



# Town Council Meeting

Monday, July 10, 2023 at 6:00 PM  
102 W. Bailey Street, Ponder, TX 76259

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## NOTICE

THE TOWN COUNCIL FOR THE TOWN OF PONDER, TEXAS, WILL CONVENE IN REGULAR SESSION AT 6:00 P.M., IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.

## REGULAR SESSION AGENDA

### CALL TO ORDER

### ROLL CALL

### INVOCATION AND PLEDGE OF ALLEGIANCE

**OPEN FORUM FOR CITIZEN INPUT** (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name.)

*This is a time for the public to address the Town Council on any subject. However, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.*

### CONSENT AGENDA

1. Consider and act on approval of the June 12, 2023 Town Council Minutes.
2. Presentation of the 2023 Consumer Confidence Report.
3. Consider and act on approval of Ordinance 23-10, updating the annual Service and Assessment Plan for Ponder PID No. 1.

### ORAL STAFF REPORTS

### ITEMS OF BUSINESS

4. Presentation by Michelle French, Denton County Tax Assessor/Collector regarding Truth in Taxation.

5. Presentation of a Thank you note and photograph from PALS.
6. Consider and act on approval of a final plat for the Ponder Vet Clinic.
7. Consider and act on approval of a participation agreement between the Town of Ponder and the Ponder ISD, regarding the cost of oversizing the PISD sewer line project.
8. Discussion and action relative to setting dates for FY2023-24 budget workshops.
9. Discussion, consideration and action regarding attendance to the 2023 Texas Municipal League annual conference.

## **ITEMS FOR THE NEXT AGENDA**

### **ADJOURN**

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

### **CERTIFICATION**

**I hereby certify that the above notice was posted on the bulletin board at the Ponder Town Hall at 102 W. Bailey Street, Ponder, Texas on the 5th day of July 2023, at 11:00 a.m.**

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**Sheri Clearman, Town Secretary**

*If you plan to attend this public meeting and you have a disability that requires special arrangements at the meeting, please contact our office at 940-479-7009. Reasonable accommodations will be made to assist your needs.*



## Town Council Meeting

Monday, June 12, 2023 at 6:00 PM  
102 W. Bailey Street, Ponder, TX 76259

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### NOTICE

**THE TOWN COUNCIL FOR THE TOWN OF PONDER, TEXAS, WILL CONVENE IN REGULAR SESSION AT 6:00 P.M., IN PONDER TOWN HALL, AT 102 W. BAILEY STREET, PONDER.**

### REGULAR SESSION AGENDA

#### CALL TO ORDER

Mayor Poole called the meeting to order at 6:00 pm.

#### ROLL CALL

##### PRESENT

Mayor Matthew Poole  
Council Member Ginger Deussen  
Council Member Tracy Lynch  
Mayor Pro-Tem Nick McGregor  
Council Member Lael McWilliams

##### ALSO PRESENT TO BE SWORN IN

John Bassler  
John Estes

##### ABSENT

Council Member Brandy Couch

#### INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Poole led both.

**OPEN FORUM FOR CITIZEN INPUT** (Please limit to 5 minutes per person and if you wish to speak on a particular agenda item, please list the agenda item next to your name).

*This is a time for the public to address the Town Council on any subject. However, the Texas Open Meetings Act prohibits the Town Council from discussing issues which the public has not been given seventy-two (72) hours' notice. Issues raised may be referred to Town Staff for research and possible future action.*

Michelle French, member of the Ponder Chamber of Commerce. She reported that the COC is interested in making a positive impact in Ponder. They are working on an outreach program to support the schools and would like to partner with the Town to see how they can be of service.

She is also the Denton County Tax Assessor and is willing to come out and give a TNT 101 presentation for the Council.

## **CONSENT AGENDA**

1. Consider and act on approval of the May 8, 2023 and May 16, 2023 minutes.
2. Approval of the May 2023 Financial Statement.

Motion to approve the consent agenda made by Council Member Lynch, Seconded by Council Member Deussen.

Voting Yea: Council Member Deussen, Council Member Lynch, Mayor Pro-Tem McGregor, Council Member McWilliams

## **ORAL STAFF REPORTS**

Gary Morris - a lot going on including fiber. Mayor Pro-Tem McGregor asked for an update on the park. Gary said it had been repaired. McGregor also asked if there was a need for help with park maintenance? Gary stated that other than us servicing the trash etc, we would love any help that we can get. Council Member McWilliams asked Gary about the fiber issues that he reported to Sheri Clearman. Gary stated that the fiber is in the dedicated easements in the neighborhoods and as long as they are in the easements, it is between the homeowner and the company, the Town can help talk to them, but are not responsible on their private property. Old Ponder does not have an easement. We can't always make them happy but will certainly try. This is happening in many Towns. Mayor Poole said that it is COVID funds through the State.

Scott Caster - hired a new officer, Marc Stanwyck and is in training and will help with manpower issue and believes you will see a difference on the street.

Anerew Economedes - making progress on reporting system. Still working on trying to separate the County and Town calls. Should have it figured out by September.

Mayor Poole - had a good meeting with Mayor Elect John Bassler, Town Engineers and TXDot. Discussed the school road and the MUD projects. Growth can be good, but he would like for everyone to understand some things. two muds coming into our ETJ. Rockwood and TCCI Mudds (3). Rockwood plans for 1400 single family homes, TCCI 3010 single and multi-family homes. 13000 new residents right outside of our Town. 7800 kids in our schools. They will pay taxes to someone else. TCCI have done MUDDS before where they give half of the sales tax to a Town/City. WWTP - could stunt the Towns ability to grow our plant. TCCI should be at a contested case hearing. We need growth, but need controlled growth. Encourage everyone to pay attention and be aware of what the MUDDS are proposing. Another thing they are doing is taking our CCN from us. This is what allows us to provide water service in particular areas. They state allows this and gives us basically nothing for it. we have lost almost 400 acres of CCN so far. Loss of water charges, impact fees, connection fees, etc. All MUDDS are doing is trying to skirt the Town's zoning ordinances. They want to build on small lots.

Mayor Poole- Council Member requested a Governmental Structure chart. He handed it out and went over it.

**ITEMS OF BUSINESS**

- 3. **Swear-in and seat newly elected members of the Town Council and Mayor. Those members are John Bassler as Mayor and John Estes, Nick McGregor and Lael McWilliams as Council Members.**

Mayor John Bassler, Council Member Estes, Council Member McWilliams and Mayor Pro-Tem McGregor took their Oath of Office, administered by Sheri Clearman, Town Secretary.

- 4. **Appointment of a new Mayor Pro-Tem to serve for two years.**

Motion to appoint Nick McGregor made by Council Member McWilliams, Seconded by Council Member Deussen.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

- 5. **Consider and act on appointments to the Planning & Zoning Board. Those requesting appointments are Jeremy Johnson and Ryan Dobbs.**

Motion to appoint Jeremy Johnson and Ryan Dobbs to the Planning & Zoning Board made by Council Member Deussen, Seconded by Mayor Pro-Tem McGregor.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

6. **Consider and act on approval of Ordinance 23-05, Outdoor Fire and Burning, amending the Code of Ordinances.**

Scott Caster, Chief of Police asked that we table this item due to some language concerns.

Motion to table until the July meeting made by Council Member Estes, Seconded by Council Member McWilliams.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

7. **Consider and act on approval of Ordinance 23-06 Parking Regulations, amending the code of ordinances.**

Motion to approve Ordinance 23-06, made by Council Member Estes, Seconded by Council Member McWilliams.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

8. **Consider and act on approval of Ordinance 23-07 Sidewalks, amending the code of ordinances.**

Motion to approve Ordinance 23-07 as written was made by Mayor Pro-Tem McGregor, Seconded by Council Member Deussen.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

9. **Consider and act on approval of Ordinance 23-08 Lighting, amending the code of ordinances.**

Motion to approve Ordinance 23-08 made by Council Member Estes, Seconded by Council Member Deussen.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

10. **Consider and act on approval of Ordinance 23-09, Special Events, amending the code of ordinances.**

Motion to approve Ordinance 23-09 made by Council Member Deussen, Seconded by Council Member Estes.

Voting Nay: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

Motion failed.

**ITEMS FOR NEXT AGENDA**

Ordinances 23-05 and 23-09  
Michelle French  
CCN  
Chamber Stakeholder

**ADJOURN**

The Town Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code, Section 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices) and 551.087 (Economic Development)

Motion to adjourn at 7:17 pm made by Mayor Pro-Tem McGregor, Seconded by Council Member Estes.

Voting Yea: Council Member Deussen, Mayor Pro-Tem McGregor, Council Member McWilliams, Council Member Estes

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
**John Bassler, Mayor**

\_\_\_\_\_  
**Sheri Clearman, Town Secretary**

**DATE:** \_\_\_\_\_

# 2022 Test Results

We routinely monitor for constituents in your drinking water according to Federal and State laws. The test results table shows the results of our monitoring for the period of January 1st to December 31st, 2022.

You may be more vulnerable than the general population to certain microbial contaminants, such as Cryptosporidium, in drinking water. Infants, some elderly, or immunocompromised persons such as those undergoing chemotherapy for cancer; persons who have undergone organ transplants; those who are undergoing treatment with steroids; and people with HIV/AIDS or other immune system disorders, can be particularly at risk from infections. You should seek advice about drinking water from your physician or health care providers. Additional guidelines on appropriate means to lessen the risk of infection by Cryptosporidium are available from the Safe Drinking Water Hotline (800-426-4791).

Coliform Bacteria						
Maximum Contaminant Level Goal	Total Coliform Maximum Contaminant Level	Highest No. of Positive	Fecal Coliform or E. Coli Maximum Contaminant Level	Total No. of Positive E. Coli or Fecal Coliform Samples	Violation	Likely Source of Contamination
0	1 positive monthly sample	6		0	No	Naturally present in the environment.

Lead and Copper							
Contaminant (Units)	Date Sampled	MCLG	Action Level (AL)	90th Percentile	# Sites Over AL	Violation	Likely Source of Contamination
Copper (ppm)	2020	1.3	1.3	0.12	0	No	Erosion of natural deposits; Leaching from wood preservatives; Corrosion of household plumbing systems.

Disinfection By Products							
Contaminant (Units)	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Violation	Likely Source of Contamination
Haloacetic Acids (HAA5) (ppb)*	2022	2	2.2-2.2	No goal for the total	60	No	By-product of drinking water disinfection.
Total Trihalomethanes (TTHM) (ppb)**	2022	13	12.8-12.8	No goal for the total	80	No	By-product of drinking water disinfection.

\* The value in the Highest Level or Average Detected column is the highest average of all HAA5 sample results collected at a location over a year.  
 \*\*The value in the Highest Level or Average Detected column is the highest average of all TTHM sample results collected at a location over a year.

Inorganic Contaminates							
Contaminant (Units)	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Violation	Likely Source of Contamination
Barium (ppm)	2022	0.012	0.012-0.012	2	2	No	Discharge of drilling wastes; Discharge from metal refineries; Erosion of natural deposits.
Chromium (ppb)	2022	3.9	3.9-3.9	100	100	No	Discharge from steel and pulp mills; Erosion of natural deposits.
Fluoride (ppm)	2021	0.241	0.142-0.241	4	4.0	No	Erosion of natural deposits; Water additive which promotes strong teeth; Discharge from fertilizer and aluminum factories.
Nitrate (measured at Nitrogen) (ppm)	2022	1	0.0614-0.542	10	10	No	Runoff from fertilizer use; Leaching from septic tanks, sewage; Erosion of natural deposits.

Radioactive Contaminates							
Contaminant (Units)	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Violation	Likely Source of Contamination
Combined Radium 226/228 (pCi/L)	2021	1.5	1.5-1.5	0	5	No	Erosion of natural deposits.

Volatile Organic Contaminants							
Contaminant (Units)	Collection Date	Highest Level Detected	Range of Individual Samples	MCLG	MCL	Violation	Likely Source of Contamination
Xylenes (ppm)	2022	0.00314	0-0.00314	10	10	No	Discharge from petroleum factories; Discharge from chemical factories.



## Definitions

The charts on the following pages may contain terms and abbreviations with which you are not familiar. To help you better understand these terms we've provided the following definitions:

**Action Level (AL)** – the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

**Action Level Goal (ALG)** – the level of a contaminant in drinking water below which there is no known or expected risk to health. ALGs allow for a margin of safety.

**Avg.** – Regulatory compliance with some MCLs is based on running annual average of monthly samples.

**Level 1 Assessment** – A Level 1 assessment is a study of the water system to identify potential problems and determine (if possible) why total coliform bacteria have been found in our water system.

**Level 2 Assessment** – A Level 2 assessment is a very detailed study of the water system to identify potential problems and determine (if possible) why an E. coli MCL violation has occurred and/or why total coliform bacteria have been found in our water system on multiple occasions.

**Maximum Contaminant Level (MCL)** – the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

**Maximum Contaminant Level Goal (MCLG)** – the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

**Maximum Residual Disinfectant Level (MRDL)** – the highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

**Maximum Residual Disinfectant Level Goal (MRDLG)** – the level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

**MFL** – million fibers per liter (a measure of asbestos).

**mrem** – millirems per year (a measure of radiation absorbed by the body).

**NA** – not applicable.

**NTU** – nephelometric turbidity units (a measure of turbidity).

**Picocuries per liter (pCi/L)** – a measure of radioactivity.

**Parts per billion (ppb)** – micrograms per liter (µg/l) or one ounce in 7,350,000 gallons of water.

**Parts per million (ppm)** – milligrams per liter (mg/l) or one ounce in 7,350 gallons of water.

**Parts per quadrillion (ppq)** – picograms per liter (pg/l) or one ounce in 7,350 gallons of water.

**Parts per trillion (ppt)** – nanograms per liter (ng/l) or one ounce in 7,350 gallons of water.

**Treatment Techniques or TT** – A required process intended to reduce the level of a contaminant in drinking water.

## Disinfectant Residual

Contaminant (Units)	Collection Date	Average Level	Range of Levels Detected	MRDL	MRDG	Violation	Source of Drinking Water
Free (ppm)	2022	1.3	0.35-2.2	4	4	No	Water additive used to control microbes.

## VIOLATIONS

### E. coli

Fecal coliforms and E. Coli are bacteria whose presence indicated that the water may be contaminated with human or animal wastes. Microbes in these wastes can cause short-term effects, such as diarrhea, cramps, nausea, headaches, or other symptoms. They may pose a special health risk for infants, young children, and people with severely compromised immune systems.

Violation Type	Violation Begin	Violation End	Violation Explanation
Monitor GWR Triggered/ Additional, Minor	6/22/2022	8/22/2022	We failed to collect all the required follow-up samples within 24 hours of learning of the total coliform-positive sample. These needed to be tested for fecal indicator from all sources that were being used at the time the positive sample was collected. Level 1 and Level 2 Assessment Completed.

## Source of Drinking Water

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- Inorganic contaminants, such as salts and metals, which can be naturally-occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- Pesticides and herbicides, which may come from a variety of sources such as agriculture, urban storm water runoff, and residential uses.
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban storm water runoff, and septic systems.
- Radioactive contaminants, which can be naturally-occurring or be the result of oil and gas production and mining activities.

## Where Do We Get Our Drinking Water?

The Town of Ponder has six water wells, and provides ground water from the Trinity Aquifer, located in Denton County. The TCEQ completed an assessment of your source water and results indicate that some of your sources are susceptible to certain contaminants. The sampling requirements for your water system are based on this susceptibility and previous sample data. Any detections of these contaminants may be found in this Consumer Confidence Report. For more information on source water assessments and protection efforts at our system, contact Gary Morris (940) 479-7010 or email [abril.caranza@tceq.texas.gov](mailto:abril.caranza@tceq.texas.gov).

## All Drinking Water May Contain Contaminants

When drinking water meets federal standards there may not be any health benefits to purchasing bottled water or point of use devices. Drinking water, including bottled water, may reasonably be expected to contain at least small amount of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791).

In order to ensure that tap water is safe to drink, EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. FDA regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

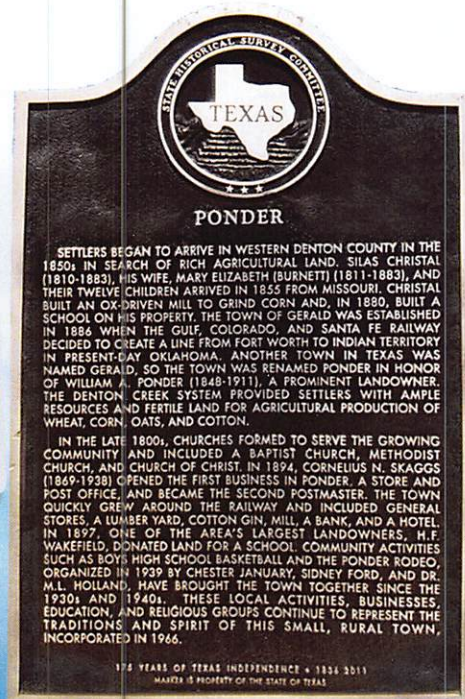
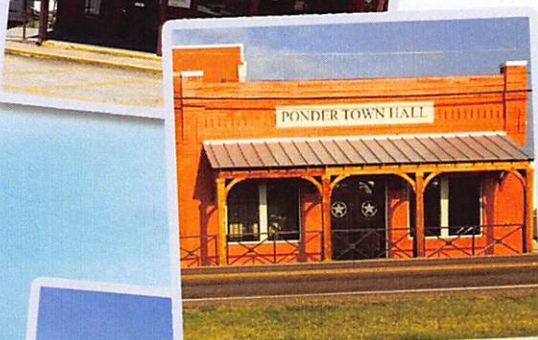
## Secondary Constituents

Many constituents (Such as calcium, sodium, or iron) which are found in drinking water, can cause taste, color, and odor problems. The taste and color constituents are called secondary constituents and are regulated by the State of Texas, not the EPA. These constituents are not causes for health concern. Therefore, secondaries are not required to be reported in this document but they may greatly affect the appearance and taste of your water.

## Additional Health Information for Lead

If present, elevated levels of lead can cause serious health problems; especially for pregnant women and young children. Lead in drinking water is primarily from material and components associated with service lines and home plumbing. This water supply is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking.

If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <https://www.epa.gov/safewater/lead>.



**TOWN OF PONDER**

**ORDINANCE NO. 23-10**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS APPROVING THE 2023 ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, on February 12, 2015, after notice and a public hearing in the manner required by law, the Town Council (the "Town Council") of the Town of Ponder, Texas (the "Town") passed and approved Resolution No. 15-01 authorizing the creation of Ponder Public Improvement District No. 1 (the "PID No. 1") for the Remington Park project; and

**WHEREAS**, on May 14, 2015, after notice and a public hearing in the manner required by law, the Town Council passed Ordinance No. 15-05 approving the "Ponder Public Improvement District No. 1 Service and Assessment Plan," including the Assessment Roll (the "Assessment Roll"), (the "Service and Assessment Plan") and levied the Assessments on property within PID No. 1 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 Town Council has received the "Ponder Public Improvement District No. 1 2023 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 PID No. 1 as required by the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PONDER, 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 Town 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 Town 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. Effective Date.** This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS, THE 10<sup>th</sup> DAY OF JULY 2023.**

TOWN OF PONDER

\_\_\_\_\_  
MATTHEW POOLE, MAYOR

ATTEST:

\_\_\_\_\_  
SHERI CLEARMAN, TOWN SECRETARY

**Exhibit A**  
**2023 Annual Service Plan Update**

*[Remainder of page left intentionally blank.]*



**PONDER**  
**PUBLIC IMPROVEMENT DISTRICT NO. 1**  
**2023 ANNUAL SERVICE PLAN UPDATE**

JUNE 12, 2023

## INTRODUCTION

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

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

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

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

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

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

On August 9, 2021, the Town Council approved the 2021 Annual Service Plan Update for PID No. 1 by adopting Resolution No. 21-14, which updated the Assessment Roll for 2021.

On July 11, 2022, the Town Council approved the 2022 Annual Service Plan Update for PID No. 1 by adopting Ordinance No. 22-09, which updated the Assessment Roll for 2022.

The 2017 SAP identified the Authorized Improvements to be provided by PID No. 1, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 1 for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2017 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The Town Council also adopted an Assessment Roll identifying the Assessments on each Lot within PID No. 1 based on the method of assessment identified in the 2017 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

## PARCEL SUBDIVISION

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

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

## LOT AND HOME SALES

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

See **Exhibit C** for buyer disclosures.

## AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the 2017 SAP. The Authorized Improvements benefiting Remington Park Phase 4 were dedicated to the Town on July 16, 2015. The Authorized Improvements benefiting Remington Park Phase 5 were dedicated to the Town on March 30, 2017.

## OUTSTANDING ASSESSMENT

PID No. 1 has an outstanding Assessment of \$3,395,000.00<sup>1</sup>.

## ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest<sup>2</sup>** - The total principal and interest required for the Annual Installment due is \$207,750.00.
- **Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$101,850.00 and has not been met. As such, the Delinquency

<sup>1</sup> Net of \$35,000.00 PID Bonds principal payment due September 15, 2023, which will be paid using the Annual Installment collected on January 31, 2023.

<sup>2</sup> The Annual Installment covers the period September 15, 2023 to September 14, 2024 and is due by January 31, 2024.



and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in Additional Interest due of \$16,975.00.

- **Administrative Expense** - The cost of administering PID No. 1, collecting the Annual Installments, dissemination agent fees, audit fees, and Trustee fees shall be paid for on a pro rata basis by each Lot based on the amount of outstanding Assessment remaining on the Lot. The total Administrative Expenses budgeted for the Annual Installment is \$33,242.00.

Annual Collection Costs Breakdown	
Administration	\$ 24,467.00
Filing Fees	1,500.00
County Collection	275.00
Misc.	1,000.00
PID Trustee Fees	2,500.00
Dissemination Agent	3,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 33,242.00</b>

Due January 31, 2024	
Principal	\$ 40,000.00
Interest	\$ 167,750.00
Additional Interest	\$ 16,975.00
Administrative Expenses	\$ 33,242.00
<b>Total Annual Installment</b>	<b>\$ 257,967.00</b>

See **Exhibit B** for the debt service schedule for the Bonds as shown in the official statement.

**PREPAYMENT OF ASSESSMENTS IN FULL**

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

**PARTIAL PREPAYMENTS OF ASSESSMENTS**

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

**EXTRAORDINARY OPTIONAL REDEMPTIONS**

No extraordinary optional redemptions have occurred in PID No. 1.

**SERVICE PLAN - FIVE YEAR BUDGET FORECAST**

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

		Ponder PID No. 1				
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 40,000.00	\$ 45,000.00	\$ 55,000.00	\$ 60,000.00	\$ 65,000.00
Interest		167,750.00	166,150.00	164,350.00	162,150.00	159,750.00
	(1)	\$ 207,750.00	\$ 211,150.00	\$ 219,350.00	\$ 222,150.00	\$ 224,750.00
Additional Interest	(2)	\$ 16,975.00	\$ 16,775.00	\$ 16,550.00	\$ 16,275.00	\$ 15,975.00
Administrative Expenses	(3)	\$ 33,242.00	\$ 33,906.84	\$ 34,584.98	\$ 35,276.68	\$ 35,982.21
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$257,967.00</b>	<b>\$261,831.84</b>	<b>\$270,484.98</b>	<b>\$ 273,701.68</b>	<b>\$ 276,707.21</b>

**ASSESSMENT ROLL**

The list of current Parcels or Lots within the District, the corresponding outstanding Assessments, and Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

*[Remainder of page is intentionally left blank]*

## EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due 1/31/24 <sup>[a],[c]</sup>	
242851	Remington Park Phase 4 Non-Benefitted Property	\$	-	\$	-
668133	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668134	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668135	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668136	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668137	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668138	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668139	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668140	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668141	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668142	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668143	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668144	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668145	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668146	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668147	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668148	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668149	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668150	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668151	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668152	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668153	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668154	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668155	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668156	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668157	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668158	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668159	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668160	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668161	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668162	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668163	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668164	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668165	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668166	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668167	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668168	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668169	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668170	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668171	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due	
				1/31/24 <sup>[a],[c]</sup>	
668172	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668173	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668174	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668175	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668176	Remington Park Phase 4 Non-Benefitted Property	\$	-	\$	-
668177	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668178	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668179	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668180	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668181	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668182	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668183	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668184	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668185	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668186	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668187	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668188	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668189	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668190	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668191	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668192	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668193	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668194	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668195	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668196	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668197	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668198	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668199	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668200	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668201	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668202	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668203	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668204	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668205	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668206	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668207	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668208	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668209	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668210	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668211	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due	
				1/31/24 <sup>[a],[c]</sup>	
668212	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668213	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668214	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668215	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668216	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668217	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668218	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668219	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668220	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668221	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668222	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668223	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668224	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668225	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668226	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668227	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668228	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668229	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668230	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668231	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668232	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668233	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668234	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668235	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668236	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668237	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668238	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668239	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668240	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668241	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668242	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668243	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668244	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668245	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668246	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668247	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668248	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668249	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668250	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668251	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due	
				1/31/24 <sup>[a],[c]</sup>	
668252	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668253	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668254	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668255	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668256	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668257	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668258	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668259	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668260	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
668261	Remington Park Phase 4 - Residential Lot	\$	12,304.69	\$	945.29
702121	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702122	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702123	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702124	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702125	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702126	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702127	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702128	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702129	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702130	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702131	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702132	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702133	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702134	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702135	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702136	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702137	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702138	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702139	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702140	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702141	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702142	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702143	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702144	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702145	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702146	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702147	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702148	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702149	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702150	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due	
				1/31/24 <sup>[a],[c]</sup>	
702151	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702152	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702153	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702154	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702155	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702156	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702157	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702158	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702159	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702160	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702161	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702162	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702163	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702164	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702165	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702166	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702167	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702168	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702169	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702170	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702171	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702172	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702173	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702174	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702175	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702176	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702177	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702178	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702179	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702180	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702181	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702182	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702183	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702184	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702185	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702186	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702187	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702188	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702189	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702190	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62

Property ID	Lot Type	Outstanding Assessment <sup>[a],[b]</sup>		Installment Due	
				1/31/24 <sup>[a],[c]</sup>	
702191	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702192	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702193	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702194	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702195	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702196	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702197	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702198	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702199	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702200	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702201	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702202	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702203	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702204	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702205	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702206	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702207	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702208	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702209	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702210	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702211	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702212	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702213	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702214	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702215	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702216	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702217	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702218	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702219	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702220	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702221	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702222	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702223	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702224	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702225	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702226	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702227	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702228	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702229	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62
702230	Remington Park Phase 5 - Residential Lot	\$	12,551.72	\$	944.62



Property ID	Lot Type	Installment Due	
		Outstanding Assessment <sup>[a],[b]</sup>	1/31/24 <sup>[a],[c]</sup>
702231	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702232	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702233	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702234	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702235	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702236	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702237	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702238	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702239	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702240	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702241	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702242	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702243	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702244	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702245	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702246	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702247	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702248	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702249	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702250	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702251	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702252	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702253	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702254	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702255	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702256	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702257	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702258	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702259	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702260	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702261	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702262	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702263	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702264	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
702265	Remington Park Phase 5 - Residential Lot	\$ 12,551.72	\$ 944.62
<b>Total</b>		<b>\$ 3,395,000.00</b>	<b>\$ 257,967.02</b>

Notes:

- [a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2024 Annual Installment.
- [c] The Annual Installment covers the period September 1, 2023 to August 31, 2024 and is due by 1/31/2024.



## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

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

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

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## EXHIBIT C – BUYER DISCLOSURES

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

- Phase 4 Residential Lot
- Phase 5 Residential Lot

**PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 – PHASE 4  
RESIDENTIAL LOT – 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.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
STREET ADDRESS

**PRINCIPAL PHASE 4 RESIDENTIAL LOT ASSESSMENT: \$12,304.69**

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Ponder 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 Town of Ponder. The exact amount of each annual installment will be approved each year by the Town Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town of Ponder.

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

\_\_\_\_\_  
<sup>1</sup> 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 Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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.

[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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Denton County.



[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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Denton County.

## ANNUAL INSTALLMENTS - PHASE 4 – RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2024	\$ 156.25	\$ 607.03	\$ 61.52	\$ 120.48	\$ 945.29
2025	\$ 195.31	\$ 600.78	\$ 60.74	\$ 122.78	\$ 979.61
2026	\$ 234.38	\$ 592.97	\$ 59.77	\$ 124.89	\$ 1,012.00
2027	\$ 234.38	\$ 583.59	\$ 58.59	\$ 127.00	\$ 1,003.57
2028	\$ 273.44	\$ 574.22	\$ 57.42	\$ 129.34	\$ 1,034.42
2029	\$ 312.50	\$ 560.55	\$ 56.05	\$ 131.46	\$ 1,060.56
2030	\$ 351.56	\$ 544.92	\$ 54.49	\$ 133.55	\$ 1,084.53
2031	\$ 390.63	\$ 527.34	\$ 52.73	\$ 135.60	\$ 1,106.30
2032	\$ 390.63	\$ 507.81	\$ 50.78	\$ 137.59	\$ 1,086.81
2033	\$ 429.69	\$ 488.28	\$ 48.83	\$ 139.81	\$ 1,106.60
2034	\$ 468.75	\$ 466.80	\$ 46.68	\$ 141.95	\$ 1,124.18
2035	\$ 546.88	\$ 443.36	\$ 44.34	\$ 144.01	\$ 1,178.58
2036	\$ 585.94	\$ 416.02	\$ 41.60	\$ 145.55	\$ 1,189.10
2037	\$ 625.00	\$ 386.72	\$ 38.67	\$ 146.84	\$ 1,197.23
2038	\$ 664.06	\$ 355.47	\$ 35.55	\$ 147.79	\$ 1,202.87
2039	\$ 742.19	\$ 322.27	\$ 32.23	\$ 148.64	\$ 1,245.32
2040	\$ 781.25	\$ 285.16	\$ 28.52	\$ 148.29	\$ 1,243.22
2041	\$ 859.38	\$ 246.09	\$ 24.61	\$ 147.33	\$ 1,277.41
2042	\$ 898.44	\$ 203.13	\$ 20.31	\$ 143.94	\$ 1,265.81
2043	\$ 976.56	\$ 158.20	\$ 15.82	\$ 138.04	\$ 1,288.63
2044	\$ 1,054.69	\$ 109.38	\$ 10.94	\$ 124.92	\$ 1,299.92
2045	\$ 1,132.81	\$ 56.64	\$ 5.66	\$ 95.13	\$ 1,290.24
<b>Total</b>	<b>\$ 12,304.69</b>	<b>\$ 9,036.72</b>	<b>\$ 905.86</b>	<b>\$ 2,974.92</b>	<b>\$ 25,222.19</b>

Notes:

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

**PONDER PUBLIC IMPROVEMENT DISTRICT NO. 1 – PHASE 5  
RESIDENTIAL LOT – 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.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

STREET ADDRESS

**PRINCIPAL PHASE 5 RESIDENTIAL LOT ASSESSMENT: \$12,551.72**

As the purchaser of the real property described above, you are obligated to pay assessments to the Town of Ponder, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Ponder 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 Town of Ponder. The exact amount of each annual installment will be approved each year by the Town Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the Town of Ponder.

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

\_\_\_\_\_

<sup>1</sup> 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 Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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.

[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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Denton County.

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DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Denton County.

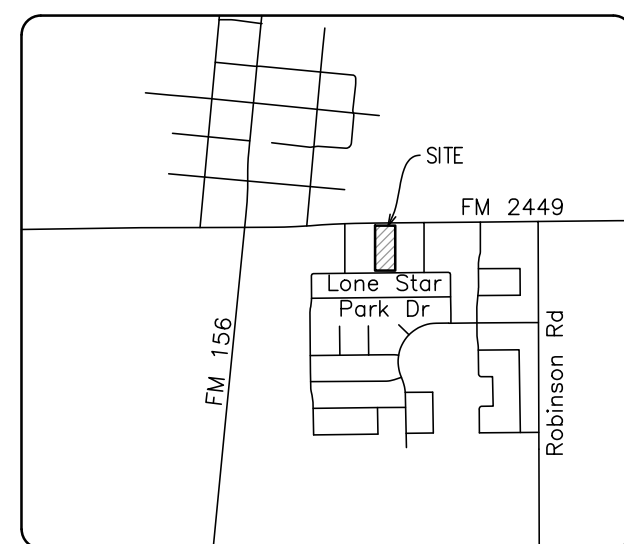
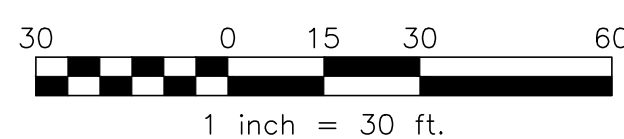
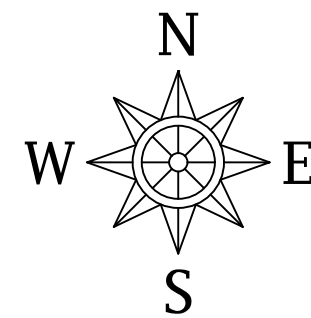
## ANNUAL INSTALLMENTS - PHASE 5 – RESIDENTIAL LOT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2024	\$ 137.93	\$ 621.03	\$ 62.76	\$ 122.90	\$ 944.62
2025	\$ 137.93	\$ 615.52	\$ 62.07	\$ 125.46	\$ 940.98
2026	\$ 172.41	\$ 610.00	\$ 61.38	\$ 128.27	\$ 972.06
2027	\$ 206.90	\$ 603.10	\$ 60.52	\$ 131.17	\$ 1,001.69
2028	\$ 206.90	\$ 594.83	\$ 59.48	\$ 133.98	\$ 995.19
2029	\$ 241.38	\$ 584.48	\$ 58.45	\$ 137.07	\$ 1,021.38
2030	\$ 275.86	\$ 572.41	\$ 57.24	\$ 140.29	\$ 1,045.80
2031	\$ 310.34	\$ 558.62	\$ 55.86	\$ 143.64	\$ 1,068.47
2032	\$ 344.83	\$ 543.10	\$ 54.31	\$ 147.15	\$ 1,089.39
2033	\$ 379.31	\$ 525.86	\$ 52.59	\$ 150.57	\$ 1,108.32
2034	\$ 413.79	\$ 506.90	\$ 50.69	\$ 154.15	\$ 1,125.53
2035	\$ 448.28	\$ 486.21	\$ 48.62	\$ 157.93	\$ 1,141.03
2036	\$ 482.76	\$ 463.79	\$ 46.38	\$ 162.27	\$ 1,155.20
2037	\$ 517.24	\$ 439.66	\$ 43.97	\$ 166.94	\$ 1,167.80
2038	\$ 586.21	\$ 413.79	\$ 41.38	\$ 172.04	\$ 1,213.42
2039	\$ 620.69	\$ 384.48	\$ 38.45	\$ 177.34	\$ 1,220.96
2040	\$ 689.66	\$ 353.45	\$ 35.34	\$ 183.81	\$ 1,262.26
2041	\$ 724.14	\$ 318.97	\$ 31.90	\$ 190.96	\$ 1,265.96
2042	\$ 793.10	\$ 282.76	\$ 28.28	\$ 200.37	\$ 1,304.51
2043	\$ 827.59	\$ 243.10	\$ 24.31	\$ 212.12	\$ 1,307.12
2044	\$ 896.55	\$ 201.72	\$ 20.17	\$ 230.39	\$ 1,348.84
2045	\$ 965.52	\$ 156.90	\$ 15.69	\$ 263.50	\$ 1,401.60
2046	\$ 1,034.48	\$ 108.62	\$ 10.86	\$ 354.42	\$ 1,508.39
2047	\$ 1,137.93	\$ 56.90	\$ 5.69	\$ 361.51	\$ 1,562.03
<b>Total</b>	<b>\$ 12,551.72</b>	<b>\$ 10,246.21</b>	<b>\$ 1,026.38</b>	<b>\$ 4,348.23</b>	<b>\$ 28,172.54</b>

Notes:

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





LEGEND	
(Not all items may be applicable)	
○	1/2" IRON ROD WITH PLASTIC CAP STAMPED "SPIARSEN" SET, UNLESS OTHERWISE NOTED
IRF	IRON ROD FOUND
CRF	CAPPED IRON ROD FOUND
IPF	IRON PIPE FOUND
AMF	ALUMINUM MONUMENT FOUND
CM	CONTROL MONUMENT
Esmt.	EASEMENT
Utl.	UTILITY
(BTP)	BY THIS PLAT
R.O.W.	RIGHT-OF-WAY
□	BLOCK DESIGNATION
▶	STREET FRONTAGE
Cab.	CABINET
Vol.	VOLUME
Pg.	PAGE
No.	NUMBER
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FIRM	FLOOD INSURANCE RATE MAP
Ord. No.	ORDINANCE NUMBER
Inst./Doc.	INSTRUMENT OR DOCUMENT
DRDCT	DEED RECORDS, DENTON COUNTY, TEXAS
OPRDCI	OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS

NOTES:

- This replat was prepared without the benefit of a commitment for title insurance. No research was performed for any easements other than that shown on the record plat of this property. Therefore, easements, agreements, and other documents may exist that affect the subject property that are not shown on this replat.
- Basis of bearing: Texas State Plane Coordinate System, North Central Zone 4202, North American Datum of 1983, Adjustment Realization 2011.
- Selling a portion of this addition by metes and bounds is a violation of City ordinance and state law and is subject to fines and withholding of utilities and building permits.

This Plat has been submitted to and considered by the Planning and Zoning Commission of the Town of Ponder, Texas, and is hereby recommended for approval by that Commission.  
 Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

By: \_\_\_\_\_  
 Chairperson

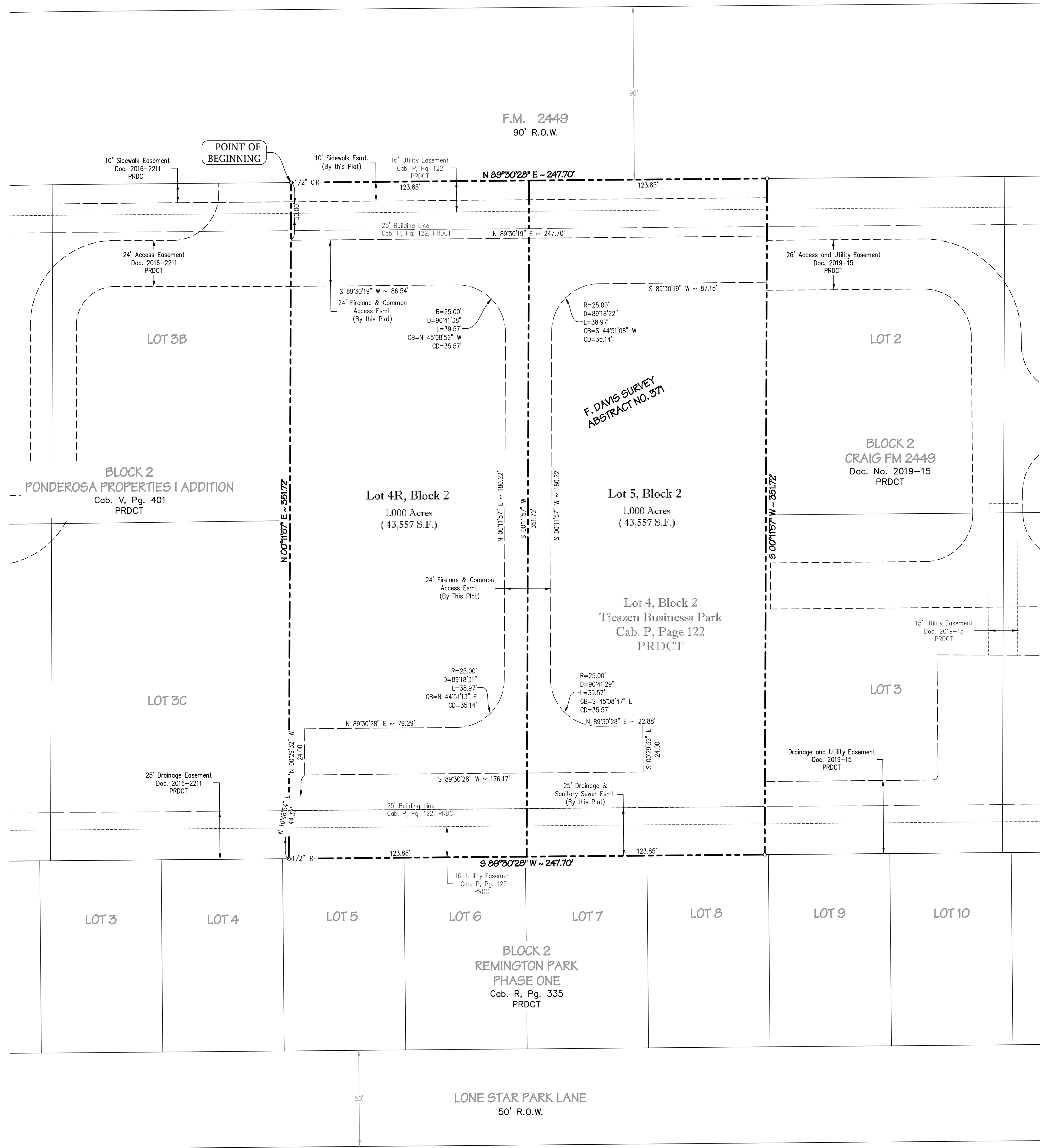
Attest: \_\_\_\_\_  
 Sheri Clearman, Town Secretary

The Town Council of Ponder, Texas on \_\_\_\_\_, 2023

Voted affirmatively to adopt this plat and approve it for filing of record.

By: \_\_\_\_\_  
 Matthew Poole, Mayor

Attest: \_\_\_\_\_  
 Sheri Clearman, Town Secretary



OWNER'S CERTIFICATE

STATE OF TEXAS §  
 COUNTY OF DENTON §

I, the undersigned, owner of the land shown on this plat within the area described by metes and bounds as follows:

WHEREAS Chris Norwood is the owner of Lot 4, Block 2 of Tieszen Business Park, an addition to the Town of Ponder, Denton County, Texas, according to the plat thereof recorded in Cabinet P, Page 122 of the Plat Records of Denton County, Texas, with the subject tract being more particularly described as follows:

BEGINNING at a 1/2" iron rod with plastic cap found for the northwest corner of Lot 4, the northeast corner of Lot 3B, Block 2, Ponderosa Properties I Addition, according to the plat recorded in Cabinet V, Page 401 PRDCT, also being on the south line of Farm to Market Road 2449, a 90-foot right-of-way;

THENCE N 89°30'28" E, 247.70 feet along the south line of FM 2449 and the north line of Lot 4 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the northeast corner of Lot 4, also being the northwest corner of Lot 2, Block 2, Craig FM 2449, an addition recorded in Document No. 2019-15 PRDCT;

THENCE S 00°11'57" W, 351.72 feet along the east line of Lot 4 to a 1/2" iron rod with plastic cap stamped "SPIARSEN" set for the southeast corner thereof, also being the southwest corner of Lot 3, Block 2, Craig FM 2449 Addition, and being on the north line of Lot 8, Block 2, Remington Park Phase One, an addition recorded in Cabinet R, Page 335 PRDCT;

THENCE S 89°30'28" W, 247.70 feet along the north line of Remington Park Phase One and the south line of Lot 4 to a 1/2" iron rod found for the southwest corner thereof, also being the southeast corner of Lot 3C, Block 2, Ponderosa Properties I Addition;

THENCE N 00°11'57" E, 351.72 feet along the west line of Lot 4, to the POINT OF BEGINNING with the subject tract containing 87,115 square feet or 2,000 acres of land.

and designated herein as the Lots 4R and 5, Block 2, Tieszen Business Park Addition, subdivision to the Town of Ponder, Texas, and whose name is subscribed hereto, hereby dedicate in fee simple to the use of public forever all streets, alleys, parks, watercourses, drains, easements, rights-of-way and public places thereon shown for the purpose and consideration therein expressed.

CHRIS NORWOOD

By: \_\_\_\_\_  
 OWNER

DATE \_\_\_\_\_

STATE OF TEXAS §  
 COUNTY OF DENTON §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Chris Norwood, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

That I, Darren K. Brown, of Spiars Engineering, Inc., do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision Regulations of the Town of Ponder, Texas.

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.



PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE

DARREN K. BROWN, R.P.L.S. NO. 5252

darren.brown@spiarsengineering.com

STATE OF TEXAS §  
 COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Darren K. Brown, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

Notary Public, State of Texas

REPLAT

**TIESZEN BUSINESS PARK ADDITION**

LOTS 4R AND 5, BLOCK 2  
 BEING A REPLAT OF LOT 4, BLOCK 2  
 TIESZEN BUSINESS PARK

Recorded in Cabinet P, Slide 122, Plat Records, Denton County, Texas

2.000 Acres  
 Current Zoning: C-1

OWNER / APPLICANT  
 Chris Norwood  
 9200 Burnett Rd  
 Ponder, Texas 76247  
 Contact: Chris Norwood

ENGINEER / SURVEYOR  
 Spiars Engineering, Inc.  
 3575 Lone Star Circle, Suite 434  
 Fort Worth, TX 76177  
 Telephone: (972) 422-0077  
 TBPELS No. F-2121 and No. F-10043100  
 Contact: Tyler Barnett

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## Belcheff & Associates, Inc.

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Municipal Engineering & Management  
TBPE Reg. No. F-368

3575 Lone Star Circle, Ste. 124  
Fort Worth, Texas 76177

**July 5, 2023**

John Bassler, Mayor  
Town Council  
Town of Ponder  
102 W Bailey St  
Ponder, TX 76259

**Re: *Ponder ISD Campus Sanitary Sewer Line Oversizing Participation***

Dear Mayor and Council:

After the Ponder ISD 2021 Bond Program for Campus Improvements was approved, the Ponder ISD (District) and the Town of Ponder agreed to various items via letter of understanding dated November 9, 2021 in lieu of a Subdivider's Agreement as required by the Town's development ordinances. This method of agreement was chosen to assist the Town in its following of a responsible process for the benefit of both parties and to assure the District of a timely opportunity for construction and occupancy of proposed buildings.

One of the items of understanding was for the District to provide for offsite sanitary sewer line between Campus and FM156 connection point to existing sewer system in order to serve its new buildings. The District agreed to fully fund and construct minimum size required sewer line. The Town of Ponder reserved the right to provide for potential oversizing participation to increase the size of sewer line if funds are available. Oversizing of proposed sewer line from 8" & 10" to 12" & 18" will provide additional capacity for Town to service its west sewershed area in accordance with the Sewer System Master Plan. This additional capacity will be reserved for future growth and new development will be subject to impact fees at time of future connection to the system. Impact fees are imposed by the Town in order to recover partial costs of capital improvements made necessary by and attributable to serving new development.

### **Project Background and Cost Analysis**

The District publicly bid the Offsite Sewer Improvements project in November of 2022 and awarded construction contract in the amount of \$1,310,256 to North Texas Contracting, Inc. via the assigned general construction manager, Gallagher Construction Company. The approval of final construction plans by the Town did not commence until March of 2023, at which time, it was determined that changes to sewer pipe size, alignment, and profile are necessary as needed to meet intended design criteria. Those changes have resulted in project cost increase beyond the original bid amount. To date the total project cost is estimated at \$1,512,160, which includes sewer line upsize cost.

### **Cost Share Summary**

Based on limited information provided by the District and its Contractor, the Town Engineer has prepared cost share summary exhibit summarizing oversize participation responsibility by the Town. The oversizing cost share for the Town was determined to be \$379,254, which will fund construction of 18" & 12" sewer main in lieu of 8" and 10" line funded by the District.

Z:\Ponder\PermitReviews\PSD\New High School - 2020\Off-Site Sewer\Council\CC Comm.docx

817-431-1800

rboitsov@belcheff.com

Fax 817-431-1850

Mayor John Bassler  
Town Council  
July 5, 2023  
Page 2 of 2

**Recommendation**

It is recommended that the Town Council authorize the funds in the amount of \$379,254 for oversizing 18" & 12" Offsite Sanitary Sewer from Ponder PISD Campus to FM156.

Sincerely,

o/s

Roman Boitsov, P.E.  
Belcheff and Associates, Inc.  
Town Engineer for Ponder

Attachments:

Ponder ISD and the Town of Ponder Letter of Understanding dated November 9, 2021  
Ponder Sewer System Master Plan  
Oversizing Cost share Summary and Support Documents  
Construction Plans for 18" and 12" Sanitary Sewer from Ponder High School to FM156

cc: Town Council Members *via meeting packets*  
Sheri Clearman, Town Secretary *via e-mail*  
Gary Morris, Director of Public Works *via e-mail*  
Becca Zielinski, Planning & Zoning Coordinator *via e-mail*



November 9, 2021

Shawn Wilkinson, President  
 Ponder Independent School District  
 400 W. Bailey Street  
 Ponder, TX 76259

*Re: Ponder ISD 2021 Bond Program for Campus Improvements in the Town of Ponder*

Dear Mr. Wilkinson:

The Ponder ISD and the Town of Ponder previously agreed to various items via letter dated January 13, 2009 in lieu of a Subdivider's Agreement as required by the Town's development ordinances. This method of agreement was chosen to assist the Town in its following of a responsible process for the benefit of both parties and to assure the District of a timely opportunity for occupancy of proposed buildings.

The purpose of this letter is to supplement our prior letter agreement with those items of understanding that have been agreed upon as necessary for the PISD (District) to obtain an early building permit and an eventual Certificate of Occupancy from the Town of Ponder. Both parties were and remain in agreement that fulfilling the Town's legal requirements to the best ability of the District is a reasonable attempt to ensure the health, safety and interests of both parties' constituents and stakeholders.

On November 9, 2020, the Town Council conditionally approved a Preliminary Plat for the District. The conditional items were summarized in the meeting minutes and fully described in a letter dated November 4, 2020 by the Town Engineer. It was our understanding that the District's project team would work towards resolution of the issues delineated and resubmit to the Town for further processing. We have held several working meetings in an attempt to assist the District in furthering its project. I understand that the District feels strongly that it needs to fully begin its construction contract in its attempt to have the project in operation fall 2023.

c:\users\sclearman\desktop\ponder-pisd moa v2a.doc

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**THE TOWN OF PONDER A Great Place to Live**

102 W Bailey St, PO Box 297, Ponder, TX 76259 • Office: 940-479-2396 • Fax: 940-479-2100

Shawn Wilkinson, President  
 November 9, 2021  
 Page 2 of 3

After significant work and discussions between our staffs, I am providing the following summary points of agreement in an attempt to help the District accomplish its goal. These points delineate major tasks to be completed in order to offset impacts on Town infrastructure and to continue a safe environment for the students, teachers and administrators of Ponder ISD as well as for the citizens of the Town of Ponder in which this campus is located. These points are understood to be consistent with the Town's Building Codes and Subdivision Ordinance.

On December 11, I will ask the Ponder Town Council to approve the following supplemental points of agreement. These requirements must be completed so that the Town may issue interim permits prior to eventual issuance of a Final Certificate of Occupancy by the Town.

Early grading permit – (at the discretion of Mayor Poole)

1. Approval of this MOU by District and Town
2. Resubmittal and approval of conformed Preliminary Plat that conforms to the Town Engineers letter dated Nov. 4, 2020 and to include notes of conditional approval:
  - a. District to provide ¼ funding of North-South Connector (M4U) upon request from Town to include:
    - i. left and right turn lanes at main E-W High School access
    - ii. left and right turn lanes at FM 2449 intersection
    - iii. left turn lane and right deceleration lane along FM 2449
    - iv. left and right turn lanes at January Lane
    - v. left turn lane and right deceleration lane along January Lane
  - b. District to provide for left turn lane and right deceleration lane along FM 2449 at Lion Lane access drive
  - c. District to develop coordinated Traffic Management Plan for entire PISD campus for Town concurrence prior to New High School occupancy with emphasis on –
    - i. emergency services access (especially reduction in blocking/vehicle stacking in designated fire lanes)
    - ii. minimize eastbound original town traffic/optimize patterns
  - d. District to provide proportional funding participation in offsite FM 156 sewer line upgrade by Town upon request -
    - i. 8" sewer replacement/upgrade between Wolff St (at FM 156) and Remington Channel (at FM 2449)
  - e. District to provide offsite 8" sewer line between Campus and FM 156 connection point as shown
    - i. District will be eligible for potential (partial) reimbursement by future connections for a period of 30 years beyond final acceptance by the Town of the offsite sewer line.





☰ Menu

# REGISTRATION

**Your Member ID Number is required to register. Find your Member ID [here](#).**

**How to Register**  
(links will be live on Tuesday, July 11, at 10:00 a.m. central)

**Register online here**

**Register by mail here**

### Registration Fees

Registration Type	By August 24	After August 24
Full Registration (TML and Associate Member)	\$400	\$500
Full Registration (Non-TML Member)	\$600	\$700
One Day (TML and Associate Member)	\$250	\$250
One Day (Non-TML Member)	\$450	\$450
Spouse/Significant Other	\$100	\$100

Thursday Lunch	\$65	\$65
Friday Brunch	\$45	\$45

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**Cancellation Policy**

If you are registered and cannot attend, we encourage you to send a substitute. If you cannot send a substitute, TML will provide a refund, minus a \$75 cancellation fee, if written cancellation is emailed to [acct@tml.org](mailto:acct@tml.org) by **August 24**.

No refunds will be honored after August 24, no exceptions will be made, and meal tickets are nonrefundable.