FILED FOR RECORD IN FANNIN COUNTY
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ORDINANCE NO. 604

AN ORDINANCE OF THE CITY OF TRENTON APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE AND ASSESSMENT ROLL FOR THE ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; MAKING VARIOUS FINDINGS AND PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Trenton, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within its corporate limits and extraterritorial jurisdiction; and

WHEREAS, on May 3, 2023, the City Council passed and adopted Resolution No. 522 which authorized the Anderson Crossing Public Improvement District (the "District") in accordance with the City Council's findings as to the advisability of the public improvement projects described in the Petition and as to the advisability of creating the District; and

WHEREAS, on September 6, 2023, the City Council approved Ordinance No. 575 and the Service and Assessment Plan for the District, and adopted an Assessment Roll; and

WHEREAS, pursuant to Section 372.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

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

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

SECTION 1. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

SECTION 2. Terms not otherwise defined herein are defined in the 2026 Annual Service Plan Update attached hereto as **Exhibit A**.

SECTION 3. The 2026 Annual Service Plan Update is hereby approved and accepted by the City Council.

SECTION 4. 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 affect thereby, it being the intent of the City Council 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 here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2026, to be filed with the County Clerk of Fannin County to be recorded in the real property records of Fannin County and posted on the Internet website maintained by the City for purposes of Section 26.18 of the Texas Tax Code, as amended, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2026.

SECTION 6. This Ordinance shall take effect immediately from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED by the City Council of the City of Trenton, Texas, the 5th day of August, 2026.

APPROVED:

Chris Stringer, Mayor

ATTEST:

Amy Creed, City Secretary

Exhibit A

2026 Annual Service Plan Update

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ANDERSON CROSSING
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 5, 2026

INTRODUCTION

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

The District was created pursuant to the PID Act by Resolution No. 522 on May 3, 2023 by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On September 6, 2023, the Governing Body approved the SAP for the District by adopting Ordinance No. 575 which approved the levy of certain Assessments for Assessed Property within the District and approved the Assessment Roll.

On August 7, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 587 which updated each Assessment Roll within the District for 2024.

On July 10, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 596 which updated each Assessment Roll within the District for 2025.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

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

PARCEL SUBDIVISION

The final plat of Anderson Crossing was filed and recorded with the County as document number P2023000031 on September 8, 2023.

The replat of the Connelly Addition Block 8 was filed and recorded with the County as document number P2023000032 on September 11, 2023.

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

LOT AND HOME SALES

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

AUTHORIZED IMPROVEMENTS

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

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of $2,165,102.60, which is less than the debt service due on the outstanding PID Bonds due to Prepayment of Assessment for which PID Bonds have not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

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

- ***Additional Interest*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Anderson Crossing PID Due January 31, 2027		
Principal	$	40,000.00
Interest	$	133,770.00
Additional Interest	$	10,920.00
Annual Collection Costs	$	38,361.24
Total Annual Installment Due	**$**	**223,051.24**

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

Annual Collection Costs Breakdown		
Administration	$	31,836.24
City Auditor	$	1,000.00
Filing Fees	$	1,000.00
County Collection	$	1,000.00
PID Trustees Fees	$	4,500.00
Dissemination Agent Fees	$	3,500.00
P3 Works Dev/Issuer CDA Review	$	4,025.00
Collection Cost Maintenance Balance	$	10,000.00
Less CCMB Credit from Prior Years	$	(20,000.00)
Arbitrage Calculation	$	1,500.00
Total Annual Collection Costs	**$**	**38,361.24**

PREPAYMENT OF ASSESSMENTS

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installment Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		$ 40,000.00	$ 42,000.00	$ 44,000.00	$ 46,000.00	$ 48,000.00
Interest		$ 133,770.00	$ 131,320.00	$ 128,747.50	$ 126,052.50	$ 123,235.00
	(1)	$ 173,770.00	$ 173,320.00	$ 172,747.50	$ 172,052.50	$ 171,235.00
Annual Collection Costs	(2)	$ 38,361.24	$ 47,798.46	$ 48,754.43	$ 49,729.52	$ 50,724.11
Additional Interest	(3)	$ 10,920.00	$ 10,720.00	$ 10,510.00	$ 10,290.00	$ 10,060.00
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 223,051.24**	**$ 231,838.46**	**$ 232,011.93**	**$ 232,072.02**	**$ 232,019.11**

ASSESSMENT ROLL

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

ADDITIONAL INFORMATION

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

EXHIBIT A – ASSESSMENT ROLL

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
138741	2		$ 21,597.03	$ 2,205.70
138742	2		$ 21,597.03	$ 2,205.70
138743	2		$ 21,597.03	$ 2,205.70
138744	2		$ 21,597.03	$ 2,205.70
138745	2		$ 21,597.03	$ 2,205.70
138746	2		$ 21,597.03	$ 2,205.70
138747	2		$ 21,597.03	$ 2,205.70
138748	2		$ 21,597.03	$ 2,205.70
138749	1		$ 18,897.40	$ 1,929.99
138750	1		$ 18,897.40	$ 1,929.99
138751	1		$ 18,897.40	$ 1,929.99
138752	1	[c]	$ -	$ -
138753	1		$ 18,897.40	$ 1,929.99
138754	1		$ 18,897.40	$ 1,929.99
138755	Non-Benefitted		$ -	$ -
138756	1		$ 18,897.40	$ 1,929.99
138757	1		$ 18,897.40	$ 1,929.99
138758	1		$ 18,897.40	$ 1,929.99
138759	Non-Benefitted		$ -	$ -
138760	1		$ 18,897.40	$ 1,929.99
138761	1		$ 18,897.40	$ 1,929.99
138762	1		$ 18,897.40	$ 1,929.99
138763	1		$ 18,897.40	$ 1,929.99
138764	1		$ 18,897.40	$ 1,929.99
138765	1		$ 18,897.40	$ 1,929.99
138766	1		$ 18,897.40	$ 1,929.99
138767	1		$ 18,897.40	$ 1,929.99
138768	1		$ 18,897.40	$ 1,929.99
138769	1		$ 18,897.40	$ 1,929.99
138770	1		$ 18,897.40	$ 1,929.99
138771	1		$ 18,897.40	$ 1,929.99
138772	1		$ 18,897.40	$ 1,929.99
138773	1		$ 18,897.40	$ 1,929.99
138774	1		$ 18,897.40	$ 1,929.99
138775	1		$ 18,897.40	$ 1,929.99
138776	1		$ 18,897.40	$ 1,929.99
138777	1		$ 18,897.40	$ 1,929.99
138778	1		$ 18,897.40	$ 1,929.99
138779	1		$ 18,897.40	$ 1,929.99
138780	1		$ 18,897.40	$ 1,929.99
138781	1		$ 18,897.40	$ 1,929.99

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
138782	1		$ 18,897.40	$ 1,929.99
138783	1		$ 18,897.40	$ 1,929.99
138784	2		$ 21,597.03	$ 2,205.70
138785	2		$ 21,597.03	$ 2,205.70
138786	2		$ 21,597.03	$ 2,205.70
138789	2		$ 21,597.03	$ 2,205.70
138790	2		$ 21,597.03	$ 2,205.70
138791	2		$ 21,597.03	$ 2,205.70
138792	2		$ 21,597.03	$ 2,205.70
138793	2		$ 21,597.03	$ 2,205.70
138794	2		$ 21,597.03	$ 2,205.70
138795	2		$ 21,597.03	$ 2,205.70
138796	1		$ 18,897.40	$ 1,929.99
138797	1		$ 18,897.40	$ 1,929.99
138798	1		$ 18,897.40	$ 1,929.99
138799	1		$ 18,897.40	$ 1,929.99
138800	1		$ 18,897.40	$ 1,929.99
138801	1		$ 18,897.40	$ 1,929.99
138802	1		$ 18,897.40	$ 1,929.99
138803	1		$ 18,897.40	$ 1,929.99
138804	1		$ 18,897.40	$ 1,929.99
138805	1		$ 18,897.40	$ 1,929.99
138806	1		$ 18,897.40	$ 1,929.99
138807	1		$ 18,897.40	$ 1,929.99
138808	1		$ 18,897.40	$ 1,929.99
138809	1		$ 18,897.40	$ 1,929.99
138810	1		$ 18,897.40	$ 1,929.99
138811	1		$ 18,897.40	$ 1,929.99
138812	1		$ 18,897.40	$ 1,929.99
138813	1		$ 18,897.40	$ 1,929.99
138814	1		$ 18,897.40	$ 1,929.99
138815	1		$ 18,897.40	$ 1,929.99
138816	1		$ 18,897.40	$ 1,929.99
138817	1		$ 18,897.40	$ 1,929.99
138818	1		$ 18,897.40	$ 1,929.99
138819	1		$ 18,897.40	$ 1,929.99
138820	1		$ 18,897.40	$ 1,929.99
138821	1		$ 18,897.40	$ 1,929.99
138822	1		$ 18,897.40	$ 1,929.99
138823	1		$ 18,897.40	$ 1,929.99
138824	1		$ 18,897.40	$ 1,929.99

Property ID[a]	Lot Type	Notes	Outstanding Assessment	Annual Installment Due 1/31/2027[b]
138825	1		$ 18,897.40	$ 1,929.99
138826	1		$ 18,897.40	$ 1,929.99
138827	1		$ 18,897.40	$ 1,929.99
138828	1		$ 18,897.40	$ 1,929.99
138829	1		$ 18,897.40	$ 1,929.99
138830	1		$ 18,897.40	$ 1,929.99
138831	1		$ 18,897.40	$ 1,929.99
138832	1		$ 18,897.40	$ 1,929.99
138833	1		$ 18,897.40	$ 1,929.99
138834	1		$ 18,897.40	$ 1,929.99
138835	1		$ 18,897.40	$ 1,929.99
138836	1		$ 18,897.40	$ 1,929.99
138837	1		$ 18,897.40	$ 1,929.99
138838	1		$ 18,897.40	$ 1,929.99
138839	1		$ 18,897.40	$ 1,929.99
138840	1		$ 18,897.40	$ 1,929.99
138841	1		$ 18,897.40	$ 1,929.99
138842	1		$ 18,897.40	$ 1,929.99
138843	1		$ 18,897.40	$ 1,929.99
138844	1		$ 18,897.40	$ 1,929.99
138845	1		$ 18,897.40	$ 1,929.99
138846	1		$ 18,897.40	$ 1,929.99
138847	1		$ 18,897.40	$ 1,929.99
138848	1		$ 18,897.40	$ 1,929.99
138849	1		$ 18,897.40	$ 1,929.99
138850	1		$ 18,897.40	$ 1,929.99
138851	1		$ 18,897.40	$ 1,929.99
138852	1		$ 18,897.40	$ 1,929.99
138853	1		$ 18,897.40	$ 1,929.99
138854	1		$ 18,897.40	$ 1,929.99
138879	1		$ 18,897.40	$ 1,929.99
138880	1		$ 18,897.40	$ 1,929.99
138881	1		$ 18,897.40	$ 1,929.99
Total[d]			**$ 2,165,102.60**	**$ 221,121.66**

Notes:

[a] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

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

[c] Parcel ID Prepaid their Assessment in full.

[d] Totals may not sum due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2024	$ 45,000.00	$130,592.66	$175,592.66
2025	37,000.00	138,425.00	175,425.00
2026	39,000.00	136,158.76	175,158.76
2027	40,000.00	133,770.00	173,770.00
2028	42,000.00	131,320.00	173,320.00
2029	44,000.00	128,747.50	172,747.50
2030	46,000.00	126,052.50	172,052.50
2031	48,000.00	123,235.00	171,235.00
2032	50,000.00	120,295.00	170,295.00
2033	53,000.00	117,232.50	170,232.50
2034	55,000.00	113,986.26	168,986.26
2035	58,000.00	110,617.50	168,617.50
2036	61,000.00	107,065.00	168,065.00
2037	64,000.00	103,328.76	167,328.76
2038	67,000.00	99,408.76	166,408.76
2039	70,000.00	95,305.00	165,305.00
2040	74,000.00	91,017.50	165,017.50
2041	78,000.00	86,485.00	164,485.00
2042	82,000.00	81,707.50	163,707.50
2043	86,000.00	76,685.00	162,685.00
2044	91,000.00	71,417.50	162,417.50
2045	96,000.00	65,843.76	161,843.76
2046	101,000.00	59,963.76	160,963.76
2047	106,000.00	53,777.50	159,777.50
2048	112,000.00	47,285.00	159,285.00
2049	118,000.00	40,425.00	158,425.00
2050	125,000.00	33,197.50	158,197.50
2051	131,000.00	25,541.26	156,541.26
2052	139,000.00	17,517.50	156,517.50
2053	147,000.00	9,003.76	156,003.76
Total	$2,305,000.00	$2,675,407.74	$4,980,407.74

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1
- Lot Type 2

ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT
LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

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

_____

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $18,897.40

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Trenton, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Anderson Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Trenton, Texas, City 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 City.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due January 31,	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 346.11	$ 1,157.47	$ 94.49	$ 331.93	$ 1,929.99
2028	$ 363.41	$ 1,136.27	$ 92.76	$ 413.58	$ 2,006.02
2029	$ 380.72	$ 1,114.01	$ 90.94	$ 421.86	$ 2,007.52
2030	$ 398.02	$ 1,090.69	$ 89.04	$ 430.29	$ 2,008.04
2031	$ 415.33	$ 1,066.31	$ 87.05	$ 438.90	$ 2,007.58
2032	$ 432.63	$ 1,040.87	$ 84.97	$ 447.68	$ 2,006.15
2033	$ 458.59	$ 1,014.37	$ 82.81	$ 456.63	$ 2,012.40
2034	$ 475.90	$ 986.28	$ 80.51	$ 465.76	$ 2,008.46
2035	$ 501.85	$ 957.14	$ 78.13	$ 475.08	$ 2,012.20
2036	$ 527.81	$ 926.40	$ 75.62	$ 484.58	$ 2,014.41
2037	$ 553.77	$ 894.07	$ 72.99	$ 494.27	$ 2,015.09
2038	$ 579.73	$ 860.15	$ 70.22	$ 504.16	$ 2,014.25
2039	$ 605.69	$ 824.64	$ 67.32	$ 514.24	$ 2,011.88
2040	$ 640.30	$ 787.54	$ 64.29	$ 524.52	$ 2,016.65
2041	$ 674.91	$ 748.33	$ 61.09	$ 535.01	$ 2,019.33
2042	$ 709.52	$ 706.99	$ 57.71	$ 545.71	$ 2,019.93
2043	$ 744.13	$ 663.53	$ 54.17	$ 556.63	$ 2,018.45
2044	$ 787.39	$ 617.95	$ 50.44	$ 567.76	$ 2,023.55
2045	$ 830.66	$ 569.72	$ 46.51	$ 579.12	$ 2,026.00
2046	$ 873.92	$ 518.85	$ 42.35	$ 590.70	$ 2,025.82
2047	$ 917.18	$ 465.32	$ 37.99	$ 602.51	$ 2,023.00
2048	$ 969.10	$ 409.14	$ 33.40	$ 614.56	$ 2,026.20
2049	$ 1,021.01	$ 349.78	$ 28.55	$ 626.85	$ 2,026.21
2050	$ 1,081.58	$ 287.25	$ 23.45	$ 639.39	$ 2,031.67
2051	$ 1,133.50	$ 221.00	$ 18.04	$ 652.18	$ 2,024.72
2052	$ 1,202.72	$ 151.57	$ 12.37	$ 665.22	$ 2,031.89
2053	$ 1,271.94	$ 77.91	$ 6.36	$ 678.53	$ 2,034.73
Total	**$ 18,897.40**	**$ 19,643.53**	**$ 1,603.55**	**$ 14,257.67**	**$ 54,402.16**

Notes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT
LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

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

_____

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $21,597.03

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Trenton, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Anderson Crossing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Trenton, Texas, City 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 City.

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

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_____ _____

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

_____ _____

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due January 31,	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment[b]
2027	$ 395.55	$ 1,322.82	$ 107.99	$ 379.34	$ 2,205.70
2028	$ 415.33	$ 1,298.59	$ 106.01	$ 472.67	$ 2,292.59
2029	$ 435.11	$ 1,273.15	$ 103.93	$ 482.12	$ 2,294.31
2030	$ 454.88	$ 1,246.50	$ 101.76	$ 491.76	$ 2,294.90
2031	$ 474.66	$ 1,218.64	$ 99.48	$ 501.60	$ 2,294.38
2032	$ 494.44	$ 1,189.57	$ 97.11	$ 511.63	$ 2,292.74
2033	$ 524.10	$ 1,159.28	$ 94.64	$ 521.86	$ 2,299.88
2034	$ 543.88	$ 1,127.18	$ 92.01	$ 532.30	$ 2,295.38
2035	$ 573.55	$ 1,093.87	$ 89.30	$ 542.95	$ 2,299.66
2036	$ 603.21	$ 1,058.74	$ 86.43	$ 553.80	$ 2,302.19
2037	$ 632.88	$ 1,021.79	$ 83.41	$ 564.88	$ 2,302.97
2038	$ 662.55	$ 983.03	$ 80.25	$ 576.18	$ 2,302.00
2039	$ 692.21	$ 942.45	$ 76.93	$ 587.70	$ 2,299.30
2040	$ 731.77	$ 900.05	$ 73.47	$ 599.46	$ 2,304.75
2041	$ 771.32	$ 855.23	$ 69.81	$ 611.45	$ 2,307.81
2042	$ 810.88	$ 807.99	$ 65.96	$ 623.67	$ 2,308.50
2043	$ 850.43	$ 758.32	$ 61.90	$ 636.15	$ 2,306.80
2044	$ 899.88	$ 706.23	$ 57.65	$ 648.87	$ 2,312.63
2045	$ 949.32	$ 651.11	$ 53.15	$ 661.85	$ 2,315.43
2046	$ 998.76	$ 592.97	$ 48.41	$ 675.09	$ 2,315.22
2047	$ 1,048.21	$ 531.79	$ 43.41	$ 688.59	$ 2,312.00
2048	$ 1,107.54	$ 467.59	$ 38.17	$ 702.36	$ 2,315.66
2049	$ 1,166.87	$ 399.75	$ 32.63	$ 716.41	$ 2,315.66
2050	$ 1,236.09	$ 328.28	$ 26.80	$ 730.73	$ 2,321.91
2051	$ 1,295.43	$ 252.57	$ 20.62	$ 745.35	$ 2,313.96
2052	$ 1,374.54	$ 173.23	$ 14.14	$ 760.26	$ 2,322.16
2053	$ 1,453.65	$ 89.04	$ 7.27	$ 775.46	$ 2,325.41
Total	**$ 21,597.03**	**$ 22,449.75**	**$ 1,832.63**	**$ 16,294.48**	**$ 62,173.90**

Notes:

[a] Interest is calculated at the actual rate of the PID Bonds.

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

FILED AND RECORDED
Fannin County, Texas
Jenny L. Garner, County Clerk
800 East 2nd Street
Bonham, TX 75418

FILING AND RECORDING DATE: 8/11/2026 1:56:35 PM
RECORDING FEE: $125.00
Instrument Number: 2026005242
Document Type: ORDINANCE
Number of Pages: 27
Parties: CITY OF TRENTON
TO: ANDERSON CROSSING PUBLIC IMPROVEMENT DISTRICT

Receipt# 4087815
DocId 8116183
Received By: ANGELA FRAZIER

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*

I hereby certify that this instrument was FILED AND RECORDED on the date and time stamped hereon and FILED AND RECORDED in the OFFICIAL PUBLIC RECORDS of Fannin County, Texas.

Jenny L. Garner, Fannin County Clerk

NOTICE: It is a crime to intentionally or knowingly file a fraudulent court record or instrument with the clerk.

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

FILED AND RECORDED
In the Official Public Records
of Fannin County Texas
Jenny L. Garner, Fannin County Clerk
Document #:2026005242
08/11/2026 01:56:35 PM
As:ORDINANCE
Number of Pages:27
Receipt#: 4087815