

1. WHAT ARE THE PID BOUNDARIES?

The Public Improvement District ("PID") boundaries include the Tierra Del Este III development, which is anticipated to include over 4,000 lots. The development consists generally of the area bound by David Drive to the north, Mager Drive/Tim Floyd to the west, Vista Del Este Street to the east, and Jobe Road to the south. A map of the proposed development can be found on the back page of this brochure.

2. HOW IS THE PID GOVERNED?

The County Commissioners Court of the County of El Paso is the governing body for the PID.

3. WHAT COSTS ARE PAID BY THE PID?

Annual payments collected within the PID are used to finance the following public improvements:

- Over-Width Paving;
- Hike & Bike Lanes;
- Increased Street Lights;
- Improved Water & Sewer Mains;
- County Community Center;
- Right-of-Way;
- Park Upgrades, including splash pad.

The annual assessment installment revenues will (i) pay principal and interest towards the reimbursement obligation and (ii) pay administrative costs of the PID.

4. HOW MUCH ARE THE PID ASSESSMENTS?

The total starting annual PID assessment is \$550. This charge is made up of the following components:

- A. Principal & Interest - \$510**
Similar to a home mortgage, the PID has a principal amount that accumulates interest. Each annual payment will pay down a portion of the total principal, as well as pay for accumulated interest.
- B. Administrative - \$15**
The administrative component pays the County's expenses associated with managing the PID.
- C. Maintenance - \$25**
The Maintenance component will go towards maintaining key amenities in the development, such as the hike & bike trails and parks. **Unlike the other components, the maintenance fee may change year-over-year.**

5. HOW LONG WILL THE ANNUAL ASSESSMENT INSTALLMENTS BE COLLECTED?

Assessments for each Phase of the development will begin after a final plat is recorded. Once the Assessment begins, it will be paid off through 20 annual installments. This 20-year timeline does not reset or change when the property is acquired by a new owner.

6. WILL THE ANNUAL ASSESSMENT INSTALLMENT AMOUNTS INCREASE?

The Principal & Interest and Administrative components of the annual fee will not change year-over-year, however the Maintenance component may go up or go down based on the level of maintenance needed by the affected improvements.

7. HOW ARE PID ASSESSMENTS FORMED?

PID Assessments are formed through the adoption of a document called the Service and Assessment Plan. This document lays out which public improvements are included in the PID, as well as how those improvements are allocated across multiple properties within the PID. The Service and Assessment Plan is updated on an annual basis and may be updated again whenever new final plats are recorded.

8. HOW ARE ANNUAL INSTALLMENTS COLLECTED?

The annual installments will be billed by the City of El Paso.

9. HOW ARE PIDS DISCLOSED?

Each seller of property located within a PID is required to provide notice to the buyer pursuant to Texas Property Code Section 5.014. Additional information, such as copies of this brochure, amortization schedules, or the Service and Assessment Plan are available upon request.

10. CAN I PAY OFF MY ASSESSMENT EARLY?

Yes, the principal balance of any assessment may be paid off at any time. If you are interested in paying off the balance of your assessment, please contact the PID Administrator, DTA, Inc., at (800) 969-4382. Ask for a Mr. Jonathan Saba, or reach out by email to Jonathan@FinanceDTA.com.

11. HOW ARE FORECLOSURE COSTS PAID?

The costs of foreclosure will be borne by the delinquent property pursuant to Section 372.018 (f) of the PID Act which states that delinquent assessment installments shall incur interest, penalties, and attorney's fees in the same manner as delinquent ad valorem taxes. However, the costs of foreclosure and/or any other action undertaken to collect delinquent assessment installments may be paid from the PID Administrative Fund pending the settlement of any such foreclosure or other collection action.

12. WHO CAN I CONTACT IF I HAVE ADDITIONAL QUESTIONS?

Please contact the PID Administrator, DTA, Inc., at (800) 969-4382. Ask for Mr. Jonathan Saba, or reach out by email to Jonathan@FinanceDTA.com.



SUMMARY OF INFORMATION

FOR

TIERRA DEL ESTE III
PUBLIC IMPROVEMENT DISTRICT



PREPARED FOR
COUNTY OF EL PASO
500 E. SAN ANTONIO
EL PASO, TX 79901

PREPARED BY
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