



CERTAIN PHASES OF VENTANA ARE LOCATED IN THE FORT WORTH PUBLIC IMPROVEMENT DISTRICT NO. 22 VEALE RANCH

WHAT IS A PUBLIC IMPROVEMENT DISTRICT?

A Public Improvement District (PID) is a special purpose district created by the City Council of Fort Worth, pursuant to Chapter 372 of the Texas Local Government Code. The Veale Ranch PID was created to finance certain authorized public improvements (roadway improvements, utility improvements, park improvements, and more) that are required for and provide specific benefits to property within the project. These improvements are over and above those typically provided by the City and improve the overall quality and enhancements of a community.

HOW WAS THE PID CREATED?

The PID was created on August 8, 2023 through action by the City Council of Fort Worth after (i) a petition was received from property owner(s) to create the PID, and (ii) a public hearing was conducted to evaluate the viability of the PID.

IS ALL VENTANA LOCATED WITHIN A PID?

No. Phase 1-5 of Ventana are not located within the PID. Please refer to the “Ventana PID Map” at the end of this FAQ.

ARE THERE ANY HOMES WITHIN VENTANA THAT ARE WITHIN THE PID BOUNDARY BUT HAVE NO ASSESSMENT?

Yes. Homes in Ventana Phase 6 are located within the PID but will not have any assessments. An assessment within a phase must be requested by the developer to the City of Fort Worth, and the developer has waived any right to request an assessment for Phase 6. Please refer to the “Ventana PID Map” at the end of this FAQ.

HOW ARE THE PID ASSESSMENTS DETERMINED?

The PID Assessments represent each lot’s proportional share of the cost of the authorized public improvements allocated to each property type pursuant to the Service and Assessment Plan (“SAP”) approved by the City.

WHAT IS MY ANNUAL ASSESSMENT?

Depending on what phase you are located in and what property type you own, your annual assessment will vary. Please see the table below for reference:

ESTIMATED ANNUAL INSTALLMENT FOR PID ASSESSMENT

Lot Size	40 ft	50 ft	60 ft	70 ft
Phase 8	\$1,948.15	\$2,185.09	\$2,395.70	\$2,632.64

Tax rates based on 2025 City of Fort Worth data. Annual Installments and PID Tax Rate Equivalent calculated on estimated average home values over a 30 year period. May differ from actual home values. Please contact the PID Administrator for details and information regarding the various property types and assessment amounts contemplated for each type of property within specific phases.

TOTAL TAX RATE EQUIVALENT WITH PID ASSESSMENT

Phase	City of Fort Worth	Fort Worth ISD	Tarrant County	Tarrant County Hospital	Tarrant County College	Tarrant Regional Water District	PID Tax Rate Equivalent	Total Effective Tax Rate Equivalent
Phase 8	\$0.67	\$1.029	\$0.1862	\$0.165	\$0.11228	\$0.0265	\$0.45	\$2.64

The information provided herein is meant to serve as an overview and guide. Nothing included is to be construed as an express or implied warranty as to the accuracy or relevance of any statement. PLEASE READ ALL PID DISCLOSURE DOCUMENTS CAREFULLY AND CONSULT YOUR ATTORNEY IF YOU HAVE ANY QUESTIONS.



HOW CAN ASSESSMENTS BE PAID?

The PID Assessments are billed annually and can be paid (i) in full at any time, (ii) in partial payments, or (iii) at minimum, in annual installments as specified in the SAP. Please contact the PID Administrator for details regarding these available options and the respective amounts applicable to your property.

WHO COLLECTS THE ASSESSMENTS?

The Tarrant County Tax Assessor and Collector will bill and collect PID Assessments prepaid in full or in part along with the other property taxes. Upon request, the PID Administrator will prepare and provide a detailed letter of PID Assessment instructions for full or partial prepayments.

HOW LONG ARE PID ANNUAL INSTALLMENTS COLLECTED?

Unless prepaid partially or paid in full, the Annual Installments will be collected over 30 years.

CAN THE PID ANNUAL INSTALLMENT AMOUNT INCREASE?

The PID Annual Installment amount reflects the annual principal and interest due, annual PID administrative expenses, and other applicable reserves, if required. Of these components, only the PID administrative expenses may change in any given year. The PID administrative expenses can increase or decrease between given years depending on the needs of the PID. However, such changes are not typically substantial between each year and the overall assessment owed will not change materially.

WHAT HAPPENS TO ASSESSMENTS UPON TRANSFER OF OWNERSHIP?

The PID Assessment obligation will transfer to the new property owner for the remainder of the Assessment term. The new property owner will assume the obligation to pay any remaining unpaid PID Assessments. If Assessments are prepaid in full prior to the transfer of ownership, the PID Assessment obligation will terminate and there will be no PID Assessment obligation on the new property owner. Failure to pay any assessment or any annual installment may result in penalties and interest being added to the outstanding balance or in a lien on and foreclosure of the property.

WHO IS THE PID ADMINISTRATOR AND WHERE CAN I GET ADDITIONAL INFORMATION OR DETAILS REGARDING THE PID?

PID ADMINISTRATOR:

MuniCap, Inc.
Jennifer Sloan

600 E. John Carpenter Freeway, Suite 150
Irving, TX 75062

(469) 490-2800 main

(469) 242-2839 direct

CITY OF FORT WORTH:

City of Fort Worth - The FWLab
Crystal Hinojosa

100 Fort Worth Trail, 14th Floor
Fort Worth, Texas 76102

(817) 392-7808 (office)



VENTANA

VEALE RANCH PID MAP

LOCATED WITHIN VEALE RANCH PID
WITH ASSESSMENTS

LOCATED WITHIN VEALE RANCH PID
WITH NO ASSESSMENTS

