



Town Council Meeting

Monday, August 09, 2021 at 6:00 PM
102 W. Bailey Street, Ponder, TX 76259

NOTICE

THE TOWN COUNCIL FOR THE TOWN OF PONDER, TEXAS, WILL CONVENE IN REGULAR SESSION AT 6:00 P.M. ON AUGUST 9, 2021, 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.

ORAL STAFF REPORTS

ITEMS OF BUSINESS

1. Consider and act on approval of Ordinance 21-16, approval of a zoning change for Lot 2, Block 2, Merrifield Estates from MF to C2.
2. Consider and act on approval of Resolution 21-15, approving a negotiated settlement between the ACSC and Atmos Energy Corp.
3. Consider and act on approval of Ordinance 21-14, approving the annual Service and Assessment Plan for the Ponder PID No. 1.
4. Presentation of 2021 Notice about Tax Rates to the Town Council.

ITEMS FOR 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 6th day of August 2021, at 11:00 a.m.

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 OF PONDER, TEXAS
ORD 21-16**

AN ORDINANCE AMENDING ORDINANCE 00-20, THE COMPREHENSIVE ZONING PLAN AND MAP OF THE TOWN OF PONDER BY REZONING LOT 2, BLOCK 2, MERRIFIELD ESTATES, FIRST SECTION IN THE TOWN LIMITS OF PONDER, A 1.74-ACRE VACANT LOT FROM MULTI-FAMILY RESIDENTIAL (MF) TO COMMERCIAL GENERAL (C2); REQUIRING COMPLIANCE WITH ALL OTHER ORDINANCES; DIRECTING THE TOWN SECRETARY TO CHANGE THE ZONING MAP ACCORDINGLY; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING A PUBLICATION CLAUSE; PROVIDING FOR ENGROSSEMENT AND ENROLLMENT; PROVIDING A PENALTY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission has been presented with an application for a zoning change from Marc DeGenaro;

WHEREAS, pursuant to Chapter 211 of the Local Government Code, the Town Council is authorized to adopt regulations governing the use of property within the corporate limits of the Town;

WHEREAS, the Planning and Zoning Commission, after proper publication of notice thereof, held a public hearing regarding the request on July 7, 2021;

WHEREAS, after due deliberation and intense study the Planning and Zoning Commission recommended to the Town Council that the zoning request be approved;

WHEREAS, after due deliberation and consideration of the information submitted during the public hearings and the consideration of the recommendation of the Planning and Zoning Commission, the Town Council has concluded that the adoption of this Ordinance is in the best interest of the health, safety and welfare of the citizens of the Town of Ponder.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS:

SECTION 1

That all of the above premises are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2

That Ordinance 00-20 of the Town of Ponder, Texas (hereafter referred to as “Town”), the same being the Comprehensive Zoning Ordinance of the Town, be and the same is hereby amended and changed in the following particulars and that all other existing articles, sections, subsections, paragraphs, sentences, definitions, phrases and words of said Code of Ordinances are not amended, but shall remain intact and are hereby ratified, verified, approved and affirmed.:

A: Lot 2, Block 2, Merrifield Estates, First Section in the Town of Ponder, changed from Multi-Family (MF) to Commercial General (C2).

SECTION 3

That in all respects the use of the tract of land above described shall be subject to all applicable regulations contained in the Comprehensive Zoning Ordinance of the Town and all other applicable Ordinances of the Town.

SECTION 4

The Town Secretary is hereby directed to correct the official zoning map of the Town to reflect the change in zoning described herein.

SECTION 5

That the zoning regulations and districts as established have been made in accordance with the comprehensive plan for the purpose of promoting in the comprehensive Zoning Ordinance the health, safety and general welfare of the community. They have been designed with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future, to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air, to prevent over-crowding of land, to avoid undue concentration of population; to facilitate the adequate provisions of transportation, water, sewage, drainage and surface water, parks and other public requirements and to make provisions for the normal business, commercial needs and development of the community.

SECTION 6 – SEVERABILITY

If any provisions, section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional, void or invalid (or for any reason unenforceable), to the extent practicable, the validity of the remaining portions of this franchise shall not be affected thereby, it being the intent of the Town in adopting this Ordinance that so long as practicable no portion hereof or provision hereof shall become inoperative or fail by reason of any unconstitutionality or invalidity of any other portion, provision or regulation and to this end, all provisions of this Ordinance are declared to be severable.

SECTION 7 – CUMULATIVE CLAUSE

This Ordinance shall be cumulative of all other ordinances of the Town of Ponder affecting zoning and shall not repeal any of the provisions of said ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance.

SECTION 8 – PUBLICATION

The Town Secretary of the Town of Ponder is hereby directed to publish in the official newspaper of the Town of Ponder, the Caption, and Effective Date of this Ordinance for two (2) days as required by Section 52.011 of the Texas Local Government Code. The Town shall pay the cost of those publications.

SECTION 9 – ENGROSSMENT AND ENROLLEMNT

The Town Secretary of the Town of Ponder is hereby directed to engross and enroll this Ordinance by Copying the exact Caption, and Effective Date clause in the minutes of the Town Council of the Town of Ponder and by filing this Ordinance in the Ordinances records of the Town.

SECTION 10 – PENALTY

It shall be unlawful for any person to violate any provision of this Ordinance and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, an amount not more than Two Thousand Dollars (\$2,000), and a separate offense shall be deemed committed each day during or on which a violation occurs or continues.

SECTION 11 – EFFECTIVE DATE

This Ordinance shall take effect from and after its date of passage and publication as provided for by law.

PASSED AND APPROVED by the Town Council for the Town of Ponder, Texas this the _____ day of _____, 2021.

Matthew Boyle, Mayor

Attest:

Sheri Clearman, City Secretary

EXHIBIT A

Merrifield Est, Sec 1, Blk 2, Lot 2, acres 1.74

This tract is located on the west side of the 1000 block of N FM 156, South of King George Rd and North of Owendale Way.

July 21, 2021

STAFF REPORT FOR RESOLUTION OR ORDINANCE

BACKGROUND AND SUMMARY

The Town, along with 171 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division (“Atmos Mid-Tex” or “Company”), is a member of the Atmos Cities Steering Committee (“ACSC”). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism (“RRM”), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2021, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December 31, 2020, entitled it to additional system-wide revenues of \$43.4 million.

Application of the standards set forth in ACSC’s RRM Tariff reduces the Company’s request to \$40.5 million, \$29.3 million of which would be applicable to ACSC members. ACSC’s consultants concluded that the system-wide deficiency under the RRM regime should be \$22.34 million instead of the claimed \$40.5 million. The amount of the \$22.34 million deficiency applicable to ACSC members would be \$16.8 million.

After the Company reviewed ACSC’s consultants’ report, ACSC’s Executive Committee and the Company negotiated a settlement whereby the Company would receive an increase of \$22.78 million from ACSC Cities, but with a two-month delay in the Effective Date until December 1, 2021. This should save ACSC cities approximately \$3.8 million.

The Executive Committee recommends a settlement at \$22.78 million. The Effective Date for new rates is December 1, 2021. ACSC members should take action approving the Resolution before October 1, 2021.

PROOF OF REVENUES

Atmos generated proof that the rate tariffs attached to the Resolution will generate \$22.78 million in additional revenues from ACSC Cities. That proof is attached as Attachment 1 to this Staff Report. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT

The impact of the settlement on average residential rates is an increase of \$1.28 on a monthly basis, or 2.2 percent. The increase for average commercial usage will be \$4.03 or 1.61 percent. A bill impact comparison is attached as Attachment 2.

SUMMARY OF ACSC'S OBJECTION TO THE UTILITIES CODE SECTION 104.301 GRIP PROCESS

ACSC strongly opposed the GRIP process because it constitutes piecemeal ratemaking by ignoring declining expenses and increasing revenues while rewarding the Company for increasing capital investment on an annual basis. The GRIP process does not allow any review of the reasonableness of capital investment and does not allow cities to participate in the Railroad Commission's review of annual GRIP filings or allow recovery of Cities' rate case expenses. The Railroad Commission undertakes a mere administrative review of GRIP filings (instead of a full hearing) and rate increases go into effect without any material adjustments. In ACSC's view, the GRIP process unfairly raises customers' rates without any regulatory oversight. In contrast, the RRM process has allowed for a more comprehensive rate review and annual evaluation of expenses and revenues, as well as capital investment.

RRM SAVINGS OVER GRIP

While residents outside municipal limits must pay rates governed by GRIP, there are some cities served by Atmos Mid-Tex that chose to remain under GRIP rather than adopt RRM. Additionally, the Town of Dallas adopted a variation of RRM which is referred to as DARR. When new rates become effective on December 1, 2021, ACSC residents will maintain an economic monthly advantage over GRIP and DARR rates. See Attachment 3.

EXPLANATION OF “BE IT RESOLVED” PARAGRAPHS:

1. This section approves all findings in the Resolution.
2. This section adopts the RRM rate tariffs and finds the adoption of the new rates to be just, reasonable, and in the public interest.
3. This section makes it clear that Cities may challenge future costs associated with gas leaks like the explosion in North Dallas or the evacuation in Georgetown.
4. This section finds that existing rates are unreasonable. Such finding is a necessary predicate to establishment of new rates. The new tariffs will permit Atmos Mid-Tex to recover an additional \$22.78 million from ACSC Cities.
5. This section approves an exhibit that establishes a benchmark for pensions and retiree medical benefits to be used in future rate cases or RRM filings.
6. This section approves an exhibit to be used in future rate cases or RRM filings regarding recovery of regulatory liabilities, such as excess deferred income taxes.
7. This section requires the Company to reimburse the Town for expenses associated with review of the RRM filing, settlement discussions, and adoption of the Resolution approving new rate tariffs.
8. This section repeals any resolution or ordinance that is inconsistent with the Resolution.
9. This section finds that the meeting was conducted in compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

10. This section is a savings clause, which provides that if any section is later found to be unconstitutional or invalid, that finding shall not affect, impair, or invalidate the remaining provisions of this Resolution. This section further directs that the remaining provisions of the Resolution are to be interpreted as if the offending section or clause never existed.
11. This section provides for an effective date upon passage. December 1, 2021 represents a two month delay in the Effective Date established by the RRM tariff.
12. This section directs that a copy of the signed Resolution be sent to a representative of the Company and legal counsel for ACSC.

CONCLUSION

The Legislature's GRIP process allowed gas utilities to receive annual rate increases associated with capital investments. The RRM process has proven to result in a more efficient and less costly (both from a consumer rate impact perspective and from a ratemaking perspective) than the GRIP process. Given Atmos Mid-Tex's claim that its historic cost of service should entitle it to recover \$43.4 million in additional system-wide revenues, the RRM settlement at \$22.78 million for ACSC Cities reflects substantial savings to ACSC Cities. Settlement at \$22.78 million (plus \$3.8 of additional savings due to the two-month delay) is fair and reasonable. The ACSC Executive Committee consisting of town employees of 18 ACSC members urges all ACSC members to pass the Resolution before October 1, 2021. New rates become effective December 1, 2021.

RESOLUTION 21-15

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE (“ACSC”) AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY’S 2021 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHED EXHIBIT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; APPROVING AN ATTACHED EXHIBIT REGARDING AMORTIZATION OF REGULATORY LIABILITY; REQUIRING THE COMPANY TO REIMBURSE ACSC’S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC’S LEGAL COUNSEL.

WHEREAS, the Town of Ponder, Texas (“Town”) is a gas utility customer of Atmos Energy Corp., Mid-Tex Division (“Atmos Mid-Tex” or “Company”), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the Town is a member of the Atmos Cities Steering Committee (“ACSC”), a coalition of similarly-situated cities served by Atmos Mid-Tex (“ACSC Cities”) that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism (“RRM”) tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program (“GRIP”) process instituted by the

RESOLUTION 21-15

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the Town in a rate ordinance in 2018; and

WHEREAS, on about April 1, 2021, Atmos Mid-Tex filed its 2021 RRM rate request with ACSC Cities based on a test year ending December 31, 2020; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2021 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of \$22.78 million applicable to ACSC Cities with an Effective Date of December 1, 2021; and

WHEREAS, ACSC agrees that Atmos' plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the two month delayed Effective Date from October 1 to December 1 will save ACSC ratepayers approximately \$3.8 million off new rates imposed by the attached tariffs (Exhibit A); and

WHEREAS, the attached tariffs (Exhibit A) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Exhibit B); and

RESOLUTION 21-15

WHEREAS, the settlement agreement establishes an amortization schedule for regulatory liability prepared by Atmos Mid-Tex (Exhibit C); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications;

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the Town Council finds that the settled amount of an increase in revenues of \$22.78 million for ACSC Cities represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2021 RRM filing, is in the public interest, and is consistent with the Town's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Exhibit A, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional \$22.78 million from customers in ACSC Cities, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

RESOLUTION 21-15

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Exhibit B, attached hereto and incorporated herein.

Section 6. That subject to any future settlement or decision regarding the balance of Excess Deferred Income Tax to be refunded to ratepayers, the amortization of regulatory liability shall be consistent with the schedule found in Exhibit C, attached hereto and incorporated herein.

Section 7. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of the ACSC in processing the Company's 2021 RRM filing.

Section 8. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 9. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 10. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 11. That consistent with the Town Ordinance that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after December 1, 2021.

Section 12. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato,

RESOLUTION 21-15

General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue,
Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF
PONDER, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF ____
_____, 2021.

Matthew Poole, Mayor

ATTEST:

Town Secretary

Exhibit A
to 2021 RRM Resolution or Ordinance

Mid-Tex Tariffs
Effective December 1, 2021

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	R – RESIDENTIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 20.85 per month
Rider CEE Surcharge	\$ 0.05 per month ¹
Total Customer Charge	\$ 20.90 per month
Commodity Charge – All <u>Ccf</u>	\$0.27979 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	C – COMMERCIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE: Page

Application

Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	\$ 56.50 per month
Rider CEE Surcharge	\$ 0.01 per month ¹
Total Customer Charge	\$ 56.51 per month
Commodity Charge – All Ccf	\$ 0.12263 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

¹ Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2021.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 3,500 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 3,500 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailement Overpull Fee

Upon notification by Company of an event of curtailement or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailement or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	I – INDUSTRIAL SALES	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Agreement

An Agreement for Gas Service may be required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Application

Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service

Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate

Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	\$ 1,054.75 per month
First 0 MMBtu to 1,500 MMBtu	\$ 0.4330 per MMBtu
Next 3,500 MMBtu	\$ 0.3171 per MMBtu
All MMBtu over 5,000 MMBtu	\$ 0.0680 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees

All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees

Customer shall pay Company the greater of (i) \$0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RRC Tariff No:

RATE SCHEDULE:	T – TRANSPORTATION	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Curtailement Overpull Fee

Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index

In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement

A transportation agreement is required.

Notice

Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions

In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

- i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification
- $WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf
- R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.
- HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class
- NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.
- ADD = billing cycle actual heating degree days.
- BL_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the j th customer in i th rate schedule is computed as:

$$WNA_j = WNAF_i \times q_{ij}$$

Where q_{ij} is the relevant sales quantity for the j th customer in i th rate schedule.

**MID-TEX DIVISION
ATMOS ENERGY CORPORATION**

RIDER:	WNA – WEATHER NORMALIZATION ADJUSTMENT	
APPLICABLE TO:	ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF	
EFFECTIVE DATE:	Bills Rendered on or after 12/01/2021	PAGE:

Base Use/Heat Use Factors

Weather Station	<u>Residential</u>		<u>Commercial</u>	
	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>	Base use <u>Ccf</u>	Heat use <u>Ccf/HDD</u>
Abilene	11.88	0.1459	85.39	0.6996
Austin	10.34	0.1452	194.82	0.9398
Dallas	15.21	0.1915	148.19	1.0986
Waco	10.63	0.1373	130.39	0.7436
Wichita Falls	12.63	0.1398	109.17	0.5803

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

Exhibit B
to 2021 RRM Resolution or Ordinance

Mid-Tex
2021 Benchmark for Pensions
and Retiree Benefits

**ATMOS ENERGY CORP., MID-TEX DIVISION
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2020**

Line No.	Description (a)	Shared Services (b)		Post-Employment Benefit Plan (c)		Pension Account Plan (d)		Mid-Tex Direct Supplemental Executive Benefit Plan (e)		Post-Employment Benefit Plan (f)		Adjustment Total (g)
		Pension Account Plan		Post-Employment Benefit Plan		Pension Account Plan		Supplemental Executive Benefit Plan		Post-Employment Benefit Plan		
1	Proposed Benefits Benchmark - Fiscal Year 2021 Willis Towers Watson Report as adjusted (1) (2) (3)	\$	2,917,949	\$	4,908,358	\$	5,447,063	\$	293,818	\$	6,600,073	
2	Allocation to Mid-Tex		43.68%		43.68%		76.11%		100.00%		76.11%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	\$	1,274,655	\$	2,144,130	\$	4,145,546	\$	293,818	\$	5,023,057	
4	O&M and Capital Allocation Factor		100.00%		100.00%		100.00%		100.00%		100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4) (3)	\$	1,274,655	\$	2,144,130	\$	4,145,546	\$	293,818	\$	5,023,057	\$ 12,881,205
6												
7												
8	Summary of Costs to Approve (1):											
9			75.07%		75.07%		38.66%		11.00%		38.66%	
10	O&M Expense Factor (WP_F-2.3, Ln 2)											
11												
12												
13	Total Pension Account Plan	\$	956,873	\$	1,609,582	\$	1,602,484	\$	32,322	\$	1,941,691	\$ 2,559,357
14	Total Post-Employment Benefit Plan											3,551,272
15	Total Supplemental Executive Benefit Plan											32,322
16	Total (Ln 13 + Ln 14 + Ln 15)	\$	956,873	\$	1,609,582	\$	1,602,484	\$	32,322	\$	1,941,691	\$ 6,142,952
17												
18	Notes:											
19	1. Studies not applicable to Mid-Tex or Shared Services are omitted.											
20	2. Mid-Tex is proposing that the Fiscal Year 2021 Willis Towers Watson actuarial amounts shown on WP_F-2.3 and WP_F-2.3.1, be approved by the RRM Cities as the benchmark amounts to be used to calculate the regulatory asset or liability for future periods. The benchmark amount approved by the RRM Cities for future periods includes only the expense amount. The amount attributable to capital is recorded to utility plant through the overhead process as described in the CAM.											
21												
22												
23	3. SSU amounts exclude cost centers which do not allocate to Mid-Tex for rate making purposes.											

**Exhibit C
to 2021 RRM Resolution or Ordinance**

**Mid-Tex 2021 Schedule for
Amortization for Regulatory Liability**

**ATMOS ENERGY CORP., MID-TEX DIVISION
RATE BASE ADJUSTMENTS
TEST YEAR ENDING DECEMBER 31, 2020
AMORTIZATION OF REGULATORY LIABILITY**

Line No.	Year Ended Dec. 31 (a)	Beginning Protected Balance (b)	Protected Amortization (c)	Ending Protected Balance (d)	Beginning Unprotected Balance (e)	Unprotected Amortization (f)	Ending Unprotected Balance (g)	Total Protected & Unprotected Amortization (h)	Total Protected & Unprotected Balance (i)
1	2017 (3)	\$ -	\$ -	\$ (51,477,654)	\$ -	\$ -	\$ 343,746,535	\$ -	\$ 292,268,881
2	2018	(51,477,654)	494,977	(50,982,677)	343,746,535	(3,513,868)	340,232,667	(3,018,891)	289,249,991
3	2019	(50,982,677)	1,979,910	(49,002,767)	340,232,667	(14,057,872)	326,174,795	(12,077,963)	277,172,028
4	2020	(49,002,767)	1,979,910	(47,022,857)	326,174,795	(13,988,908)	312,185,886	(12,008,999)	265,163,029
5	2021	(47,022,857)	3,464,842	(43,558,015)	312,185,886	(26,390,127)	285,795,760	(22,925,284)	242,237,745
6	2022	(43,558,015)	1,979,910	(41,578,105)	285,795,760	(60,167,528)	225,628,231	(58,187,619)	184,050,126
7	2023	(41,578,105)	1,979,910	(39,598,195)	225,628,231	(60,167,528)	165,460,703	(58,187,619)	125,862,508
8	2024	(39,598,195)	1,979,910	(37,618,286)	165,460,703	(60,167,528)	105,293,175	(58,187,619)	67,674,889
9	2025	(37,618,286)	1,979,910	(35,638,376)	105,293,175	(60,167,528)	45,125,646	(58,187,619)	9,487,270
10	2026	(35,638,376)	1,979,910	(33,658,466)	45,125,646	(45,125,646)	(0)	(43,145,737)	(33,658,466)
11	2027	(33,658,466)	1,979,910	(31,678,556)	(0)	0		1,979,910	(31,678,556)
12	2028	(31,678,556)	1,979,910	(29,698,647)	-	-		1,979,910	(29,698,647)
13	2029	(29,698,647)	1,979,910	(27,718,737)	-	-		1,979,910	(27,718,737)
14	2030	(27,718,737)	1,979,910	(25,738,827)	-	-		1,979,910	(25,738,827)
15	2031	(25,738,827)	1,979,910	(23,758,917)	-	-		1,979,910	(23,758,917)
16	2032	(23,758,917)	1,979,910	(21,779,007)	-	-		1,979,910	(21,779,007)
17	2033	(21,779,007)	1,979,910	(19,799,098)	-	-		1,979,910	(19,799,098)
18	2034	(19,799,098)	1,979,910	(17,819,188)	-	-		1,979,910	(17,819,188)
19	2035	(17,819,188)	1,979,910	(15,839,278)	-	-		1,979,910	(15,839,278)
20	2036	(15,839,278)	1,979,910	(13,859,368)	-	-		1,979,910	(13,859,368)
21	2037	(13,859,368)	1,979,910	(11,879,459)	-	-		1,979,910	(11,879,459)
22	2038	(11,879,459)	1,979,910	(9,899,549)	-	-		1,979,910	(9,899,549)
23	2039	(9,899,549)	1,979,910	(7,919,639)	-	-		1,979,910	(7,919,639)
24	2040	(7,919,639)	1,979,910	(5,939,729)	-	-		1,979,910	(5,939,729)
25	2041	(5,939,729)	1,979,910	(3,959,820)	-	-		1,979,910	(3,959,820)
26	2042	(3,959,820)	1,979,910	(1,979,910)	-	-		1,979,910	(1,979,910)
27	2043	(1,979,910)	1,979,910	0	-	-		1,979,910	0
28									
29	Revenue Related Tax Factor				See WP_F-5.1			6.79%	
30	Revenue Related Taxes on Annual Amortization				Amortization * Tax Factor		\$	3,949,355	
31	Amortization Including Revenue Related Taxes				Amortization + Taxes		\$	<u>62,136,973</u>	
32									
33	Notes:								
34	1. The annual amortization of the protected balance is a 26 year recovery period based on the Reverse South Georgia Method. The annual amortization of the unprotected balance is 5 years.								
35	2. The Regulatory Liability is recorded to FERC Accounts 253 and 242, Sub Account 27909.								
36	3. This is the final Mid-Tex liability balance filing the Fiscal Year 2018 tax return.								

TOWN OF PONDER

ORDINANCE 21-14

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PONDER, TEXAS APPROVING THE 2021 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 2021 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 9th DAY OF AUGUST 2021.

TOWN OF PONDER

MATTHEW POOLE, MAYOR

ATTEST:

SHERI CLEARMAN, TOWN SECRETARY

Exhibit A
2021 Annual Service Plan Update

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PONDER
PUBLIC IMPROVEMENT DISTRICT NO. 1
2021 ANNUAL SERVICE PLAN UPDATE

AUGUST 9, 2021

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in 2017 Update to the Service and Assessment Plan (the “2017 SAP”), or 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 Updated 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 Updated for PID No. 1 by adopting Resolution No. 20-08, which updated the Assessment Roll for 2020.

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 Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2021.

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 Annual Service Plan Update also updates the Assessment Roll for 2021.

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LISTED EVENTS

Below is a list of all listed events within PID No. 1:

- \$25,000 partial sinking fund redemption on September 1, 2018.
- \$15,000 partial sinking fund redemption on September 1, 2019.
- \$20,000 partial sinking fund redemption on September 1, 2020.

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 B** for Homebuyer Disclosures.

OUTSTANDING ASSESSMENT

PID No. 1 has an outstanding Assessment of \$3,460,000.00.

ANNUAL INSTALLMENT DUE 1/31/2021

- **Principal and Interest** - The total principal and interest required for the Annual Installment due is \$200,350.00.
- **Additional Interest** - The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$103,800.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in Additional Interest due of \$17,300.00.
- **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 \$34,989.80.

Due January 31, 2022		
Principal	\$	30,000.00
Interest	\$	170,350.00
Additional Interest	\$	17,300.00
Administrative Expenses	\$	34,989.80
Total Annual Installment	\$	252,639.80

See **Exhibit C** for the debt service schedule for the Bonds.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have been received in PID No. 1. See **Exhibit D** for the template of the Notice of Termination of Assessment.

PARTIAL PREPAYMENTS OF ASSESSMENTS

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

DEFERRAL OF ANNUAL INSTALLMENTS

The following Property IDs have elected to defer payment of Annual Installments pursuant to Chapter 33, Section 33.06 of the Texas Tax Code. The Annual Installments currently deferred are shown in the table below. If any Annual Installment due 1/31/2022 is deferred, this section shall be updated in next year’s Annual Service Plan Update to reflect such.

Property ID	Address	Deferral Effective Date	Annual Installment Due	Deferred Annual Installment
702140	213 JOCKEY CT	1/1/2019	1/31/2020	\$ 761.08
702140	213 JOCKEY CT	1/1/2019	1/31/2021	\$ 891.44

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BOND FUND

P3Works has reviewed the following bond accounts related to PID No. 1 as of March 31, 2021, and each account contains the amount shown below:

Account:	3/31/2021 Balance
Pledged Revenue Fund	
Bond Pledged Revenue Account	\$121,250.43
Bond Fund	
Principal and Interest Account	\$0.11
Project Fund	
Reserve Fund	
Reserve Account	\$154,839.87
Delinquency and Prepayment Reserve Account	\$58,992.76
Redemption Fund	
	\$0.00
Rebate Fund	
	\$0.00
Administrative Fund	
	\$41,566.45

BUDGET FOR CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

All Authorized Improvements, including the water distribution system, wastewater collection system, storm sewer collection system, and roadway improvements have been completed and accepted by the Town, and no further Authorized Improvements are anticipated.

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		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
Principal		\$ 30,000.00	\$ 35,000.00	\$ 40,000.00	\$ 45,000.00	\$ 55,000.00
Interest		170,350.00	169,150.00	167,750.00	166,150.00	164,350.00
	(1)	\$ 200,350.00	\$ 204,150.00	\$ 207,750.00	\$ 211,150.00	\$ 219,350.00
Additional Interest	(2)	\$ 17,300.00	\$ 17,150.00	\$ 16,975.00	\$ 16,775.00	\$ 16,550.00
Administrative Expenses	(3)	\$ 34,989.80	\$ 35,689.60	\$ 36,403.39	\$ 37,131.46	\$ 37,874.09
Total Annual Installment	(4) = (1) + (2) + (3)	\$252,639.80	\$256,989.60	\$261,128.39	\$ 265,056.46	\$ 273,774.09

ASSESSMENT ROLL

The list of Lots within PID No. 1 as of January 1, 2021, the corresponding outstanding Assessments, and Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Lots shown on the Assessment Roll will receive bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

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EXHIBIT A – ASSESSMENT ROLL

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
242851	Remington Park Phase 4	Non-Benefitted Property		\$ -	\$ -
668133	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668134	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668135	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668136	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668137	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668138	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668139	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668140	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668141	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668142	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668143	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668144	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668145	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668146	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668147	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668148	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668149	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668150	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668151	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668152	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668153	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668154	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668155	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668156	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668157	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668158	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668159	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668160	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668161	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668162	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668163	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668164	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668165	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668166	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668167	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668168	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668169	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668170	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668171	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668172	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668173	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668174	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668175	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668176	Remington Park Phase 4	Non-Benefitted Property		\$ -	\$ -
668177	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668178	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668179	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668180	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668181	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668182	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668183	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668184	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668185	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668186	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668187	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668188	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668189	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668190	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668191	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668192	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668193	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668194	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668195	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668196	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668197	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668198	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668199	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668200	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668201	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668202	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668203	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668204	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668205	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668206	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668207	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668208	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668209	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668210	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668211	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668212	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668213	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668214	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668215	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668216	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668217	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668218	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668219	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668220	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668221	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668222	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668223	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668224	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668225	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668226	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668227	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668228	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668229	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668230	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668231	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668232	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668233	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668234	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668235	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668236	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668237	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668238	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668239	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668240	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668241	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668242	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668243	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668244	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668245	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668246	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668247	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668248	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668249	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668250	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668251	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
668252	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668253	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668254	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668255	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668256	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668257	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668258	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668259	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668260	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
668261	Remington Park Phase 4	Residential Lot		\$ 12,578.13	\$ 925.25
702121	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702122	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702123	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702124	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702125	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702126	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702127	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702128	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702129	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702130	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702131	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702132	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702133	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702134	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702135	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702136	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702137	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702138	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702139	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702140	Remington Park Phase 5	Residential Lot	[d]	\$ 12,758.62	\$ 925.58
702141	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702142	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702143	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702144	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702145	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702146	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702147	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702148	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702149	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702150	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702151	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702152	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702153	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702154	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702155	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702156	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702157	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702158	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702159	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702160	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702161	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702162	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702163	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702164	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702165	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702166	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702167	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702168	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702169	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702170	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702171	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702172	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702173	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702174	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702175	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702176	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702177	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702178	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702179	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702180	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702181	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702182	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702183	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702184	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702185	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702186	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702187	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702188	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702189	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702190	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702191	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702192	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702193	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702194	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702195	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702196	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702197	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702198	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702199	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702200	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702201	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702202	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702203	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702204	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702205	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702206	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702207	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702208	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702209	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702210	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702211	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702212	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702213	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702214	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702215	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702216	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702217	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702218	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702219	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702220	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702221	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702222	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702223	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702224	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702225	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702226	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702227	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702228	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702229	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702230	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58

Property ID	Phase	Lot Type	Notes	Outstanding Assessment ^{[a],[b]}	Installment Due 1/31/22 ^{[a],[c]}
702231	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702232	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702233	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702234	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702235	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702236	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702237	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702238	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702239	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702240	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702241	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702242	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702243	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702244	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702245	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702246	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702247	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702248	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702249	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702250	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702251	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702252	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702253	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702254	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702255	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702256	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702257	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702258	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702259	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702260	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702261	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702262	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702263	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702264	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
702265	Remington Park Phase 5	Residential Lot		\$ 12,758.62	\$ 925.58
Total				\$ 3,460,000.54	\$ 252,641.10

Notes:

- [a] Totals may not match the total outstanding Assessment or Annual Installment due to rounding.
- [b] Outstanding Assessment prior to 1/31/2022 Annual Installment.
- [c] The Annual Installment covers the period September 1, 2021 to August 31, 2022 and is due by 1/31/2022.
- [d] Property IDs have elected to defer payment of Annual Installments pursuant to Chapter 33, Section 33.06 of the Texas Tax Code. The Annual Installments currently deferred are shown in the table in the "Deferral of Annual Installments" section of this Annual Service Plan Update. If any Annual Installment due 1/31/2022 is deferred, the aforementioned section shall be updated in next year's Annual Service Plan Update to reflect such.

EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Phase 4 Residential Lot
- Phase 5 Residential Lot

[Remainder of page is intentionally left blank.]

AFTER RECORDING RETURN TO:

Town Secretary
102 W Bailey St
PO Box 297
Ponder, TX 76259



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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

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: \$12,578.13

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 the ***"Ponder Public Improvement District No. 1"*** (the "District") created under Subchapter A, Chapter 372, Local Government Code, as amended.

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.

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2022	\$ 117.19	\$ 617.97	\$ 62.89	\$ 127.20	\$ 925.25
2023	\$ 156.25	\$ 613.28	\$ 62.30	\$ 129.66	\$ 961.49
2024	\$ 156.25	\$ 607.03	\$ 61.52	\$ 131.94	\$ 956.74
2025	\$ 195.31	\$ 600.78	\$ 60.74	\$ 134.45	\$ 991.29
2026	\$ 234.38	\$ 592.97	\$ 59.77	\$ 136.77	\$ 1,023.88
2027	\$ 234.38	\$ 583.59	\$ 58.59	\$ 139.08	\$ 1,015.65
2028	\$ 273.44	\$ 574.22	\$ 57.42	\$ 141.64	\$ 1,046.72
2029	\$ 312.50	\$ 560.55	\$ 56.05	\$ 143.96	\$ 1,073.06
2030	\$ 351.56	\$ 544.92	\$ 54.49	\$ 146.25	\$ 1,097.23
2031	\$ 390.63	\$ 527.34	\$ 52.73	\$ 148.49	\$ 1,119.20
2032	\$ 390.63	\$ 507.81	\$ 50.78	\$ 150.67	\$ 1,099.89
2033	\$ 429.69	\$ 488.28	\$ 48.83	\$ 153.10	\$ 1,119.90
2034	\$ 468.75	\$ 466.80	\$ 46.68	\$ 155.45	\$ 1,137.68
2035	\$ 546.88	\$ 443.36	\$ 44.34	\$ 157.70	\$ 1,192.27
2036	\$ 585.94	\$ 416.02	\$ 41.60	\$ 159.39	\$ 1,202.95
2037	\$ 625.00	\$ 386.72	\$ 38.67	\$ 160.81	\$ 1,211.20
2038	\$ 664.06	\$ 355.47	\$ 35.55	\$ 161.84	\$ 1,216.92
2039	\$ 742.19	\$ 322.27	\$ 32.23	\$ 162.77	\$ 1,259.45
2040	\$ 781.25	\$ 285.16	\$ 28.52	\$ 162.40	\$ 1,257.32
2041	\$ 859.38	\$ 246.09	\$ 24.61	\$ 161.34	\$ 1,291.42
2042	\$ 898.44	\$ 203.13	\$ 20.31	\$ 157.63	\$ 1,279.50
2043	\$ 976.56	\$ 158.20	\$ 15.82	\$ 151.17	\$ 1,301.76
2044	\$ 1,054.69	\$ 109.38	\$ 10.94	\$ 136.80	\$ 1,311.80
2045	\$ 1,132.81	\$ 56.64	\$ 5.66	\$ 104.17	\$ 1,299.29
Total	\$ 12,578.13	\$ 10,267.97	\$ 1,031.05	\$ 3,514.70	\$ 27,391.85

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.

AFTER RECORDING RETURN TO:

Town Secretary
102 W Bailey St
PO Box 297
Ponder, TX 76259



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, or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice.

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

This disclosure 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

This notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located.

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: \$12,758.62

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 the ***"Ponder Public Improvement District No. 1"*** (the "District") created under Subchapter A, Chapter 372, Local Government Code, as amended.

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.

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

STATE OF TEXAS §
 §
COUNTY OF DENTON §

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, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

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

Notary Public, State of Texas

PROJECTED ANNUAL INSTALLMENT

Installments Due 1/31	Principal	Interest	Additional Interest	Administrative Expenses	Total Installment
2022	\$ 103.45	\$ 629.31	\$ 63.79	\$ 129.02	\$ 925.58
2023	\$ 103.45	\$ 625.17	\$ 63.28	\$ 131.68	\$ 923.58
2024	\$ 137.93	\$ 621.03	\$ 62.76	\$ 134.59	\$ 956.31
2025	\$ 137.93	\$ 615.52	\$ 62.07	\$ 137.39	\$ 952.91
2026	\$ 172.41	\$ 610.00	\$ 61.38	\$ 140.46	\$ 984.26
2027	\$ 206.90	\$ 603.10	\$ 60.52	\$ 143.65	\$ 1,014.17
2028	\$ 206.90	\$ 594.83	\$ 59.48	\$ 146.72	\$ 1,007.93
2029	\$ 241.38	\$ 584.48	\$ 58.45	\$ 150.11	\$ 1,034.42
2030	\$ 275.86	\$ 572.41	\$ 57.24	\$ 153.63	\$ 1,059.15
2031	\$ 310.34	\$ 558.62	\$ 55.86	\$ 157.30	\$ 1,082.13
2032	\$ 344.83	\$ 543.10	\$ 54.31	\$ 161.15	\$ 1,103.39
2033	\$ 379.31	\$ 525.86	\$ 52.59	\$ 164.89	\$ 1,122.64
2034	\$ 413.79	\$ 506.90	\$ 50.69	\$ 168.81	\$ 1,140.19
2035	\$ 448.28	\$ 486.21	\$ 48.62	\$ 172.94	\$ 1,156.05
2036	\$ 482.76	\$ 463.79	\$ 46.38	\$ 177.70	\$ 1,170.63
2037	\$ 517.24	\$ 439.66	\$ 43.97	\$ 182.82	\$ 1,183.68
2038	\$ 586.21	\$ 413.79	\$ 41.38	\$ 188.40	\$ 1,229.78
2039	\$ 620.69	\$ 384.48	\$ 38.45	\$ 194.20	\$ 1,237.82
2040	\$ 689.66	\$ 353.45	\$ 35.34	\$ 201.29	\$ 1,279.74
2041	\$ 724.14	\$ 318.97	\$ 31.90	\$ 209.12	\$ 1,284.12
2042	\$ 793.10	\$ 282.76	\$ 28.28	\$ 219.42	\$ 1,323.56
2043	\$ 827.59	\$ 243.10	\$ 24.31	\$ 232.30	\$ 1,327.30
2044	\$ 896.55	\$ 201.72	\$ 20.17	\$ 252.30	\$ 1,370.75
2045	\$ 965.52	\$ 156.90	\$ 15.69	\$ 288.56	\$ 1,426.66
2046	\$ 1,034.48	\$ 108.62	\$ 10.86	\$ 388.13	\$ 1,542.10
2047	\$ 1,137.93	\$ 56.90	\$ 5.69	\$ 395.89	\$ 1,596.41
Total	\$ 12,758.62	\$ 11,500.69	\$ 1,153.45	\$ 5,022.46	\$ 30,435.22

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.

EXHIBIT C – 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	165,000	8,250.00	173,250.00
Total	<u>\$3,545,000</u>	<u>\$3,655,972.91</u>	<u>\$7,200,972.91</u>

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EXHIBIT D – NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Denton County Clerk’s Office
Honorable [County Clerk Name]
Denton County Courts Building
1450 East McKinney St, Denton, TX 76209

Re: Town of Ponder Lien Release Documents for Filing

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the Town of Ponder is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

Town of Ponder
Attn: [Town Secretary]
102 W Bailey St
PO Box 297
Ponder, TX 76259

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[Town Secretary Name]
102 W Bailey St
PO Box 297
Ponder, TX 76259

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS: §
COUNTY OF DENTON §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the Town of Ponder, Texas, a Texas Type A general law municipality.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "Town Council") of the Town of Ponder, Texas (hereinafter referred to as the "Town"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the Town; and

WHEREAS, on or about February 12, 2015, the Town Council for the Town, approved Resolution No. 15-01, creating the Ponder Public Improvement District No. 1; and

WHEREAS, the Ponder Public Improvement District No. 1 consists of approximately 82 contiguous acres within the corporate limits of the Town; and

WHEREAS, on or about September 11, 2017, the Town Council approved Resolution No. 17-07, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Ponder Public Improvement District No. 1; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Denton County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Denton County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the Town the Lien Amount.

RELEASE

NOW THEREFORE, the Town, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Denton County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the ____ day of _____, 20__.

TOWN OF PONDER, TEXAS,
A Texas Type A general law municipality,

By: _____
[Administrator Name], Town Administrator

ATTEST:

[Secretary Name], Town Secretary

STATE OF TEXAS §
 §
COUNTY OF DENTON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Administrator Name], Town Administrator for the Town of Ponder, Texas, a Texas Type A general law municipality, on behalf of said municipality.

Notary Public, State of Texas

Notice About 2021 Tax Rates

Property Tax Rates in CITY OF PONDER

This notice concerns the 2021 property tax rates for CITY OF PONDER. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per \$100 of property value.

This year's no-new-revenue tax rate: \$0.667919/\$100
This year's voter-approval tax rate: \$0.762863/\$100

To see the full calculations, please visit 1505 E. McKinney Street
 Denton, TX 76209 for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the unit's accounts at the end of the fiscal year. These balances are not encumbered by a corresponding debt obligation.

Type of Fund	Balance
	0

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues (or additional sales tax revenues, if applicable).

Description of Debt	Principal or Contract Payment to be Paid from Property Taxes	Interest to be Paid from Property Taxes	Other Amounts to be Paid	Total Payment
2014 GO	115,000	4,578	0	119,578
2015 CO	240,000	140,226	0	380,226
2018 CO	101,000	52,860	0	153,860
Total required for 2021 debt service				\$653,664
- Amount (if any) paid from funds listed in unencumbered funds				\$0
- Amount (if any) paid from other resources				\$0
- Excess collections last year				\$26,621
= Total to be paid from taxes in 2021				\$627,043
+ Amount added in anticipation that the unit will collect only 100.00% of its taxes in 2021				\$0
= Total debt levy				\$627,043

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Michelle French, Denton County Tax Assessor/Collector on August 04, 2021.