COUNTY OF EL PASO, TEXAS
TIERRA DEL ESTE III PHASE VI PUBLIC IMPROVEMENT DISTRICT

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to El Paso, Texas, (the "County") for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Tierra Del Este III Phase VI 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 County. The exact amount of each annual installment will be approved each year by the County 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 County.

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

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

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

Buyer (Print Name)	Signature	Date
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Buyer (Print Name)	Signature	
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The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

Seller (Print Name)	Signature	Date
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Seller (Print Name)	Signature	Date
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**Texas Property Code Section 5.0143 Notice
(Required At Closing And Must Be Recorded In El Paso County Deed Of Records)**

AFTER RECORDING RETURN TO:

NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO COUNTY OF EL PASO, TEXAS
TIERRA DEL ESTE III PHASE VI PUBLIC IMPROVEMENT DISTRICT

CONCERNING THE FOLLOWING PROPERTY

As the purchaser of the real property described above, you are obligated to pay assessments to the County of El Paso, Texas, (the "County") for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within **Tierra Del Este III Phase VI 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 County. The exact amount of each annual installment will be approved each year by the County 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 County.

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

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

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

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

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

STATE OF TEXAS §
 §
COUNTY OF _____ §

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

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

Notary Public, State of Texas

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

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

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



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