



# Estancia Hill Country Public Improvement District

2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN

SEPTEMBER 25, 2025



## TABLE OF CONTENTS

<b>TABLE OF CONTENTS</b>	<b>1</b>
<b>INTRODUCTION</b>	<b>4</b>
<b>SECTION I: DEFINITIONS</b>	<b>6</b>
<b>SECTION II: THE DISTRICT</b>	<b>14</b>
<b>SECTION III: AUTHORIZED IMPROVEMENTS</b>	<b>15</b>
<b>SECTION IV: SERVICE PLAN</b>	<b>23</b>
<b>SECTION V: ASSESSMENT PLAN</b>	<b>23</b>
<b>SECTION VI: TERMS OF THE ASSESSMENTS</b>	<b>27</b>
<b>SECTION VII: ASSESSMENT ROLL</b>	<b>31</b>
<b>SECTION VIII: ADDITIONAL PROVISIONS</b>	<b>32</b>
<b>EXHIBITS</b>	<b>34</b>
<b>EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION</b>	<b>35</b>
<b>EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION</b>	<b>38</b>
<b>EXHIBIT A-3 - IMPROVEMENT AREA #2 LEGAL DESCRIPTION</b>	<b>52</b>
<b>EXHIBIT A-4 - IMPROVEMENT AREA #3 LEGAL DESCRIPTION</b>	<b>57</b>
<b>EXHIBIT A-5 – RESIDUAL AREA LEGAL DESCRIPTION</b>	<b>66</b>
<b>EXHIBIT B-1 - MAP OF DISTRICT</b>	<b>67</b>
<b>EXHIBIT B-1 - MAP OF IMPROVEMENT AREA #1</b>	<b>68</b>
<b>EXHIBIT B-2 - MAP OF IMPROVEMENT AREA #2</b>	<b>69</b>
<b>EXHIBIT B-3 - MAP OF IMPROVEMENT AREA #3</b>	<b>70</b>
<b>EXHIBIT C-1 - AUTHORIZED IMPROVEMENTS FOR IMPROVEMENT AREA #1 AND IMPROVEMENT AREA #2</b>	<b>71</b>

<b>EXHIBIT C-2 - AUTHORIZED IMPROVEMENTS FOR IMPROVEMENT AREA #3</b>	<b>72</b>
<b>EXHIBIT D - SERVICE PLAN</b>	<b>73</b>
<b>EXHIBIT E - SOURCES AND USES OF FUNDS</b>	<b>74</b>
<b>EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL</b>	<b>75</b>
<b>EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS</b>	<b>88</b>
<b>EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL</b>	<b>89</b>
<b>EXHIBIT G-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS</b>	<b>93</b>
<b>EXHIBIT H-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL</b>	<b>94</b>
<b>EXHIBIT H-2 – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS</b>	<b>99</b>
<b>EXHIBIT I – MAXIMUM ASSESSMENT PER LOT TYPE</b>	<b>100</b>
<b>EXHIBIT J – MAPS OF IMPROVEMENT AREA #3 AUTHORIZED IMPROVEMENTS</b>	<b>101</b>
<b>EXHIBIT K – ESTANCIA WEST DECLARATION OF CONDOMINIUMS</b>	<b>103</b>
<b>EXHIBIT L – HOMEBUYER DISCLOSURES</b>	<b>119</b>
<b>IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE</b>	<b>120</b>
<b>IMPROVEMENT AREA #1 LOT TYPE 2 BUYER DISCLOSURE</b>	<b>126</b>
<b>IMPROVEMENT AREA #1 LOT TYPE 3 BUYER DISCLOSURE</b>	<b>132</b>
<b>IMPROVEMENT AREA #1 LOT TYPE 4 BUYER DISCLOSURE</b>	<b>138</b>
<b>IMPROVEMENT AREA #1 TRACTS 6&amp;7 BUYER DISCLOSURE</b>	<b>144</b>
<b>IMPROVEMENT AREA #1 TRACT 8 BUYER DISCLOSURE</b>	<b>150</b>
<b>IMPROVEMENT AREA #1 TRACT 9 BUYER DISCLOSURE</b>	<b>156</b>
<b>IMPROVEMENT AREA #2 GENCAP TRACT BUYER DISCLOSURE</b>	<b>162</b>
<b>IMPROVEMENT AREA #2 TRACT 8 BUYER DISCLOSURE</b>	<b>168</b>
<b>IMPROVEMENT AREA #2 TRACT 9 BUYER DISCLOSURE</b>	<b>174</b>

<b><u>IMPROVEMENT AREA #2 LOT TYPE 5 BUYER DISCLOSURE</u></b>	<b><u>180</u></b>
<b><u>IMPROVEMENT AREA #2 LOT TYPE 6 BUYER DISCLOSURE</u></b>	<b><u>186</u></b>
<b><u>IMPROVEMENT AREA #1 LOT TYPE 7 BUYER DISCLOSURE</u></b>	<b><u>192</u></b>
<b><u>IMPROVEMENT AREA #1 LOT TYPE 8 BUYER DISCLOSURE</u></b>	<b><u>198</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE 9 BUYER DISCLOSURE</u></b>	<b><u>204</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE 10 BUYER DISCLOSURE</u></b>	<b><u>210</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE 11 BUYER DISCLOSURE</u></b>	<b><u>216</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE 12 BUYER DISCLOSURE</u></b>	<b><u>222</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE MULTI-FAMILY INITIAL PARCEL BUYER DISCLOSURE</u></b>	<b><u>228</u></b>
<b><u>IMPROVEMENT AREA #3 LOT TYPE UNPLATTED PARCEL BUYER DISCLOSURE</u></b>	<b><u>234</u></b>
<b><u>APPENDIX A – ENGINEER’S REPORT</u></b>	<b><u>240</u></b>



## INTRODUCTION

Capitalized terms used in this 2025 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2025 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this 2025 Amended and Restated Service and Assessment Plan or an exhibit attached to and made a part of this 2025 Amended and Restated Service and Assessment Plan for all purposes.

On June 6, 2013, the City Council approved that certain "Petition for the Creation of a Public Improvement District to Finance Improvements for Estancia Hill Country" by adopting Resolution No. 20130606-054 which authorized the creation of the Estancia Hill Country Public Improvement District to finance the Actual Costs for the benefit of certain property in the District, all of which is located in the limited purpose annexed jurisdiction of the City, but not within its corporate limits.

On June 20, 2013, the City adopted a Service and Assessment Plan (the "Service and Assessment Plan") by Ordinance No. 20130620-052 which identified the Authorized Improvements to be constructed, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the PID for the costs of the Improvement Area #1 Improvements.

On December 13, 2018, the City Council approved the 2018 Amended and Restated Service and Assessment Plan for the purpose of issuing Improvement Area #1 Parity Bonds and Improvement Area #2 Bonds by adopting Ordinance No. 20181213-095.

On August 8, 2019, the City Council approved the 2019 Annual Service Plan Update for the District by adopting Resolution No. 20190808-023, which also updated the Assessment Rolls.

On July 29, 2020, the City Council approved the 2020 Annual Service Plan Update for the District by adopting Resolution No. 20200729-027, which also updated the Assessment Rolls.

On July 29, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by adopting Resolution No. 20210729-040, which also updated the Assessment Rolls.

On November 18, 2021, the City Council approved the 2021 Annual Service Plan Update to reallocate Improvement Area #2 Assessments for the District by adopting Ordinance No. 20211118-012.

On July 28, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by Ordinance No. 20220728-017, which updated the Assessment Rolls for 2022.

On July 20, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 20230720-021 which updated the Assessment Rolls for 2023.

On July 18, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 20240718-020 which updated the Assessment Rolls for 2024.

On July 24, 2025, the City approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 20250724-026 which updated the Assessment Rolls for 2025.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2025 Amended and Restated Service and Assessment Plan, which serves to amend and restate the 2018 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll for 2025, (2) updating the Improvement Area #2 Assessment Roll for 2025, (3) levying the Improvement Area #3 Assessments, and (4) approving the Improvement Area #3 Assessment Roll.

The Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements (as updated, from time to time, a "Service Plan"). The Service Plan is contained in **Section IV**.

The Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements (as updated, from time to time, an "Assessment Plan"). The Assessment Plan is contained in **Section V**.

The Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council (as updated from time to time and which may be in one or more parts, the "Assessment Roll"). The Assessment against each Parcel must be sufficient to pay the share of the Actual Costs apportioned to the Parcel and cannot exceed the special benefit conferred on the Parcel by the Authorized Improvements. The Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #2 is included as **Exhibit G-1**. The Assessment Roll for Improvement Area #3 is included as **Exhibit H-1**.

## SECTION I: DEFINITIONS

**“2018 Amended and Restated Service and Assessment Plan”** means the 2018 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

**“2019 Annual Service Plan Update”** means the 2019 Annual Service Plan Update passed and approved by the City Council on August 8, 2019.

**“2020 Annual Service Plan Update”** means the 2020 Annual Service Plan Update passed and approved by the City Council on July 29, 2020.

**“2021 Annual Service Plan Update”** means the 2021 Annual Service Plan Update passed and approved by the City Council on July 29, 2021.

**“2022 Annual Service Plan Update”** means the 2022 Annual Service Plan Update passed and approved by the City Council on July 28, 2022.

**“2023 Annual Service Plan Update”** means the 2023 Annual Service Plan Update passed and approved by the City Council on July 20, 2023.

**“2024 Annual Service Plan Update”** means the 2024 Annual Service Plan Update passed and approved by the City Council on July 18, 2024.

**“2025 Annual Service Plan Update”** means the 2025 Annual Service Plan Update passed and approved by the City Council on July 24, 2025.

**“2025 Amended and Restated Service and Assessment Plan”** means this 2025 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

**“Act”** means Texas Local Government Code Chapter 372, as amended.

**“Actual Costs”** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of owners and developers of the PID: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City, County or TXDOT; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; (8) a construction management fee of 4% of the costs incurred by or on behalf of the Owner for the construction of such Authorized Improvement (excluding legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisal costs) if the Owner is serving as the Construction Manager.

**“Additional Interest”** means the 0.50% additional interest charged on Assessments pursuant to Section 372.018 of the Act.

**“Administrator”** means the person or independent firm designated by the City Council to perform the duties and obligations of the "Administrator" in this 2025 Amended and Restated Service and Assessment Plan.

**“Administrative Expenses”** mean the actual or budgeted costs and expenses related to the operation of the District, the issuance and sale of PID Bonds, and the construction, operation, and maintenance of the Authorized Improvements, including, but not limited to, costs and expenses for: (1) the Administrator; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2025 Amended and Restated Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Administrative Expenses collected but not expended in any year shall be carried forward and applied to reduce Administrative Expenses for subsequent years.

**“Annual Installment”** means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest.

**“Annual Service Plan Update”** means an update to the 2025 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Property”** means any Parcel within the District against which an Assessment is levied.

**“Assessment”** means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the Act.

**“Assessment Ordinance”** means any Assessment Ordinance adopted by the City Council in accordance with the Act that levied Assessments within the District.

**“Assessment Roll”** means any Assessment Roll for Assessed Property within the District.

**“Assessment Plan”** assesses the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on the Assessed Property by the Authorized Improvements, more specifically described in **Section V**.

**“Authorized Improvements”** mean improvements authorized by Section 372.003 of the Act as more specifically described in **Section III**.

**“Bond Issuance Costs”** mean the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, first year Administrative Expenses, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

**“City”** means the City of Austin, Texas.

**“City Council”** means the duly elected governing body and council of the City.

**“County”** means Travis County, Texas.

**“Creation Date”** means June 6, 2013, the date the City authorized the creation of the District.

**“Delinquent Collection Costs”** mean, for an Assessed Property, interest, penalties, and other costs and expenses authorized by the Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this SAP, including costs and expenses to foreclose liens.

**“District”** means approximately 593.791 acres located within the limited purpose annexed jurisdiction of the City, as shown on **Exhibit B** and as more specifically described on **Exhibit A-1**.

**“Improvement Area #1”** means the partially developed area within the District identified as “Improvement Area #1” on **Exhibit B** and more specifically described on **Exhibit A-2**.

**“Improvement Area #1 Assessed Property”** means any and all Parcels within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Assessment Ordinance”** means Ordinance No. 20130620-052 adopted by the City Council on June 20, 2013 in accordance with the Act that levied the Improvement Area #1 Assessments.

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update. The Improvement Area #1 Assessment Roll is included in this 2025 Amended and Restated

Service and Assessment Plan on **Exhibit F-1**, and the projected Annual Installments for Improvement Area #1 are shown on **Exhibit F-2**.

**“Improvement Area #1 Assessments”** mean the Assessments levied on Parcels within Improvement Area #1.

**“Improvement Area #1 Improvements”** mean the Authorized Improvements which provide a special benefit only to the Improvement Area #1 Assessed Property and are described in **Section III.A** hereto.

**“Improvement Area #1 Initial Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2013 (Estancia Hill Country Public Improvement District) that are secured by Improvement Area #1 Assessments.

**“Improvement Area #1 Parity Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2018 (Estancia Hill Country Public Improvement District Improvement Area #1) that are secured by Improvement Area #1 Assessments.

**“Improvement Area #2”** means the area currently under development within the District identified as “Improvement Area #2” on **Exhibit B** and more specifically described on **Exhibit A-3**.

**“Improvement Area #2 Assessed Property”** means any and all Parcels within Improvement Area #2, against which an Improvement Area #2 Assessment is levied.

**“Improvement Area #2 Assessment Ordinance”** means Ordinance No. 20181213-095 adopted by the City Council on December 13, 2018 in accordance with the Act that levied the Improvement Area #2 Assessments.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update. The Improvement Area #2 Assessment Roll is included in this Amended and Restated Service and Assessment Plan on **Exhibit G-1**, and the projected Annual Installments for Improvement Area #2 are shown on **Exhibit G-2**.

**“Improvement Area #2 Assessments”** mean the Assessments levied on Parcels within Improvement Area #2.

**“Improvement Area #2 Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2018 (Estancia Hill Country Public Improvement District Improvement Area #2) that are secured by Improvement Area #2 Assessments.

**“Improvement Area #2 Improvements”** mean the Authorized Improvements which provide a special benefit to the Improvement Area #2 Assessed Property and are described in **Section III.B** hereto.

**“Improvement Area #2 Reimbursement Agreement”** means that certain “Estancia Hill Country Public Improvement District Reimbursement Agreement (Improvement Area #2)” effective December 13, 2018, by and between the City and the Owner, in which the City agrees to pay the Owner for Actual Costs of the Improvement Area #2 Improvements not paid by proceeds of PID Bonds solely from a junior and subordinate pledge of the revenue collected from Assessments, including Annual Installments, all as further provided in the Indenture.

**“Improvement Area #2 Reimbursement Obligation”** means the obligation of the City to pay certain costs of Improvement Area #2 Improvements from Assessments levied on Improvement Area #2 Assessed Property pursuant to the Improvement Area #2 Reimbursement Agreement.

**“Improvement Area #3”** means the area currently under development within the District identified as “Improvement Area #3” on **Exhibit B** and more specifically described on **Exhibit A-4**.

**“Improvement Area #3 Assessed Property”** means any and all Parcels within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment Ordinance”** means Ordinance No. [ ] adopted by the City Council on in accordance with the Act that levied the Improvement Area #3 Assessments.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update. The Improvement Area #3 Assessment Roll is included in this 2025 Amended and Restated Service and Assessment Plan on **Exhibit H-1**, and the projected Annual Installments for Improvement Area #3 are shown on **Exhibit H-2**.

**“Improvement Area #3 Assessments”** mean the Assessments levied on Improvement Area #3 Assessed Property.

**“Improvement Area #3 Developer”** means M/I Homes of Austin, LLC, an Ohio limited liability company.

**“Improvement Area #3 Improvements”** mean the Authorized Improvements which provide a special benefit only to the Improvement Area #3 Assessed Property and are described in **Section III.C** hereto.



**“Improvement Area #3 Owner”** means the Improvement Area #3 Developer, Estancia Multifamily 360, LTD., a Texas limited partnership, and Shade Dog Acres, LLC, a Delaware limited liability company, or their assignees or successors.

**“Improvement Area #3 Reimbursement Agreement”** means that certain “Estancia Hill Country Public Improvement District Reimbursement Agreement (Improvement Area #3)” expected to be adopted on September 25, 2025, by and between the City and the Improvement Area #3 Developer, in which the City agrees to pay the Improvement Area #3 Developer for Actual Costs of the Improvement Area #3 Improvements not paid by proceeds of PID Bonds solely from a junior and subordinate pledge of the revenue collected from Improvement Area #3 Assessments, including Annual Installments thereof, all as further provided in the applicable Indenture.

**“Improvement Area #3 Reimbursement Obligation”** means the obligation of the City to pay certain costs of Improvement Area #3 Improvements from Assessments levied on Improvement Area #3 Assessed Property, all pursuant to the Improvement Area #3 Reimbursement Agreement.

**“Indenture”** means an Indenture or Indentures of Trust entered into in connection with the issuance of one or more series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to the applicable PID Bonds.

**“Lot”** means (1) for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by "lot" in such final and recorded subdivision plat, and (2) for any portion of the District for which a horizontal condominium regime has been created, a tract of land described by "unit" in the final declaration of condominium regime.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council.

**“Lot Type 1”** means a Lot in Improvement Area #1 marketed by homebuilders as a 50’ lot and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended, as being a part of Phase 1, Phase 2, or Phase 3.

**“Lot Type 2”** means a Lot in Improvement Area #1 marketed by homebuilders as a 60’ lot and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended, as being a part of Phase 1, Phase 2, or Phase 3.



**“Lot Type 3”** means a Lot in Improvement Area #1 marketed by homebuilders as 50’ lots and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended as being a part of Phase 4, Phase 5, or later Phase.

**“Lot Type 4”** means a Lot in Improvement Area #1 marketed by homebuilders as 60’ lots and identified in the Declaration of Condominium Regime for Enclave at Estancia Condominiums (A Residential Condominium in Travis County Texas), as amended as being a part of Phase 4, Phase 5, or later Phase.

**“Lot Type 5”** means a Lot in Improvement Area #2 marketed by homebuilders as Single Family - Affordable.

**“Lot Type 6”** means a Lot in Improvement Area #2 marketed by homebuilders as Single Family - Market.

**“Lot Type 7”** means a Lot in Improvement Area #1 marketed by homebuilders as standard lots.

**“Lot Type 8”** means a Lot in Improvement Area #1 marketed by homebuilders as reserve lots.

**“Lot Type 9”** means a Lot in Improvement Area #3 marketed by homebuilders as 40' - Market lots.

**“Lot Type 10”** means a Lot in Improvement Area #3 marketed by homebuilders as 40' - Affordable lots.

**“Lot Type 11”** means a Lot in Improvement Area #3 marketed by homebuilders as 45' lots.

**“Lot Type 12”** means a Lot in Improvement Area #3 marketed by homebuilders as Multi-Family lots.

**“Maximum Assessment”** means, for each Lot Type other than multifamily residential, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) an amount that produces an Annual Installment for the year in which the Maximum Assessment Calculation Date occurs resulting in the Maximum Equivalent Tax Rate. For multifamily residential uses within Improvement Area #1 or Improvement Area #2, the Maximum Assessment is equal to \$5,843 per multifamily dwelling unit. The Maximum Assessment shall be calculated for Parcels whose Assessments are securing the PID Bonds on the Maximum Assessment Calculation Date.

**“Maximum Assessment Calculation Date”** means, for Parcels whose Assessments are securing the PID Bonds, 30 days prior to subdividing by plat, issuance of a site development permit, creating units by a horizontal condominium regime, or any other action that would cause the uses within a Parcel to differ from the uses shown on **Exhibit I**.

**“Maximum Equivalent Tax Rate”** means an amount that does not exceed 125% of the City’s tax rate in the fiscal year the Maximum Assessment is determined. The estimated buildout value for a Lot Type shall be determined by the Administrator and confirmed by a City representative by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder and developer contracts, discussions with homebuilders and developers, reports from third party consultants, information provided by the Owner, or any other information that may help determine assessed value.

**“Non-Benefited Property”** means Parcels that receive no special benefit from the Authorized Improvements as determined by the City Council which may include Public Property and Owner Association Property.

**“Owner(s)”** means SLF III – ONION CREEK, L.P., a Texas limited partnership, SEVENGREEN ONE, LTD., a Texas limited partnership, QUARTERSAGE II, LTD., a Texas limited partnership, REVERDE THREE, LTD., a Texas limited partnership, IV CAPITOL POINTE, LTD., a Texas limited partnership, STONE POINT FIVE, LTD., a Texas limited partnership, SALADIA VI, LTD., a Texas limited partnership, PALO GRANDE SEVEN, LTD., a Texas limited partnership, HIGH POINT GREEN VIII, LTD., a Texas limited partnership, GOLONDRINA NINE, LTD., a Texas limited partnership, X CORDONIZ, LTD., a Texas limited partnership, CIERVO ELEVEN, LTD., a Texas limited partnership, ZAGUAN XII, LTD., a Texas limited partnership, THIRTEEN CANARD, LTD., a Texas limited partnership, RUISSEAU XIV, LTD., a Texas limited partnership, DINDON FIFTEEN, LTD., a Texas limited partnership, BOIS DE CHENE XVI, LTD., a Texas limited partnership, ETOURNEAU SEVENTEEN, LTD., a Texas limited partnership, MOINEAU XVIII, LTD., a Texas limited partnership, and the Improvement Area #3 Owner, or their assignees or successors. Pursuant to the PID Financing Agreement, the Owners acknowledged that SLF III – Onion Creek, L.P. has the authority to act on behalf of the remaining Owners with respect to matters under the PID Financing Agreement, to the extent such matters have not been assigned to the Improvement Area #3 Developer.

**“Owner Association Property”** means property within the boundaries of the District that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, an Owner’s Association established or to be established for the benefit of a group of homeowners or property owners within the District.

**“Owner’s Association”** means the association(s) established for the benefit of property owners within the District.

**“Parcel” or “Parcels”** mean a specific property within the District identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat

recorded in the official public records of the County, or by any other means determined by the City.

**“PID Bonds”** mean the bonds to be issued by the City, in one or more series, to finance the Authorized Improvements that confer special benefit on the property within the District, which may include funds for any required reserves and amounts necessary to pay the Bond Issuance Costs, and to be secured by a pledge of the applicable Assessments pursuant to the authority granted in the Act, for the purposes of (i) financing the costs of Authorized Improvements and related costs, and (ii) reimbursement for Actual Costs paid prior to the issuance of the PID Bonds.

**“PID Financing Agreement”** means the Estancia Hill Country Public Improvement District Financing Agreement by and between the City and SLF III-Onion Creek, L.P. dated June 20, 2013, as partially assigned to the Improvement Area #3 Developer on July 16, 2021, with respect to the land within Improvement Area #3, as may be amended from time to time.

**“Prepayment Costs”** mean interest and expenses to the date of Prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment.

**“Public Property”** means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to the County, to the City, or to any other political subdivision, public or government agency, or public utility.

**“Service and Assessment Plan”** means the Service and Assessment Plan adopted by the City by Ordinance No. 20130620-052 dated June 20, 2013, as may be updated, amended, supplemented or restated from time to time.

**“Service Plan”** means a plan that covers a period of five years and defines the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five year period.

**“Trustee”** means the trustee (or successor trustee) under an Indenture.

**“TXDOT”** means the Texas Department of Transportation.

## SECTION II: THE DISTRICT

The District includes approximately 593.791 contiguous acres located within the City’s extraterritorial jurisdiction, as described on **Exhibit A-1** and depicted on **Exhibit B**. Development of the District is anticipated to include single-family and multifamily residential, office, light industrial, retail and other uses, as well as parks, entry monuments, and associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to the PID.

Improvement Area #1 consists of approximately 214.9 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-2** and depicted on **Exhibit B**. Improvement Area #1 is expected to contain approximately 370 single family units as well as approximately 92.2 acres of multifamily and approximately 16 acres of commercial.

Improvement Area #2 consists of approximately 130.964 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-3** and depicted on **Exhibit B**. Improvement Area #2 is expected to contain approximately 161 single family units as well as approximately 51.3 acres of multifamily and approximately 16.3 acres of commercial.

Improvement Area #3 consists of approximately 180.6 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A-4** and depicted on **Exhibit B**. Improvement Area #3 is expected to contain approximately 462 single family units as well as approximately 22.5 acres of multifamily.

The residual area within the District, approximately 67.21 acres is comprised of open space, streets, roads, drainage improvements and other land which constitutes Non-Benefited Property, as described on **Exhibit A-5**.

### **SECTION III: AUTHORIZED IMPROVEMENTS**

The City Council, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the improvements described below are Authorized Improvements authorized by the Act that confer a special benefit on the Assessed Property. Allocation of the Authorized Improvements is summarized on **Exhibit C-1** and **Exhibit C-2**.

#### **A. Improvement Area #1 Improvements**

- Wastewater Line #1

Wastewater line #1 consists of a wastewater collection system ranging from 8"-24" in diameter with a depth ranging from 8 feet deep to 50 feet deep. Wastewater line #1 also includes a 180 LF bore and a vortex manhole that will tie into an existing City wastewater interceptor located along Onion Creek. The property is located parallel to Onion Creek and a portion of Old San Antonio Road. Wastewater line #1 will benefit Improvement Area #1. Wastewater line #1 has been constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Wastewater Line #2

Wastewater line #2 consists of a wastewater collection system to service the onsite development. Wastewater line #2 will tie into the offsite wastewater line and will eventually convey flows to an existing City wastewater interceptor. Wastewater line #2 will benefit Improvement Area # 1. Wastewater line #2 was constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Water Line

The water Line consists of a water distribution system ranging from 8"-16" in diameter. The water Line will tie into an existing City water transmission main located along the IH-35 frontage road adjacent to the property. The water line will benefit Improvement Area # 1. The water line has been constructed to City standards and specifications and has been dedicated to and maintained by the City.

- Estancia Parkway (Phase I)

Estancia Parkway (Phase I) is a 90-foot parkway consisting of roadway with retaining walls, turn lanes, curb and gutter systems, and revegetation of all disturbed areas within the right-of-way. Estancia Parkway provides a link between Old San Antonio Road and Camino Vaquero Parkway. It will eventually connect the property out to Puryear Parkway in Phase II. The roadway has been constructed to City and County standards and specifications and has been dedicated to and maintained by the County.

- Camino Vaquero Parkway

Camino Vaquero Parkway is a 90 foot parkway consisting of roadway with retaining walls, turn lanes, curb and gutter systems, and revegetation of all disturbed areas within the right-of-way. Camino Vaquero Parkway provides a link between IH-35 southbound access road and Estancia Parkway. It will eventually connect to a new IH-35 acceleration and deceleration lane into and out of the property. The roadway has been constructed to City and County standards and specifications and has been dedicated to and maintained by the County.

- Existing Central Pond Improvements

These will include a reconstructed outlet structure to the existing pond located near the center of the property. This will allow the pond to function as a detention structure for Camino Vaquero Parkway and Estancia Parkway (Phase I). The central pond improvements have been constructed to City and County standards and specifications including a public drainage easement to the City and County but maintained by the Owner's Association.

- Wet Pond North

Wet pond north has been designed for fully-developed conditions for Improvement Area # 1. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to the wet pond north. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow. Temporary rock berm will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. Wet pond north has been constructed to City and County standards and specifications including a public drainage easement to the City and County but maintained by the Owner's Association.

- Wet Pond West

Wet pond west has been designed for fully-developed conditions for Improvement Area #1. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to wet pond west. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow. Temporary rock berm will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. The project has been constructed to City and County standards and specifications including a public drainage easement to the City and County but maintained by the Owner's Association.

- TxDOT Ramp Relocations and Engineering Cost

The existing ramps to the access road along the frontage of IH-35 prevent access to Camino Vaquero Parkway without exiting IH-35 near Onion Creek Parkway. Per discussions with TxDOT and with their support, the north entrance ramp near Onion Creek will become an exit ramp from IH-35 to the access road. The south exit ramp will become an entrance ramp to IH35 from the access road. Surveying and geotechnical information have been prepared by Owner to assist TxDOT with the design and construction of the ramps. The ramps have been designed to TxDOT standards and specifications and once constructed, will be owned and maintained by TxDOT.

- Drainage

This will consist of drainage improvements to support the installation of Camino Vaquero Parkway and Estancia Parkway, as well as onsite development within Improvement Area #1. Runoff conveyance will consist of box culverts and storm sewer system sized to

convey the 100 year storm to the ponds that are proposed to be constructed. The roadway runoff will be routed to one of three ponds located within the development which were designed for detention and water quality purposes. The drainage improvements have been constructed to City and County standards and specifications and dedicated to and maintained by the County.

- Entry Monumentation

This shall consist of the construction of two entrance monuments, one at the intersection of IH-35 and Camino Vaquero Parkway and one at the intersection of Old San Antonio Road and Estancia Parkway. The entry monumentation is located within a public easement and maintained by the Owner's Association.

- Hardscape

This shall consist of the installation of hardscape to include sidewalks, fencing, driveway improvements, parking, lighting, and signage within the PID. The hardscape will be constructed to City and County standards and specifications. The hardscape is located within the County right-of-way and within a public easement and maintained by the Owner's Association.

- Landscaping

This shall consist of the installation of landscaping including plants, shrubs, and trees within Improvement Area # 1. The landscaping will be installed to City and County standards and specifications. The landscaping is located within the County right-of-way and within an easement granted to the County and will be maintained by the Owner's Association.

- Hike & Bike Trail System

The hike and bike trail system will be located parallel to Old San Antonio Road and Onion Creek and will connect the parks and trail system within Improvement Area #1 together. The trails will consist of a mixture of improved pathways with several ancillary improvements (benches, playscapes, points of interest, etc.) along or near the pathways. The hike and bike trail system will be constructed to City and County standards and specifications. The portion of the Hike & Bike Trail System located within the public park will be owned and maintained by the City, and the portion of the hike and bike trail system located outside of the public park will be maintained by the Owner's Association and covered by an easement granted to the County or City.

- Erosion Control and Miscellaneous Bond Costs

This consists of the required Erosion and Sedimentation Control Infrastructure, both permanent and temporary controls, as required by the City, County, Texas Commission on Environmental Quality, and Environmental Protection Agency. These controls include, but are not limited to, silt fence, rock berms, stabilized construction entrances, matting and revegetation. The Erosion and Sedimentation Controls will be installed to City, County, TCEQ and EPA specifications and standards. They are located as needed within Improvement Area #1 for protection of slopes and to prevent sedimentation discharge into the watershed.

- Miscellaneous Soft Costs (fees, fiscals, etc.)

This consists of the fees and fiscal posting requirements of the City and County. They include inspection fees, fiscal for installation of improvements, recording fees for easements and plats, submittal fees for review of plans and specifications by both the County and the City.

## **B. Improvement Area #2 Improvements**

- Estancia Parkway Extension Improvements

This will consist of the extension of Estancia Parkway from the existing cul de sac in Improvement Area #1 to the intersection with Avenida Mercado as a four-lane divided roadway including grading, erosion control, curb and gutter paving, storm drainage, water, wastewater, street lights, street signs, striping, landscaping and irrigation. Estancia Parkway extension is a 90-foot-wide right of way consisting of roadway. Estancia Parkway provides a link between Old San Antonio Road and Camino Vaquero Parkway and will benefit the Improvement Area #2. The roadway will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.

- Avenida Mercado Street Improvements

This will consist of the construction of Avenida Mercado from the south-bound frontage road of I-35 to the intersection with Old San Antonio Road as a four-lane divided roadway including grading, erosion control, curb and gutter paving, storm drainage, water, wastewater, street lights, street signs, striping, landscaping and irrigation. Avenida Mercado is a 90-foot-wide right of way consisting of roadway. Avenida Mercado provides a link between Old San Antonio Road and the south-bound frontage road of I-35 and will benefit Improvement Area #2. The roadway will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.



- Old San Antonio Road (OSR) Turn Lanes at Avenida Mercado Improvements

This will consist of the construction of left turn and right turn lanes on the existing Old San Antonio Road at the intersection with Avenida Mercado including grading, erosion control, asphalt paving, drainage, striping and landscaping. The turn lanes are necessary as the construction of Avenida Mercado will require the protected turning movements on OSR and will benefit Improvement Area #2. The turn lanes will be constructed to City and County standards and specifications and will be dedicated to and maintained by the County upon completion and acceptance.

- West Water Quality/Detention Pond Improvements

The west water quality/detention pond will be designed and constructed for fully-developed drainage conditions for Improvement Area # 2. The inlet and outlet structures have been designed assuming fully-developed conditions of all development that will eventually drain to the pond. Flow dissipaters and spreaders will be used to ensure a smooth transition from channel to sheet flow downstream of the pond. Temporary rock berms will be utilized at all discharge points to reduce velocities and control erosion until permanent vegetation and controls are established. All storm sewer and drainage conveyance will be contained within proposed drainage easements. The pond will be constructed to City and County standards and specifications including a public drainage easement to the City and County, but the pond will be maintained by the Owner's Association. The pond is located within a parcel, which is designated to be dedicated to the City for future park land.

- Water Line Improvements (SBFR)

The water line improvements consist of a looped water distribution system 16" in diameter. The water line will run along the west side of the south-bound frontage road of I-35 in a public easement and will tie into an existing City water main located along the IH-35 frontage road and to the water line improvements in Avenida Mercado and looped back north along the western side of Improvement Area #2. The water line will benefit Improvement Area # 2. The water line will be constructed to City standards and specifications and will be dedicated to and maintained by the City upon completion and acceptance.

- Wastewater Improvements (OSR)

Wastewater improvements consists of a wastewater collection system ranging from 15"-18" in diameter with a depth ranging from 6 feet deep to 12 feet deep. Wastewater improvements will run in a public easement along the east side of Old San Antonio Road beginning at Avenida Mercado and will tie into an existing City wastewater line located

on the south side of the Improvement Area #1 single-family residential development. The wastewater improvements will benefit Improvement Area #2. The wastewater improvements will be constructed to City and County standards and specifications and will be dedicated and maintained by the City upon completion and acceptance.

- South-Bound Frontage Road (SBFR) Right Turn Lane at Avenida Mercado Improvements  
This will consist of the construction of a right turn lane on the existing South-Bound Frontage Road of I-35 at the intersection with Avenida Mercado including grading, erosion control, asphalt paving, drainage, striping and landscaping. The turn lane is necessary as the construction of Avenida Mercado and its connection to the SBFR will require the protected turning movement from the SBFR onto Avenida Mercado and will benefit Improvement Area #2. The turn lane will be constructed to The Texas Department of Transportation (TxDOT) standards and specifications within the existing right of way of I-35 and will be dedicated to and maintained by TxDOT upon completion and acceptance.

### **C. Improvement Area #3 Improvements**

- Roadway  
Improvements including mobilization, grading, erosion control, subgrade stabilization (including lime treatment and compaction), curb and gutter, road base construction, hot mix asphalt, curb ramps, sidewalks, striping, concrete, signalization at the intersection of Old San Antonio Road and Puryear Road. Roadway improvements will be owned by the City, maintained by the City and will benefit all of Improvement Area #3.
- Park Improvements  
Includes improvements necessary to construct the 8' park trail that runs East to West along the north side of Improvement Area #3. The park trail runs from Old San Antonio Road to the park at the west side of Improvement Area #3. Park improvements will be owned by the City, maintained by the City and will benefit all of Improvement Area #3.
- Drainage Improvements  
Improvements included storm pipe, storm manholes, junction boxes, headwalls, area inlets, curb inlets, manhole casting adjustments, wet pond improvements, sedimentation/ bio filtration pond improvements, rainwater ground storage tank, rainwater pump station and irrigation system, and trench safety program associated with drainage improvements. Drainage improvements will be owned by the City and will benefit all of Improvement Area #3. Wet pond improvements, sedimentation pond improvements, rainwater ground storage tank, pump station and irrigation system will be maintained by the HOA. All other drainage improvements will be maintained by the City.

- Water Improvements

Improvements included trench excavation and embedment, trench safety, PVC piping, ductile iron piping, gate valves, fire hydrants, air release valves, service connections, testing and all other necessary appurtenances required to provide water service to each lot within Improvement Area #3. Water improvements will be owned by the City, maintained by the City, and will benefit all of Improvement Area #3.

- Wastewater Improvements

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, air release valves, cleanouts, wastewater lift station, lift station access roadway, service connections, testing and all other wastewater service to each lot within Improvement Area #3. Wastewater improvements will be owned by the City, maintained by the City, and will benefit all of Improvement Area #3.

- Engineering & Surveying

Costs related to designing, constructing, and installing the Improvement Area #3 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

#### **D. Bond Issuance Costs**

- Debt Service Reserve Fund

Equals the amount required under an Indenture in connection with the issuance of PID Bonds.

- Capitalized Interest

Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- Underwriting Discount

Equals a percentage of the par amount of a series of PID Bonds plus a fee for underwriter's counsel.

- Cost of Issuance

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, first year Administrative Expenses, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

## SECTION IV: SERVICE PLAN

The Act requires the Service Plan to cover a period of at least five years and to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five year period. The Service Plan must be reviewed and updated by the City Council at least annually. **Exhibit D** of this 2025 Amended and Restated Service and Assessment Plan summarizes the Service Plan for the District.

**Exhibit E** summarizes the sources and uses of funds required to construct the Authorized Improvements, fund required reserves, and issue the PID Bonds. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

## SECTION V: ASSESSMENT PLAN

The Act allows the City Council to apportion the Authorized Improvements to the Assessed Property based on the special benefit received by the Authorized Improvements. The Act provides that such costs may be apportioned: (i) equally per front foot or square foot; (ii) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (iii) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the current owners and all future owners and developers of the Assessed Property.

### A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Assessments shall be allocated as follows:

#### *1. Improvement Area #1*

The Improvement Area #1 Assessments relating to the Improvement Area #1 Improvements shall be allocated 100% to the Improvement Area #1 Assessed Property.

The original Service and Assessment Plan allocated Improvement Area #1 Assessments across all Parcels within Improvement Area #1 based on the ratio of the estimated buildout value of each Parcel to the total buildout value for all Parcels within Improvement Area #1.

## *2. Improvement Area #2*

The Improvement Area #2 Assessments relating to the Improvement Area #2 Improvements shall be allocated 100% to the Improvement Area #2 Assessed Property. The Improvement Area #2 Assessments shall be allocated across all Parcels within Improvement Area #2 based on the ratio of the estimated buildout value of each Parcel to the total buildout value for all Parcels within Improvement Area #2.

## *3. Improvement Area #3*

The Improvement Area #3 Assessments relating to the Improvement Area #3 Improvements shall be allocated 100% to the Improvement Area #3 Assessed Property. The original Service and Assessment Plan allocated Improvement Area #3 Assessments across all Parcels within Improvement Area #3 based on the ratio of the estimated buildout value of each Parcel to the total buildout value for all Parcels within Improvement Area #3.

# **B. Assessments**

The Improvement Area #1 Assessments are shown on the Improvement Area #1 Assessment Roll, attached hereto on **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. The Improvement Area #2 Assessments are shown on the Improvement Area #2 Assessment Roll, attached hereto on **Exhibit G-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**. The Improvement Area #3 Assessments are shown on the Improvement Area #3 Assessment Roll, attached hereto on **Exhibit H-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit H-2**.

# **C. Findings of Special Benefit**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

## *1. Improvement Area #1*

- a. The Improvement Area #1 Improvements cost plus Bond Issuance Costs allocable to Improvement Area #1 equal \$17,701,837, as shown on **Exhibit C-1**; and

- b. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Improvements; and
  - c. The sum of the Improvement Area #1 Assessments for all Lots within Improvement Area #1 equals \$17,235,000, of which \$5,325,000 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
  - d. The special benefit ( $\geq \$17,701,837$ ) received by Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements is greater than the amount of the original Improvement Area #1 Assessments (\$17,235,000) levied for the Improvement Area #1 Improvements.
  - e. At the time the City Council levied the Improvement Area #1 Assessments, the Owner owned 100% of the Improvement Area #1 Assessed Property. The Owner acknowledged that the Improvement Area #1 Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #1 Assessment Ordinance; and (ii) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.
2. *Improvement Area #2*
- a. The Improvement Area #2 Improvements cost plus the Bond Issuance Costs allocable to Improvement Area #2 equal \$9,635,738, as shown on **Exhibit C-1**; and
  - b. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Improvements; and
  - c. The sum of the Improvement Area #2 Assessments for all Lots within Improvement Area #2 equals \$9,635,312, of which \$4,962,995.66 remains outstanding, as shown on the Improvement Area #2 Assessment Roll attached on **Exhibit G-1**; and
  - d. The special benefit ( $\geq \$9,635,738$ ) received by Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements is equal to or greater than

the amount of the Improvement Area #2 Assessments (\$9,635,312) levied for the Improvement Area #2 Improvements.

- e. At the time the City Council levied the Improvement Area #2 Assessments, the Owner owned 100% of the Improvement Area #2 Assessed Property. The Owner acknowledged that the Improvement Area #2 Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Owner has ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #2 Assessment Ordinance; and (ii) the levying of Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

### *3. Improvement Area #3*

- a. The Improvement Area #3 Improvements costs plus Bond Issuance Costs allocable to Improvement Area #3 equal \$21,638,492, as shown on **Exhibit C-2**; and
- b. The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Improvements equal to or greater than the Actual Cost of the Improvement Area #3 Improvements; and
- c. The sum of the Improvement Area #3 Assessments for all Lots within Improvement Area #3 equals \$9,000,000, as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit H-1**; and
- d. The special benefit ( $\geq$  \$21,638,492) received by Improvement Area #3 Assessed Property from the Improvement Area #3 Improvements is greater than the amount of the Improvement Area #3 Assessments (\$9,000,000) levied for the Improvement Area #3 Improvements.
- e. At the time the City Council levied the Improvement Area #3 Assessments, the Improvement Area #3 Owner owned 100% of the Improvement Area #3 Assessed Property. The Owner acknowledged that the Improvement Area #3 Improvements confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #3 Owner that owns Improvement Area #3 Assessed Property ratified, confirmed, accepted, agreed to and approved: (i) the determinations and findings by the City Council as to the special benefits described herein and the Improvement Area #3 Assessment

Ordinance; and (ii) the levying of Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

#### **D. Administrative Expenses**

The costs of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

#### **E. Additional Interest**

The interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the PID Bonds by the Additional Interest. The Additional Interest shall be collected as part of each Annual Installment. The Additional Interest shall be deposited and used as described in the Indenture for any PID Bonds.

### **SECTION VI: TERMS OF THE ASSESSMENTS**

#### **A. Reallocation of Assessments**

##### *1. Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of a subdivision plat or creation of units by horizontal condominium regime), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the estimated buildout value of the newly divided Assessed Property

D = the sum of the estimated buildout value for all of the newly divided Assessed Properties

The calculation of the buildout value of an Assessed Property shall be performed by the Administrator based on information from the Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.



The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2025 Amended and Restated Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat or creation of units by a horizontal condominium regime*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat or creation of units by horizontal condominium regime, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the newly subdivided Lots based on buildout value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average buildout value of all newly subdivided Lots with same Lot Type

D = the sum of the estimated average buildout value for all of the newly subdivided Lots excluding Non-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat or creation of units by horizontal condominium regime, the Owner shall provide the City an estimated buildout value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation

shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

## **B. Mandatory Prepayment of Assessments**

### *1. Maximum Assessment Exceeded*

If the Assessment for any Lot Type exceeds the Maximum Assessment on the Maximum Assessment Calculation Date, the owner must partially prepay the Assessment for each Assessed Property that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment. The owner of a Parcel shall notify the Administrator at least 30 days before the Maximum Assessment Calculation Date so that the Administrator can determine whether a prepayment is required. If a prepayment is required, the Administrator will notify the owner of the Parcel as well as the Owner, and the prepayment must be made prior to subdividing by plat, issuance of a site development permit, or creating units by a horizontal condominium regime.

If a prepayment of an Improvement Area #2 Assessment or an Improvement Area #3 Assessment is due and owing pursuant to the provisions above (including providing the required notice to Owner) and remains unpaid for 90 days after such notice, the City, upon providing written notice to the Owner, may reduce the amount of the Improvement Area #2 Reimbursement Obligation or Improvement Area #3 Obligation, as appropriate, and the Improvement Area #2 Assessments or Improvement Area #3 Assessments (as applicable) by a corresponding amount, provided that the Improvement Area #2 Assessments shall not be reduced to an amount less than the outstanding Improvement Area #2 Bonds and the Improvement Area #3 Assessment shall not be reduced to an amount less than the outstanding Improvement Area #3 Bonds, if issued.

### *2. Transfer to Exempt Person or Entity*

If the Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay to the City the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

### **C. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments levied for such Authorized Improvements, the City Council shall reduce each Assessment related to such Authorized Improvements on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties receiving benefit from the Authorized Improvements equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Rolls and corresponding Annual Installments to reflect the reduced Assessments.

### **D. Prepayment of Assessments**

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the Act. If an Annual Installment has been billed prior to this prepayment, the Annual Installment shall be due and payable and shall be credited against the prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

### **E. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update. **Exhibit F-2** shows the projected Improvement Area #1 Annual Installments, **Exhibit G-2** shows the projected Improvement Area #2 Annual Installments and **Exhibit H-2** shows the projected Improvement Area #3 Annual Installments

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of Annual Installments. Annual Installments shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Assessment against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the landowner fails to timely pay the Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be delinquent if not paid prior to February 1 of the following year.

## **SECTION VII: ASSESSMENT ROLL**

The Improvement Area #1 Assessment Roll is attached on **Exhibit F-1**. The Improvement Area #2 Assessment Roll is attached on **Exhibit G-1**. The Improvement Area #3 Assessment Roll is attached on **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Rolls as well as the Annual Installments as part of each Annual Service Plan Update.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2025 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the City within 30 days of the mailing of a bill for the Annual Installment resulting from the 2025 Amended and Restated Service and Assessment Plan or any Annual Service Plan Update; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner, the City shall refer the notice to the Administrator who shall provide a written response to the City and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response, and within 30 days the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the Act, this 2025 Amended and Restated Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2025 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the Act. To the extent permitted by the Act, this 2025 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2025 Amended and Restated Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2025 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2025 Amended and Restated Service and Assessment Plan. Interpretations of this 2025 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have

an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

**D. Severability**

If any provision of this 2025 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

## EXHIBITS

<b>Exhibit A-1</b>	District Legal Description
<b>Exhibit A-2</b>	Improvement Area #1 Legal Description
<b>Exhibit A-3</b>	Improvement Area #2 Legal Description
<b>Exhibit A-4</b>	Improvement Area #3 Legal Description
<b>Exhibit B-1</b>	Map of District
<b>Exhibit B-2</b>	Map of Improvement Area #1
<b>Exhibit B-3</b>	Map of Improvement Area #3
<b>Exhibit B-4</b>	Map of Improvement Area #4
<b>Exhibit C-1</b>	Authorized Improvements for Improvement Area #1 and Improvement Area #2
<b>Exhibit C-2</b>	Authorized Improvements for Improvement Area #3
<b>Exhibit D</b>	Service Plan
<b>Exhibit E</b>	Sources and Uses of Funds
<b>Exhibit F-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #1 Annual Installments
<b>Exhibit G-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #2 Annual Installments
<b>Exhibit H-1</b>	Improvement Area #3 Assessment Roll
<b>Exhibit H-2</b>	Improvement Area #3 Annual Installments
<b>Exhibit I</b>	Maximum Assessment per Lot Type
<b>Exhibit J</b>	Maps of Improvement Area #3 Authorized Improvements
<b>Exhibit K</b>	Estancia West Declaration of Condominiums
<b>Exhibit L</b>	Homebuyer Disclosures

## EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

### Parcel Descriptions for Parcels within District

**TRACT 1:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 418.601 ACRES OF LAND, SITUATED IN THE S.F. SLAUGHTER SURVEY NO. 1, THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.367 ACRE TRACT CONVEYED TO THE CITY OF AUSTIN RECORDED IN DOCUMENT NO. 2009190064 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 2:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.007 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078591 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 3:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078592 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 4:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 5:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078594 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 6:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078595 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 7:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, AND THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078596, AS CORRECTED IN DOCUMENT NO. 2009093810 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



**TRACT 8:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.505 ACRES OF LAND, MORE OR LESS, SITUATED IN THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078597, AS CORRECTED IN DOCUMENT NO. 2009093811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 9:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.005 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, AND IN THE S.V.R. EGGLESTON LEAGUE NO. 3, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078598, AS CORRECTED IN DOCUMENT NO. 2009093812 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 10:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078599 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 11:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078600 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 12:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078601 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 13:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078602 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 14:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.002 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078603 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 15:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078604 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

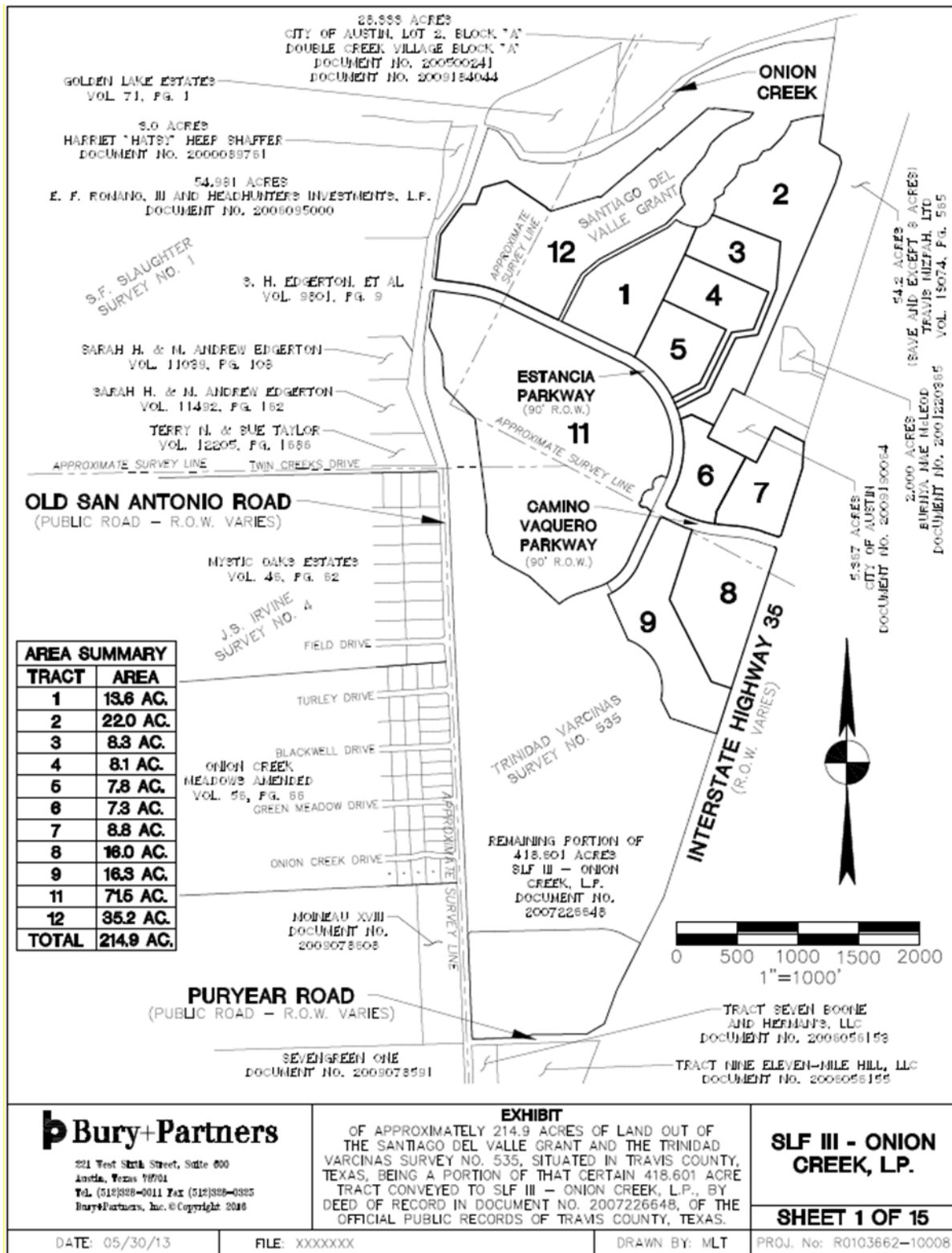
**TRACT 16:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

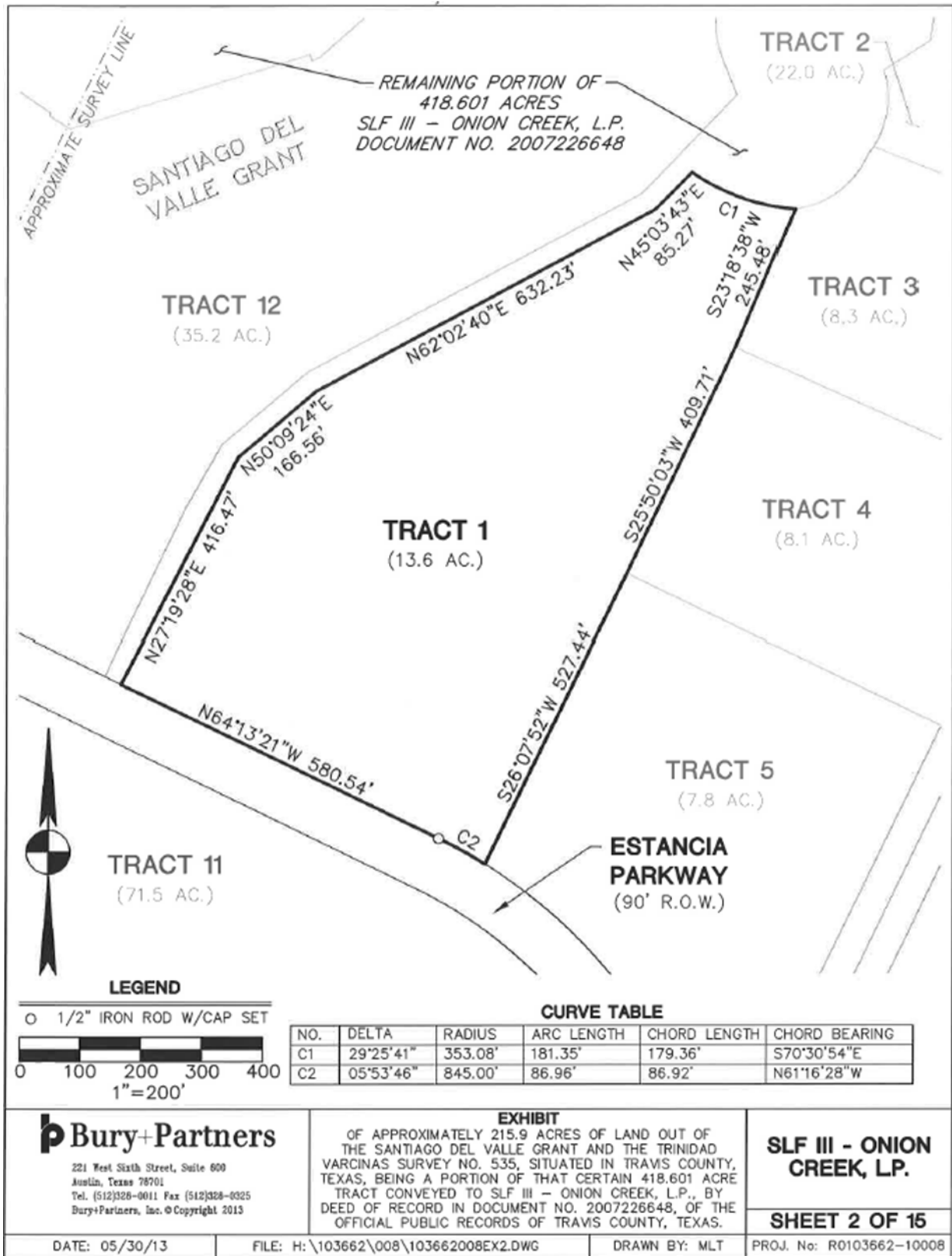
**TRACT 17:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078606 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

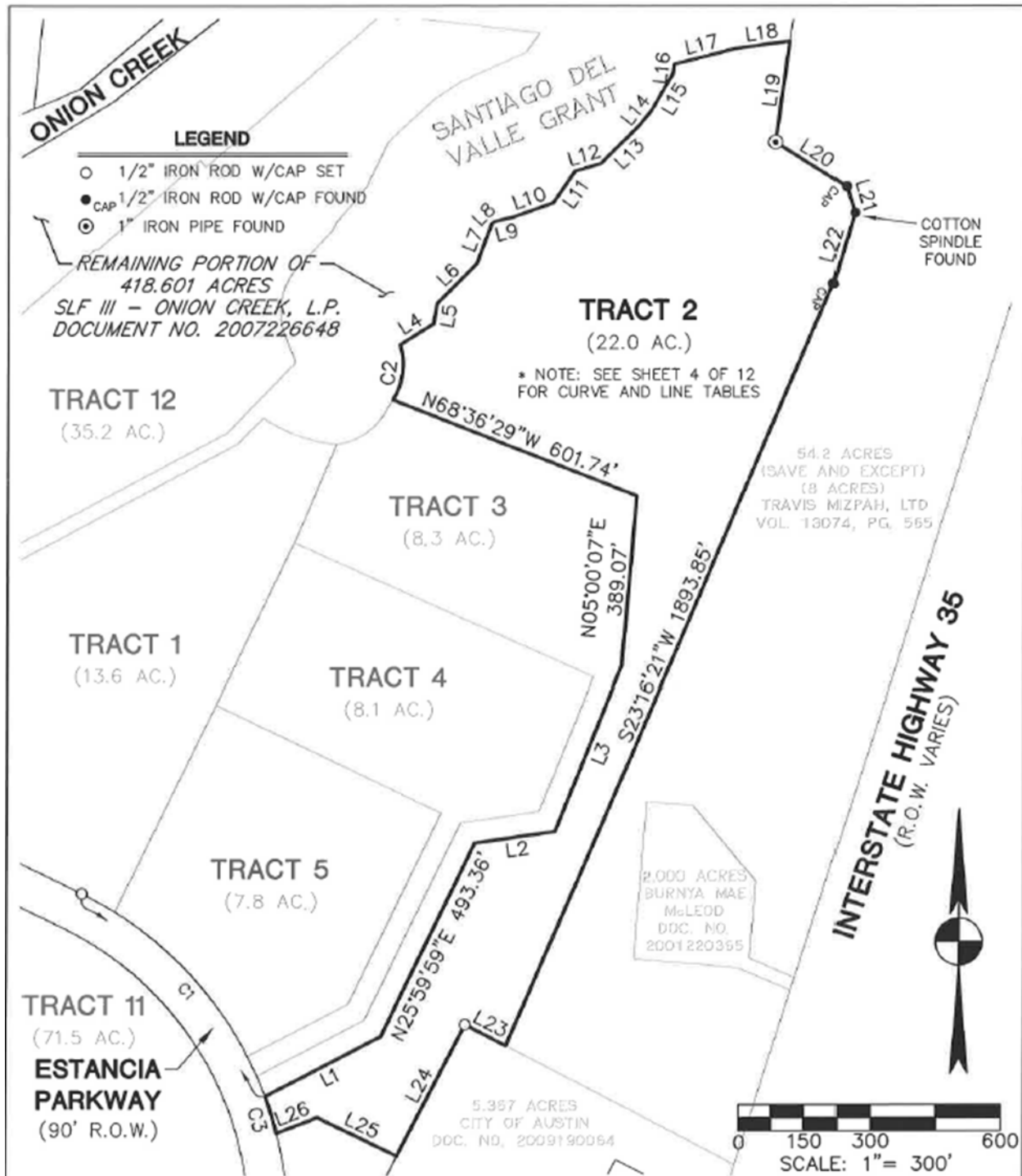
**TRACT 18:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078607 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**TRACT 19:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.003 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078608 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

## EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION







<p><b>Bury+Partners</b></p> <p>221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel. (512)328-0011 Fax (512)328-0325 Bury+Partners, Inc. © Copyright 2013</p>	<p><b>EXHIBIT</b></p> <p>OF APPROXIMATELY 215.9 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III - ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.</p>	<p><b>SLF III - ONION CREEK, L.P.</b></p> <p><b>SHEET 3 OF 15</b></p>
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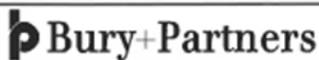


### LINE TABLE

NO.	BEARING	DISTANCE
L1	N62°37'32"E	298.28'
L2	N81°59'35"E	184.92'
L3	N21°54'50"E	407.60'
L4	N57°54'36"E	90.04'
L5	N09°50'10"E	47.27'
L6	N45°21'15"E	127.97'
L7	N20°43'17"E	95.86'
L8	N44°41'28"E	8.83'
L9	N76°30'48"E	44.76'
L10	N70°30'51"E	97.20'
L11	N34°28'58"E	87.98'
L12	N73°19'34"E	61.30'
L13	N45°22'14"E	126.01'
L14	N39°13'36"E	43.42'
L15	N30°35'32"E	97.74'
L16	N05°00'12"E	20.83'
L17	N75°47'36"E	145.06'
L18	N82°12'59"E	129.06'
L19	S08°08'29"W	233.90'
L20	S57°50'45"E	189.84'
L21	S17°46'50"E	63.06'
L22	S16°38'57"W	169.38'
L23	N62°38'15"W	105.98'
L24	S27°21'45"W	339.75'
L25	N64°13'21"W	203.71'
L26	S68°46'24"W	99.72'

### CURVE TABLE

NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	43°38'41"	845.00'	643.67'	628.22'	S42°24'01"E
C2	49°59'13"	150.00'	130.87'	126.75'	N07°42'28"E
C3	06°01'32"	845.00'	88.86'	88.82'	N17°33'55"W



221 West Sixth Street, Suite 600  
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Tel. (512)328-0011 Fax (512)328-0325  
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#### EXHIBIT

OF APPROXIMATELY 215.9 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III - ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SLF III - ONION  
CREEK, L.P.**

**SHEET 4 OF 15**

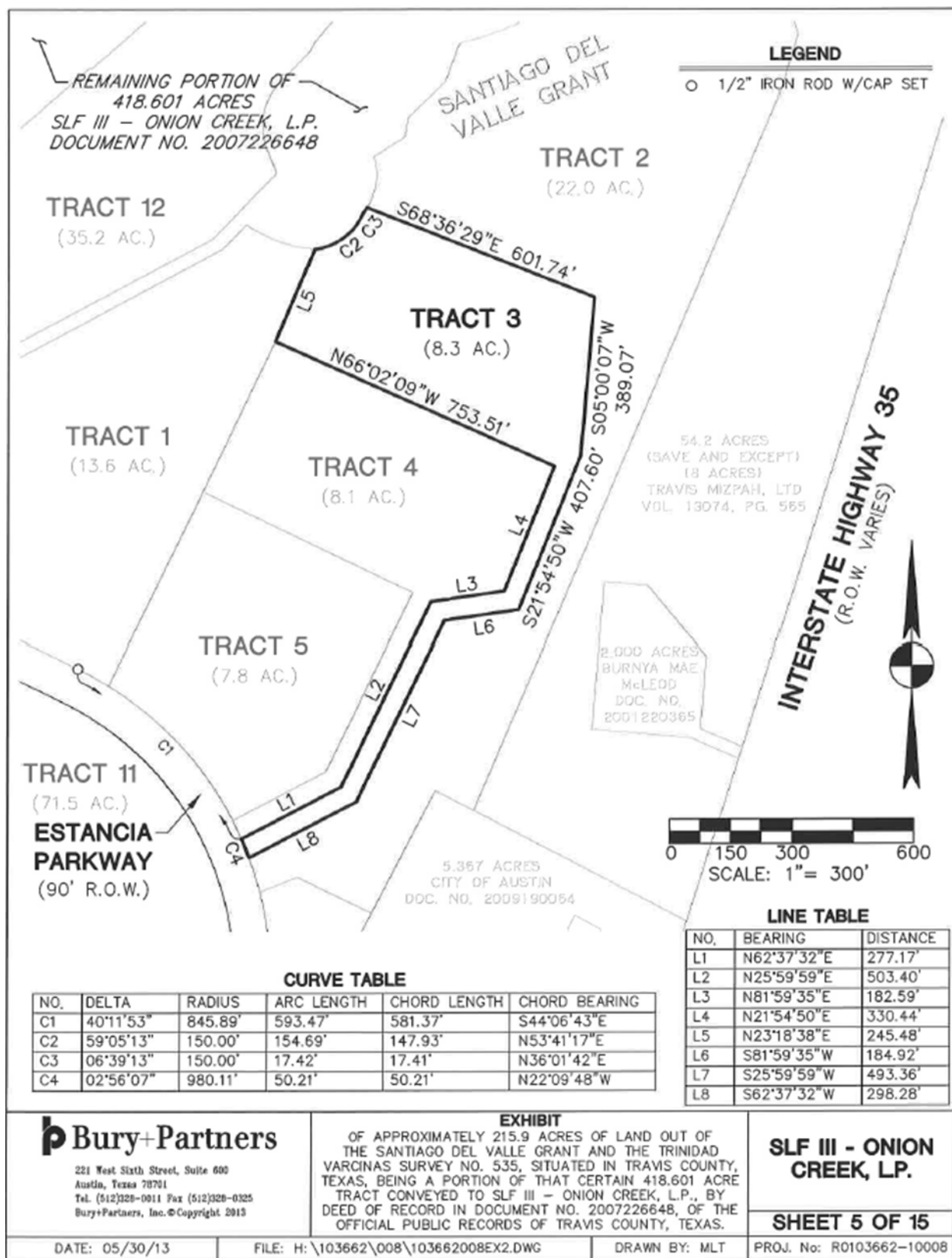
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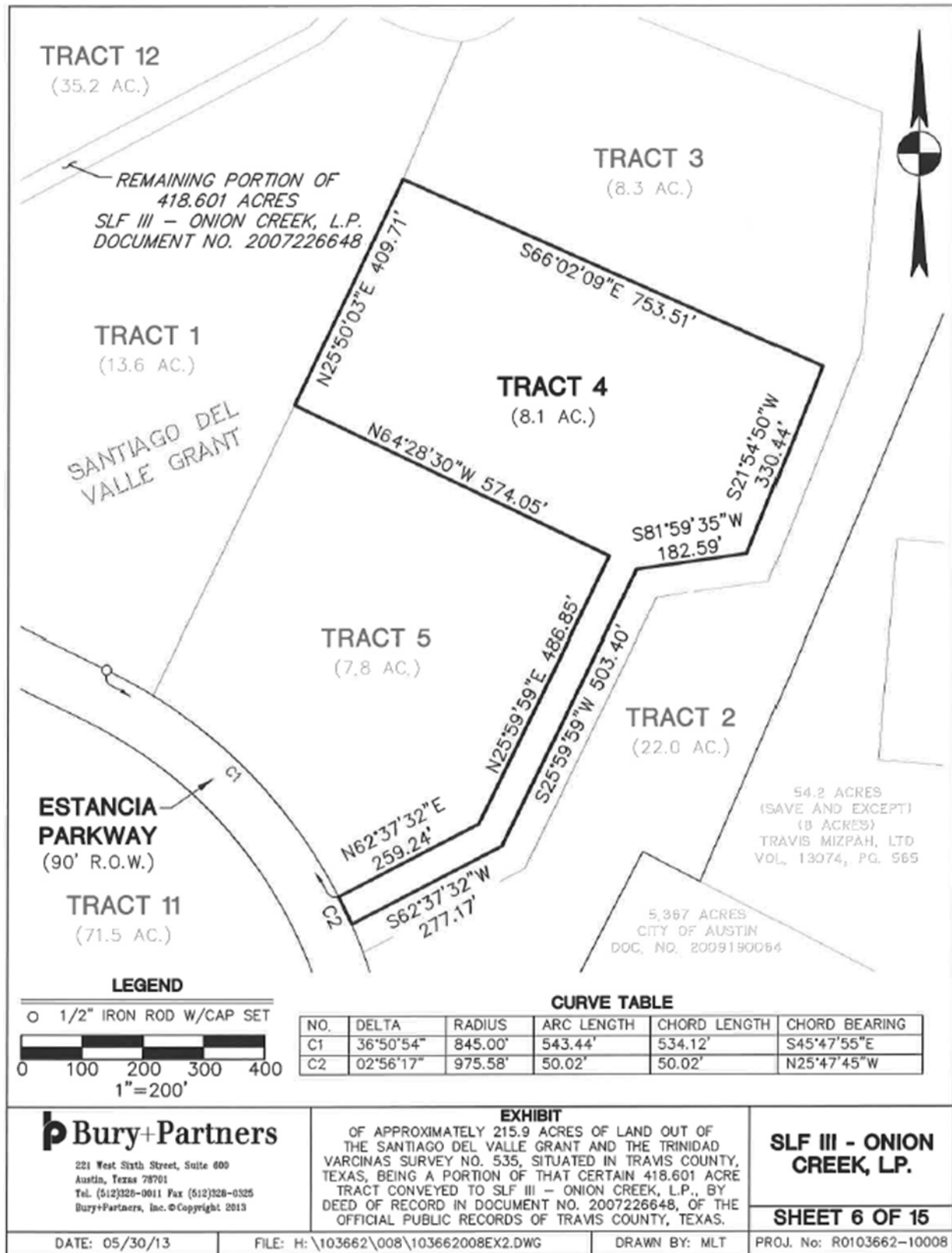
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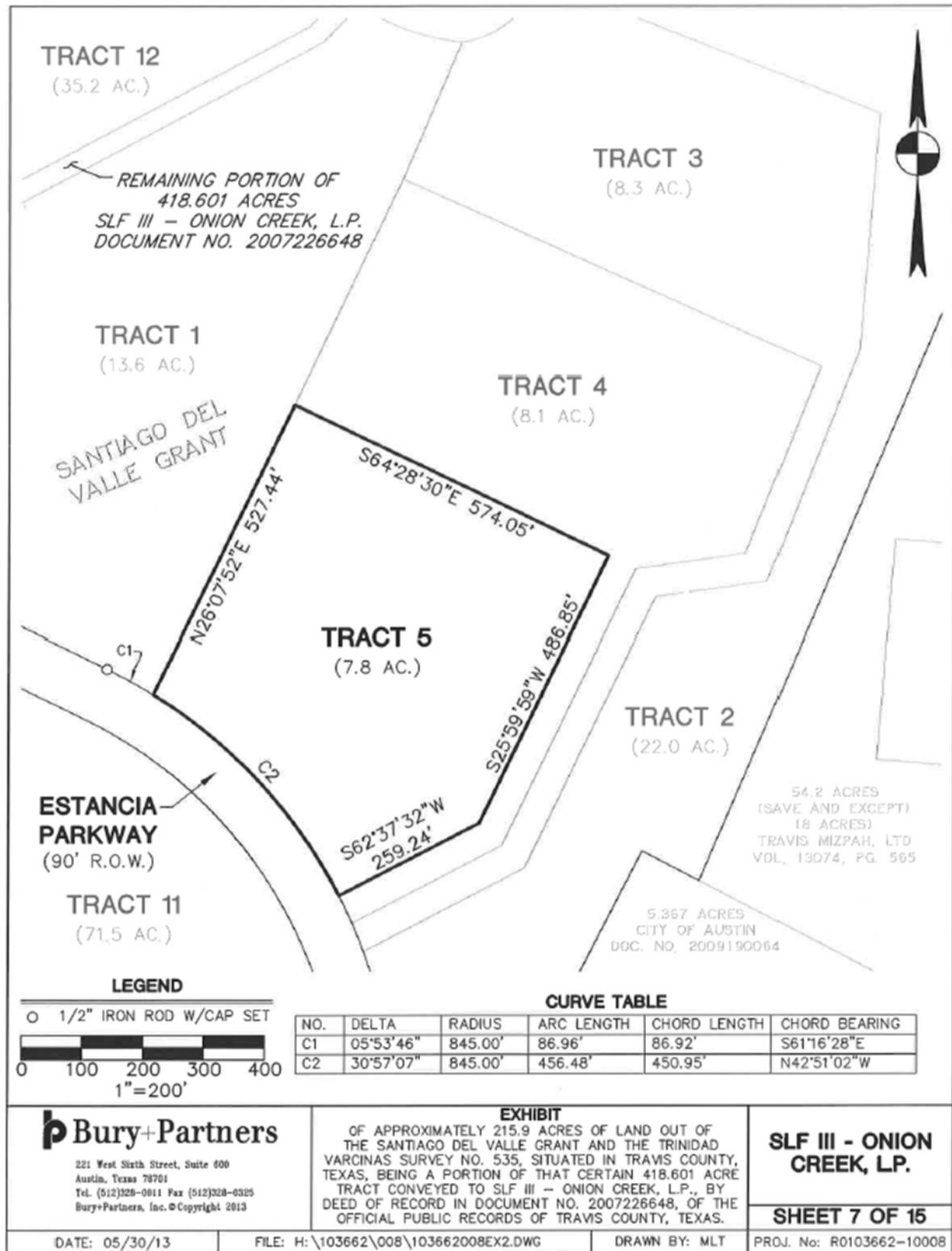
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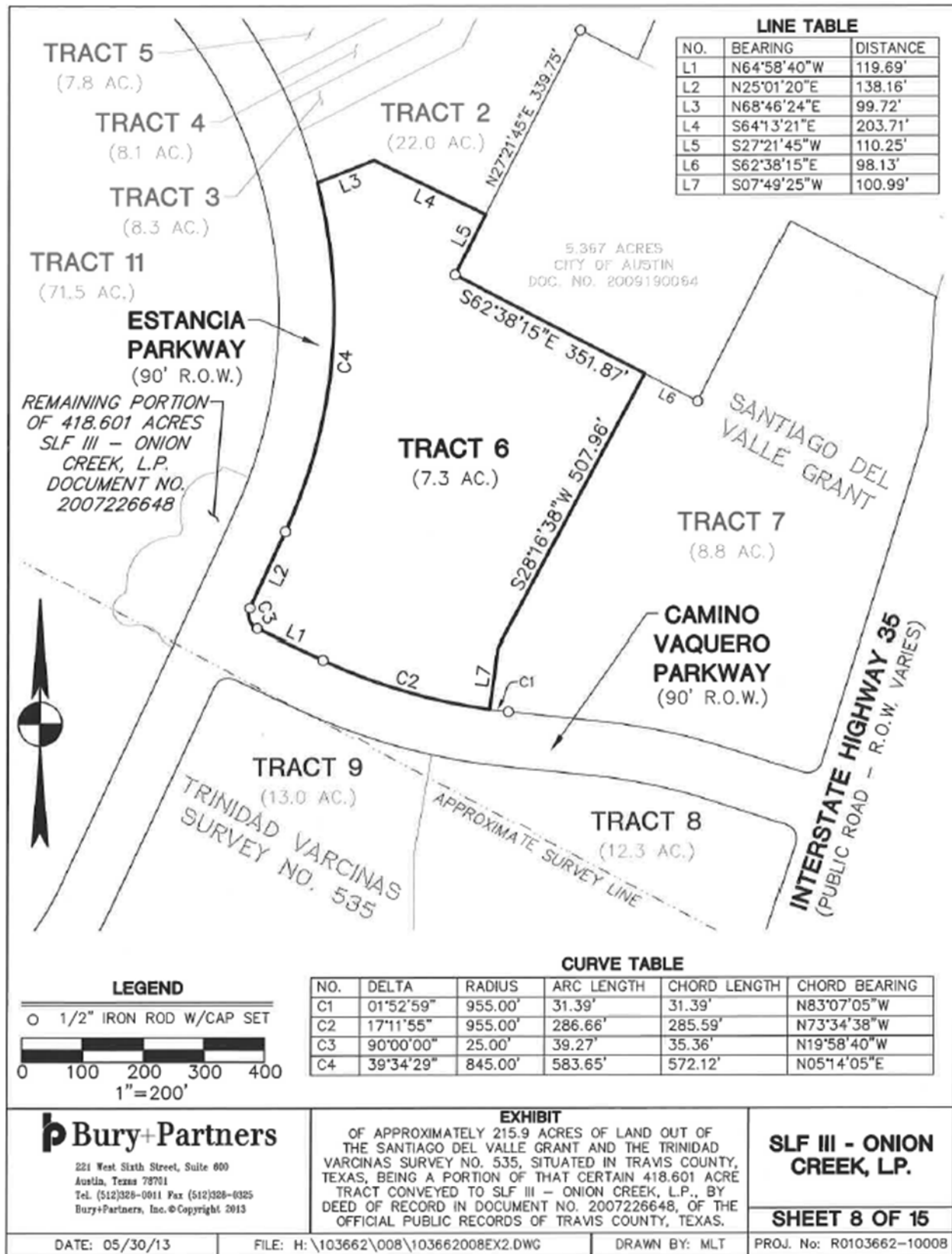
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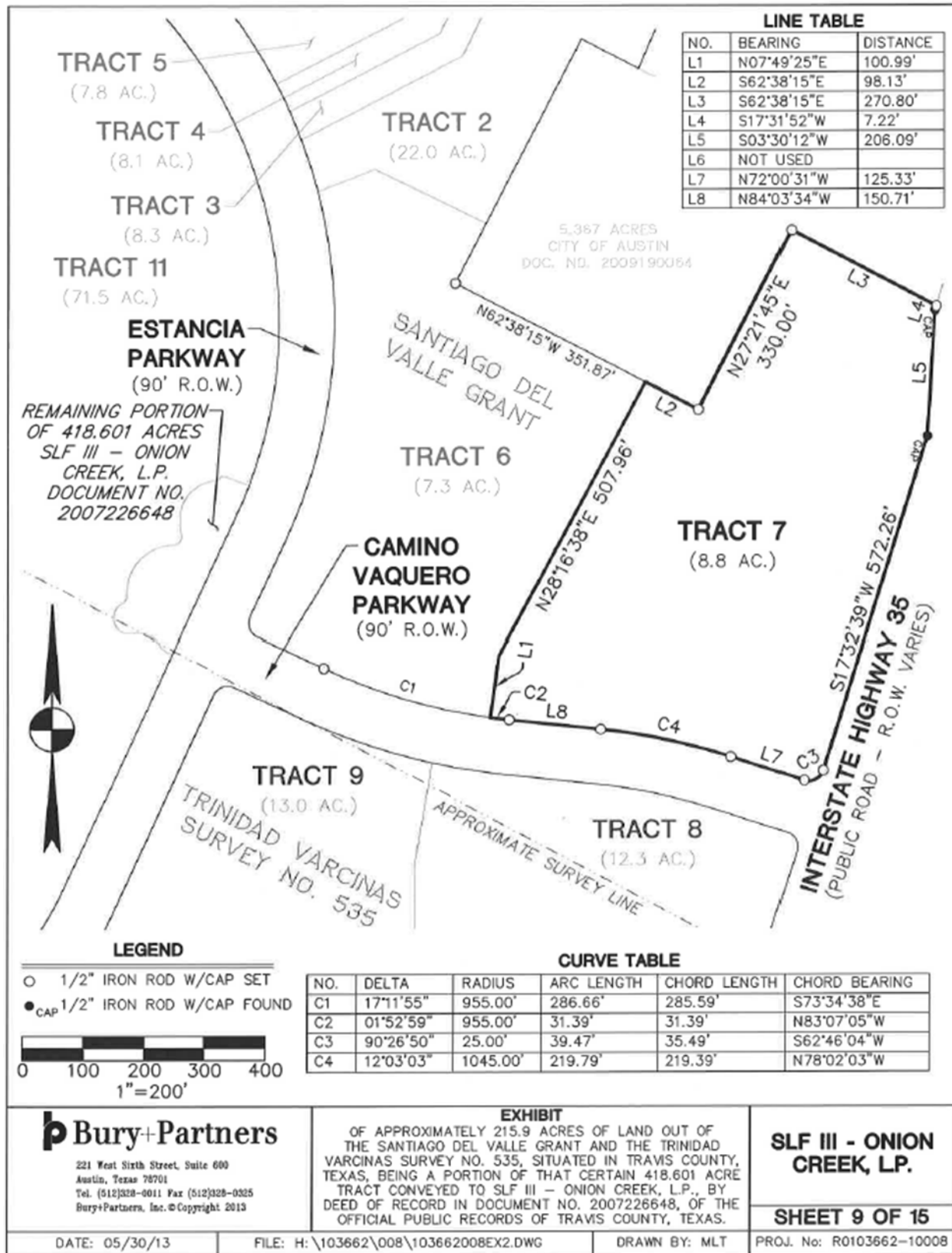


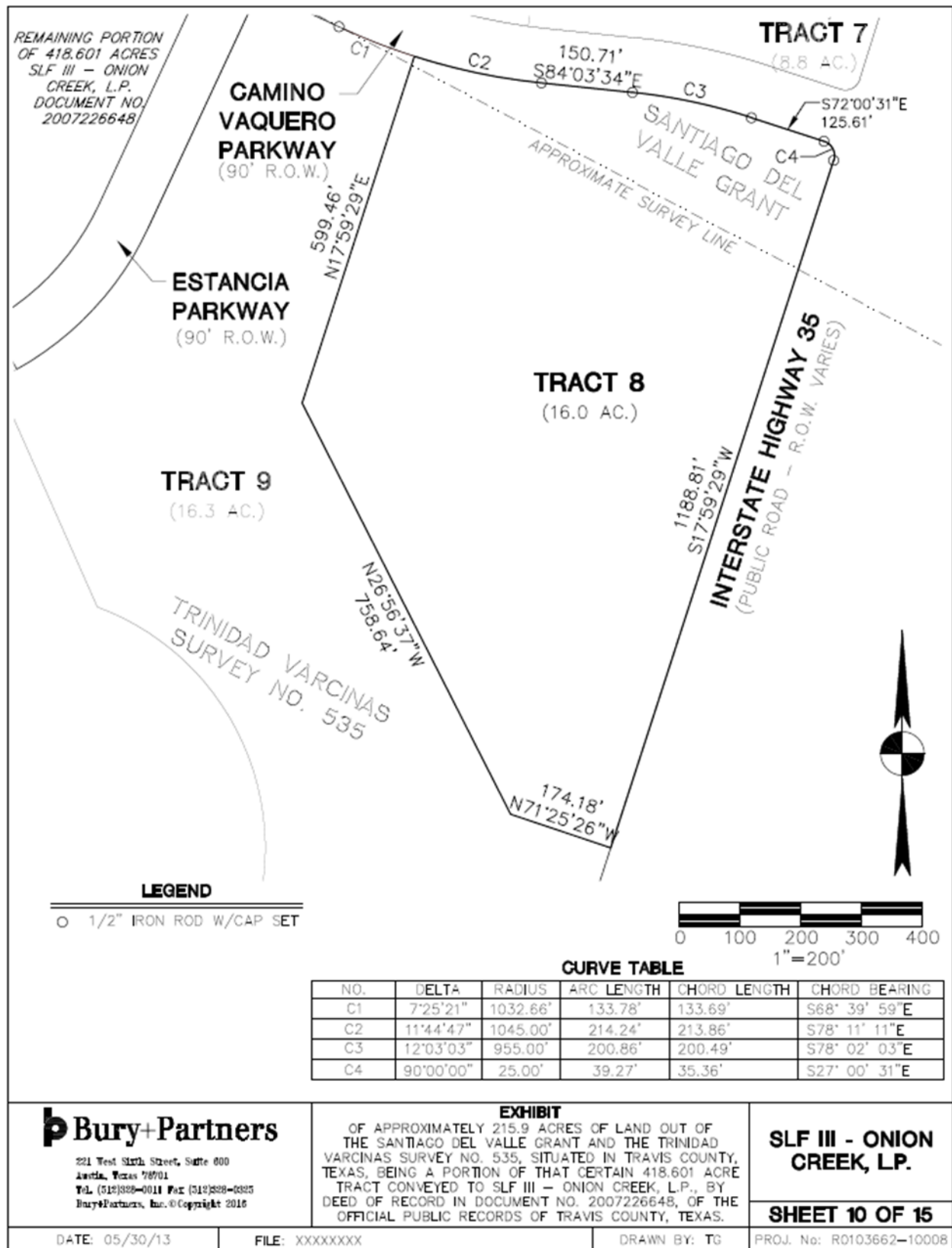


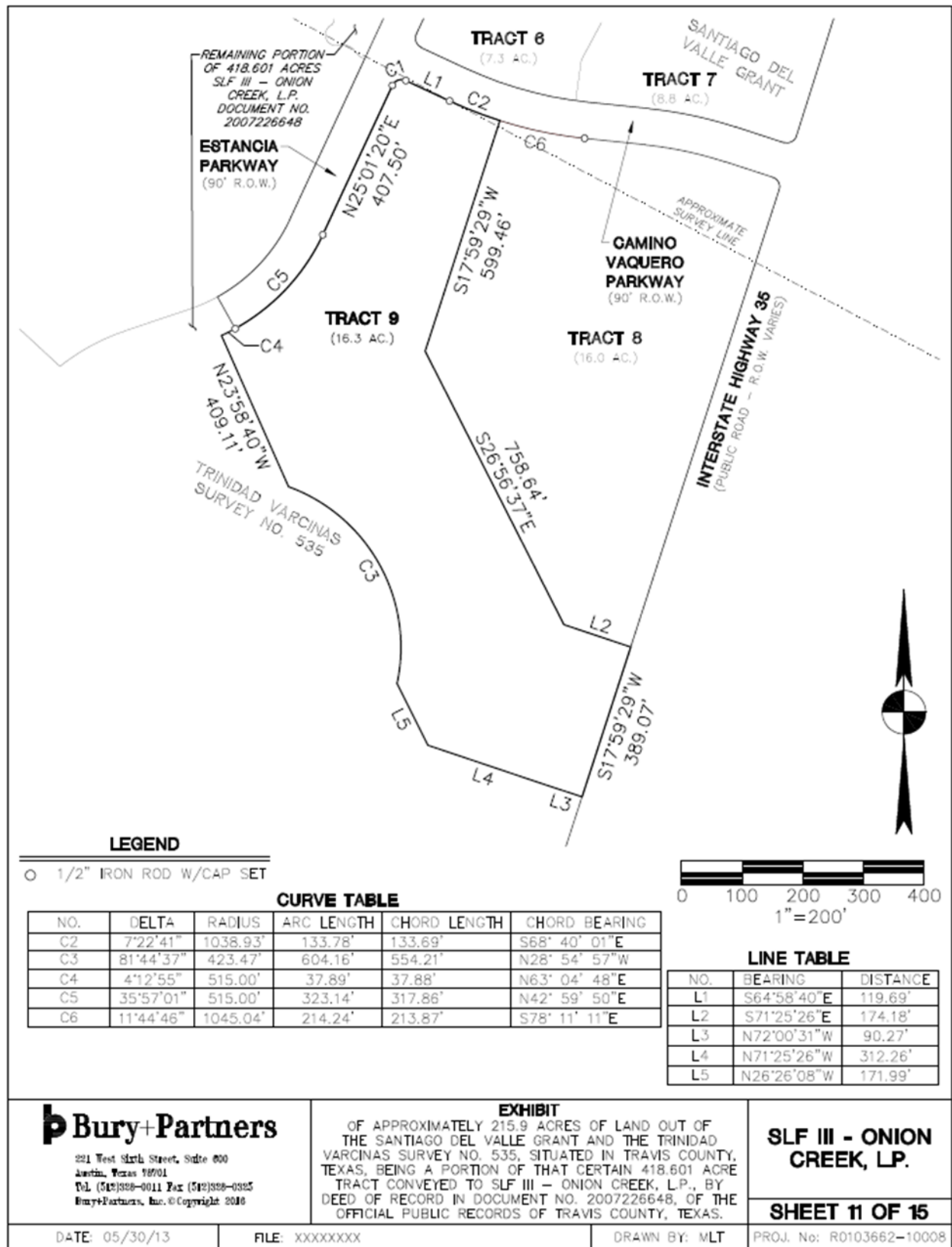




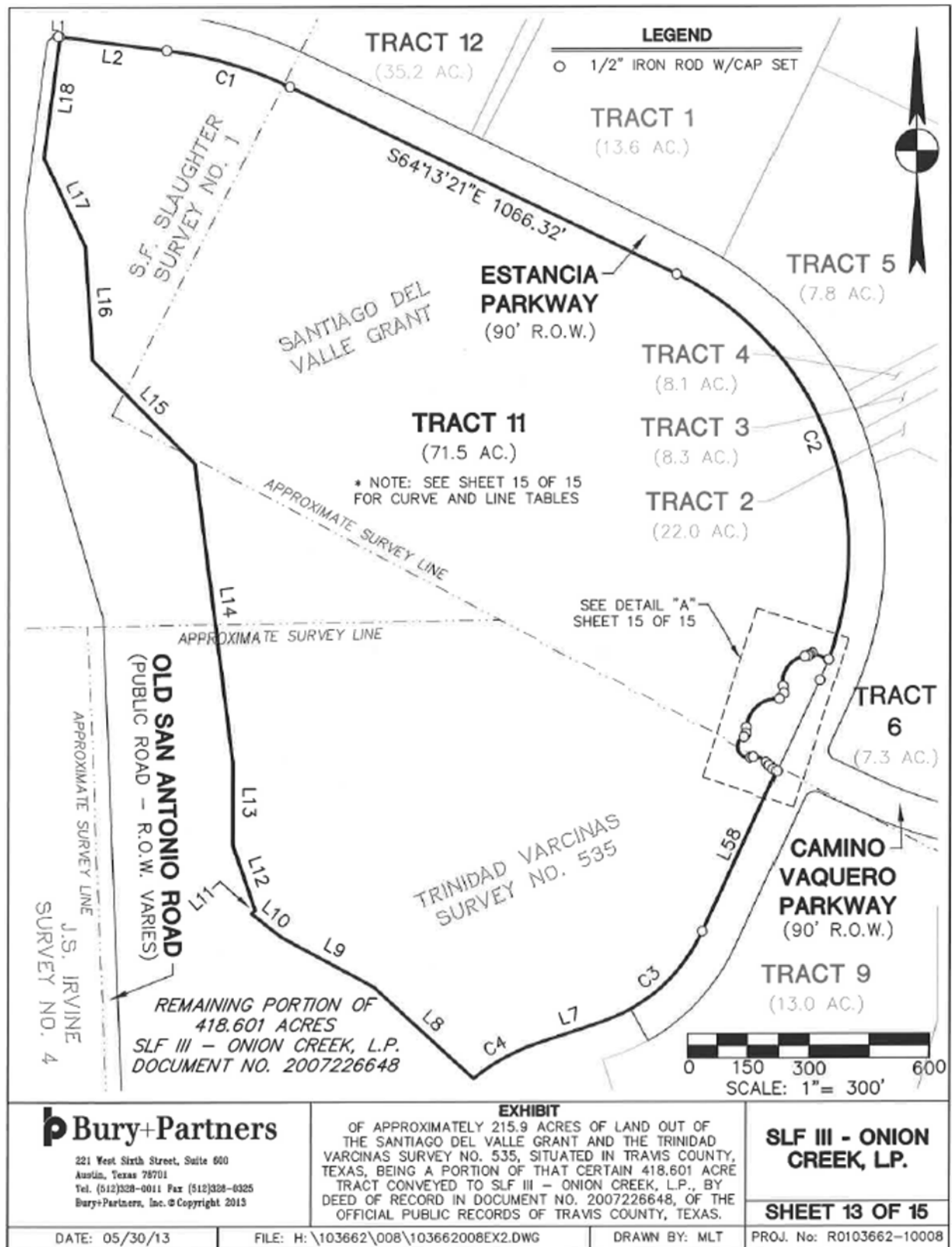


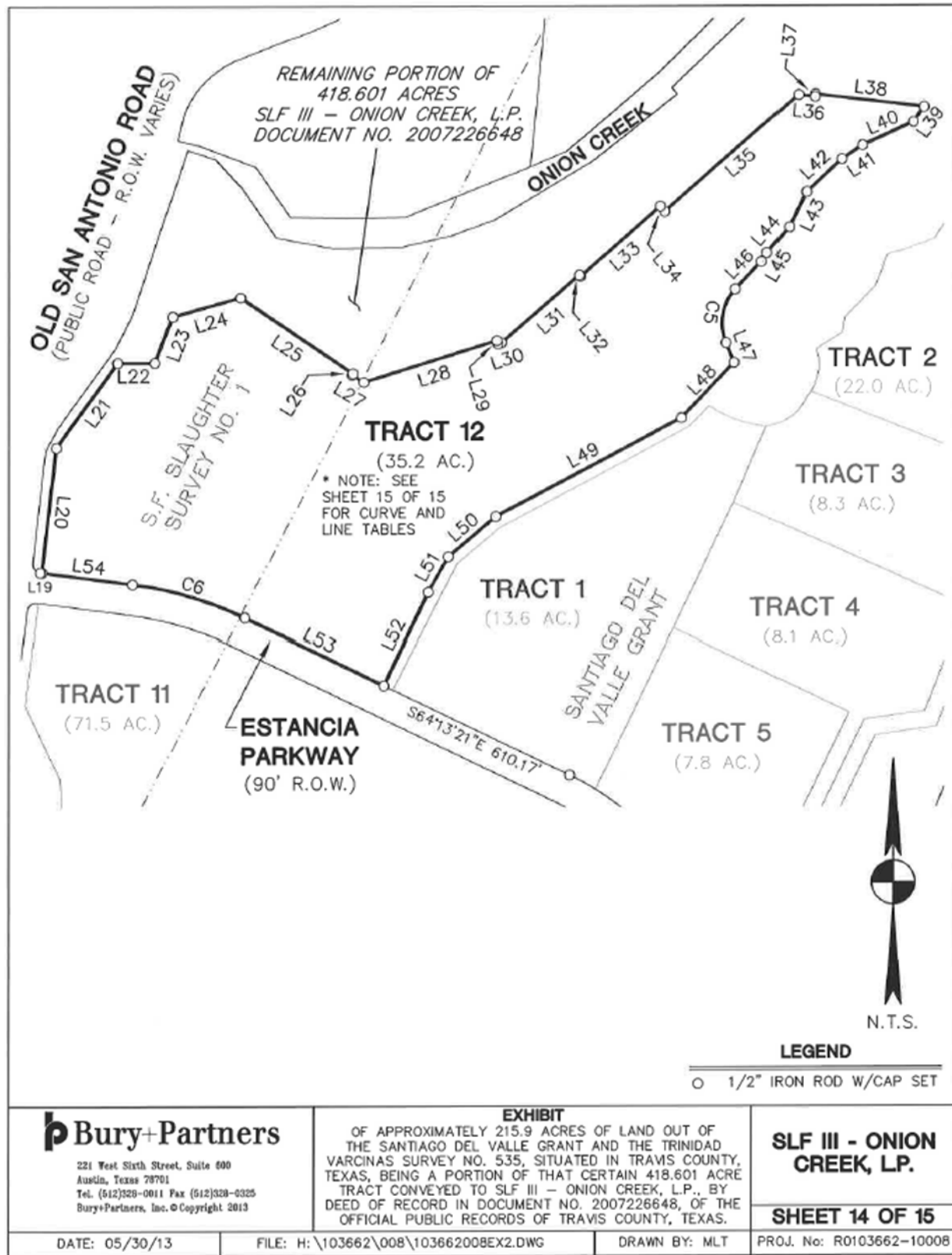


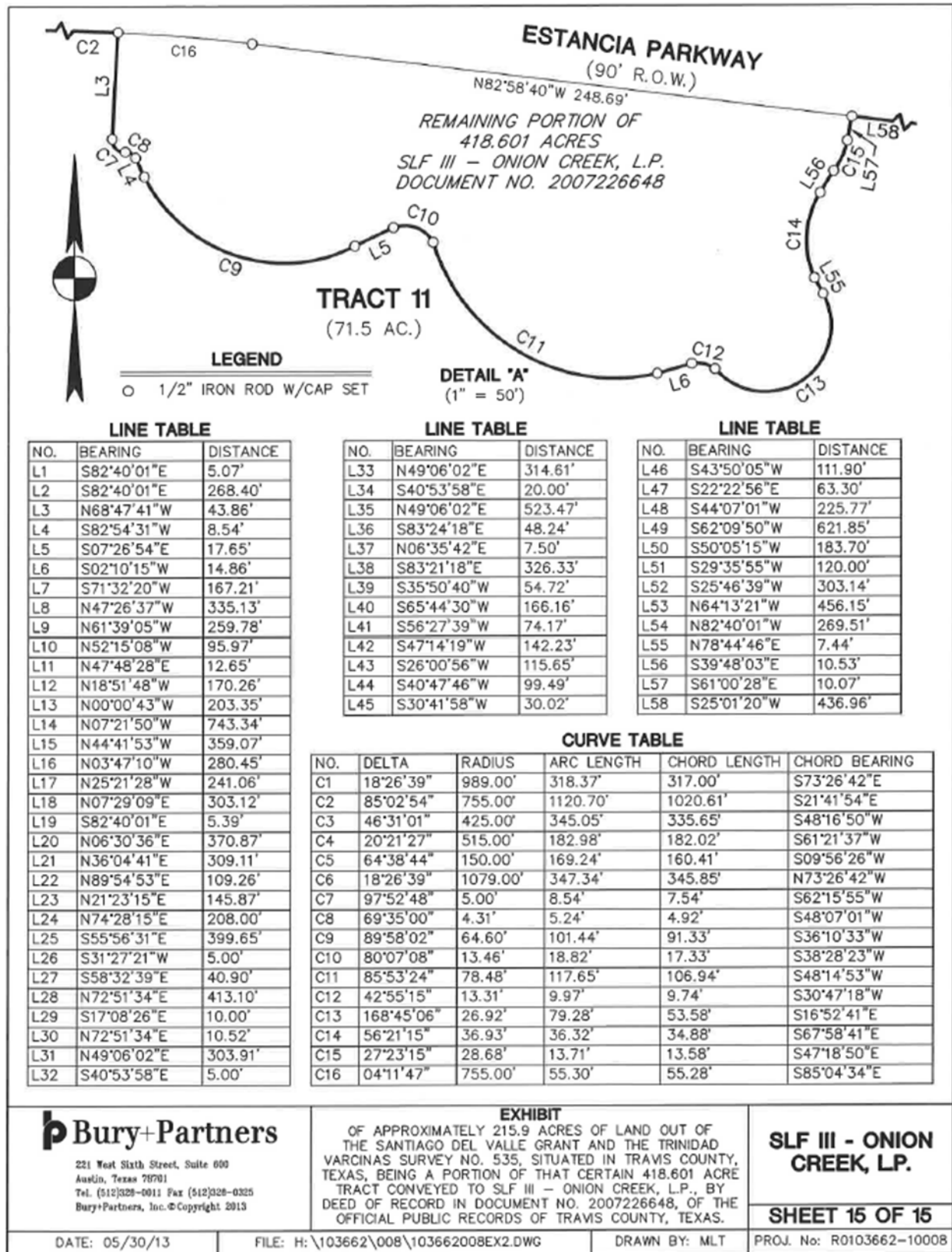














## EXHIBIT A-3 - IMPROVEMENT AREA #2 LEGAL DESCRIPTION

OVERALL AREA - 130.964 ACRES

ESTANCIA HILL COUNTRY

IMPROVEMENT AREA NO. 2

FN. NO. 18-193(ABB)

JULY 16, 2018

JOB NO. 222010574

### DESCRIPTION

A 130.964 ACRE TRACT OF LAND OUT OF THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 418.601 TRACT OF LAND CONVEYED TO SLF III - ONION CREEK, L.P. BY DEED OF RECORD IN 2007226648 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 130.964 ACRES ALSO BEING A PORTION OF LOT 4, BLOCK E ESTANCIA HILL COUNTRY SUBDIVISION PHASE 4 OF RECORD IN DOCUMENT NO. 201700072 OF SAID OFFICIAL PUBLIC RECORDS; ALSO BEING A PORTION OF LOT 4, BLOCK D ESTANCIA HILL COUNTRY PHASE 1 OF RECORD IN DOCUMENT NO. 201300225 OF SAID OFFICIAL PUBLIC RECORDS; SAID 130.964 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING**, at a concrete monument found at the intersection of the westerly right-of-way line of Interstate Highway 35 (R.O.W. varies) and the northerly right-of-way line of Puryear Road (R.O.W. varies), being the southeasterly corner of said 418.601 acre tract and hereof;

**THENCE**, leaving the westerly right-of-way line of Interstate Highway 35, along the northerly right-of-way line of Puryear Road, being the southerly line of said 418.601 acre tract and hereof, the following four (4) courses and distances:

- 1) S59°49'40"W, a distance of 168.99 feet to a concrete monument found;
- 2) S89°15'05"W, a distance of 451.16 feet to a concrete monument found;
- 3) S74°58'58"W, a distance of 95.27 feet to a 1/2 inch iron rod with "BURY" cap found;
- 4) S87°43'31"W, a distance of 397.04 feet to a 1/2 inch iron rod with "BURY" cap found at the intersection of the easterly right-of-way line of Old San Antonio Road (R.O.W. varies) and the northerly right-of-way line of Puryear Road, for the southwesterly corner hereof;

**THENCE**, leaving the northerly right-of-way line of Puryear Road, along the easterly right-of-way line of Old San Antonio Road,

for the westerly line hereof, the following three (3) courses and distances:

- 1) N02°19'59"W, a distance of 1290.68 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2) N02°38'02"W, a distance of 2174.01 feet to a 1/2 inch iron rod with "BURY" cap found;
- 3) N02°17'20"W, a distance of 247.81 feet to the northwesterly corner hereof;

**THENCE**, leaving the easterly right-of-way line of Old San Antonio Road, over and across said Lot 4 Block "D", for a portion of the northerly line hereof, the following ten (10) courses and distances:

- 1) N87°18'00"E, a distance of 86.70 feet to an angle point;
- 2) S40°44'52"E, a distance of 14.63 feet to an angle point;
- 3) S53°45'02"E, a distance of 46.40 feet to an angle point;
- 4) S55°43'12"E, a distance of 28.36 feet to an angle point;
- 5) S57°37'31"E, a distance of 49.74 feet to an angle point;
- 6) S62°47'37"E, a distance of 79.53 feet to an angle point;
- 7) S63°35'53"E, a distance of 210.84 feet to an angle point;
- 8) S43°21'49"E, a distance of 120.84 feet to an angle point;
- 9) S49°33'34"E, a distance of 84.26 feet to an angle point;
- 10) S50°36'26"E, a distance of 118.68 feet to a point in the westerly right-of-way line of Future Estancia Parkway, not yet of record, being the easterly line of said Lot 4 Block "D" for an angle point;

**THENCE**, along the westerly right-of-way line of Future Estancia Parkway, in part being the easterly line of said Lot 4 Block "D", in part, being the southerly line of Lot 5 of said Block "D" Estancia Hill Country Phase 1, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 515.00 feet, a central angle of  $59^{\circ}16'57''$ , an arc length of 532.86 feet, and a chord which bears,  $N41^{\circ}53'52''E$ , a distance of 509.41 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2)  $N71^{\circ}32'20''E$ , a distance of 164.77 feet to a 1/2 inch iron rod with "BURY" cap found, for the point of curvature of a non-tangent curve to the left;
- 3) Along said non-tangent curve to the left, having a radius of 425.00 feet, a central angle of  $10^{\circ}53'44''$ , an arc length of 80.82 feet, and a chord which bears,  $N66^{\circ}25'12''E$ , a distance of 80.70 feet to a 1/2 inch iron rod with "BURY" cap found at the southwesterly corner of the southerly terminus of Estancia Parkway (90' R.O.W.);

**THENCE**, leaving the easterly line of Lot 5, along the southerly terminus of Estancia Parkway, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1)  $S29^{\circ}01'40''E$ , a distance of 70.00 feet to a 1/2 inch iron rod with "BURY" cap found, for the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a radius of 495.00 feet, a central angle of  $6^{\circ}29'49''$ , an arc length of 56.13 feet, and a chord which bears,  $S64^{\circ}13'15''W$ , a distance of 56.10 feet to a 1/2 inch iron rod with "STANTEC" cap set;
- 3)  $S23^{\circ}58'47''E$ , a distance of 20.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of the southerly terminus of Estancia Parkway, being in the westerly line of Lot 4 Block "E" for an angle point;

**THENCE**, leaving the easterly right-of-way of Estancia Parkway, along the westerly line of said Lot 4 Block "E", along a non-tangent curve to the left, having a radius of 515.00 feet, a central angle of  $2^{\circ}13'31''$ , an arc length of 20.00 feet, and a chord which bears,  $N66^{\circ}18'27''E$ , a distance of 20.00 feet to a 1/2 inch iron rod with "STANTEC" cap set at the common northerly corner of said Lot 4, Block "E" and Lot 6, Block "E" Estancia Hill Country Subdivision Phase 3 of record in Document No. 201600249 of said Official Public Records;

**THENCE**, along the easterly line of said Lot 4 Block "E", being the westerly line of said Lot 6, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S23°58'40"E, a distance of 409.11 feet to a 1/2 inch iron rod with "STANTEC" cap set, for the point of curvature of a non-tangent curve to the right;
- 2) Along said non-tangent curve to the right, having a radius of 423.47 feet, a central angle of 81°44'37", an arc length of 604.16 feet, and a chord which bears, S28°54'57"E, a distance of 554.21 feet to a 1/2 inch iron rod with "STANTEC" cap set at the southeasterly corner of said Lot 4 Block "E";

**THENCE**, leaving the southeasterly corner of said Lot 4, Block "E", along the westerly line of said Lot 6, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1) S26°25'26"E, a distance of 171.95 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2) S71°25'26"E, a distance of 312.31 feet to a 1/2 inch iron rod with "BURY" cap found;
- 3) S72°00'31"E, a distance of 90.27 feet to a 1/2 inch iron rod with "BURY" cap found in the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, also being the southeasterly corner of said Lot 6, for the northeasterly corner hereof;

**THENCE**, leaving the southeasterly corner of said Lot 6, along the westerly right-of-way line of Interstate Highway 35, being the easterly line of said 418.601 acre tract, for the easterly line hereof, the following three (3) courses and distances:

- 1) S17°59'29"W, a distance of 1408.54 feet to a 1/2 inch iron rod with "BURY" cap found;
- 2) S26°44'35"W, a distance of 857.58 feet to a concrete monument found;


FN NO. 18-193(ABB)  
JULY 16, 2018  
PAGE 5 OF 5

- 3) S20°12'41"W, a distance of 292.68 feet to the **POINT OF BEGINNING**, containing an area of 130.964 acres (5,704,787 square feet) acres of land, more or less, within these metes and bounds.

**BEARING BASIS:** THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

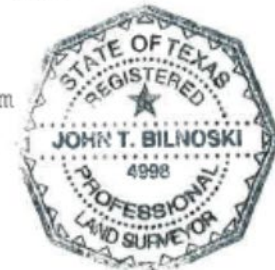
I, JOHN T. BILNOSKI, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

STANTEC CONSULTING  
SERVICES INC.  
1905 ALDRICH STREET  
SUITE 300  
AUSTIN, TEXAS 78723

  
\_\_\_\_\_  
JOHN T. BILNOSKI  
R.P.L.S. NO. 4998  
STATE OF TEXAS  
TBPLS # 10194230  
john.bilnoski@stantec.com

DATE

7/19/18





## EXHIBIT A-4 - IMPROVEMENT AREA #3 LEGAL DESCRIPTION

153.720 Acres

Josephus S. Irvine Survey No. 4, Abst. No. 428

S. V. R. Eggleston Survey No. 3, Abst. No. 11

Page 1 of 4

August 21, 2020

20514.10

STATE OF TEXAS

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COUNTY OF TRAVIS

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FIELDNOTE DESCRIPTION of a 153.720 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428 and the S. V. R. Eggleston Survey No. 3, Abstract No. 11, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Documents No. 2007226648 of the Official Public Records of Travis County, Texas, save and except that 0.160 acre tract (Tract A-1), as described in aforesaid Document No. 2007226648 of the Official Public Records; the said 153.720 acre tract, being all of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 17, conveyed to Etouneau Seventeen, Ltd. by deed recorded in Document No. 2009078607 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 16, conveyed to Bois De Chene XVI, Ltd. by deed recorded in Document No. 2009078606 of the said Official Public Records, all of that 10.001 acre tract, described as Tract 15, conveyed to Dindon Fifteen, Ltd. by deed recorded in Document No. 2009078605 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 14, conveyed to Ruisseau XIV, Ltd. by deed recorded in Document No. 2009078604 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 13, conveyed to Thirteen Canard, Ltd. by deed recorded in Document No. 2009078603 of the said Official Public Records, all of that 10.003 acre tract, described as Tract 12, conveyed to Zaguan XII, Ltd. by deed recorded in Document No. 2009078602 of the said Official Public Records, all of that 10.001 acre tract, described as Tract 11, conveyed to Ciervo Eleven, Ltd. by deed recorded in Document No. 2009078601 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 10, conveyed to X Cordoz, Ltd. by deed recorded in Document No. 2009078600 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 9, conveyed to Golondrina Nine, Ltd. by deed recorded in Document No. 2009078599 of the said Official Public Records, all of that 10.005 acre tract, described as Tract 8, conveyed to High Point Green VIII, Ltd. by deed recorded in Document No. 2009093812 of the said Official Public Records, all of that 10.505 acre tract, described as Tract 7, Save and Except the above described 0.160 acre Tract A-1, conveyed to Palo Grande Seven, Ltd. by deed recorded in Document No. 2009093811 of the said Official Public Records, all of that 10.003 acre tract, described as Tract 6, conveyed to Saladia VI, Ltd. by deed recorded in Document No. 2009093810 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 5, conveyed to Stone Point Five, Ltd. by deed recorded in Document No. 2009078595 of the said Official Public Records, a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records, and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records; the said 153.720 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod, without cap, found for the northeast corner of said 180.717 acre tract, same being the northeast corner of the aforesaid 10.003 acre Tract 18, being on the west right-of-way line of Old San Antonio Road (right-of-way varies), and the southeast corner of Lot 1, Block 5, Onion Creek Meadows, a subdivision recorded in Volume 56, Page 66 of the Plat Records of Travis County, Texas, from which a concrete monument found on the original easterly right-of-way line of said Old San Antonio Road bears, N87°16'20"E, 61.86 feet;

THENCE, S02°16'04"E, leaving the south line of said Onion Creek Meadows subdivision, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the easterly line of the said 10.003 acre – Tract 18 and the 10.007 acre – Tract 1, for a distance of 1434.40 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company", set for the southeast corner of the herein described tract, from which a ½" iron rod, without cap, found for the southeast corner of the aforesaid 180.717 acre tract, same being the southeast corner of the 10.003 acre – Tract 18 and the most easterly northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP, by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas, bears S02°16'04"E, 604.32 feet;

THENCE, leaving the west right-of-way Line of Old San Antonio Road, across the said 180.717 acre tract, being across the aforesaid 10.007 acre – Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3, the 10.001 acre – Tract 4 and the 10.003 acre – Tract 5, for the following three (3) courses:

- 1) S87°42'29"W, 64.91 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the left;
- 2) With the said curve to the left, having a central angle of 15°36'09", a radius of 5926.00 feet, a chord distance of 1608.77 feet (chord bears S79°54'24"W), for an arc distance of 1613.75 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 3) S72°06'20"W, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 4) With the said curve to the right, having a central angle of 08°21'18", a radius of 6124.00 feet, a chord distance of 892.24 feet (chord bears S76°16'59"W), for an arc distance of 893.03 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the southerly line of the aforesaid 180.717 acre tract, being the southerly line of the aforesaid 10.003 acre -Tract 5 and the north line of the aforesaid 350.674 acre tract;

THENCE, N61°09'39"W, with the common southerly line of the said 180.717 acre tract and northerly line of the said 350.674 acre tract, same being the southerly line of the said 10.003 acre – Tract 5 and 10.003 acre – Tract 6, at a calculated distance of 4.21 feet pass the common south corner of aforesaid Tract 5 and Tract 6, and continuing for a total distance of 447.03 feet to a ½" iron rod, without cap, found for corner;

THENCE, with the common southwest line of the said 180.717 acre tract and northeasterly line of the said 350.674 acre tract, same being the westerly lines of the said 10.003 acre – Tract 6 and 10.505 acre – Tract 7, for the following five (5) courses:

- 1) N61°09'15"W, 658.20 feet to a 60d nail found in a 20" Live Oak for corner, said 60d nail found being the POINT OF COMMENCEMENT of the 0.1604 acre SAVE AND EXCEPT tract, described by metes and bounds below;
- 2) N29°44'09"W, 788.47 feet to a 60d nail found in a 24" Live Oak for corner;
- 3) N46°05'38"W, 53.51 feet to a 60d nail found in fence corner;
- 4) N04°43'44"E, 444.19 feet to a 60d nail found in a 36" Live Oak for corner;

- 5) N22°57'24"E, 179.59 feet to a ½" iron rod, without cap, found for the northwest corner of the aforesaid 180.717 acre tract, same being a northeast corner of the aforesaid 350.674 acre tract and a point on the south line of Lot 13, Block 14, of aforesaid Onion Creek Meadows subdivision, from which a ½" iron pipe found on the common line between the said 350.674 acre tract and Lot 13, bears S87°45'14"W, 10.87 feet;

THENCE, with the common northerly line of the said 180.717 acre tract, same being the northerly line of the said 10.505 acre – Tract 7, the 10.005 acre – Tract 8, the 10.002 acre – Tract 9, the 10.002 acre – Tract 10, the 10.001 acre – Tract 11, the 10.003 acre – Tract 12, the 10.002 acre – Tract 13, the 10.004 acre – Tract 14, the 10.001 acre – Tract 15, the 10.004 acre – Tract 16, the 10.004 acre – Tract 17 and the 10.003 acre – Tract 18, and southerly line of the said Onion Creek Meadows subdivision, for the following six (6) courses:

- 1) N87°34'06"E, 240.89 feet to a ½" iron pipe found for corner;
- 2) N87°43'36"E, 244.96 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;
- 3) N88°05'22"E, 296.18 feet to a ½" iron pipe found for corner;
- 4) N00°32'06"E, 13.99 feet to a calculated point for corner, from which a fence post found bears, N40°54'E, 2.29 feet;
- 5) N87°24'49"E, 910.29 feet to a ½" iron rod, without cap, found for corner;
- 6) N87°24'17"E, for a distance of 2464.22 feet the POINT OF BEGINNING, CONTAINING within these metes and bounds 153.880 acres of land area, Save and Except the 0.1604 acre tract described above and further described below:

#### SAVE AND EXCEPT – 0.1604 Acres

FIELDNOTE description of a 0.1604 acre tract, being all of that 0.160 acre tract, described as Exhibit A-1 (Water Well Parcel), in Document No. 2007226648 of the Official Public Records of Travis County, Texas; the said 0.1604 acre tract being more particularly described as follows:

COMMENCING at the 60d nail found in a 20" Live Oak described above, same being on the common southerly line of the said 180.717 acre tract, the southerly line of the 10.505 acre – Tract 7 and northerly line of the 350.674 acre tract;

THENCE, N29°44'09"W, with the common southwest line of the said 180.717 acre tract, the southwest line of the 10.505 acre – Tract 7 and northeast line of the 350.674 acre tract, for a distance of 370.94 feet to a calculated point, from which a 60d nail found in a 24" Live Oak, on the aforesaid common line bears N29°44'07"W, 417.53 feet;

THENCE, N60°15'51"E, leaving the northeast line of the said 350.674 acre tract, across the said 10.505 acre – Tract 7 and the 180.717 acre tract, for a distance of 70.17 feet to a chain link fence corner found for the southwest corner and POINT OF BEGINNING of the herein described tract;



153.720 Acres

Josephus S. Irvine Survey No. 4, Abst. No. 428  
S. V. R. Eggleston Survey No. 3, Abst. No. 11  
August 21, 2020  
20514.10

Page 4 of 4

THENCE, continuing across the said 10.505 acre – Tract 7 and the 180.717 acre tract, for the following six (6) courses:

- 1) N01°27'16"W, 110.12 feet to a chain link fence corner found for the northwest corner of the herein described tract;
- 2) S71°46'34"E, 85.33 feet to a chain link fence corner found for the northeast corner of the herein described tract;
- 3) S16°00'22"W, 27.21 feet to a chain link fence corner found for an angle point;
- 4) S16°00'26"W, 10.05 feet to a chain link fence corner found for an angle point;
- 5) S17°34'51"W, 63.10 feet to a chain link fence corner found for the southeast corner of the herein described tract;
- 6) N75°35'16"W, for a distance of 50.51 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.1604 acre of land area to be Saved and Excepted from the abovesaid 153.880 acre tract, for a total NET AREA of 153.7196 acres.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

FIELDNOTE DESCRIPTION of a 11.467 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas, said 11.467 acre tract being a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records; the said 11.467 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod, without cap, found for the southeast corner of the said 180.717 acre tract, being on the westerly right-of-way line of Old San Antonio Road (right-of-way varies) and the northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas from which a ½" iron rod, without cap, found on the common line between the easterly line of the 350.674 acre tract and westerly right-of-way line of Old San Antonio Road, bears, S02°22'05"E, 50.29 feet;

THENCE, leaving the westerly right-of-way line of Old San Antonio Road, with the common southerly line of the said 180.717 acre tract and northerly line of the 350.674 acre tract, same being the southerly line of the said 10.007 acre – Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3 and the 10.001 acre – Tract 4, for the following three (3) courses:

- 1) S87°38'18"W, 1432.22 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for an angle point;
- 2) S87°04'17"W, 158.38 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found for an angle point;
- 3) S87°42'47"W, 538.15 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a non-tangent curve to the left, same being the most westerly corner of the herein described tract, from which a ½" iron rod, without cap, found for an angle point on aforesaid common line between the 180.717 acre tract and 350.674 acre tract, bears S87°42'47"W, 648.49 feet;

THENCE, leaving the northerly line of the said 350.674 acre tract, across the said 180.717 acre tract, same being across the aforesaid 10.001 acre – Tract 4, the 10.003 acre – Tract 3, the 10.004 acre – Tract 2 and the 10.007 acre – Tract 1, for the following four (4) courses:

- 1) With the said non-tangent curve to the left having a central angle of 01°12'28", a radius of 6374.00 feet, a chord distance of 134.37 feet (chord bears N72°42'34"E), for an arc distance of 134.37 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;

- 2) N72°06'20"E, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of 15°36'09", a radius of 5676.00 feet, a chord distance of 1540.90 feet (chord bears N79°54'24"E), for an arc distance of 1545.67 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 4) N87°42'29"E, 64.80 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common east line of the aforesaid 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being on the easterly line of the aforesaid 10.007 acre – Tract 1, for the northeast corner of the herein described tract, from which a ¾" iron rod, without cap, found on the westerly right-of-way line of Old San Antonio Road, for the northeast corner of the 180.717 acre tract, same being the northeast corner of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the Official Public Records of Travis County, Texas, bears N02°16'04"W, 1684.40 feet;

THENCE, S02°16'04"E, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the east line of the 10.007 acre – Tract 1, for a distance of 354.32 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 11.467 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF TRAVIS           §

FIELDNOTE DESCRIPTION of a 15.406 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas, said 15.406 acre tract being a portion of that 10.003 acre tract, described as Tract 5, conveyed to Stone Point Five, Ltd. by deed recorded in Document No. 2009078595 of the said Official Public Records, a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records,; the said 15.406 acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a ½" iron rod, without cap, found for the southeast corner of the said 180.717 acre tract, being on the westerly right-of-way line of Old San Antonio Road (right-of-way varies) and the northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas from which a ½" iron rod, without cap, found on the common line between the easterly line of the 350.674 acre tract and westerly right-of-way line of Old San Antonio Road, bears, S02°22'05"E, 50.29 feet;

THENCE, N02°16'04"W, leaving the northerly line of the 350.674 acre tract, with the common westerly right-of-way line of Old San Antonio Road and east line of the 180.717 acre tract, same being the east line of the 10.007 acre – Tract 1, for a distance of 354.32 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc., set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the westerly right-of-way line of Old San Antonio Road, across the said 180.717 acre tract, same being across the said 10.007 acre – Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3 and the 10.001 acre - Tract 4, for the following four (4) courses:

- 1) S87°42'29"W, 64.80 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the left;
- 2) With the said curve to the left having a central angle of 15°36'09", a radius of 5676.00 feet, a chord distance of 1540.90 feet (chord bears S79°54'24"W), for an arc distance of 1545.67 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;



- 3) S72°06'20"W, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 4) With the said curve to the right having a central angle of 01°12'28", a radius of 6374.00 feet, a chord distance of 134.37 feet (chord bears S72°42'34"W), for an arc distance of 134.67 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of non-tangency, being on the common southerly line of the aforesaid 180.717 acre tract, the southerly line of the 10.001 acre – Tract 4 and the northerly line of the said 350.674 acre tract, from which a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found on the common line between the aforesaid 180.717 acre tract and the 350.674 acre tract, bears N87°42'47"E, 538.15 feet;

THENCE, with the common southerly line of the said 180.717 acre tract, being the southerly line of the 10.001 acre – Tract 4 and the 10.003 acre – Tract 5, and northerly line of the 350.674 acre tract, for the following two (2) courses:

- 1) S87°42'47"W, 648.49 feet to a ½" iron rod, without cap, found for corner;
- 2) N61°09'39"W, 191.04 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a non-tangent curve to the left and most westerly corner of the herein described tract, from which a ¼" iron rod, without cap, found on the aforesaid common line between the 180.717 acre tract and the 350.674 acre tract, bears N61°09'39"W, 447.03 feet;

THENCE, leaving the northerly line of the said 350.674 acre tract, across the said 180.717 acre tract, same being across the aforesaid 10.003 acre – Tract 5, the 10.001 acre – Tract 4, the 10.003 acre – Tract 3, the 10.004 acre – Tract 2 and the 10.007 acre – Tract 1, for the following four (4) courses:

- 1) With the said non-tangent curve to the left having a central angle of 08°21'18", a radius of 6124.00 feet, a chord distance of 892.24 feet (chord bears N76°16'59"E), for an arc distance of 893.03 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 2) N72°06'20"E, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of 15°36'09", a radius of 5926.00 feet, a chord distance of 1608.77 feet (chord bears N79°54'24"E), for an arc distance of 1613.75 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;

- 4) N87°42'29"E, 64.91 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common east line of the aforesaid 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being on the easterly line of the aforesaid 10.007 acre – Tract 1, for the northeast corner of the herein described tract, from which a ¾" iron rod, without cap, found on the westerly right-of-way line of Old San Antonio Road, for the northeast corner of the 180.717 acre tract, same being the northeast corner of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the Official Public Records of Travis County, Texas, bears N02°16'04"W, 1434.40 feet;

THENCE, S02°16'04"E, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the east line of the 10.007 acre – Tract 1, for a distance of 250.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.406 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.

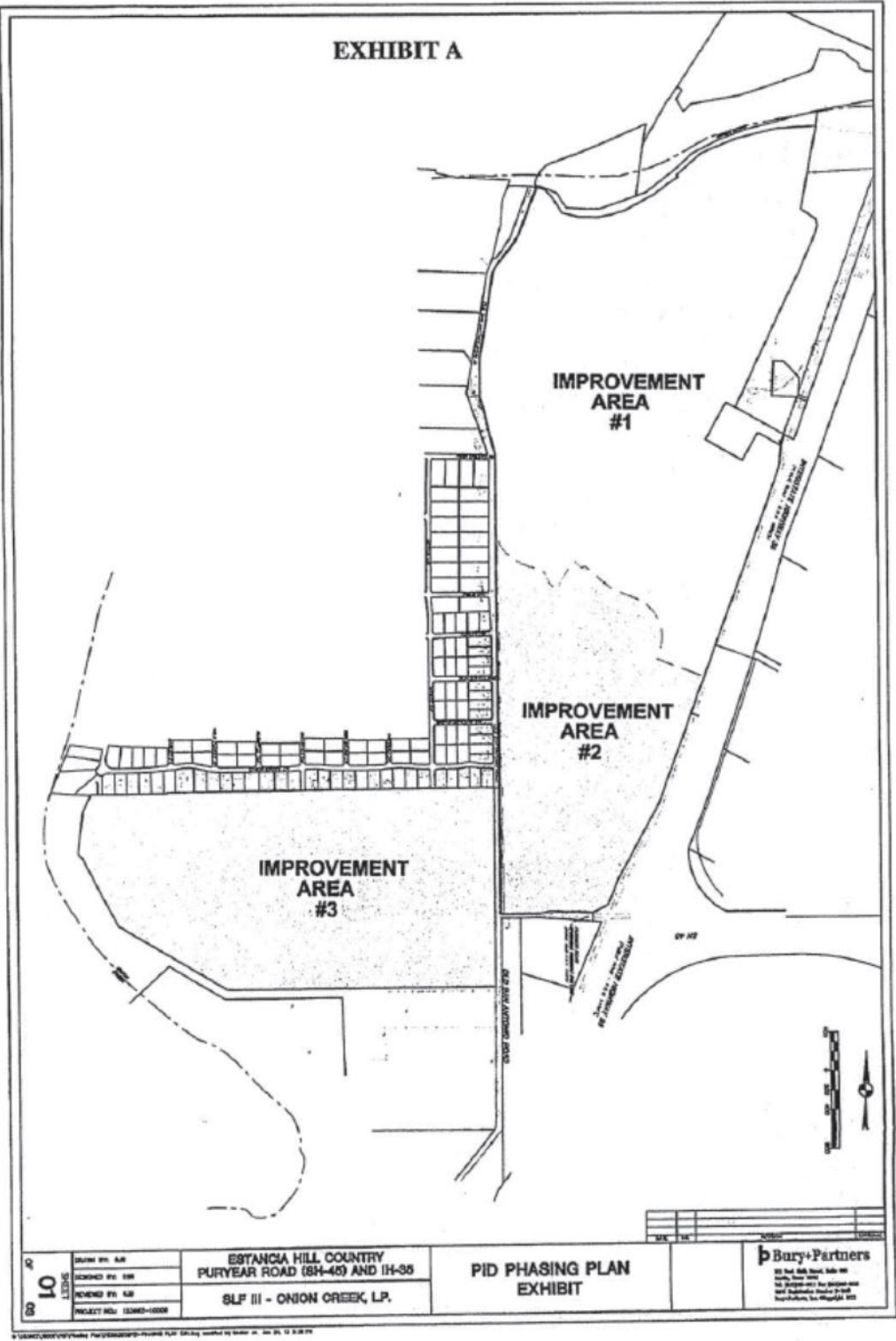


  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas

### **EXHIBIT A-5 – RESIDUAL AREA LEGAL DESCRIPTION**

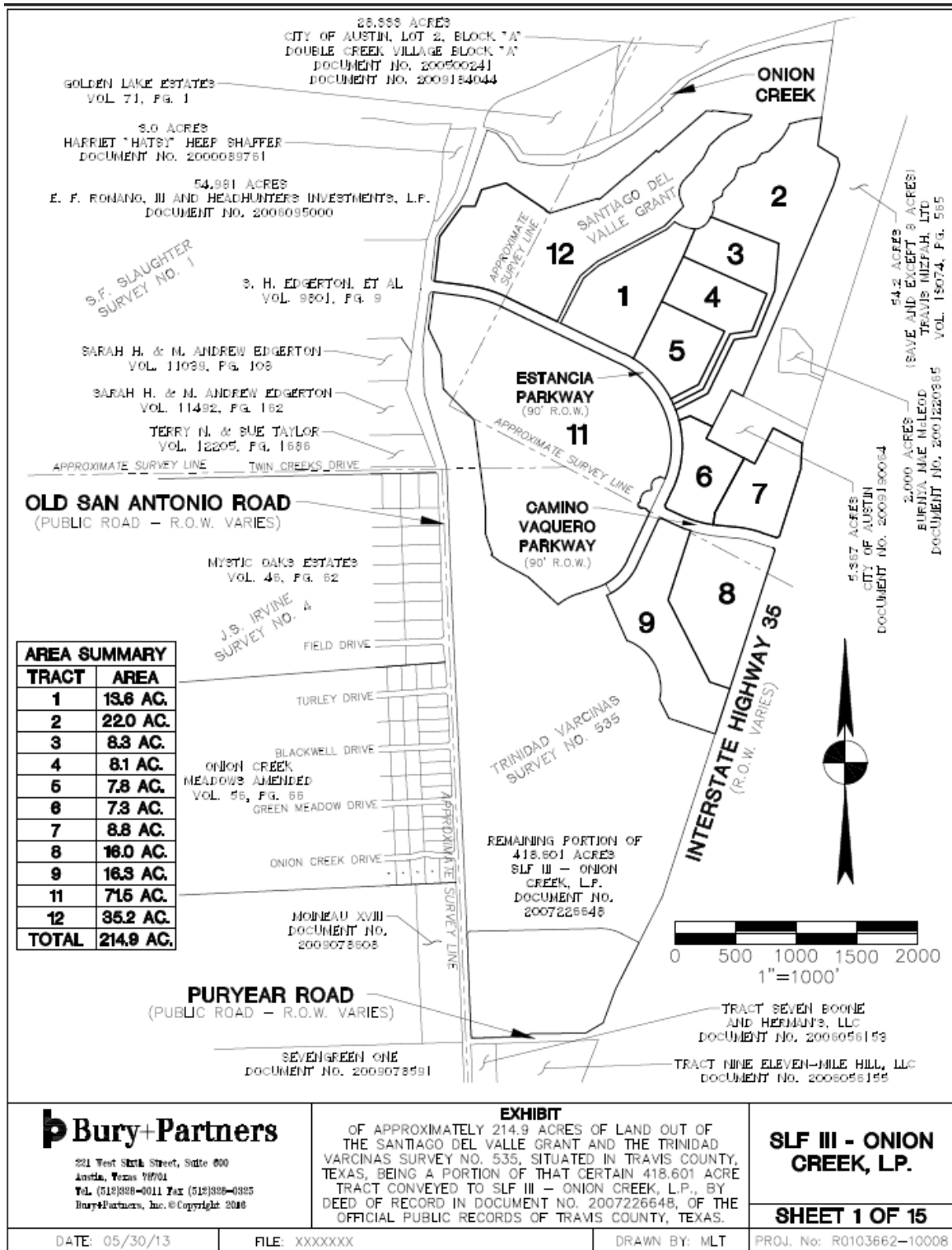
Approximately 67.21 acres of land, consisting of all property within the District save and except all property within the Improvement Area #1, Improvement Area #2, and Improvement Area #3.

EXHIBIT B-1 - MAP OF DISTRICT

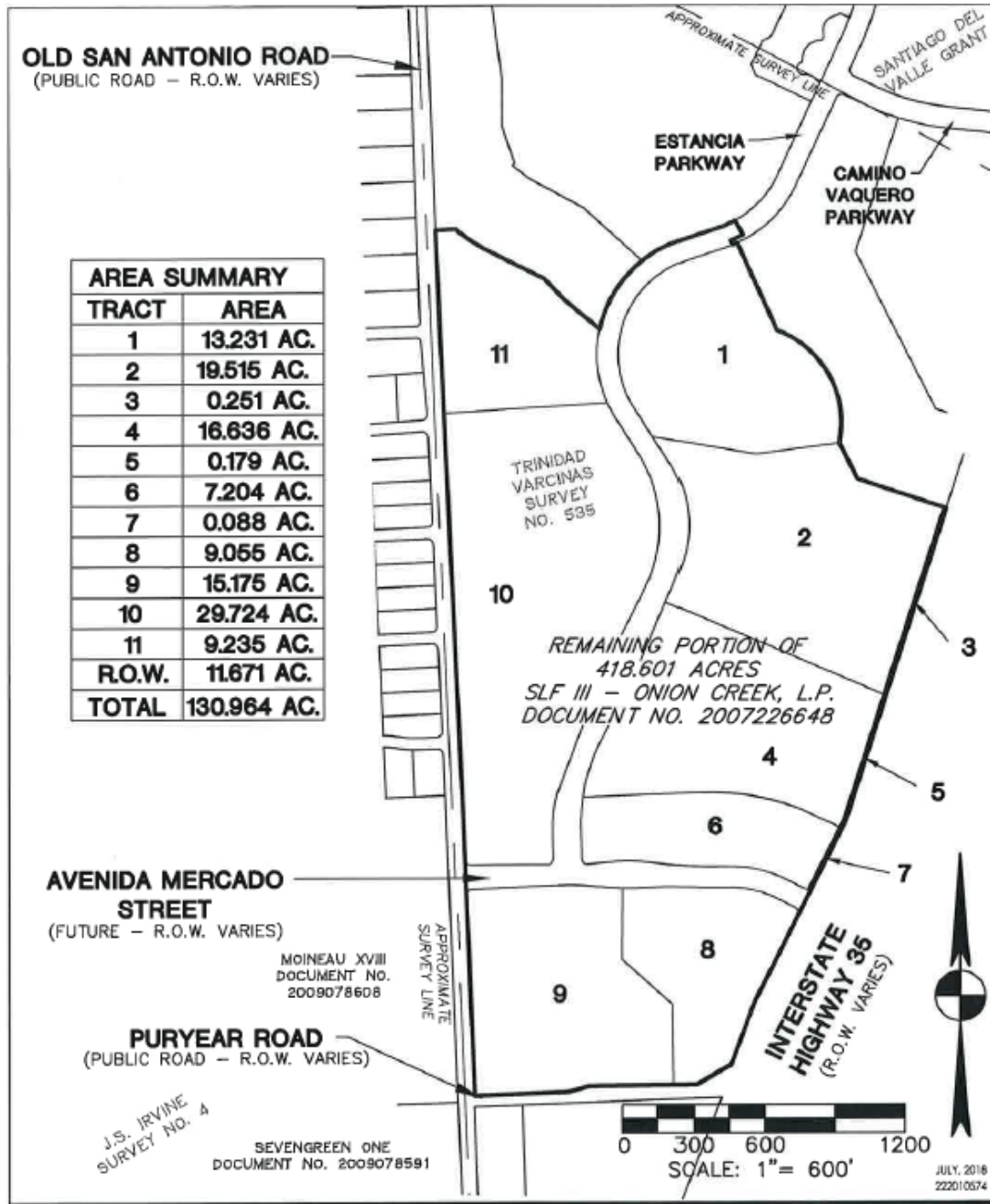




## EXHIBIT B-1 - MAP OF IMPROVEMENT AREA #1



## EXHIBIT B-2 - MAP OF IMPROVEMENT AREA #2



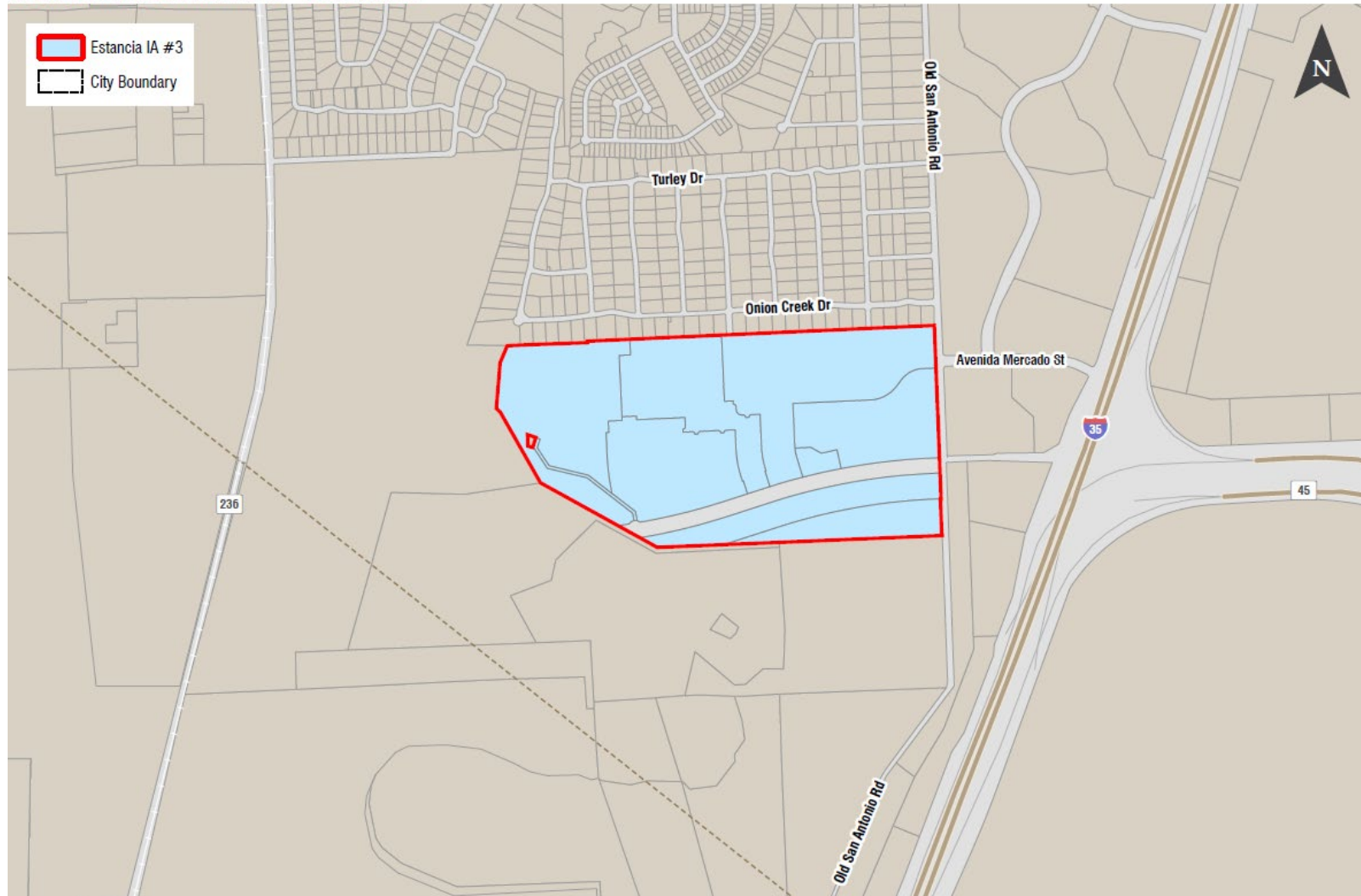
1905 Aldrich Street, Suite 300  
Austin, TX 78723  
TBPE # F-6324 TBPLS # 10194230  
www.stantec.com



Client/Project  
ESTANCIA HILL COUNTRY  
IMPROVEMENT AREA NO. 2  
Figure No.  
SHEET 1 OF 1  
Title  
OVERALL TRACT EXHIBIT

## EXHIBIT B-3 - MAP OF IMPROVEMENT AREA #3

OVERVIEW MAP: ESTANCIA IA #3 - 180.59 ACRES



## EXHIBIT C-1 - AUTHORIZED IMPROVEMENTS FOR IMPROVEMENT AREA #1 AND IMPROVEMENT AREA #2

	Total Costs	Improvement Area #1		Improvement Area #2	
		%	Cost	%	Cost
<i>Improvement Area #1 Improvements [a]</i>					
Wastewater Line #1	\$ 1,488,735	100%	\$ 1,488,735	0%	\$ -
Wastewater Line #2	\$ 174,745	100%	\$ 174,745	0%	\$ -
Water Line	\$ 1,226,448	100%	\$ 1,226,448	0%	\$ -
Estancia Parkway (Phase 1)	\$ 2,697,181	100%	\$ 2,697,181	0%	\$ -
Camino Vaquero Parkway	\$ 507,363	100%	\$ 507,363	0%	\$ -
Existing Central Pond Improvements	\$ 179,080	100%	\$ 179,080	0%	\$ -
Wet Pond North	\$ 464,459	100%	\$ 464,459	0%	\$ -
Wet Pond West	\$ 464,459	100%	\$ 464,459	0%	\$ -
TXDOT Ramp Design	\$ 200,000	100%	\$ 200,000	0%	\$ -
Drainage	\$ 1,833,040	100%	\$ 1,833,040	0%	\$ -
Entry Monumentation	\$ 568,875	100%	\$ 568,875	0%	\$ -
Hardscape	\$ 456,876	100%	\$ 456,876	0%	\$ -
Landscape	\$ 970,206	100%	\$ 970,206	0%	\$ -
Hike and Bike Trail System	\$ 345,799	100%	\$ 345,799	0%	\$ -
Erosion Control and Misc. bond costs	\$ 816,017	100%	\$ 816,017	0%	\$ -
Misc. Soft costs (fees, fiscals, etc.)	\$ 1,416,789	100%	\$ 1,416,789	0%	\$ -
	\$ 13,810,072		\$ 13,810,072		\$ -
<i>Improvement Area #2 Improvements [a]</i>					
Estancia Parkway Extension	\$ 3,710,688	0%	\$ -	100%	\$ 3,710,688
Avenida Mercado Street	\$ 1,613,254	0%	\$ -	100%	\$ 1,613,254
OSR Turn Lanes at Avenida Mercado	\$ 338,905	0%	\$ -	100%	\$ 338,905
West Water Quality/Detention Pond	\$ 1,038,651	0%	\$ -	100%	\$ 1,038,651
Water Line Improvements (SBFR)	\$ 260,892	0%	\$ -	100%	\$ 260,892
Wastewater Improvements (OSR)	\$ 463,838	0%	\$ -	100%	\$ 463,838
SBFR Right Turn Lane at Mercado	\$ 143,000	0%	\$ -	100%	\$ 143,000
	\$ 7,569,228		\$ -		\$ 7,569,228
<i>Improvement Area #1 Initial Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ 1,259,000	100%	\$ 1,259,000	0%	\$ -
Capitalized Interest	\$ 981,105	100%	\$ 981,105	0%	\$ -
Underwriter Discount	\$ 251,800	100%	\$ 251,800	0%	\$ -
Cost of Issuance	\$ 451,500	100%	\$ 451,500	0%	\$ -
	\$ 2,943,405		\$ 2,943,405		\$ -
<i>Improvement Area #1 Parity Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ 426,500	100%	\$ 426,500	0%	\$ -
Capitalized Interest	\$ -	100%	\$ -	0%	\$ -
Underwriter Discount	\$ 127,950	100%	\$ 127,950	0%	\$ -
Cost of Issuance	\$ 393,910	100%	\$ 393,910	0%	\$ -
	\$ 948,360		\$ 948,360		\$ -
<i>Improvement Area #2 Bond Issuance Costs</i>					
Debt Service Reserve Fund	\$ 830,500	0%	\$ -	100%	\$ 830,500
Capitalized Interest	\$ 347,850	0%	\$ -	100%	\$ 347,850
Underwriter Discount	\$ 249,150	0%	\$ -	100%	\$ 249,150
Cost of Issuance	\$ 639,010	0%	\$ -	100%	\$ 639,010
	\$ 2,066,510		\$ -		\$ 2,066,510
<b>Total</b>	<b>\$ 27,337,575</b>		<b>\$ 17,701,837</b>		<b>\$ 9,635,738</b>

[a] Costs provided by Owner, revised as of 11.5.18.

## EXHIBIT C-2 - AUTHORIZED IMPROVEMENTS FOR IMPROVEMENT AREA #3

	Total Costs	Improvement Area #3	
		%	Cost
<i>Improvement Area #3 Improvements [a]</i>			
Roadway Improvements	\$ 3,285,569	100%	\$ 3,285,569
Park Improvements	\$ 286,572	100%	\$ 286,572
Drainage Improvements	\$ 4,255,736	100%	\$ 4,255,736
Water Improvements	\$ 5,146,801	100%	\$ 5,146,801
Wastewater Improvements	\$ 5,106,799	100%	\$ 5,106,799
Engineering and Surveying Fees	\$ 1,447,015	100%	\$ 1,447,015
	<b>\$ 19,528,492</b>		<b>\$ 19,528,492</b>
<i>Improvement Area #3 Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$ 900,000	100%	\$ 900,000
Capitalized Interest	\$ 365,000	100%	\$ 365,000
Underwriter Discount	\$ 270,000	100%	\$ 270,000
Cost of Issuance	\$ 540,000	100%	\$ 540,000
	<b>\$ 2,075,000</b>		<b>\$ 2,075,000</b>
<i>Administrative Reserves</i>			
First Year Annual Collection Costs	\$ 35,000	100%	\$ 35,000
	<b>\$ 35,000</b>		<b>\$ 35,000</b>
<b>Total</b>	<b>\$ 21,638,492</b>		<b>\$ 21,638,492</b>

[a] Per Engineer's Report prepared by LJA, dated August 5, 2025.

## EXHIBIT D - SERVICE PLAN

		Improvement Area #1				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028 [a]	1/31/2029	1/31/2030
<i>Improvement Area #1 Initial Bond</i>						
Principal		\$ 1,130,000.00	\$ 1,195,000.00	\$ 1,115,000.00	\$ -	\$ -
Interest		206,400.00	138,600.00	66,900.00	-	-
Additional Interest		-	-	-	-	-
(1)		\$ 1,336,400.00	\$ 1,333,600.00	\$ 1,181,900.00	\$ -	\$ -
<i>Improvement Area #1 Parity Bond</i>						
Principal		\$ 560,000.00	\$ 625,000.00	\$ 700,000.00	\$ -	\$ -
Interest		75,400.00	53,000.00	28,000.00	-	-
Additional Interest		-	-	-	-	-
(2)		\$ 635,400.00	\$ 678,000.00	\$ 728,000.00	\$ -	\$ -
Administrative Expenses	(3)	\$ 22,260.35	\$ 22,705.56	\$ 23,159.67	\$ -	\$ -
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 1,994,060.35</b>	<b>\$ 2,034,305.56</b>	<b>\$ 1,933,059.67</b>	<b>\$ -</b>	<b>\$ -</b>

		Improvement Area # 2				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #2 Bond</i>						
Principal		\$ 385,000.00	\$ 415,000.00	\$ 450,000.00	\$ 485,000.00	\$ 520,000.00
Interest		206,537.50	186,806.26	165,537.50	142,475.00	117,618.76
Additional Interest		-	-	-	-	-
(1)		\$ 591,537.50	\$ 601,806.26	\$ 615,537.50	\$ 627,475.00	\$ 637,618.76
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal		\$ 87,170.04	\$ 94,849.64	\$ 103,015.27	\$ 111,695.26	\$ 120,919.54
Interest		48,261.24	43,793.77	38,932.73	33,653.19	27,928.81
(2)		\$ 135,431.27	\$ 138,643.42	\$ 141,948.00	\$ 145,348.45	\$ 148,848.35
Administrative Expenses	(3)	\$ 15,593.66	\$ 15,905.53	\$ 16,223.64	\$ 16,548.12	\$ 16,879.08
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 742,562.43</b>	<b>\$ 756,355.21</b>	<b>\$ 773,709.14</b>	<b>\$ 789,371.57</b>	<b>\$ 803,346.19</b>

		Improvement Area #3				
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #3 Reimbursement Obligation</i>						
Principal		\$ -	\$ 912,000.00	\$ 966,000.00	\$ 1,023,000.00	\$ 1,083,000.00
Interest		330,000.00	495,000.00	444,840.00	391,710.00	335,445.00
(1)		\$ 330,000.00	\$ 1,407,000.00	\$ 1,410,840.00	\$ 1,414,710.00	\$ 1,418,445.00
Administrative Expenses	(2)	\$ 35,000.00	\$ 35,700.00	\$ 36,414.00	\$ 37,142.28	\$ 37,885.13
Capitalized Interest	(3)	\$ (365,000.00)	-	-	-	-
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ -</b>	<b>\$ 1,442,700.00</b>	<b>\$ 1,447,254.00</b>	<b>\$ 1,451,852.28</b>	<b>\$ 1,456,330.13</b>

[a] Final year of collection.



## EXHIBIT E - SOURCES AND USES OF FUNDS

	Improvement Area #1	Improvement Area #2	Improvement Area #3
<b>SOURCES OF FUNDS</b>			
Improvement Area #1 Initial Bond Par <sup>[a]</sup>	\$ 12,590,000	\$ -	\$ -
Improvement Area #1 Parity Bond Par	4,265,000	-	-
Improvement Area #1 Net Premium	15,338.95	-	-
Improvement Area #2 Bond Par	-	8,305,000	-
Improvement Area #2 Reimbursement Obligation	-	1,330,313	-
Improvement Area #3 Reimbursement Obligation	-	-	9,000,000
Improvement Area #1 Owner Contribution <sup>[b]</sup>	831,498	425	-
Improvement Area #3 Owner Contribution <sup>[c]</sup>	-	-	12,638,492
	<b>\$ 17,701,837</b>	<b>\$ 9,635,738</b>	<b>\$ 21,638,492</b>
<b>USES OF FUNDS</b>			
<i>Authorized Improvements</i>			
Improvement Area #1 Improvements	\$ 13,810,072	\$ -	\$ -
Improvement Area #2 Improvements	-	7,569,228	-
Improvement Area #3 Improvements	-	-	19,528,492
	<b>\$ 13,810,072</b>	<b>\$ 7,569,228</b>	<b>\$ 19,528,492</b>
<i>Improvement Area #1 Initial Bonds</i>			
Debt Service Reserve Fund	\$ 1,259,000	\$ -	\$ -
Capitalized Interest	981,105	-	-
Underwriter Discount	251,800	-	-
Cost of Issuance	451,500	-	-
	<b>\$ 2,943,405</b>	<b>\$ -</b>	<b>\$ -</b>
<i>Improvement Area #1 Parity Bonds</i>			
Debt Service Reserve Fund	\$ 426,500	\$ -	\$ -
Underwriter Discount	127,950	-	-
Cost of Issuance	393,910	-	-
	<b>\$ 948,360</b>	<b>\$ -</b>	<b>\$ -</b>
<i>Improvement Area #2 Bond Issuance Costs</i>			
Debt Service Reserve Fund	\$ -	\$ 830,500	\$ -
Capitalized Interest	-	347,850	-
Underwriter Discount	-	249,150	-
Cost of Issuance	-	639,010	-
	<b>\$ -</b>	<b>\$ 2,066,510</b>	<b>\$ -</b>
<i>Improvement Area #3 Bond Issuance Costs <sup>[d]</sup></i>			
Debt Service Reserve Fund	\$ -	\$ -	\$ 900,000
Capitalized Interest	-	-	\$ 365,000
Underwriter Discount	-	-	\$ 270,000
Cost of Issuance	-	-	\$ 540,000
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,075,000</b>
<i>Administrative Reserves</i>			
First Year Annual Collection Costs	\$ -	\$ -	\$ 35,000
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 35,000</b>
	<b>\$ 17,701,837</b>	<b>\$ 9,635,738</b>	<b>\$ 21,638,492</b>

[a] \$12,590,000 was the Improvement Area #1 Initial Par, of which \$3,440,000 remains outstanding.

[b] The Improvement Area #1 Owner Contribution has already occurred.

[c] Represents costs expended and/or to be expended by the Improvement Area #3 Developer to construct the Improvement Area #3 Improvements in excess of the Improvement Area #3 Assessment.

[d] If PID Bonds aren't issued, the bond issuance costs will be applied towards actual costs of the authorized improvements.



## EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
970581	04451503010000	Non-Benefited	\$ -	\$ -
837546	04491508010000	Tract 11 Non-Benefited	\$ -	\$ -
837559	04491301010000	Tract 11 Non-Benefited	\$ -	\$ -
868485	04481806020000	Tract 9	\$ 594,957.37	\$ 222,794.54
868486	04481806010000	Tract 8	\$ 539,372.95	\$ 201,979.76
894914	04481802170000	Tract 6 & 7	\$ 530,492.01	\$ 198,654.10
851696	04491509020000	2	\$ 5,408.60	\$ 2,025.36
851697	04491509030000	2	\$ 5,408.60	\$ 2,025.36
851698	04491509040000	2	\$ 5,408.60	\$ 2,025.36
851699	04491509050000	2	\$ 5,408.60	\$ 2,025.36
851700	04491509060000	2	\$ 5,408.60	\$ 2,025.36
851701	04491509070000	2	\$ 5,408.60	\$ 2,025.36
851702	04491509080000	2	\$ 5,408.60	\$ 2,025.36
851703	04491509090000	2	\$ 5,408.60	\$ 2,025.36
851704	04491509100000	2	\$ 5,408.60	\$ 2,025.36
851705	04491509110000	2	\$ 5,408.60	\$ 2,025.36
851706	04491509120000	2	\$ 5,408.60	\$ 2,025.36
851707	04491509130000	2	\$ 5,408.60	\$ 2,025.36
851708	04491509140000	2	\$ 5,408.60	\$ 2,025.36
851709	04491509150000	2	\$ 5,408.60	\$ 2,025.36
851710	04491509160000	2	\$ 5,408.60	\$ 2,025.36
851711	04491509170000	2	\$ 5,408.60	\$ 2,025.36
851712	04491509180000	2	\$ 5,408.60	\$ 2,025.36
851713	04491509190000	2	\$ 5,408.60	\$ 2,025.36
851714	04491509200000	1	\$ 3,994.03	\$ 1,495.65
851715	04491509210000	1	\$ 3,994.03	\$ 1,495.65
851716	04491509220000	1	\$ 3,994.03	\$ 1,495.65
851717	04491509230000	1	\$ 3,994.03	\$ 1,495.65
851718	04491509240000	1	\$ 3,994.03	\$ 1,495.65
851719	04491509250000	2	\$ 5,408.60	\$ 2,025.36
851720	04491509260000	2	\$ 5,408.60	\$ 2,025.36
851721	04491509270000	2	\$ 5,408.60	\$ 2,025.36
851722	04491509280000	2	\$ 5,408.60	\$ 2,025.36
851723	04491509290000	2	\$ 5,408.60	\$ 2,025.36
851724	04491509300000	2	\$ 5,408.60	\$ 2,025.36
851725	04491509310000	2	\$ 5,408.60	\$ 2,025.36
851726	04491509320000	1	\$ 3,994.03	\$ 1,495.65
851727	04491509330000	1	\$ 3,994.03	\$ 1,495.65
851728	04491509340000	1	\$ 3,994.03	\$ 1,495.65
851729	04491509350000	1	\$ 3,994.03	\$ 1,495.65
851730	04491509360000	1	\$ 3,994.03	\$ 1,495.65
851731	04491509370000	1	\$ 3,994.03	\$ 1,495.65
851732	04491509380000	1	\$ 3,994.03	\$ 1,495.65
851733	04491509390000	1	\$ 3,994.03	\$ 1,495.65
851734	04491509400000	1	\$ 3,994.03	\$ 1,495.65
851735	04491509410000	1	\$ 3,994.03	\$ 1,495.65
851736	04491509420000	1	\$ 3,994.03	\$ 1,495.65
851737	04491509430000	1	\$ 3,994.03	\$ 1,495.65

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
851738	04491509440000	1	\$ 3,994.03	\$ 1,495.65
851739	04491509450000	1	\$ 3,994.03	\$ 1,495.65
851740	04491509460000	1	\$ 3,994.03	\$ 1,495.65
851741	04491509470000	1	\$ 3,994.03	\$ 1,495.65
851742	04491509480000	1	\$ 3,994.03	\$ 1,495.65
851743	04491509490000	1	\$ 3,994.03	\$ 1,495.65
851744	04491509500000	1	\$ 3,994.03	\$ 1,495.65
851745	04491509510000	1	\$ 3,994.03	\$ 1,495.65
851746	04491509520000	1	\$ 3,994.03	\$ 1,495.65
851747	04491509530000	1	\$ 3,994.03	\$ 1,495.65
851748	04491509540000	1	\$ 3,994.03	\$ 1,495.65
851749	04491509550000	1	\$ 3,994.03	\$ 1,495.65
851750	04491509560000	1	\$ 3,994.03	\$ 1,495.65
851751	04491509570000	1	\$ 3,994.03	\$ 1,495.65
851752	04491509580000	1	\$ 3,994.03	\$ 1,495.65
851753	04491509590000	1	\$ 3,994.03	\$ 1,495.65
851754	04491509600000	1	\$ 3,994.03	\$ 1,495.65
851755	04491509610000	1	\$ 3,994.03	\$ 1,495.65
851756	04491509620000	1	\$ 3,994.03	\$ 1,495.65
851757	04491509630000	1	\$ 3,994.03	\$ 1,495.65
851758	04491509640000	1	\$ 3,994.03	\$ 1,495.65
851759	04491509650000	1	\$ 3,994.03	\$ 1,495.65
851760	04491509660000	1	\$ 3,994.03	\$ 1,495.65
851761	04491509670000	1	\$ 3,994.03	\$ 1,495.65
851762	04491509680000	1	\$ 3,994.03	\$ 1,495.65
851763	04491509690000	1	\$ 3,994.03	\$ 1,495.65
851764	04491509700000	1	\$ 3,994.03	\$ 1,495.65
851765	04491509710000	1	\$ 3,994.03	\$ 1,495.65
851766	04491509720000	1	\$ 3,994.03	\$ 1,495.65
851767	04491509730000	1	\$ 3,994.03	\$ 1,495.65
851768	04491509740000	1	\$ 3,994.03	\$ 1,495.65
851769	04491509750000	1	\$ 3,994.03	\$ 1,495.65
851770	04491509760000	1	\$ 3,994.03	\$ 1,495.65
863947	04491509780000	1	\$ 3,994.03	\$ 1,495.65
863948	04491509790000	1	\$ 3,994.03	\$ 1,495.65
863949	04491509800000	2	\$ 5,408.60	\$ 2,025.36
863950	04491509810000	1	\$ 3,994.03	\$ 1,495.65
863951	04491509820000	1	\$ 3,994.03	\$ 1,495.65
863952	04491509830000	1	\$ 3,994.03	\$ 1,495.65
863953	04491509840000	1	\$ 3,994.03	\$ 1,495.65
863954	04491509850000	1	\$ 3,994.03	\$ 1,495.65
863955	04491509860000	1	\$ 3,994.03	\$ 1,495.65
863956	04491509870000	1	\$ 3,994.03	\$ 1,495.65
863957	04491509880000	1	\$ 3,994.03	\$ 1,495.65
863958	04491509890000	1	\$ 3,994.03	\$ 1,495.65
863959	04491509900000	1	\$ 3,994.03	\$ 1,495.65
863960	04491509910000	1	\$ 3,994.03	\$ 1,495.65
863961	04491509920000	1	\$ 3,994.03	\$ 1,495.65
863962	04491509930000	1	\$ 3,994.03	\$ 1,495.65
863963	04491509940000	1	\$ 3,994.03	\$ 1,495.65

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
863964	04491509950000	1	\$ 3,994.03	\$ 1,495.65
863965	04491509960000	1	\$ 3,994.03	\$ 1,495.65
863966	04491509970000	1	\$ 3,994.03	\$ 1,495.65
863967	04491509980000	1	\$ 3,994.03	\$ 1,495.65
863968	04491509990000	1	\$ 3,994.03	\$ 1,495.65
863969	04491510010000	1	\$ 3,994.03	\$ 1,495.65
863970	04491510020000	1	\$ 3,994.03	\$ 1,495.65
863971	04491510030000	1	\$ 3,994.03	\$ 1,495.65
863972	04491510040000	1	\$ 3,994.03	\$ 1,495.65
863973	04491510050000	1	\$ 3,994.03	\$ 1,495.65
863974	04491510060000	1	\$ 3,994.03	\$ 1,495.65
863975	04491510070000	1	\$ 3,994.03	\$ 1,495.65
863976	04491510080000	1	\$ 3,994.03	\$ 1,495.65
863977	04491510090000	1	\$ 3,994.03	\$ 1,495.65
863978	04491510100000	1	\$ 3,994.03	\$ 1,495.65
863979	04491510110000	1	\$ 3,994.03	\$ 1,495.65
863980	04491510120000	1	\$ 3,994.03	\$ 1,495.65
863981	04491510130000	1	\$ 3,994.03	\$ 1,495.65
863982	04491510140000	1	\$ 3,994.03	\$ 1,495.65
863983	04491510150000	1	\$ 3,994.03	\$ 1,495.65
863984	04491510160000	1	\$ 3,994.03	\$ 1,495.65
863985	04491510170000	1	\$ 3,994.03	\$ 1,495.65
863986	04491510180000	1	\$ 3,994.03	\$ 1,495.65
863987	04491510190000	1	\$ 3,994.03	\$ 1,495.65
863988	04491510200000	1	\$ 3,994.03	\$ 1,495.65
863989	04491510210000	1	\$ 3,994.03	\$ 1,495.65
863990	04491510220000	1	\$ 3,994.03	\$ 1,495.65
863991	04491510230000	1	\$ 3,994.03	\$ 1,495.65
863992	04491510240000	1	\$ 3,994.03	\$ 1,495.65
863993	04491510250000	1	\$ 3,994.03	\$ 1,495.65
863994	04491510260000	1	\$ 3,994.03	\$ 1,495.65
863995	04491510270000	1	\$ 3,994.03	\$ 1,495.65
863996	04491510280000	1	\$ 3,994.03	\$ 1,495.65
863997	04491510290000	1	\$ 3,994.03	\$ 1,495.65
863998	04491510300000	1	\$ 3,994.03	\$ 1,495.65
863999	04491510310000	1	\$ 3,994.03	\$ 1,495.65
864000	04491510320000	1	\$ 3,994.03	\$ 1,495.65
864001	04491510330000	1	\$ 3,994.03	\$ 1,495.65
864002	04491510340000	2	\$ 5,408.60	\$ 2,025.36
864003	04491510350000	2	\$ 5,408.60	\$ 2,025.36
864004	04491510360000	2	\$ 5,408.60	\$ 2,025.36
864005	04491510370000	2	\$ 5,408.60	\$ 2,025.36
864006	04491510380000	2	\$ 5,408.60	\$ 2,025.36
864007	04491510390000	1	\$ 3,994.03	\$ 1,495.65
864008	04491510400000	2	\$ 5,408.60	\$ 2,025.36
864009	04491510410000	2	\$ 5,408.60	\$ 2,025.36
864010	04491510420000	2	\$ 5,408.60	\$ 2,025.36
864011	04491510430000	2	\$ 5,408.60	\$ 2,025.36
864012	04491510440000	2	\$ 5,408.60	\$ 2,025.36
864013	04491510450000	2	\$ 5,408.60	\$ 2,025.36

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
864014	04491510460000	2	\$ 5,408.60	\$ 2,025.36
864015	04491510470000	2	\$ 5,408.60	\$ 2,025.36
864016	04491510480000	2	\$ 5,408.60	\$ 2,025.36
864017	04491510490000	2	\$ 5,408.60	\$ 2,025.36
864018	04491510500000	2	\$ 5,408.60	\$ 2,025.36
864019	04491510510000	2	\$ 5,408.60	\$ 2,025.36
864020	04491510520000	2	\$ 5,408.60	\$ 2,025.36
864021	04491510530000	2	\$ 5,408.60	\$ 2,025.36
864022	04491510540000	2	\$ 5,408.60	\$ 2,025.36
864023	04491510550000	2	\$ 5,408.60	\$ 2,025.36
864024	04491510560000	2	\$ 5,408.60	\$ 2,025.36
864025	04491510570000	2	\$ 5,408.60	\$ 2,025.36
864026	04491510580000	2	\$ 5,408.60	\$ 2,025.36
864027	04491510590000	2	\$ 5,408.60	\$ 2,025.36
864028	04491510600000	2	\$ 5,408.60	\$ 2,025.36
864029	04491510610000	2	\$ 5,408.60	\$ 2,025.36
880035	04491510620000	1	\$ 3,994.03	\$ 1,495.65
880036	04491510630000	1	\$ 3,994.03	\$ 1,495.65
880037	04491510640000	1	\$ 3,994.03	\$ 1,495.65
880038	04491510650000	1	\$ 3,994.03	\$ 1,495.65
880039	04491510660000	1	\$ 3,994.03	\$ 1,495.65
880040	04491510670000	1	\$ 3,994.03	\$ 1,495.65
880041	04491510680000	1	\$ 3,994.03	\$ 1,495.65
880042	04491510690000	1	\$ 3,994.03	\$ 1,495.65
880043	04491510700000	1	\$ 3,994.03	\$ 1,495.65
880044	04491510710000	1	\$ 3,994.03	\$ 1,495.65
880045	04491510720000	1	\$ 3,994.03	\$ 1,495.65
880046	04491510730000	1	\$ 3,994.03	\$ 1,495.65
880047	04491510740000	1	\$ 3,994.03	\$ 1,495.65
880048	04491510750000	1	\$ 3,994.03	\$ 1,495.65
880049	04491510760000	1	\$ 3,994.03	\$ 1,495.65
880050	04491510770000	1	\$ 3,994.03	\$ 1,495.65
880051	04491510780000	1	\$ 3,994.03	\$ 1,495.65
880052	04491510790000	1	\$ 3,994.03	\$ 1,495.65
880053	04491510800000	1	\$ 3,994.03	\$ 1,495.65
880054	04491510810000	1	\$ 3,994.03	\$ 1,495.65
880055	04491510820000	1	\$ 3,994.03	\$ 1,495.65
880056	04491510830000	1	\$ 3,994.03	\$ 1,495.65
880057	04491510840000	1	\$ 3,994.03	\$ 1,495.65
880058	04491510850000	1	\$ 3,994.03	\$ 1,495.65
880059	04491510860000	1	\$ 3,994.03	\$ 1,495.65
880060	04491510870000	1	\$ 3,994.03	\$ 1,495.65
880061	04491510880000	1	\$ 3,994.03	\$ 1,495.65
880062	04491510890000	1	\$ 3,994.03	\$ 1,495.65
880063	04491510900000	1	\$ 3,994.03	\$ 1,495.65
880064	04491510910000	1	\$ 3,994.03	\$ 1,495.65
880065	04491510920000	1	\$ 3,994.03	\$ 1,495.65
880066	04491510930000	1	\$ 3,994.03	\$ 1,495.65
880067	04491510940000	1	\$ 3,994.03	\$ 1,495.65
880068	04491510950000	1	\$ 3,994.03	\$ 1,495.65

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
880069	04491510960000	1	\$ 3,994.03	\$ 1,495.65
880070	04491510970000	1	\$ 3,994.03	\$ 1,495.65
880071	04491510980000	1	\$ 3,994.03	\$ 1,495.65
880072	04491510990000	1	\$ 3,994.03	\$ 1,495.65
880073	04491511010000	1	\$ 3,994.03	\$ 1,495.65
880074	04491511020000	1	\$ 3,994.03	\$ 1,495.65
880075	04491511030000	1	\$ 3,994.03	\$ 1,495.65
880076	04491511040000	1	\$ 3,994.03	\$ 1,495.65
880077	04491511050000	1	\$ 3,994.03	\$ 1,495.65
880078	04491511060000	1	\$ 3,994.03	\$ 1,495.65
880079	04491511070000	1	\$ 3,994.03	\$ 1,495.65
880080	04491511080000	1	\$ 3,994.03	\$ 1,495.65
880081	04491511090000	1	\$ 3,994.03	\$ 1,495.65
880082	04491511100000	1	\$ 3,994.03	\$ 1,495.65
880083	04491511110000	1	\$ 3,994.03	\$ 1,495.65
880084	04491511120000	1	\$ 3,994.03	\$ 1,495.65
880085	04491511130000	1	\$ 3,994.03	\$ 1,495.65
880086	04491511140000	1	\$ 3,994.03	\$ 1,495.65
880087	04491511150000	1	\$ 3,994.03	\$ 1,495.65
880088	04491511160000	2	\$ 5,408.60	\$ 2,025.36
880089	04491511170000	2	\$ 5,408.60	\$ 2,025.36
880090	04491511180000	2	\$ 5,408.60	\$ 2,025.36
880091	04491511190000	2	\$ 5,408.60	\$ 2,025.36
880092	04491511200000	2	\$ 5,408.60	\$ 2,025.36
880093	04491511210000	2	\$ 5,408.60	\$ 2,025.36
880094	04491511220000	2	\$ 5,408.60	\$ 2,025.36
880095	04491511230000	2	\$ 5,408.60	\$ 2,025.36
880096	04491511240000	2	\$ 5,408.60	\$ 2,025.36
880097	04491511250000	2	\$ 5,408.60	\$ 2,025.36
880098	04491511260000	2	\$ 5,408.60	\$ 2,025.36
880099	04491511270000	2	\$ 5,408.60	\$ 2,025.36
880100	04491511280000	2	\$ 5,408.60	\$ 2,025.36
880101	04491511290000	2	\$ 5,408.60	\$ 2,025.36
880102	04491511300000	2	\$ 5,408.60	\$ 2,025.36
880103	04491511310000	2	\$ 5,408.60	\$ 2,025.36
880104	04491511320000	2	\$ 5,408.60	\$ 2,025.36
880105	04491511330000	2	\$ 5,408.60	\$ 2,025.36
880106	04491511340000	2	\$ 5,408.60	\$ 2,025.36
880107	04491511350000	2	\$ 5,408.60	\$ 2,025.36
880108	04491511360000	2	\$ 5,408.60	\$ 2,025.36
880109	04491511370000	2	\$ 5,408.60	\$ 2,025.36
880110	04491511380000	2	\$ 5,408.60	\$ 2,025.36
880111	04491511390000	2	\$ 5,408.60	\$ 2,025.36
880112	04491511400000	2	\$ 5,408.60	\$ 2,025.36
880113	04491511410000	2	\$ 5,408.60	\$ 2,025.36
880114	04491511420000	2	\$ 5,408.60	\$ 2,025.36
880115	04491511430000	2	\$ 5,408.60	\$ 2,025.36
914919	04491511440000	3	\$ 5,391.04	\$ 2,018.79
914920	04491511450000	3	\$ 5,391.04	\$ 2,018.79
914921	04491511460000	3	\$ 5,391.04	\$ 2,018.79

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
914922	04491511470000	3	\$ 5,391.04	\$ 2,018.79
914923	04491511480000	3	\$ 5,391.04	\$ 2,018.79
914924	04491511490000	3	\$ 5,391.04	\$ 2,018.79
914925	04491511500000	3	\$ 5,391.04	\$ 2,018.79
914926	04491511510000	3	\$ 5,391.04	\$ 2,018.79
914927	04491511520000	3	\$ 5,391.04	\$ 2,018.79
914928	04491511530000	3	\$ 5,391.04	\$ 2,018.79
914929	04491511540000	3	\$ 5,391.04	\$ 2,018.79
914930	04491511550000	3	\$ 5,391.04	\$ 2,018.79
914931	04491511560000	3	\$ 5,391.04	\$ 2,018.79
914932	04491511570000	3	\$ 5,391.04	\$ 2,018.79
914933	04491511580000	3	\$ 5,391.04	\$ 2,018.79
914934	04491511590000	3	\$ 5,391.04	\$ 2,018.79
914935	04491511600000	3	\$ 5,391.04	\$ 2,018.79
914936	04491511610000	3	\$ 5,391.04	\$ 2,018.79
914937	04491511620000	3	\$ 5,391.04	\$ 2,018.79
914938	04491511630000	3	\$ 5,391.04	\$ 2,018.79
914939	04491511640000	3	\$ 5,391.04	\$ 2,018.79
914940	04491511650000	3	\$ 5,391.04	\$ 2,018.79
914941	04491511660000	3	\$ 5,391.04	\$ 2,018.79
914942	04491511670000	3	\$ 5,391.04	\$ 2,018.79
914943	04491511680000	3	\$ 5,391.04	\$ 2,018.79
914944	04491511690000	3	\$ 5,391.04	\$ 2,018.79
914945	04491511700000	3	\$ 5,391.04	\$ 2,018.79
914946	04491511710000	3	\$ 5,391.04	\$ 2,018.79
914947	04491511720000	3	\$ 5,391.04	\$ 2,018.79
914948	04491511730000	3	\$ 5,391.04	\$ 2,018.79
914949	04491511740000	3	\$ 5,391.04	\$ 2,018.79
914950	04491511750000	3	\$ 5,391.04	\$ 2,018.79
914951	04491511760000	3	\$ 5,391.04	\$ 2,018.79
914952	04491511770000	3	\$ 5,391.04	\$ 2,018.79
914953	04491511780000	3	\$ 5,391.04	\$ 2,018.79
914954	04491511790000	3	\$ 5,391.04	\$ 2,018.79
914955	04491511800000	3	\$ 5,391.04	\$ 2,018.79
914956	04491511810000	3	\$ 5,391.04	\$ 2,018.79
914957	04491511820000	3	\$ 5,391.04	\$ 2,018.79
914958	04491511830000	3	\$ 5,391.04	\$ 2,018.79
914959	04491511840000	3	\$ 5,391.04	\$ 2,018.79
914960	04491511850000	3	\$ 5,391.04	\$ 2,018.79
914961	04491511860000	3	\$ 5,391.04	\$ 2,018.79
914962	04491511870000	3	\$ 5,391.04	\$ 2,018.79
914963	04491511880000	3	\$ 5,391.04	\$ 2,018.79
914964	04491511890000	3	\$ 5,391.04	\$ 2,018.79
914965	04491511900000	3	\$ 5,391.04	\$ 2,018.79
925511	04491511910000	3	\$ 5,391.04	\$ 2,018.79
925512	04491511920000	3	\$ 5,391.04	\$ 2,018.79
925513	04491511930000	3	\$ 5,391.04	\$ 2,018.79
925514	04491511940000	3	\$ 5,391.04	\$ 2,018.79
925515	04491511950000	3	\$ 5,391.04	\$ 2,018.79
925516	04491511960000	3	\$ 5,391.04	\$ 2,018.79



Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
925517	04491511970000	3	\$ 5,391.04	\$ 2,018.79
925518	04491511980000	3	\$ 5,391.04	\$ 2,018.79
925519	04491511990000	3	\$ 5,391.04	\$ 2,018.79
925520	04491512000000	3	\$ 5,391.04	\$ 2,018.79
925521	04491512750000	3	\$ 5,391.04	\$ 2,018.79
925522	04491512020000	3	\$ 5,391.04	\$ 2,018.79
925523	04491512030000	3	\$ 5,391.04	\$ 2,018.79
925524	04491512040000	3	\$ 5,391.04	\$ 2,018.79
925525	04491512050000	3	\$ 5,391.04	\$ 2,018.79
925526	04491512060000	3	\$ 5,391.04	\$ 2,018.79
925527	04491512070000	3	\$ 5,391.04	\$ 2,018.79
925528	04491512080000	3	\$ 5,391.04	\$ 2,018.79
925529	04491512090000	3	\$ 5,391.04	\$ 2,018.79
925530	04491512100000	3	\$ 5,391.04	\$ 2,018.79
925531	04491512110000	3	\$ 5,391.04	\$ 2,018.79
925532	04491512120000	3	\$ 5,391.04	\$ 2,018.79
925533	04491512130000	3	\$ 5,391.04	\$ 2,018.79
925534	04491512140000	3	\$ 5,391.04	\$ 2,018.79
925535	04491512150000	3	\$ 5,391.04	\$ 2,018.79
925536	04491512160000	3	\$ 5,391.04	\$ 2,018.79
925537	04491512170000	3	\$ 5,391.04	\$ 2,018.79
925538	04491512180000	3	\$ 5,391.04	\$ 2,018.79
925539	04491512190000	3	\$ 5,391.04	\$ 2,018.79
925540	04491512200000	3	\$ 5,391.04	\$ 2,018.79
925541	04491512210000	3	\$ 5,391.04	\$ 2,018.79
925542	04491512220000	3	\$ 5,391.04	\$ 2,018.79
925543	04491512230000	3	\$ 5,391.04	\$ 2,018.79
925544	04491512240000	3	\$ 5,391.04	\$ 2,018.79
925545	04491512250000	3	\$ 5,391.04	\$ 2,018.79
925546	04491512260000	3	\$ 5,391.04	\$ 2,018.79
925547	04491512270000	3	\$ 5,391.04	\$ 2,018.79
925548	04491512280000	3	\$ 5,391.04	\$ 2,018.79
925549	04491512290000	3	\$ 5,391.04	\$ 2,018.79
925550	04491512300000	3	\$ 5,391.04	\$ 2,018.79
925551	04491512310000	4	\$ 6,931.34	\$ 2,595.59
925552	04491512320000	4	\$ 6,931.34	\$ 2,595.59
925553	04491512330000	3	\$ 5,391.04	\$ 2,018.79
925554	04491512340000	3	\$ 5,391.04	\$ 2,018.79
925555	04491512350000	3	\$ 5,391.04	\$ 2,018.79
925556	04491512360000	3	\$ 5,391.04	\$ 2,018.79
925557	04491512370000	3	\$ 5,391.04	\$ 2,018.79
925558	04491512380000	3	\$ 5,391.04	\$ 2,018.79
925559	04491512390000	4	\$ 6,931.34	\$ 2,595.59
925560	04491512400000	4	\$ 6,931.34	\$ 2,595.59
925561	04491512410000	3	\$ 5,391.04	\$ 2,018.79
925562	04491512420000	3	\$ 5,391.04	\$ 2,018.79
925563	04491512430000	3	\$ 5,391.04	\$ 2,018.79
925564	04491512440000	3	\$ 5,391.04	\$ 2,018.79
925565	04491512450000	3	\$ 5,391.04	\$ 2,018.79
925566	04491512460000	3	\$ 5,391.04	\$ 2,018.79

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
925567	04491512470000	3	\$ 5,391.04	\$ 2,018.79
925568	04491512480000	3	\$ 5,391.04	\$ 2,018.79
925569	04491512490000	3	\$ 5,391.04	\$ 2,018.79
925570	04491512500000	3	\$ 5,391.04	\$ 2,018.79
925571	04491512510000	3	\$ 5,391.04	\$ 2,018.79
925572	04491512520000	3	\$ 5,391.04	\$ 2,018.79
925573	04491512530000	3	\$ 5,391.04	\$ 2,018.79
925574	04491512540000	3	\$ 5,391.04	\$ 2,018.79
925575	04491512550000	3	\$ 5,391.04	\$ 2,018.79
925576	04491512560000	3	\$ 5,391.04	\$ 2,018.79
925577	04491512570000	3	\$ 5,391.04	\$ 2,018.79
925578	04491512580000	4	\$ 6,931.34	\$ 2,595.59
925579	04491512590000	3	\$ 5,391.04	\$ 2,018.79
925580	04491512600000	4	\$ 6,931.34	\$ 2,595.59
925581	04491512610000	4	\$ 6,931.34	\$ 2,595.59
925582	04491512620000	4	\$ 6,931.34	\$ 2,595.59
925583	04491512630000	4	\$ 6,931.34	\$ 2,595.59
925584	04491512640000	4	\$ 6,931.34	\$ 2,595.59
925585	04491512650000	4	\$ 6,931.34	\$ 2,595.59
925586	04491512660000	3	\$ 5,391.04	\$ 2,018.79
925587	04491512670000	3	\$ 5,391.04	\$ 2,018.79
925588	04491512680000	3	\$ 5,391.04	\$ 2,018.79
925589	04491512690000	3	\$ 5,391.04	\$ 2,018.79
925590	04491512700000	3	\$ 5,391.04	\$ 2,018.79
925591	04491512710000	3	\$ 5,391.04	\$ 2,018.79
925592	04491512720000	3	\$ 5,391.04	\$ 2,018.79
925593	04491512730000	3	\$ 5,391.04	\$ 2,018.79
925594	04491512740000	3	\$ 5,391.04	\$ 2,018.79
1001160	00000447150402	7	\$ 7,563.15	\$ 2,832.19
1001161	00000447150403	7	\$ 7,563.15	\$ 2,832.19
1001162	00000447150404	7	\$ 7,563.15	\$ 2,832.19
1001163	00000447150405	7	\$ 7,563.15	\$ 2,832.19
1001164	00000447150406	8	\$ 4,571.26	\$ 1,711.81
1001165	00000447150407	7	\$ 7,563.15	\$ 2,832.19
1001166	00000447150408	7	\$ 7,563.15	\$ 2,832.19
1001167	00000447150409	8	\$ 4,571.26	\$ 1,711.81
1001168	00000447150410	7	\$ 7,563.15	\$ 2,832.19
1001169	00000447150411	7	\$ 7,563.15	\$ 2,832.19
1001170	00000447150412	8	\$ 4,571.26	\$ 1,711.81
1001171	00000447150413	7	\$ 7,563.15	\$ 2,832.19
1001172	00000447150414	8	\$ 4,571.26	\$ 1,711.81
1001173	00000447150415	7	\$ 7,563.15	\$ 2,832.19
1001174	00000447150416	7	\$ 7,563.15	\$ 2,832.19
1001175	00000447150417	8	\$ 4,571.26	\$ 1,711.81
1001176	00000447150418	8	\$ 4,571.26	\$ 1,711.81
1001177	00000447150419	7	\$ 7,563.15	\$ 2,832.19
1001178	00000447150420	8	\$ 4,571.26	\$ 1,711.81
1001179	00000447150421	7	\$ 7,563.15	\$ 2,832.19
1001180	00000447150422	8	\$ 4,571.26	\$ 1,711.81
1001181	00000447150423	7	\$ 7,563.15	\$ 2,832.19

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
1001182	00000447150424	8	\$ 4,571.26	\$ 1,711.81
1001183	00000447150425	7	\$ 7,563.15	\$ 2,832.19
1001184	00000447150426	8	\$ 4,571.26	\$ 1,711.81
1001185	00000447150427	7	\$ 7,563.15	\$ 2,832.19
1001186	00000447150428	7	\$ 7,563.15	\$ 2,832.19
1001187	00000447150429	7	\$ 7,563.15	\$ 2,832.19
1001188	00000447150430	7	\$ 7,563.15	\$ 2,832.19
1001189	00000447150431	7	\$ 7,563.15	\$ 2,832.19
1001190	00000447150432	7	\$ 7,563.15	\$ 2,832.19
1001191	00000447150433	7	\$ 7,563.15	\$ 2,832.19
1001192	00000447150434	7	\$ 7,563.15	\$ 2,832.19
1001193	00000447150435	7	\$ 7,563.15	\$ 2,832.19
1001194	00000447150436	7	\$ 7,563.15	\$ 2,832.19
1001195	00000447150437	7	\$ 7,563.15	\$ 2,832.19
1001196	00000447150438	7	\$ 7,563.15	\$ 2,832.19
1001197	00000447150439	7	\$ 7,563.15	\$ 2,832.19
1001198	00000447150440	7	\$ 7,563.15	\$ 2,832.19
1001199	00000447150441	7	\$ 7,563.15	\$ 2,832.19
1001200	00000447150442	7	\$ 7,563.15	\$ 2,832.19
1001201	00000447150443	7	\$ 7,563.15	\$ 2,832.19
1001202	00000447150444	7	\$ 7,563.15	\$ 2,832.19
1001203	00000447150445	7	\$ 7,563.15	\$ 2,832.19
1001204	00000447150446	7	\$ 7,563.15	\$ 2,832.19
1001205	00000447150447	7	\$ 7,563.15	\$ 2,832.19
1001206	00000447150448	7	\$ 7,563.15	\$ 2,832.19
1001207	00000447150449	7	\$ 7,563.15	\$ 2,832.19
1001208	00000447150450	7	\$ 7,563.15	\$ 2,832.19
1001209	00000447150451	7	\$ 7,563.15	\$ 2,832.19
1001210	00000447150452	7	\$ 7,563.15	\$ 2,832.19
1001211	00000447150453	7	\$ 7,563.15	\$ 2,832.19
1001212	00000447150454	7	\$ 7,563.15	\$ 2,832.19
1001213	00000447150455	7	\$ 7,563.15	\$ 2,832.19
1001214	00000447150456	7	\$ 7,563.15	\$ 2,832.19
1001215	00000447150457	7	\$ 7,563.15	\$ 2,832.19
1001216	00000447150458	7	\$ 7,563.15	\$ 2,832.19
1001217	00000447150459	7	\$ 7,563.15	\$ 2,832.19
1001218	00000447150460	7	\$ 7,563.15	\$ 2,832.19
1001219	00000447150461	7	\$ 7,563.15	\$ 2,832.19
1001220	00000447150462	7	\$ 7,563.15	\$ 2,832.19
1001221	00000447150463	7	\$ 7,563.15	\$ 2,832.19
1001222	00000447150464	7	\$ 7,563.15	\$ 2,832.19
1001223	00000447150465	7	\$ 7,563.15	\$ 2,832.19
1001224	00000447150466	7	\$ 7,563.15	\$ 2,832.19
1001225	00000447150467	7	\$ 7,563.15	\$ 2,832.19
1001226	00000447150468	7	\$ 7,563.15	\$ 2,832.19
1001227	00000447150469	7	\$ 7,563.15	\$ 2,832.19
1001228	00000447150470	7	\$ 7,563.15	\$ 2,832.19
1001229	00000447150471	7	\$ 7,563.15	\$ 2,832.19
1001230	00000447150472	7	\$ 7,563.15	\$ 2,832.19
1001231	00000447150473	7	\$ 7,563.15	\$ 2,832.19

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
1001232	00000447150474	7	\$ 7,563.15	\$ 2,832.19
1001233	00000447150475	7	\$ 7,563.15	\$ 2,832.19
1001234	00000447150476	7	\$ 7,563.15	\$ 2,832.19
1001235	00000447150477	7	\$ 7,563.15	\$ 2,832.19
1001236	00000447150478	7	\$ 7,563.15	\$ 2,832.19
1001237	00000447150479	7	\$ 7,563.15	\$ 2,832.19
1001238	00000447150480	7	\$ 7,563.15	\$ 2,832.19
1001239	00000447150481	7	\$ 7,563.15	\$ 2,832.19
1001240	00000447150482	7	\$ 7,563.15	\$ 2,832.19
1001241	00000447150483	7	\$ 7,563.15	\$ 2,832.19
1001242	00000447150484	7	\$ 7,563.15	\$ 2,832.19
1001243	00000447150485	8	\$ 4,571.26	\$ 1,711.81
1001244	00000447150486	7	\$ 7,563.15	\$ 2,832.19
1001245	00000447150487	7	\$ 7,563.15	\$ 2,832.19
1001246	00000447150488	7	\$ 7,563.15	\$ 2,832.19
1001247	00000447150489	7	\$ 7,563.15	\$ 2,832.19
1001248	00000447150490	7	\$ 7,563.15	\$ 2,832.19
1001249	00000447150491	7	\$ 7,563.15	\$ 2,832.19
1001250	00000447150492	7	\$ 7,563.15	\$ 2,832.19
1001251	00000447150493	7	\$ 7,563.15	\$ 2,832.19
1001252	00000447150494	7	\$ 7,563.15	\$ 2,832.19
1001253	00000447150495	7	\$ 7,563.15	\$ 2,832.19
1001254	00000447150496	7	\$ 7,563.15	\$ 2,832.19
1001255	00000447150497	7	\$ 7,563.15	\$ 2,832.19
1001256	00000447150498	7	\$ 7,563.15	\$ 2,832.19
1001257	00000447150499	7	\$ 7,563.15	\$ 2,832.19
1001258	00000447150500	7	\$ 7,563.15	\$ 2,832.19
1001259	00000447150501	7	\$ 7,563.15	\$ 2,832.19
1001260	00000447150502	7	\$ 7,563.15	\$ 2,832.19
1001261	00000447150503	7	\$ 7,563.15	\$ 2,832.19
1001262	00000447150504	7	\$ 7,563.15	\$ 2,832.19
1001263	00000447150505	7	\$ 7,563.15	\$ 2,832.19
1001264	00000447150506	7	\$ 7,563.15	\$ 2,832.19
1001265	00000447150507	7	\$ 7,563.15	\$ 2,832.19
1001266	00000447150508	7	\$ 7,563.15	\$ 2,832.19
1001267	00000447150509	7	\$ 7,563.15	\$ 2,832.19
1001268	00000447150510	7	\$ 7,563.15	\$ 2,832.19
1001269	00000447150511	7	\$ 7,563.15	\$ 2,832.19
1001270	00000447150512	7	\$ 7,563.15	\$ 2,832.19
1001271	00000447150513	7	\$ 7,563.15	\$ 2,832.19
1001272	00000447150514	7	\$ 7,563.15	\$ 2,832.19
1001273	00000447150515	7	\$ 7,563.15	\$ 2,832.19
1001274	00000447150516	7	\$ 7,563.15	\$ 2,832.19
1001275	00000447150517	7	\$ 7,563.15	\$ 2,832.19
1001276	00000447150518	7	\$ 7,563.15	\$ 2,832.19
1001277	00000447150519	7	\$ 7,563.15	\$ 2,832.19
1001278	00000447150520	7	\$ 7,563.15	\$ 2,832.19
1001279	00000447150521	7	\$ 7,563.15	\$ 2,832.19
1001280	00000447150522	7	\$ 7,563.15	\$ 2,832.19
1001281	00000447150523	7	\$ 7,563.15	\$ 2,832.19

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
1001282	00000447150524	7	\$ 7,563.15	\$ 2,832.19
1001283	00000447150525	7	\$ 7,563.15	\$ 2,832.19
1001284	00000447150526	7	\$ 7,563.15	\$ 2,832.19
1001285	00000447150527	7	\$ 7,563.15	\$ 2,832.19
1001286	00000447150528	7	\$ 7,563.15	\$ 2,832.19
1001287	00000447150529	7	\$ 7,563.15	\$ 2,832.19
1001288	00000447150530	7	\$ 7,563.15	\$ 2,832.19
1001289	00000447150531	7	\$ 7,563.15	\$ 2,832.19
1001290	00000447150532	7	\$ 7,563.15	\$ 2,832.19
1001291	00000447150533	7	\$ 7,563.15	\$ 2,832.19
1001292	00000447150534	7	\$ 7,563.15	\$ 2,832.19
1001293	00000447150535	7	\$ 7,563.15	\$ 2,832.19
1001294	00000447150536	8	\$ 4,571.26	\$ 1,711.81
1001295	00000447150537	7	\$ 7,563.15	\$ 2,832.19
1001296	00000447150538	7	\$ 7,563.15	\$ 2,832.19
1001297	00000447150539	7	\$ 7,563.15	\$ 2,832.19
1001298	00000447150540	7	\$ 7,563.15	\$ 2,832.19
1001299	00000447150541	7	\$ 7,563.15	\$ 2,832.19
1001300	00000447150542	7	\$ 7,563.15	\$ 2,832.19
1001301	00000447150543	7	\$ 7,563.15	\$ 2,832.19
1001302	00000447150544	7	\$ 7,563.15	\$ 2,832.19
1001303	00000447150545	7	\$ 7,563.15	\$ 2,832.19
1001304	00000447150546	7	\$ 7,563.15	\$ 2,832.19
1001305	00000447150547	7	\$ 7,563.15	\$ 2,832.19
1001306	00000447150548	7	\$ 7,563.15	\$ 2,832.19
1001307	00000447150549	7	\$ 7,563.15	\$ 2,832.19
1001308	00000447150550	7	\$ 7,563.15	\$ 2,832.19
1001309	00000447150551	7	\$ 7,563.15	\$ 2,832.19
1001310	00000447150552	8	\$ 4,571.26	\$ 1,711.81
1001311	00000447150553	8	\$ 4,571.26	\$ 1,711.81
1001312	00000447150554	7	\$ 7,563.15	\$ 2,832.19
1001313	00000447150555	7	\$ 7,563.15	\$ 2,832.19
1001314	00000447150556	7	\$ 7,563.15	\$ 2,832.19
1001315	00000447150557	7	\$ 7,563.15	\$ 2,832.19
1001316	00000447150558	7	\$ 7,563.15	\$ 2,832.19
1001317	00000447150559	7	\$ 7,563.15	\$ 2,832.19
1001318	00000447150560	7	\$ 7,563.15	\$ 2,832.19
1001319	00000447150561	7	\$ 7,563.15	\$ 2,832.19
1001320	00000447150562	7	\$ 7,563.15	\$ 2,832.19
1001321	00000447150563	7	\$ 7,563.15	\$ 2,832.19
1001322	00000447150564	7	\$ 7,563.15	\$ 2,832.19
1001323	00000447150565	8	\$ 4,571.26	\$ 1,711.81
1001324	00000447150566	7	\$ 7,563.15	\$ 2,832.19
1001325	00000447150567	7	\$ 7,563.15	\$ 2,832.19
1001326	00000447150568	7	\$ 7,563.15	\$ 2,832.19
1001327	00000447150569	7	\$ 7,563.15	\$ 2,832.19
1001328	00000447150570	7	\$ 7,563.15	\$ 2,832.19
1001329	00000447150571	7	\$ 7,563.15	\$ 2,832.19
1001330	00000447150572	7	\$ 7,563.15	\$ 2,832.19
1001331	00000447150573	7	\$ 7,563.15	\$ 2,832.19

Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
1001332	00000447150574	7	\$ 7,563.15	\$ 2,832.19
1001333	00000447150575	7	\$ 7,563.15	\$ 2,832.19
1001334	00000447150576	7	\$ 7,563.15	\$ 2,832.19
1001335	00000447150577	7	\$ 7,563.15	\$ 2,832.19
1001336	00000447150578	7	\$ 7,563.15	\$ 2,832.19
1001337	00000447150579	7	\$ 7,563.15	\$ 2,832.19
1001338	00000447150580	8	\$ 4,571.26	\$ 1,711.81
1001339	00000447150581	7	\$ 7,563.15	\$ 2,832.19
1001340	00000447150582	8	\$ 4,571.26	\$ 1,711.81
1001341	00000447150583	7	\$ 7,563.15	\$ 2,832.19
1001342	00000447150584	7	\$ 7,563.15	\$ 2,832.19
1001343	00000447150585	8	\$ 4,571.26	\$ 1,711.81
1001344	00000447150586	7	\$ 7,563.15	\$ 2,832.19
1001345	00000447150587	7	\$ 7,563.15	\$ 2,832.19
1001346	00000447150588	7	\$ 7,563.15	\$ 2,832.19
1001347	00000447150589	7	\$ 7,563.15	\$ 2,832.19
1001348	00000447150590	7	\$ 7,563.15	\$ 2,832.19
1001349	00000447150591	7	\$ 7,563.15	\$ 2,832.19
1001350	00000447150592	7	\$ 7,563.15	\$ 2,832.19
1001351	00000447150593	7	\$ 7,563.15	\$ 2,832.19
1001352	00000447150594	7	\$ 7,563.15	\$ 2,832.19
1001353	00000447150595	7	\$ 7,563.15	\$ 2,832.19
1001354	00000447150596	7	\$ 7,563.15	\$ 2,832.19
1001355	00000447150597	8	\$ 4,571.26	\$ 1,711.81
1001356	00000447150598	7	\$ 7,563.15	\$ 2,832.19
1001357	00000447150599	8	\$ 4,571.26	\$ 1,711.81
1001358	00000447150600	7	\$ 7,563.15	\$ 2,832.19
1001359	00000447150601	7	\$ 7,563.15	\$ 2,832.19
1001360	00000447150602	8	\$ 4,571.26	\$ 1,711.81
1001361	00000447150603	7	\$ 7,563.15	\$ 2,832.19
1001362	00000447150604	8	\$ 4,571.26	\$ 1,711.81
1001363	00000447150605	7	\$ 7,563.15	\$ 2,832.19
1001364	00000447150606	7	\$ 7,563.15	\$ 2,832.19
1001365	00000447150607	7	\$ 7,563.15	\$ 2,832.19
1001366	00000447150608	7	\$ 7,563.15	\$ 2,832.19
1001367	00000447150609	7	\$ 7,563.15	\$ 2,832.19
1001368	00000447150610	7	\$ 7,563.15	\$ 2,832.19
1001369	00000447150611	7	\$ 7,563.15	\$ 2,832.19
1001370	00000447150612	7	\$ 7,563.15	\$ 2,832.19
1001371	00000447150613	7	\$ 7,563.15	\$ 2,832.19
1001372	00000447150614	7	\$ 7,563.15	\$ 2,832.19
1001373	00000447150615	7	\$ 7,563.15	\$ 2,832.19
1001374	00000447150616	7	\$ 7,563.15	\$ 2,832.19
1001375	00000447150617	7	\$ 7,563.15	\$ 2,832.19
1001376	00000447150618	7	\$ 7,563.15	\$ 2,832.19
1001377	00000447150619	7	\$ 7,563.15	\$ 2,832.19
1001378	00000447150620	7	\$ 7,563.15	\$ 2,832.19
1001379	00000447150621	7	\$ 7,563.15	\$ 2,832.19
1001380	00000447150622	7	\$ 7,563.15	\$ 2,832.19
1001381	00000447150623	7	\$ 7,563.15	\$ 2,832.19



Property ID	Geographic ID	Lot Type <sup>1</sup>	Improvement Area #1	
			Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
1001382	00000447150624	7	\$ 7,563.15	\$ 2,832.19
1001383	00000447150625	7	\$ 7,563.15	\$ 2,832.19
1001384	00000447150626	8	\$ 4,571.26	\$ 1,711.81
1001385	00000447150627	7	\$ 7,563.15	\$ 2,832.19
1001386	00000447150628	8	\$ 4,571.26	\$ 1,711.81
1001387	00000447150629	7	\$ 7,563.15	\$ 2,832.19
1001388	00000447150630	8	\$ 4,571.26	\$ 1,711.81
1001389	00000447150631	7	\$ 7,563.15	\$ 2,832.19
1001390	00000447150632	8	\$ 4,571.26	\$ 1,711.81
1001391	00000447150633	7	\$ 7,563.15	\$ 2,832.19
1001392	00000447150634	8	\$ 4,571.26	\$ 1,711.81
1001393	00000447150635	7	\$ 7,563.15	\$ 2,832.19
1001394	00000447150636	7	\$ 7,563.15	\$ 2,832.19
1001395	00000447150637	7	\$ 7,563.15	\$ 2,832.19
1001396	00000447150638	8	\$ 4,571.26	\$ 1,711.81
1001397	00000447150639	7	\$ 7,563.15	\$ 2,832.19
1001398	00000447150640	8	\$ 4,571.26	\$ 1,711.81
1001399	00000447150641	7	\$ 7,563.15	\$ 2,832.19
1001400	00000447150642	8	\$ 4,571.26	\$ 1,711.81
1001401	00000447150643	7	\$ 7,563.15	\$ 2,832.19
1001402	00000447150644	8	\$ 4,571.26	\$ 1,711.81
1001403	00000447150645	7	\$ 7,563.15	\$ 2,832.19
1001404	00000447150646	7	\$ 7,563.15	\$ 2,832.19
1001405	00000447150647	7	\$ 7,563.15	\$ 2,832.19
1001406	00000447150648	8	\$ 4,571.26	\$ 1,711.81
1001407	00000447150649	7	\$ 7,563.15	\$ 2,832.19
1001408	00000447150650	8	\$ 4,571.26	\$ 1,711.81
1001409	00000447150651	7	\$ 7,563.15	\$ 2,832.19
1001410	00000447150652	8	\$ 4,571.26	\$ 1,711.81
1001411	00000447150653	7	\$ 7,563.15	\$ 2,832.19
1001412	00000447150654	8	\$ 4,571.26	\$ 1,711.81
1001413	00000447150655	7	\$ 7,563.15	\$ 2,832.19
1001414	00000447150656	8	\$ 4,571.26	\$ 1,711.81
1001415	00000447150657	7	\$ 7,563.15	\$ 2,832.19
1001416	00000447150658	7	\$ 7,563.15	\$ 2,832.19
1001417	00000447150659	8	\$ 4,571.26	\$ 1,711.81
1001418	00000447150660	7	\$ 7,563.15	\$ 2,832.19
1001419	00000447150661	8	\$ 4,571.26	\$ 1,711.81
1001420	00000447150662	7	\$ 7,563.15	\$ 2,832.19
1001421	00000447150663	7	\$ 7,563.15	\$ 2,832.19
<b>Improvement Area #1 Total</b>			<b>\$ 5,325,000.00</b>	<b>\$ 1,994,060.35</b>

<sup>1</sup>A partial Prepayment for Tract #6&7 was received in June of 2020. Tract #8's partial Prepayment was received in May 2020. Tract #9's partial Prepayment was received in October 2020.

<sup>2</sup>Outstanding Assessment prior to 1/31/2026 Annual Installment.

*Note: Totals may not sum due to rounding.*

## EXHIBIT F-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment <sup>[a]</sup>
	Principal	Interest	Principal	Interest		
2026	\$ 1,130,000	\$ 206,400	\$ 560,000	\$ 75,400	\$ 22,260	\$ 1,994,060
2027	\$ 1,195,000	\$ 138,600	\$ 625,000	\$ 53,000	\$ 22,706	\$ 2,034,306
2028	\$ 1,115,000	\$ 66,900	\$ 700,000	\$ 28,000	\$ 23,160	\$ 1,933,060
<b>Total</b>	<b>\$ 3,440,000</b>	<b>\$ 411,900</b>	<b>\$ 1,885,000</b>	<b>\$ 156,400</b>	<b>\$ 68,126</b>	<b>\$ 5,961,426</b>

[a] 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. Totals summing from Annual Installments due 1/31/2022 and on.

## EXHIBIT G-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Parcel ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #2	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
888818	04491512010000	ESTANCIA PKWY	Tract 1	\$ -	\$ -
921012	04491508020000	OLD SAN ANTONIO RD	Tract 11	\$ -	\$ -
960158	04511508010000	1100 AVENIDA MERCADO STREET	NRP Tract <sup>3</sup>	\$ -	\$ -
960159	04511508020000	ESTANCIA PKWY	Gencap Tract	\$ 1,520,275.38	\$ 227,072.78
921020	04511507020000	OLD SAN ANTONIO RD	Tract 5	\$ -	\$ -
921023	04511507050000	OLD SAN ANTONIO RD	Tract 8	\$ 452,647.64	\$ 67,608.78
921024	04561807050000	OLD SAN ANTONIO RD	Tract 9	\$ 1,385,514.67	\$ 206,944.53
940747	04491513020000	12600 STANFORD DR 1	6	\$ 10,721.24	\$ 1,601.35
940748	04491513030000	12602 STANFORD DRIVE 2	6	\$ 10,721.24	\$ 1,601.35
940749	04491513040000	12604 STANFORD DR 3	6	\$ 10,721.24	\$ 1,601.35
940750	04491513050000	12606 STANFORD DRIVE 4	6	\$ 10,721.24	\$ 1,601.35
940751	04491513060000	12608 STANFORD DRIVE 5	6	\$ 10,721.24	\$ 1,601.35
940752	04491513070000	12610 STANFORD DRIVE 6	6	\$ 10,721.24	\$ 1,601.35
940753	04491513080000	12612 STANFORD DRIVE PKWY 7	6 <sup>3</sup>	\$ -	\$ -
940754	04491513090000	12614 STANFORD DRIVE 8	6	\$ 10,721.24	\$ 1,601.35
940755	04491513100000	12616 STANFORD DR 9	6	\$ 10,721.24	\$ 1,601.35
940756	04491513110000	12618 STANFORD DRIVE 10	6	\$ 10,721.24	\$ 1,601.35
940757	04491513120000	12620 STANFORD DR 11	6	\$ 10,721.24	\$ 1,601.35
940758	04491513130000	1622 STANFORD DR 12	6	\$ 10,721.24	\$ 1,601.35
940759	04491513140000	12700 STANFORD DR 13	6	\$ 10,721.24	\$ 1,601.35
940760	04491513150000	12702 STANFORD DRIVE 14	6	\$ 10,721.24	\$ 1,601.35
940761	04491513160000	12706 STANFORD DRIVE 15	6	\$ 10,721.24	\$ 1,601.35
940762	04491513170000	12708 STANFORD PKWY 16	6	\$ 10,721.24	\$ 1,601.35
940763	04491513180000	12710 STANFORD DR 17	6	\$ 10,721.24	\$ 1,601.35
940764	04491513190000	12712 STANFORD PKWY 18	6	\$ 10,721.24	\$ 1,601.35
940765	04491513200000	12714 STANFORD DR 19	6	\$ 10,721.24	\$ 1,601.35
940766	04491513210000	12800 STANDFORD DR 20	5	\$ 6,102.86	\$ 911.54
940767	04491513220000	12802 STANFORD DR 21	6	\$ 10,721.24	\$ 1,601.35
940768	04491513230000	12804 STANFORD DR 22	6	\$ 10,721.24	\$ 1,601.35
940769	04491513240000	12806 STANFORD DR 23	5	\$ 6,102.86	\$ 911.54
940770	04491513250000	12808 STANFORD DRIVE 24	6	\$ 10,721.24	\$ 1,601.35
940771	04491513260000	12810 STANFORD DRIVE 25	6	\$ 10,721.24	\$ 1,601.35
940772	04491513270000	12812 STANFORD DRIVE 26	6	\$ 10,721.24	\$ 1,601.35
940773	04491513280000	12814 STANFORD DR 27	5	\$ 6,102.86	\$ 911.54
940774	04491513290000	12816 STANFORD DRIVE 28	6	\$ 10,721.24	\$ 1,601.35
940775	04491513300000	12818 STANFORD DR 29	6	\$ 10,721.24	\$ 1,601.35
940776	04491513310000	12900 STANFORD DR 30	6	\$ 10,721.24	\$ 1,601.35
940777	04491513320000	12902 STANFORD DR 31	5	\$ 6,102.86	\$ 911.54
940778	04491513330000	12904 STANFORD DR 32	6	\$ 10,721.24	\$ 1,601.35
940779	04491513340000	12904 STANFORD DR 33	6	\$ 10,721.24	\$ 1,601.35
940780	04491513350000	12908 STANFORD DR 34	6	\$ 10,721.24	\$ 1,601.35
940781	04491513360000	12910 STANFORD DR 35	5	\$ 6,102.86	\$ 911.54
940782	04491513370000	12912 STANFORD DR 36	6	\$ 10,721.24	\$ 1,601.35
940783	04491513380000	12914 STANFORD DR 37	6	\$ 10,721.24	\$ 1,601.35
940784	04491513390000	12916 STANFORD DR 38	6	\$ 10,721.24	\$ 1,601.35
940785	04491513400000	13000 STANFORD DR 39	5	\$ 6,102.86	\$ 911.54
940786	04491513410000	13002 STANFORD DR 40	6	\$ 10,721.24	\$ 1,601.35
940787	04491513420000	13004 STANFORD DRIVE 41	6	\$ 10,721.24	\$ 1,601.35
940788	04491513430000	13006 STANFORD DR 42	5	\$ 6,102.86	\$ 911.54
940789	04491513440000	13008 STANFORD DRIVE 43	6	\$ 10,721.24	\$ 1,601.35

Parcel ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #2	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
940790	04491513450000	13010 BLOOMINGTON DR 44	6	\$ 10,721.24	\$ 1,601.35
940791	04491513460000	13012 BLOOMINGTON DR 45	5	\$ 6,102.86	\$ 911.54
940792	04491513470000	13014 BLOOMINGTON DR 46	6	\$ 10,721.24	\$ 1,601.35
940793	04491513480000	802 BAKERSFIELD PL 47	6	\$ 10,721.24	\$ 1,601.35
940794	04491513490000	800 BAKERSFIELD PL 48	6	\$ 10,721.24	\$ 1,601.35
940795	04491513500000	801 BAKERSFIELD PLACE 49	6	\$ 10,721.24	\$ 1,601.35
940796	04491513510000	13020 BLOOMINGTON DR 50	6	\$ 10,721.24	\$ 1,601.35
940797	04491513520000	13022 BLOOMINGTON DR 51	6	\$ 10,721.24	\$ 1,601.35
940798	04491513530000	13023 BLOOMINGTON DR 52	6	\$ 10,721.24	\$ 1,601.35
940799	04491513540000	13013 BLOOMINGTON DR 53	6	\$ 10,721.24	\$ 1,601.35
940800	04491513550000	13011 BLOMINGTON DRIVE 54	6	\$ 10,721.24	\$ 1,601.35
940801	04491513560000	13009 BLOOMINGTON DR 55	6	\$ 10,721.24	\$ 1,601.35
940802	04491513570000	13007 BLOOMINGTON DR 56	5	\$ 6,102.86	\$ 911.54
940803	04491513580000	13005 BLOOMINGTON DR 57	6	\$ 10,721.24	\$ 1,601.35
940804	04491513590000	13003 BLOOMINGTON DR 58	6	\$ 10,721.24	\$ 1,601.35
940805	04491513600000	13001 BLOOMINGTON DR 59	5	\$ 6,102.86	\$ 911.54
940806	04491513610000	13000 BLOOMINGTON DRIVE 60	6	\$ 10,721.24	\$ 1,601.35
940807	04491513620000	13002 BLOOMINGTON DR 61	6	\$ 10,721.24	\$ 1,601.35
940808	04491513630000	13004 BLOOMINGTON DRIVE 62	6	\$ 10,721.24	\$ 1,601.35
940809	04491513640000	13006 BLOOMINGTON DRIVE 63	6	\$ 10,721.24	\$ 1,601.35
940810	04491513650000	801 MORGANTOWN DR 64	6	\$ 10,721.24	\$ 1,601.35
940811	04491513660000	12915 STANFORD DRIVE 65	6	\$ 10,721.24	\$ 1,601.35
940812	04491513670000	12913 STANFORD DRIVE 66	6	\$ 10,721.24	\$ 1,601.35
940813	04491513680000	12911 STANFORD DR 67	6	\$ 10,721.24	\$ 1,601.35
940814	04491513690000	12909 STANFORD DRIVE 68	6	\$ 10,721.24	\$ 1,601.35
940815	04491513700000	12905 STANFORD DRIVE 69	6	\$ 10,721.24	\$ 1,601.35
940816	04491513710000	12903 STANFORD DR 70	6	\$ 10,721.24	\$ 1,601.35
940817	04491513720000	12901 STANFORD DRIVE 71	6	\$ 10,721.24	\$ 1,601.35
940818	04491513730000	12817 STANFORD DRIVE 72	6	\$ 10,721.24	\$ 1,601.35
940819	04491513740000	12815 STANFORD DRIVE 73	6	\$ 10,721.24	\$ 1,601.35
940820	04491513750000	12813 STANFORD DRIVE 74	6	\$ 10,721.24	\$ 1,601.35
940821	04491513760000	12811 STANFORD DRIVE 75	6	\$ 10,721.24	\$ 1,601.35
940822	04491513770000	12809 STANFORD DRIVE 76	6	\$ 10,721.24	\$ 1,601.35
940823	04491513780000	12807 STANFORD DRIVE 77	6	\$ 10,721.24	\$ 1,601.35
940824	04491513790000	12805 STANFORD DRIVE 78	6	\$ 10,721.24	\$ 1,601.35
940825	04491513800000	12803 STANFORD DRIVE 79	6	\$ 10,721.24	\$ 1,601.35
940826	04491513810000	12801 STANFORD PKWY 80	6	\$ 10,721.24	\$ 1,601.35
940827	04491513820000	12701 STANFORD DR	6	\$ 10,721.24	\$ 1,601.35
940828	04491513830000	12621 STANFORD DR 82	6	\$ 10,721.24	\$ 1,601.35
940829	04491513840000	12619 STANFORD DR 83	5	\$ 6,102.86	\$ 911.54
940830	04491513850000	12617 STANFORD DRIVE 84	6	\$ 10,721.24	\$ 1,601.35
940831	04491513860000	12615 STANFORD DR	5	\$ 6,102.86	\$ 911.54
940832	04491513870000	12613 STANFORD DR 86	6	\$ 10,721.24	\$ 1,601.35
940833	04491513880000	1010 PITTSBURGH DR 87	6	\$ 10,721.24	\$ 1,601.35
940834	04491513890000	1008 PITTSBURGH DR 88	6	\$ 10,721.24	\$ 1,601.35
940835	04491513900000	1006 PITTSBURGH DR 89	5	\$ 6,102.86	\$ 911.54
940836	04491513910000	1004 PITTSBURGH DR 90	6	\$ 10,721.24	\$ 1,601.35
940837	04491513920000	1002 PITTSBURGH DR 91	6	\$ 10,721.24	\$ 1,601.35
940838	04491513930000	1000 PITTSBURG DR 92	6	\$ 10,721.24	\$ 1,601.35
940839	04491513940000	806 GAINESVILLE DR 93	6	\$ 10,721.24	\$ 1,601.35

Parcel ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #2	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
940840	04491513950000	804 GAINESVILLE DR 94	6	\$ 10,721.24	\$ 1,601.35
940841	04491513960000	801 GAINESVILLE DR 95	6	\$ 10,721.24	\$ 1,601.35
940842	04491513970000	803 GAINESVILLE DR 96	6	\$ 10,721.24	\$ 1,601.35
940843	04491513980000	805 GAINESVILLE DR 97	6	\$ 10,721.24	\$ 1,601.35
940844	04491513990000	922 PITTSBURGH DR 98	6	\$ 10,721.24	\$ 1,601.35
940845	04491514000000	920 PITTSBURGH DR 99	5	\$ 6,102.86	\$ 911.54
940846	04491514010000	918 PITTSBURGH DR 100	6	\$ 10,721.24	\$ 1,601.35
940847	04491514020000	914 PITTSBURGH DR 101	6	\$ 10,721.24	\$ 1,601.35
940848	04491514030000	912 PITTSBURGH DR 102	6	\$ 10,721.24	\$ 1,601.35
940849	04491514040000	910 PITTSBURGH DR 103	6	\$ 10,721.24	\$ 1,601.35
940850	04491514050000	908 PITTSBURGH DR 104	6	\$ 10,721.24	\$ 1,601.35
940851	04491514060000	906 PITTSBURGH DR 105	5	\$ 6,102.86	\$ 911.54
940852	04491514070000	904 PITTSBURGH DR 106	6	\$ 10,721.24	\$ 1,601.35
940853	04491514080000	902 PITTSBURGH DR 107	6	\$ 10,721.24	\$ 1,601.35
940854	04491514090000	900 PITTSBURGH DR 108	6	\$ 10,721.24	\$ 1,601.35
940855	04491514100000	808 DAYTON DR 109	6	\$ 10,721.24	\$ 1,601.35
940856	04491514110000	1806 DAYTON DR 110	6	\$ 10,721.24	\$ 1,601.35
940857	04491514120000	804 DAYTON DR 111	6	\$ 10,721.24	\$ 1,601.35
940858	04491514130000	802 DAYTON DR 112	6	\$ 10,721.24	\$ 1,601.35
940859	04491514140000	803 DAYTON DR 113	6	\$ 10,721.24	\$ 1,601.35
940860	04491514150000	12900 BLOOMINGTON DR 114	6	\$ 10,721.24	\$ 1,601.35
940861	04491514160000	12902 BLOOMINGTON DR 115	5	\$ 6,102.86	\$ 911.54
940862	04491514170000	12904 BLOOMINGTON DR 116	6	\$ 10,721.24	\$ 1,601.35
940863	04491514180000	12906 BLOOMINGTON DR 117	6	\$ 10,721.24	\$ 1,601.35
940864	04491514190000	12909 BLOOMINGTON DR 118	6	\$ 10,721.24	\$ 1,601.35
940865	04491514200000	12907 BLOOMINGTON DR 119	5	\$ 6,102.86	\$ 911.54
940866	04491514210000	12905 BLOOMINGTON DR 120	6	\$ 10,721.24	\$ 1,601.35
940867	04491514220000	12903 BLOOMINGTON DR 121	6	\$ 10,721.24	\$ 1,601.35
940868	04491514230000	12901 BLOOMINGTON DR 122	6	\$ 10,721.24	\$ 1,601.35
940869	04491514240000	12809 BLOOMINGTON DR 123	6	\$ 10,721.24	\$ 1,601.35
940870	04491514250000	12807 BLOOMINGTON DR 124	5	\$ 6,102.86	\$ 911.54
940871	04491514260000	12805 BLOOMINGTON DR 125	6	\$ 10,721.24	\$ 1,601.35
940872	04491514270000	12803 BLOOMINGTON DR 126	6	\$ 10,721.24	\$ 1,601.35
940873	04491514280000	12801 BLOOMINGTON DR 127	6	\$ 10,721.24	\$ 1,601.35
940874	04491514290000	12727 BLOOMINGTON DR 128	6	\$ 10,721.24	\$ 1,601.35
940875	04491514300000	12725 BLOOMINGTON DR 129	5	\$ 6,102.86	\$ 911.54
940876	04491514310000	12723 BLOOMINGTON DR 130	6	\$ 10,721.24	\$ 1,601.35
940877	04491514320000	12721 BLOOMINGTON DR 131	6	\$ 10,721.24	\$ 1,601.35
940878	04491514330000	12719 BLOOMINGTON DR 132	5	\$ 6,102.86	\$ 911.54
940879	04491514340000	12717 BLOOMINGTON DR 133	6	\$ 10,721.24	\$ 1,601.35
940880	04491514350000	12715 BLOOMINGTON DR 134	6	\$ 10,721.24	\$ 1,601.35
940881	04491514360000	12713 BLOOMINGTON DR 135	5	\$ 6,102.86	\$ 911.54
940882	04491514370000	12711 BLOOMINGTON DR 136	6	\$ 10,721.24	\$ 1,601.35
940883	04491514380000	12707 BLOOMINGTON DR	6	\$ 10,721.24	\$ 1,601.35
940884	04491514390000	12705 BLOOMINGTON DR	6	\$ 10,721.24	\$ 1,601.35
940885	04491514400000	12703 BLOOMINGTON DR 139	5	\$ 6,102.86	\$ 911.54
940886	04491514410000	12701 BLOOMINGTON DR 140	6	\$ 10,721.24	\$ 1,601.35
940887	04491514420000	12700 BLOOMINGTON DR 141	6	\$ 10,721.24	\$ 1,601.35
940888	04491514430000	12702 BLOOMINGTON DR 142	6	\$ 10,721.24	\$ 1,601.35
940889	04491514440000	12704 BLOOMINGTON DR 143	5	\$ 6,102.86	\$ 911.54

				Improvement Area #2	
Parcel ID	Geographic ID	Address	Lot Type <sup>1</sup>	Outstanding Assessment <sup>2</sup>	Installment due 1/31/2026
940890	04491514450000	12706 BLOOMINGTON DR 144	6	\$ 10,721.24	\$ 1,601.35
940891	04491514460000	12708 BLOOMINGTON DR	6	\$ 10,721.24	\$ 1,601.35
940892	04491514470000	12710 BLOOMINGTON DR	6	\$ 10,721.24	\$ 1,601.35
940893	04491514480000	12712 BLOOMINGTON DR 147	6	\$ 10,721.24	\$ 1,601.35
940894	04491514490000	12714 BLOOMINGTON DR 148	6	\$ 10,721.24	\$ 1,601.35
940895	04491514500000	12716 BLOOMINGTON DR 149	6	\$ 10,721.24	\$ 1,601.35
940896	04491514510000	12718 BLOOMINGTON DR 150	6	\$ 10,721.24	\$ 1,601.35
940897	04491514520000	12720 BLOOMINGTON DR 151	6	\$ 10,721.24	\$ 1,601.35
940898	04491514530000	12722 BLOOMINGTON DR 152	6	\$ 10,721.24	\$ 1,601.35
940899	04491514540000	909 PITTSBURGH DR 153	6	\$ 10,721.24	\$ 1,601.35
940900	04491514550000	911 PITTSBURGH DR 154	6	\$ 10,721.24	\$ 1,601.35
940901	04491514560000	913 PITTSBURGH DR 155	6	\$ 10,721.24	\$ 1,601.35
940902	04491514570000	915 PITTSBURGH DR 156	6	\$ 10,721.24	\$ 1,601.35
940903	04491514580000	917 PITTSBURGH DR 157	6	\$ 10,721.24	\$ 1,601.35
940904	04491514590000	919 PITTSBURGH DR 158	6	\$ 10,721.24	\$ 1,601.35
940905	04491514600000	921 PITTSBURGH DR 159	6	\$ 10,721.24	\$ 1,601.35
940906	04491514610000	923 PITTSBURGH DR 160	5	\$ 6,102.86	\$ 911.54
940907	04491514620000	1001 PITTSBURGH DR 161	6	\$ 10,721.24	\$ 1,601.35
<b>Improvement Area #2 Total</b>				<b>\$ 4,962,995.66</b>	<b>\$ 741,287.33</b>

<sup>1</sup> Partial Prepayments for Tract #2, Tract #4 and Tract #6 were received in May 2020.

<sup>2</sup> Outstanding Assessment prior to 1/31/2026 Annual Installment.

<sup>3</sup> Prepaid in full.

*Note: Totals may not sum due to rounding and prepayments for which bonds have not yet been redeemed.*



## EXHIBIT G-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Annual Installment <sup>[a]</sup>
2026	\$ 385,000	\$ 206,538	\$ -	\$ 87,170	\$ 48,261	\$ 15,594	\$ 742,562
2027	\$ 415,000	\$ 186,806	\$ -	\$ 94,850	\$ 43,794	\$ 15,906	\$ 756,355
2028	\$ 450,000	\$ 165,538	\$ -	\$ 103,015	\$ 38,933	\$ 16,224	\$ 773,709
2029	\$ 485,000	\$ 142,475	\$ -	\$ 111,695	\$ 33,653	\$ 16,548	\$ 789,372
2030	\$ 520,000	\$ 117,619	\$ -	\$ 120,920	\$ 27,929	\$ 16,879	\$ 803,346
2031	\$ 575,000	\$ 90,969	\$ -	\$ 130,720	\$ 21,732	\$ 17,217	\$ 835,637
2032	\$ 620,000	\$ 61,500	\$ -	\$ 141,129	\$ 15,032	\$ 17,561	\$ 855,223
2033	\$ 580,000	\$ 29,725	\$ -	\$ 152,184	\$ 7,799	\$ 17,912	\$ 787,620
<b>Total</b>	<b>\$ 4,030,000</b>	<b>\$ 1,001,169</b>	<b>\$ -</b>	<b>\$ 941,682.65</b>	<b>\$ 237,133</b>	<b>\$ 133,840</b>	<b>\$ 6,343,824</b>

[a] 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. Totals summing from Annual Installments due 1/31/2023 and on.

# EXHIBIT H-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Parcel ID <sup>[a]</sup>	Geographic ID	Lot Type	Improvement Area #3	
			Outstanding Assessment <sup>[b]</sup>	Installment due 1/31/2026 <sup>[b]</sup>
991378	00000451150902	11	\$ 15,440.26	\$ -
991379	00000451150903	11	\$ 15,440.26	\$ -
991380	00000451150904	11	\$ 15,440.26	\$ -
991381	00000451150905	11	\$ 15,440.26	\$ -
991382	00000451150906	11	\$ 15,440.26	\$ -
991383	00000451150907	11	\$ 15,440.26	\$ -
991384	00000451150908	11	\$ 15,440.26	\$ -
991385	00000451150909	11	\$ 15,440.26	\$ -
991386	00000451150910	11	\$ 15,440.26	\$ -
991387	00000451150911	11	\$ 15,440.26	\$ -
991388	00000451150912	11	\$ 15,440.26	\$ -
991389	00000451150913	11	\$ 15,440.26	\$ -
991390	00000451150914	11	\$ 15,440.26	\$ -
991391	00000451150915	11	\$ 15,440.26	\$ -
991392	00000451150916	11	\$ 15,440.26	\$ -
991393	00000451150917	11	\$ 15,440.26	\$ -
991394	00000451150918	11	\$ 15,440.26	\$ -
991395	00000451150919	11	\$ 15,440.26	\$ -
991396	00000451150920	11	\$ 15,440.26	\$ -
991397	00000451150921	11	\$ 15,440.26	\$ -
991398	00000451150922	11	\$ 15,440.26	\$ -
991399	00000451150923	11	\$ 15,440.26	\$ -
991400	00000451150924	11	\$ 15,440.26	\$ -
991401	00000451150925	11	\$ 15,440.26	\$ -
991402	00000451150926	11	\$ 15,440.26	\$ -
991403	00000451150927	11	\$ 15,440.26	\$ -
991404	00000451150928	11	\$ 15,440.26	\$ -
991405	00000451150929	11	\$ 15,440.26	\$ -
991406	00000451150930	11	\$ 15,440.26	\$ -
991407	00000451150931	11	\$ 15,440.26	\$ -
991408	00000451150932	11	\$ 15,440.26	\$ -
991409	00000451150933	11	\$ 15,440.26	\$ -
991410	00000451150934	11	\$ 15,440.26	\$ -
991411	00000451150935	11	\$ 15,440.26	\$ -
991412	00000451150936	11	\$ 15,440.26	\$ -
991413	00000451150937	11	\$ 15,440.26	\$ -
991414	00000451150938	11	\$ 15,440.26	\$ -
991415	00000451150939	11	\$ 15,440.26	\$ -
991416	00000451150940	11	\$ 15,440.26	\$ -
991417	00000451150941	11	\$ 15,440.26	\$ -

Parcel ID <sup>[a]</sup>	Geographic ID	Lot Type	Improvement Area #3	
			Outstanding Assessment <sup>[b]</sup>	Installment due 1/31/2026 <sup>[b]</sup>
991418	00000451150942	11	\$ 15,440.26	\$ -
991419	00000451150943	11	\$ 15,440.26	\$ -
991420	00000451150944	11	\$ 15,440.26	\$ -
991421	00000451150945	11	\$ 15,440.26	\$ -
991422	00000451150946	11	\$ 15,440.26	\$ -
991423	00000451150947	11	\$ 15,440.26	\$ -
991424	00000451150948	11	\$ 15,440.26	\$ -
991425	00000451150949	11	\$ 15,440.26	\$ -
991426	00000451150950	11	\$ 15,440.26	\$ -
991427	00000451150951	11	\$ 15,440.26	\$ -
991428	00000451150952	11	\$ 15,440.26	\$ -
991429	00000451150953	11	\$ 15,440.26	\$ -
991430	00000451150954	11	\$ 15,440.26	\$ -
991431	00000451150955	11	\$ 15,440.26	\$ -
991432	00000451150956	11	\$ 15,440.26	\$ -
991433	00000451150957	11	\$ 15,440.26	\$ -
991434	00000451150958	11	\$ 15,440.26	\$ -
991435	00000451150959	11	\$ 15,440.26	\$ -
991436	00000451150960	11	\$ 15,440.26	\$ -
991437	00000451150961	11	\$ 15,440.26	\$ -
991438	00000451150962	11	\$ 15,440.26	\$ -
991439	00000451150963	11	\$ 15,440.26	\$ -
991440	00000451150964	11	\$ 15,440.26	\$ -
991441	00000451150965	11	\$ 15,440.26	\$ -
991442	00000451150966	11	\$ 15,440.26	\$ -
991443	00000451150967	11	\$ 15,440.26	\$ -
991444	00000451150968	11	\$ 15,440.26	\$ -
991445	00000451150969	11	\$ 15,440.26	\$ -
991446	00000451150970	11	\$ 15,440.26	\$ -
991447	00000451150971	11	\$ 15,440.26	\$ -
991448	00000451150972	11	\$ 15,440.26	\$ -
991449	00000451150973	11	\$ 15,440.26	\$ -
991450	00000451150974	11	\$ 15,440.26	\$ -
991451	00000451150975	11	\$ 15,440.26	\$ -
991452	00000451150976	11	\$ 15,440.26	\$ -
991453	00000451150977	11	\$ 15,440.26	\$ -
991454	00000451150978	11	\$ 15,440.26	\$ -
991455	00000451150979	11	\$ 15,440.26	\$ -
991456	00000451150980	11	\$ 15,440.26	\$ -
991457	00000451150981	11	\$ 15,440.26	\$ -

Parcel ID <sup>[a]</sup>	Geographic ID	Lot Type	Improvement Area #3	
			Outstanding Assessment <sup>[b]</sup>	Installment due 1/31/2026 <sup>[b]</sup>
991458	00000451150982	11	\$ 15,440.26	\$ -
991459	00000451150983	11	\$ 15,440.26	\$ -
991460	00000451150984	11	\$ 15,440.26	\$ -
991461	00000451150985	11	\$ 15,440.26	\$ -
991462	00000451150986	11	\$ 15,440.26	\$ -
991463	00000451150987	11	\$ 15,440.26	\$ -
991464	00000451150988	11	\$ 15,440.26	\$ -
991465	00000451150989	11	\$ 15,440.26	\$ -
991466	00000451150990	11	\$ 15,440.26	\$ -
991467	00000451150991	11	\$ 15,440.26	\$ -
991468	00000451150992	11	\$ 15,440.26	\$ -
991469	00000451150993	11	\$ 15,440.26	\$ -
991470	00000451150994	11	\$ 15,440.26	\$ -
991471	00000451150995	11	\$ 15,440.26	\$ -
991472	00000451150996	11	\$ 15,440.26	\$ -
991473	00000451150997	11	\$ 15,440.26	\$ -
991474	00000451150998	11	\$ 15,440.26	\$ -
991475	00000451150999	11	\$ 15,440.26	\$ -
991476	00000451151000	11	\$ 15,440.26	\$ -
991477	00000451151001	11	\$ 15,440.26	\$ -
991478	00000451151002	11	\$ 15,440.26	\$ -
991479	00000451151003	11	\$ 15,440.26	\$ -
991480	00000451151004	11	\$ 15,440.26	\$ -
991481	00000451151005	11	\$ 15,440.26	\$ -
991482	00000451151006	11	\$ 15,440.26	\$ -
991483	00000451151007	11	\$ 15,440.26	\$ -
991484	00000451151008	11	\$ 15,440.26	\$ -
991485	00000451151009	11	\$ 15,440.26	\$ -
991486	00000451151010	11	\$ 15,440.26	\$ -
991487	00000451151011	11	\$ 15,440.26	\$ -
991488	00000451151012	11	\$ 15,440.26	\$ -
991489	00000451151013	11	\$ 15,440.26	\$ -
991490	00000451151014	11	\$ 15,440.26	\$ -
991491	00000451151015	11	\$ 15,440.26	\$ -
991492	00000451151016	11	\$ 15,440.26	\$ -
991493	00000451151017	11	\$ 15,440.26	\$ -
991494	00000451151018	11	\$ 15,440.26	\$ -
991495	00000451151019	11	\$ 15,440.26	\$ -
991496	00000451151020	11	\$ 15,440.26	\$ -
991497	00000451151021	11	\$ 15,440.26	\$ -

Parcel ID <sup>[a]</sup>	Geographic ID	Lot Type	Improvement Area #3	
			Outstanding Assessment <sup>[b]</sup>	Installment due 1/31/2026 <sup>[b]</sup>
991498	00000451151022	11	\$ 15,440.26	\$ -
991499	00000451151023	11	\$ 15,440.26	\$ -
991500	00000451151024	11	\$ 15,440.26	\$ -
991501	00000451151025	11	\$ 15,440.26	\$ -
991502	00000451151026	11	\$ 15,440.26	\$ -
991503	00000451151027	11	\$ 15,440.26	\$ -
991504	00000451151028	11	\$ 15,440.26	\$ -
991505	00000451151029	11	\$ 15,440.26	\$ -
991506	00000451151030	11	\$ 15,440.26	\$ -
991507	00000451151031	11	\$ 15,440.26	\$ -
991508	00000451151032	11	\$ 15,440.26	\$ -
991509	00000451151033	11	\$ 15,440.26	\$ -
991510	00000451151034	11	\$ 15,440.26	\$ -
991511	00000451151035	11	\$ 15,440.26	\$ -
991512	00000451151036	11	\$ 15,440.26	\$ -
991513	00000451151037	11	\$ 15,440.26	\$ -
991514	00000451151038	11	\$ 15,440.26	\$ -
991515	00000451151039	11	\$ 15,440.26	\$ -
991516	00000451151040	11	\$ 15,440.26	\$ -
991517	00000451151041	11	\$ 15,440.26	\$ -
991518	00000451151042	11	\$ 15,440.26	\$ -
991519	00000451151043	11	\$ 15,440.26	\$ -
991520	00000451151044	11	\$ 15,440.26	\$ -
991521	00000451151045	11	\$ 15,440.26	\$ -
991522	00000451151046	11	\$ 15,440.26	\$ -
991523	00000451151047	11	\$ 15,440.26	\$ -
991524	00000451151048	11	\$ 15,440.26	\$ -
991525	00000451151049	11	\$ 15,440.26	\$ -
991526	00000451151050	11	\$ 15,440.26	\$ -
991527	00000451151051	11	\$ 15,440.26	\$ -
991528	00000451151052	11	\$ 15,440.26	\$ -
991529	00000451151053	11	\$ 15,440.26	\$ -
991530	00000451151054	11	\$ 15,440.26	\$ -
991531	00000451151055	11	\$ 15,440.26	\$ -
991532	00000451151056	11	\$ 15,440.26	\$ -
991533	00000451151057	11	\$ 15,440.26	\$ -
991534	00000451151058	11	\$ 15,440.26	\$ -
991535	00000451151059	11	\$ 15,440.26	\$ -
991536	00000451151060	11	\$ 15,440.26	\$ -
991537	00000451151061	11	\$ 15,440.26	\$ -

			Improvement Area #3	
Parcel ID <sup>[a]</sup>	Geographic ID	Lot Type	Outstanding Assessment <sup>[b]</sup>	Installment due 1/31/2026 <sup>[b]</sup>
991538	00000451151062	11	\$ 15,440.26	\$ -
991539	00000451151063	11	\$ 15,440.26	\$ -
991540	00000451151064	11	\$ 15,440.26	\$ -
998080	00000453190208	Multi-Family	\$ 2,062,069.80	\$ -
998079	00000453190207	Multi-Family	\$ 209,130.84	\$ -
968696	00000453190203	Unplatted	\$ 2,087,982.89	\$ -
968697	00000453190204	Unplatted	\$ 2,124,053.92	\$ -
968698	00000453190205	Non-Benefited	\$ -	\$ -
968699	00000453190206	Non-Benefited	\$ -	\$ -
968698	00000453190205	Non-Benefited	\$ -	\$ -
784763	00000453190101	Non-Benefited	\$ -	\$ -
968700	00000453150103	Non-Benefited	\$ -	\$ -
<b>Improvement Area #3 Total</b>			<b>\$ 9,000,000.00</b>	<b>\$ -</b>

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not sum due to rounding.



## EXHIBIT H-2 – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 330,000.00	\$ -	\$ (365,000.00)	\$ 35,000.00	\$ -
2027	\$ 912,000.00	\$ 495,000.00	\$ -	\$ -	\$ 35,700.00	\$ 1,442,700.00
2028	\$ 966,000.00	\$ 444,840.00	\$ -	\$ -	\$ 36,414.00	\$ 1,447,254.00
2029	\$ 1,023,000.00	\$ 391,710.00	\$ -	\$ -	\$ 37,142.28	\$ 1,451,852.28
2030	\$ 1,083,000.00	\$ 335,445.00	\$ -	\$ -	\$ 37,885.13	\$ 1,456,330.13
2031	\$ 1,148,000.00	\$ 275,880.00	\$ -	\$ -	\$ 38,642.83	\$ 1,462,522.83
2032	\$ 1,216,000.00	\$ 212,740.00	\$ -	\$ -	\$ 39,415.68	\$ 1,468,155.68
2033	\$ 1,288,000.00	\$ 145,860.00	\$ -	\$ -	\$ 40,204.00	\$ 1,474,064.00
2034	\$ 1,364,000.00	\$ 75,020.00	\$ -	\$ -	\$ 41,008.08	\$ 1,480,028.08
<b>Total</b>	<b>\$ 9,000,000.00</b>	<b>\$ 2,706,495.00</b>	<b>\$ -</b>	<b>\$ (365,000.00)</b>	<b>\$ 341,412.00</b>	<b>\$ 11,682,907.00</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

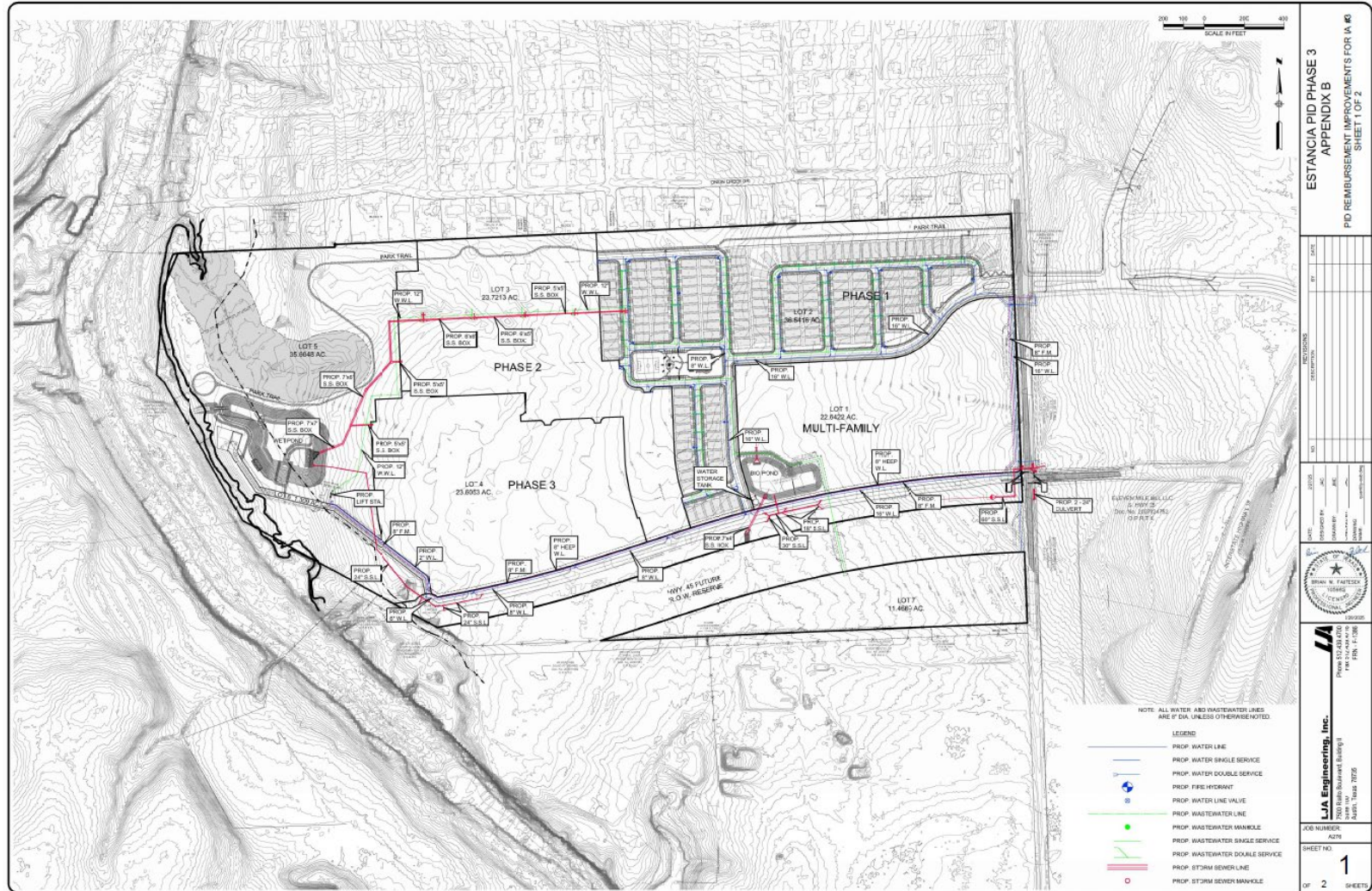
[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## EXHIBIT I – MAXIMUM ASSESSMENT PER LOT TYPE

		Maximum Assessment		Estimated Tax	
Lot Type	Units	per Lot Type		Rate Equivalent	
Improvement Area #1					
1	158	\$	3,994.03	\$	0.47
2	81	\$	5,408.60	\$	0.49
3	120	\$	5,391.04	\$	0.57
4	11	\$	6,931.34	\$	0.57
7	224	\$	7,563.15	\$	0.69
8	38	\$	4,571.26	\$	0.69
		Maximum Assessment		Estimated Tax	
Lot Type	Units	per Lot Type		Rate Equivalent	
Improvement Area #2					
5	24	\$	6,102.86	\$	0.53
6	137	\$	10,721.24	\$	0.53
		Maximum Assessment		Estimated Tax	
Lot Type	Units	per Lot Type		Rate Equivalent	
Improvement Area #3					
9	84	\$	13,946.04	\$	0.54
10	41	\$	8,633.26	\$	0.54
11	337	\$	15,440.26	\$	0.54
12	360	\$	6,308.89	\$	0.54

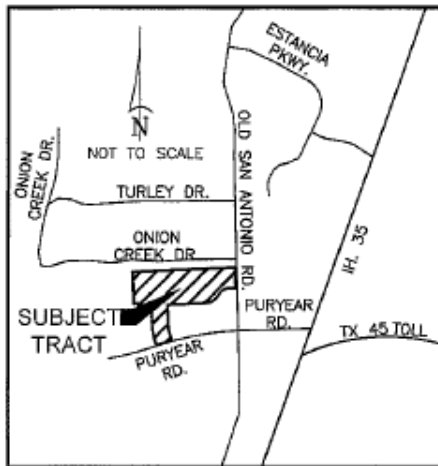
## EXHIBIT J – MAPS OF IMPROVEMENT AREA #3 AUTHORIZED IMPROVEMENTS







## EXHIBIT K – ESTANCIA WEST DECLARATION OF CONDOMINIUMS



**LOCATION MAP**  
NOT TO SCALE

**GENERAL NOTES**

- 1) All improvements and land reflected on the plat are designated as general common elements, save and except portions of the regime designated as limited common elements or units; (i) in the Declaration of Condominium Regime for Estancia West Condominiums (the Declaration) or (ii) on the plats and plans of the regime.
- 2) Ownership and use of condominium units is subject to the rights and restrictions contained in the Declaration.
- 3) The property is subject to special rights reserved by the Declarant in the Declaration. Pursuant to such provisions, among other things, Declarant has reserved the right to (i) complete or make improvements indicated on the plat and plans; (ii) exercise any development right permitted by the Texas Uniform Condominium Act (the "Act") and the Declaration, including the addition of real property the regime, which property may be added as units, general common elements and/or limited common elements; (iii) make the property part of a larger condominium or planned community; (iv) use units owned or leased by Declarant as models, storage areas, and offices for the marketing, management, maintenance, customer service, construction, and leasing of the property; and (v) appoint or remove any Declarant-appointed officer or director of the Association during the Declarant Control Period (as defined in the Declaration)
- 4) Vertical boundaries are defined in the Declaration.

**NOTE:**

BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83 (GRID) AS DERIVED FROM GPS OBSERVATION.

NOTE: FIELDWORK WAS PERFORMED IN JUNE 23, 2021

THIS PLAT CONTAINS THE INFORMATION REQUIRED BY SECTION 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT.

*Gregory A. Way*  
GREGORY A. WAY  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4567  
CAPITAL SURVEYING COMPANY, INC.  
925 CAPITAL OF TEXAS HIGHWAY SOUTH

*1-23-24*  
DATE

### **ESTANCIA WEST CONDOMINIUMS**

**LEGAL DESCRIPTION:**

LOT 2, BLOCK A, ESTANCIA WEST, A SUBDIVISION ESTABLISHED PURSUANT TO THE PLAT RECORDED AS DOCUMENT No. 202200237, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**SHEET INDEX**

Sheet 1: Location Map, Legal Description, Legend, Certification and General Notes  
Sheets 2 and 3: Unit Schematic  
Sheet 4: Sheet Layout  
Sheets 5-14: Unit Dimensions  
Sheets 15-16: Line Tables and Curve Tables

**LEGEND**

O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
R.O.W.	RIGHT OF WAY
( )	RECORD INFORMATION
(BY PLAT)	AS DEDICATED IN DOCUMENT NUMBER 202200237 OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
GCE	GENERAL COMMON ELEMENT
●	1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED
⊗	1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
▲	CALCULATED POINT
— — —	BREAK IN SCALE



Dwg. # 20514C2 CRD # 20514 SHEET 1 OF 16

**ESCI** CAPITAL SURVEYING COMPANY INCORPORATED



ONION CREEK DR.

UNIMPROVED MYSTIC DR.

ONION CREEK MEADOWS AMENDED VOL. 56, P. 66 T.C.P.R.

N87°24'17"E 2063.15'

100' PARK EASEMENT (DEDICATED BY PLAT)

OLD SAN ANTONIO ROAD (HAYS COUNTY ROAD No. 117)

APPROXIMATE LOCATION OF SURVEY LINE

STABLER DR.

BOLEY DR.

GEARY DR.

INCULC DR.

STEEL TIMBER DR.

MAZZONE DR.

LOT 1 (22.5034 AC.)

LOT 2

LOT 3

LOT 4

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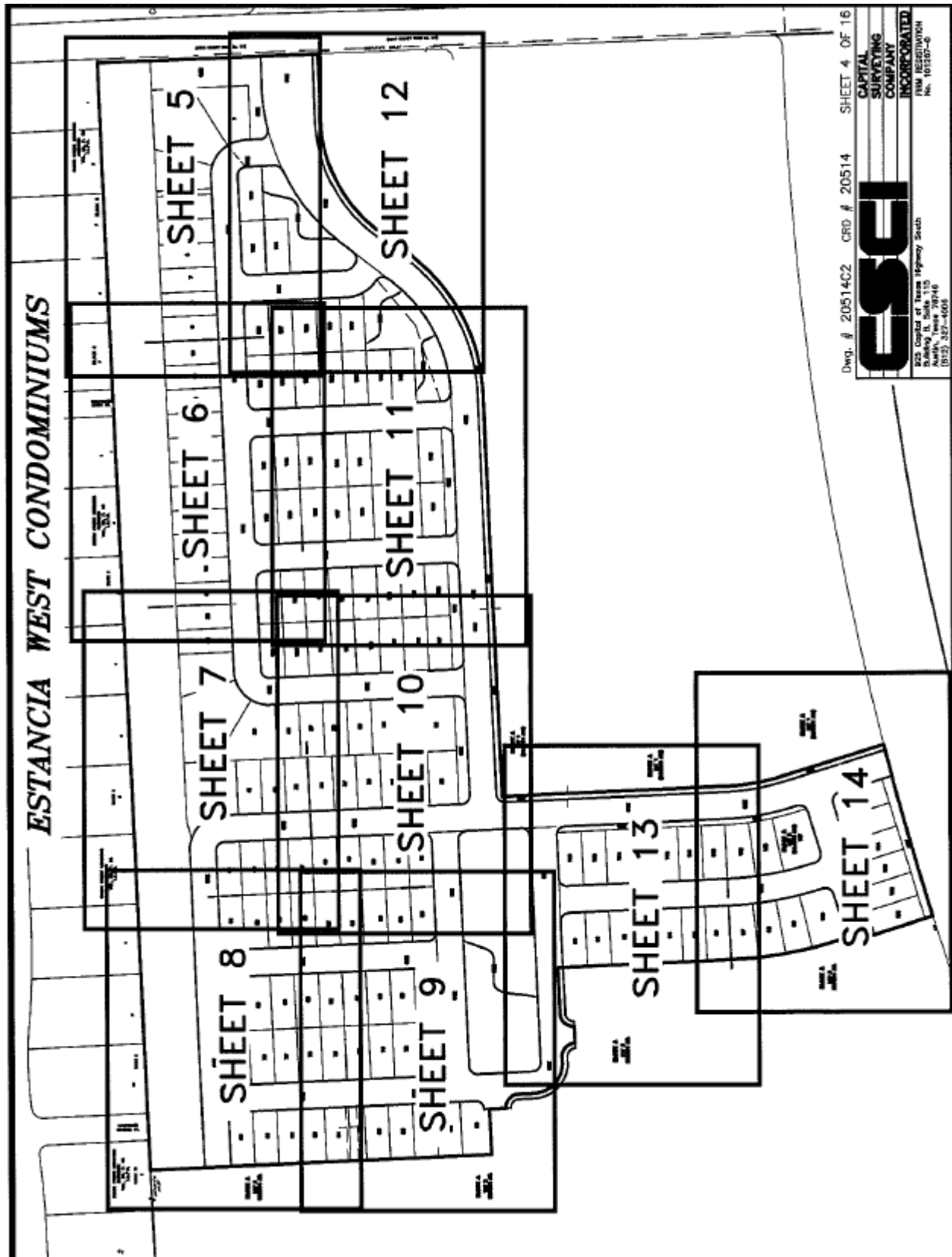
LOT 399

LOT 400

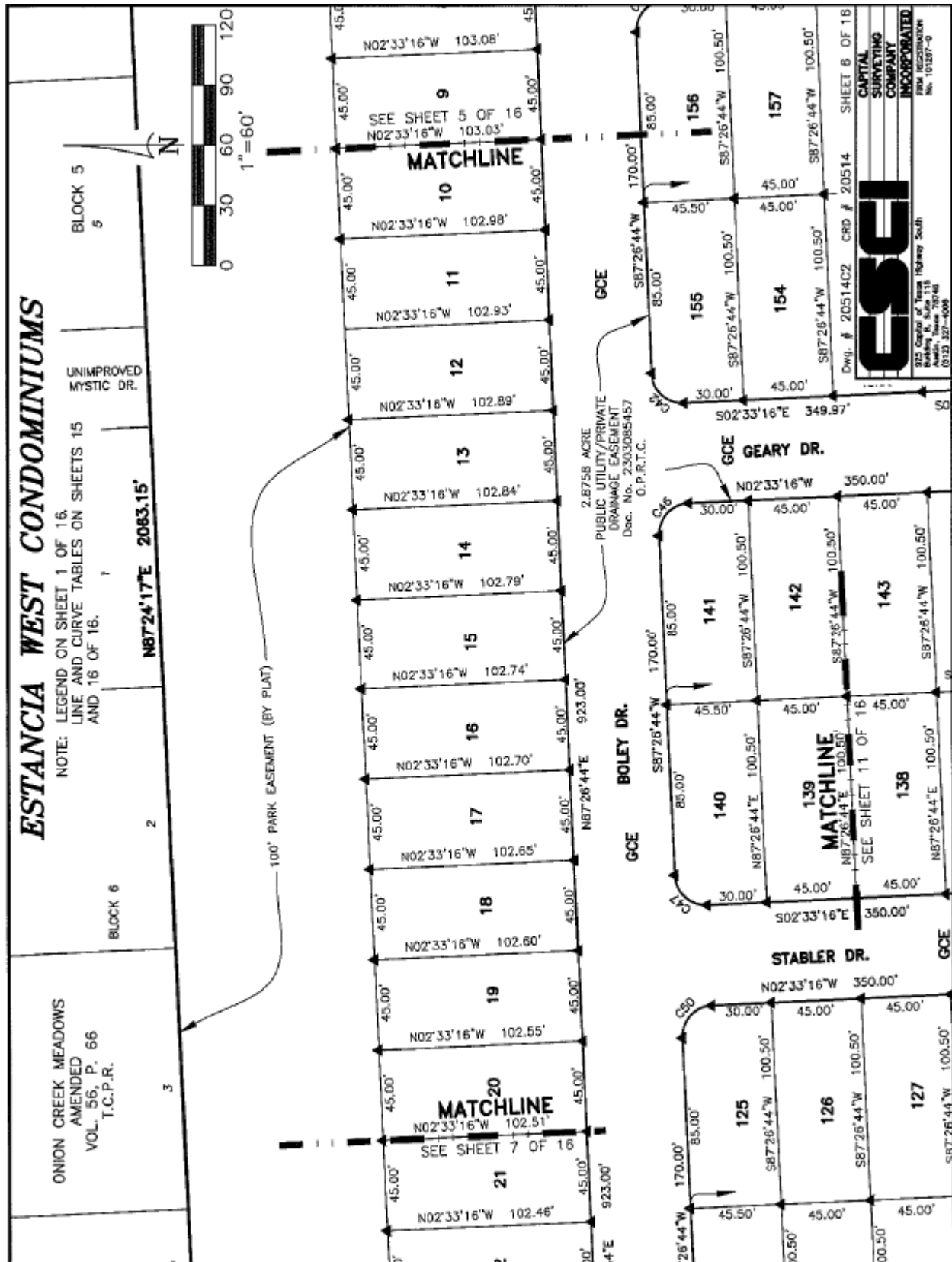
LOT 401</



[illegible]







## 3

3



**CSI**  
CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED

315 Capital of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78746  
(512) 327-4008

FROM REGISTRATION  
No. 101201-9







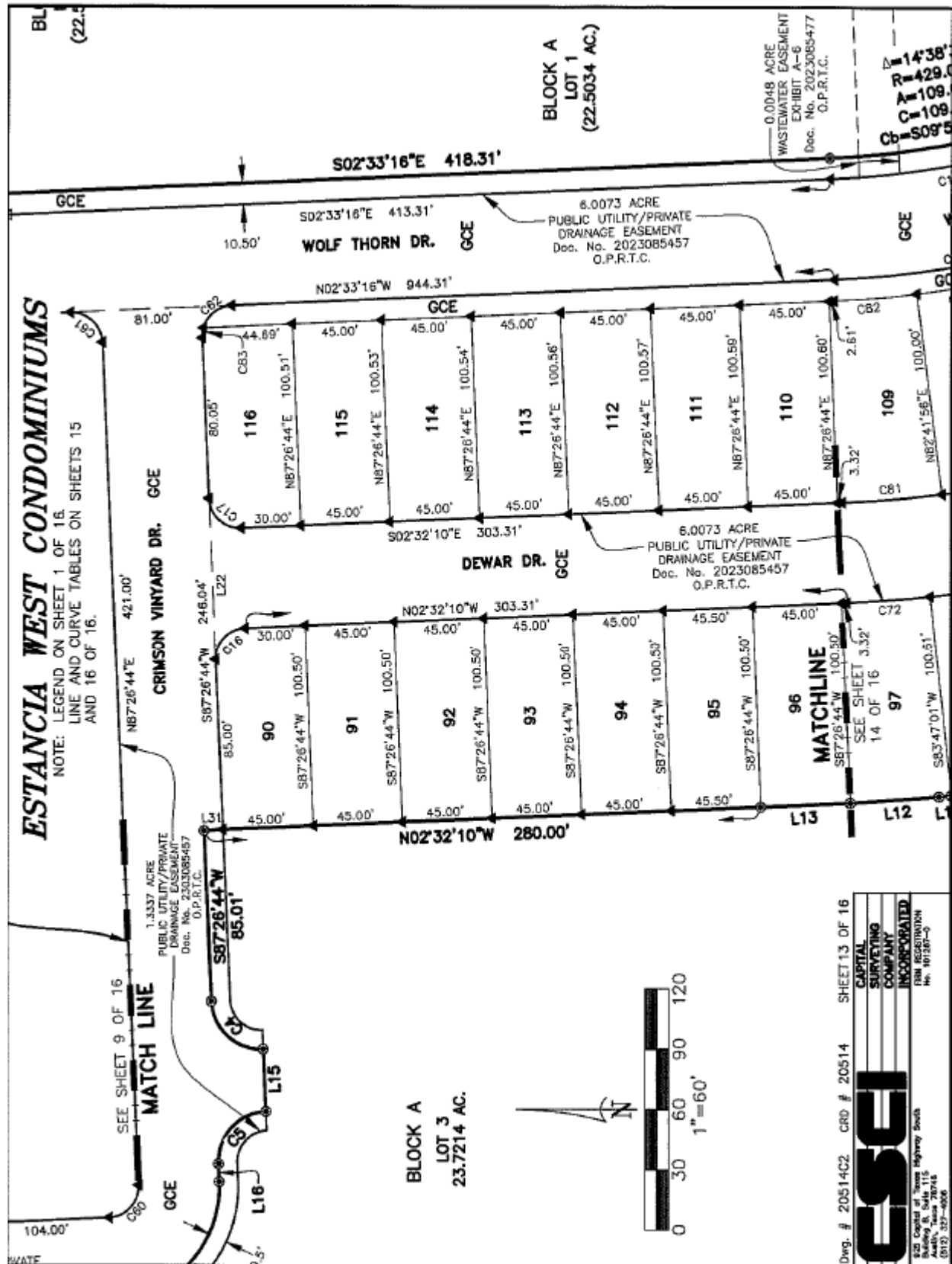




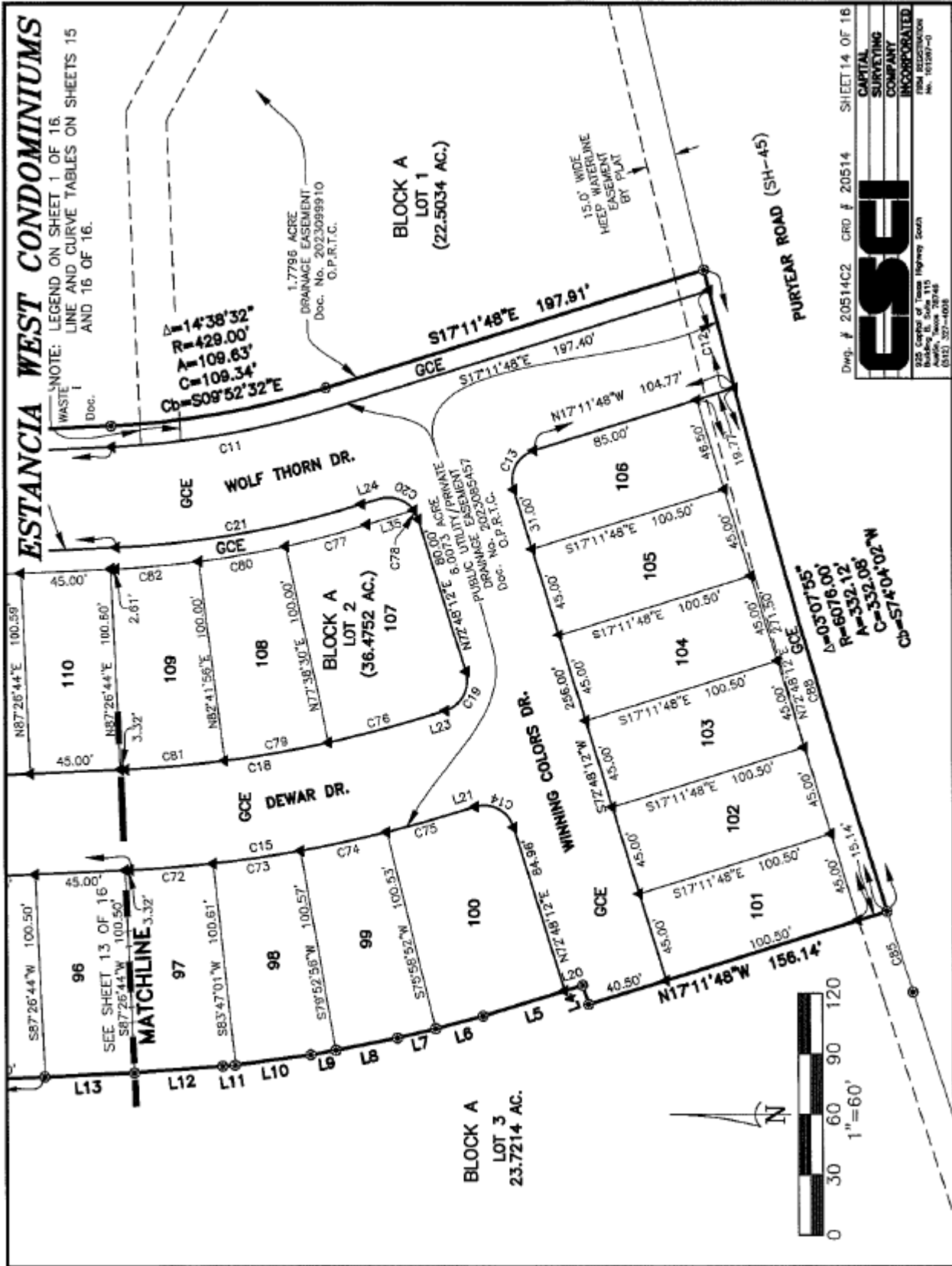








LEGEND ON SHEET 1 OF 16.  
LINE AND CURVE TABLES ON SHEETS 15  
AND 16 OF 16.





# ESTANCIA WEST CONDOMINIUMS

CURVE TABLE

No.	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C1	50°30'31"	269.50'	237.58'	229.96'	S62°29'05"W
C2	14°38'32"	429.00'	109.63'	109.34'	S09°52'32"E
C3	3°07'55"	6076.00'	332.12'	332.08'	S74°04'02"W
C4	89°58'53"	25.00'	39.26'	35.35'	S42°27'17"W
C5	90°01'07"	25.00'	39.28'	35.36'	N47°32'43"W
C6	90°00'00"	56.00'	87.96'	79.20'	N47°33'16"W
C7	90°00'00"	25.00'	39.27'	35.36'	N47°33'16"W
C8	50°30'31"	280.00'	246.83'	238.92'	S62°29'05"W
C9	50°12'54"	329.50'	288.78'	279.63'	S62°20'17"W
C10	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C11	14°38'32"	439.50'	112.32'	112.01'	S09°52'32"E
C12	00°28'19"	6076.00'	50.05'	50.05'	S75°17'53"W
C13	90°00'00"	15.50'	24.35'	21.92'	N62°11'48"W
C14	90°00'00"	15.50'	24.35'	21.92'	N27°48'11"E
C15	14°38'32"	650.50'	166.24'	165.79'	N09°52'32"W
C16	90°01'07"	15.50'	24.35'	21.92'	N47°32'44"W
C17	89°58'53"	15.50'	24.34'	21.92'	S42°27'16"W
C18	14°38'32"	600.50'	153.46'	153.04'	S09°52'32"E
C19	90°00'00"	15.50'	24.35'	21.92'	S62°11'49"E
C20	90°00'00"	15.50'	24.35'	21.92'	N27°48'11"E
C21	14°38'32"	489.50'	125.09'	124.75'	N09°52'32"W
C22	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C23	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C24	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C25	90°00'00"	15.50'	24.35'	21.92'	N42°26'43"E
C26	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C27	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C28	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C29	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C30	90°00'00"	65.50'	102.89'	92.63'	S47°33'16"E
C31	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C32	50°12'54"	279.50'	244.96'	237.19'	N62°20'17"E
C33	11°54'11"	294.50'	81.96'	81.81'	S69°44'50"W
C34	66°21'00"	15.50'	17.95'	16.96'	N30°37'14"E
C35	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C36	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W

CURVE TABLE

No.	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C37	50°12'53"	20.50'	17.97'	17.40'	S27°39'43"E
C38	90°00'00"	15.50'	24.35'	21.92'	N82°13'49"E
C39	90°00'00"	15.50'	24.35'	21.92'	N07°46'11"W
C40	50°12'55"	70.50'	64.79'	59.83'	N27°39'43"W
C41	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C42	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C43	90°54'06"	15.50'	24.59'	22.09'	S48°00'19"E
C44	00°54'06"	279.50'	4.40'	4.40'	S66°59'41"W
C45	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C46	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C47	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C48	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C49	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C50	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C51	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C52	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C53	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C54	90°00'00"	65.50'	102.89'	92.63'	N42°26'44"E
C55	90°00'00"	65.50'	102.89'	92.63'	S47°33'16"E
C56	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C57	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C58	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C59	90°00'00"	15.50'	24.35'	21.92'	S42°26'44"W
C60	90°00'00"	15.50'	24.35'	21.92'	S47°33'16"E
C61	90°00'00"	15.50'	24.35'	21.92'	N42°26'44"E
C62	90°00'00"	15.50'	24.35'	21.92'	N47°33'16"W
C63	101°44'47"	15.50'	27.53'	24.05'	S53°25'41"E
C64	28°45'33"	65.50'	34.02'	33.64'	N17°26'02"W

Draw. # 20514C12 CRD # 20514 SHEET 15 OF 16



325 CAPITAL OF TEXAS HIGHWAY SOUTH  
SANDERS, TEXAS 76146  
(817) 227-0006

CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED  
SINCE 1978  
INC. 071257-D

# ESTANCIA WEST CONDOMINIUMS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°44'20"W	122.98'
L2	S37°13'49"W	80.26'
L3	S17°11'48"E	197.91'
L4	N72°48'10"E	10.00'
L5	N16°59'06"W	52.00'
L6	N14°57'35"W	24.66'
L7	N13°15'57"W	19.75'
L8	N11°18'53"W	31.38'
L9	N09°37'15"W	13.03'
L10	N07°40'12"W	38.10'
L11	N05°58'32"W	6.31'
L12	N04°02'41"W	44.45'
L13	N02°32'10"W	45.00'
L14	S87°26'44"W	85.01'
L15	S87°24'57"W	31.00'
L16	S87°26'43"W	8.95'
L17	N02°33'16"W	29.00'
L18	N02°33'16"W	31.00'
L19	S87°26'44"W	85.00'
L20	N16°59'06"W	9.50'
L21	N17°11'48"W	9.45'
L22	N87°26'44"E	81.00'
L23	S17°11'48"E	9.45'
L24	N17°11'48"W	9.45'
L25	S87°26'44"W	81.00'
L26	S87°26'44"W	65.50'
L27	N02°33'16"W	9.50'
L28	S52°46'07"E	5.09'
L29	N52°46'11"W	5.09'
L30	S02°33'17"E	29.79'
L31	N02°32'10"W	9.50'
L32	N02°33'16"W	9.50'
L33	N02°33'16"W	11.52'
L34	N75°45'34"E	32.71'
L35	N02°33'16"W	18.27'
L36	N02°33'16"W	5.00'
L37	N02°33'16"W	5.00'
L38	N02°33'16"W	5.00'
L39	N02°33'16"W	5.00'
L40	N02°33'16"W	5.00'
L41	N02°33'16"W	5.00'

CURVE TABLE					
No.	DELTA	RADIUS	ARC	CHORD	CH. BEARING
C65	41°50'59"	65.50'	47.84'	46.79'	N53°14'19"W
C66	18°23'28"	65.50'	21.02'	20.93'	N83°21'33"W
C67	14°40'34"	65.50'	16.78'	16.73'	S80°06'26"W
C68	41°50'59"	65.50'	47.84'	46.79'	S51°50'41"W
C69	33°28'28"	65.50'	38.27'	37.73'	S14°10'58"W
C70	13°14'19"	65.50'	15.13'	15.10'	N09°10'26"W
C71	55°17'50"	65.50'	63.22'	60.79'	N43°26'30"W
C72	03°36'46"	650.50'	41.02'	41.01'	S42°21'39"E
C73	03°54'03"	650.50'	44.29'	44.28'	S08°07'04"E
C74	03°54'03"	650.50'	44.29'	44.28'	S12°01'07"E
C75	03°13'40"	650.50'	36.65'	36.64'	S15°34'59"E
C76	04°53'33"	600.50'	51.28'	51.26'	N14°45'02"W
C77	04°50'17"	500.50'	42.26'	42.25'	S14°42'45"E
C78	18°49'09"	15.50'	5.09'	5.07'	S63°23'35"W
C79	05°03'24"	600.50'	53.00'	52.98'	N09°46'34"W
C80	05°03'23"	500.50'	44.17'	44.15'	S09°45'55"E
C81	04°41'36"	600.50'	49.19'	49.17'	N04°54'04"W
C82	04°46'05"	500.50'	41.65'	41.64'	S04°51'11"E
C83	18°39'23"	15.50'	5.05'	5.05'	S83°13'33"E
C84	26°49'25"	70.50'	33.00'	32.71'	S15°57'59"E
C85	00°23'45"	6076.00'	41.97'	41.97'	S72°18'12"W
C86	23°23'29"	70.50'	28.78'	28.58'	S41°04'26"E
C87	26°33'57"	394.50'	182.92'	181.28'	S50°30'45"W
C88	02°33'39"	6076.00'	271.56'	271.54'	S73°46'54"E

Dwg. # 20514C2 CRD # 20514 SHEET 16 OF 16



925 Capital of Texas Highway South  
Building B, Suite 115  
Austin, Texas 78748  
(512) 327-4000

CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED

FORM RECOMMENDATION  
No. 101207-0

## **EXHIBIT L – HOMEBUYER DISCLOSURES**

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

- Improvement Area #1 Lot Type 1
- Improvement Area #1 Lot Type 2
- Improvement Area #1 Lot Type 3
- Improvement Area #1 Lot Type 4
- Improvement Area #1 Tracts 6&7
- Improvement Area #1 Tract 8
- Improvement Area #1 Tract 9
- Improvement Area #2 Gencap Tract
- Improvement Area #2 Tract 8
- Improvement Area #2 Tract 9
- Improvement Area #2 Lot Type 5
- Improvement Area #2 Lot Type 6
- Improvement Area #1 Lot Type 7
- Improvement Area #1 Lot Type 8
- Improvement Area #3 Lot Type 9
- Improvement Area #3 Lot Type 10
- Improvement Area #3 Lot Type 11
- Improvement Area #3 Lot Type 12
- Improvement Area #3 Lot Type Multi-Family
- Improvement Area #3 Lot Type Unplatted

## **IMPROVEMENT AREA #1 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

---

PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$3,994.03**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

---

SIGNATURE OF SELLER

---

SIGNATURE OF SELLER]<sup>2</sup>

---

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2026	\$ 847.56	\$ 154.81	\$ 420.03	\$ 56.55	\$ 16.70	\$ 1,495.65
2027	\$ 896.31	\$ 103.96	\$ 468.78	\$ 39.75	\$ 17.03	\$ 1,525.84
2028	\$ 836.31	\$ 50.18	\$ 525.04	\$ 21.00	\$ 17.37	\$ 1,449.90
<b>Total</b>	<b>\$ 2,580.18</b>	<b>\$ 308.95</b>	<b>\$ 1,413.85</b>	<b>\$ 117.31</b>	<b>\$ 51.10</b>	<b>\$ 4,471.39</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$5,408.60**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

---

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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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

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2026	\$ 1,147.74	\$ 209.64	\$ 568.79	\$ 76.58	\$ 22.61	\$ 2,025.36
2027	\$ 1,213.76	\$ 140.78	\$ 634.81	\$ 53.83	\$ 23.06	\$ 2,066.24
2028	\$ 1,132.50	\$ 67.95	\$ 710.99	\$ 28.44	\$ 23.52	\$ 1,963.41
<b>Total</b>	<b>\$ 3,494.00</b>	<b>\$ 418.37</b>	<b>\$ 1,914.59</b>	<b>\$ 158.86</b>	<b>\$ 69.20</b>	<b>\$ 6,055.01</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 LOT TYPE 3 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$5,391.04**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 1,144.01	\$ 208.96	\$ 566.95	\$ 76.34	\$ 22.54	\$ 2,018.79
2027	\$ 1,209.82	\$ 140.32	\$ 632.75	\$ 53.66	\$ 22.99	\$ 2,059.54
2028	\$ 1,128.83	\$ 67.73	\$ 708.68	\$ 28.35	\$ 23.45	\$ 1,957.03
<b>Total</b>	<b>\$ 3,482.66</b>	<b>\$ 417.01</b>	<b>\$ 1,908.38</b>	<b>\$ 158.34</b>	<b>\$ 68.97</b>	<b>\$ 6,035.36</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 LOT TYPE 4 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$6,931.34**

As the purchaser of the real property described above, you are obligated to pay assessments to The City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 4

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 1,470.88	\$ 268.66	\$ 728.93	\$ 98.15	\$ 28.98	\$ 2,595.59
2027	\$ 1,555.48	\$ 180.41	\$ 813.54	\$ 68.99	\$ 29.55	\$ 2,647.97
2028	\$ 1,451.35	\$ 87.08	\$ 911.16	\$ 36.45	\$ 30.15	\$ 2,516.19
<b>Total</b>	<b>\$ 4,477.71</b>	<b>\$ 536.15</b>	<b>\$ 2,453.63</b>	<b>\$ 203.58</b>	<b>\$ 88.68</b>	<b>\$ 7,759.75</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 TRACTS 6&7 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #1 TRACTS 6&7 PRINCIPAL ASSESSMENT: \$530,492.01**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACTS 6&7

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 112,573.89	\$ 20,562.17	\$ 55,788.83	\$ 7,511.57	\$ 2,217.64	\$ 198,654.10
2027	\$ 119,049.38	\$ 13,807.74	\$ 62,264.32	\$ 5,280.01	\$ 2,261.99	\$ 202,663.45
2028	\$ 111,079.55	\$ 6,664.77	\$ 69,736.04	\$ 2,789.44	\$ 2,307.23	\$ 192,577.04
<b>Total</b>	<b>\$ 342,702.82</b>	<b>\$ 41,034.68</b>	<b>\$ 187,789.19</b>	<b>\$ 15,581.02</b>	<b>\$ 6,786.87</b>	<b>\$ 593,894.58</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 TRACT 8 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #1 TRACT 8 PRINCIPAL ASSESSMENT: \$539,372.95**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

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

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 8

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 114,458.49	\$ 20,906.40	\$ 56,722.79	\$ 7,637.32	\$ 2,254.77	\$ 201,979.76
2027	\$ 121,042.38	\$ 14,038.89	\$ 63,306.68	\$ 5,368.41	\$ 2,299.86	\$ 206,056.22
2028	\$ 112,939.13	\$ 6,776.35	\$ 70,903.49	\$ 2,836.14	\$ 2,345.86	\$ 195,800.96
<b>Total</b>	<b>\$ 348,439.99</b>	<b>\$ 41,721.64</b>	<b>\$ 190,932.96</b>	<b>\$ 15,841.86</b>	<b>\$ 6,900.49</b>	<b>\$ 603,836.94</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 TRACT 9 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #1 TRACT 9 PRINCIPAL ASSESSMENT: \$594,957.37**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 9

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2026	\$ 126,253.86	\$ 23,060.88	\$ 62,568.29	\$ 8,424.37	\$ 2,487.13	\$ 222,794.54
2027	\$ 133,516.26	\$ 15,485.65	\$ 69,830.68	\$ 5,921.64	\$ 2,536.87	\$ 227,291.10
2028	\$ 124,577.93	\$ 7,474.68	\$ 78,210.36	\$ 3,128.41	\$ 2,587.61	\$ 215,978.99
<b>Total</b>	<b>\$ 384,348.05</b>	<b>\$ 46,021.21</b>	<b>\$ 210,609.32</b>	<b>\$ 17,474.43</b>	<b>\$ 7,611.61</b>	<b>\$ 666,064.62</b>

*Note: 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.*



## **IMPROVEMENT AREA #2 GENCAP TRACT 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #2 GENCAP TRACT PRINCIPAL ASSESSMENT: \$1,520,275.38**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 GENCAP TRACT

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 117,679.80	\$ 63,130.63	\$ -	\$ 26,702.11	\$ 14,783.48	\$ 4,776.76	\$ 227,072.78
2027	\$ 126,849.66	\$ 57,099.54	\$ -	\$ 29,054.54	\$ 13,415.00	\$ 4,872.29	\$ 231,291.04
2028	\$ 137,547.82	\$ 50,598.49	\$ -	\$ 31,555.86	\$ 11,925.96	\$ 4,969.74	\$ 236,597.87
2029	\$ 148,245.98	\$ 43,549.17	\$ -	\$ 34,214.73	\$ 10,308.72	\$ 5,069.13	\$ 241,387.73
2030	\$ 158,944.15	\$ 35,951.56	\$ -	\$ 37,040.33	\$ 8,555.21	\$ 5,170.52	\$ 245,661.77
2031	\$ 175,755.55	\$ 27,805.68	\$ -	\$ 40,042.36	\$ 6,656.90	\$ 5,273.93	\$ 255,534.41
2032	\$ 189,510.33	\$ 18,798.20	\$ -	\$ 43,231.06	\$ 4,604.73	\$ 5,379.41	\$ 261,523.72
2033	\$ 177,283.86	\$ 9,085.80	\$ -	\$ 46,617.25	\$ 2,389.13	\$ 5,486.99	\$ 240,863.03
<b>Total</b>	<b>\$ 1,231,817.15</b>	<b>\$ 306,019.07</b>	<b>\$ -</b>	<b>\$ 288,458.23</b>	<b>\$ 72,639.13</b>	<b>\$ 40,998.77</b>	<b>\$ 1,939,932.35</b>

*Note: 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.*

## **IMPROVEMENT AREA #2 TRACT 8 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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



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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #2 TRACT 8 PRINCIPAL ASSESSMENT: \$452,647.64**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 TRACT 8

	Improvement Area #2 Bonds				Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Annual Installment	
2026	\$ 35,038.05	\$ 18,796.55	\$ -	\$ 7,950.30	\$ 4,401.64	\$ 1,422.23	\$ 67,608.78	
2027	\$ 37,768.29	\$ 17,000.85	\$ -	\$ 8,650.72	\$ 3,994.19	\$ 1,450.68	\$ 68,864.72	
2028	\$ 40,953.57	\$ 15,065.22	\$ -	\$ 9,395.46	\$ 3,550.84	\$ 1,479.69	\$ 70,444.78	
2029	\$ 44,138.84	\$ 12,966.35	\$ -	\$ 10,187.11	\$ 3,069.32	\$ 1,509.29	\$ 71,870.92	
2030	\$ 47,324.12	\$ 10,704.24	\$ -	\$ 11,028.41	\$ 2,547.23	\$ 1,539.47	\$ 73,143.47	
2031	\$ 52,329.56	\$ 8,278.88	\$ -	\$ 11,922.23	\$ 1,982.03	\$ 1,570.26	\$ 76,082.96	
2032	\$ 56,424.91	\$ 5,596.99	\$ -	\$ 12,871.64	\$ 1,371.01	\$ 1,601.67	\$ 77,866.22	
2033	\$ 52,784.59	\$ 2,705.21	\$ -	\$ 13,879.84	\$ 711.34	\$ 1,633.70	\$ 71,714.69	
Total	\$ 366,761.93	\$ 91,114.29	\$ -	\$ 85,885.71	\$ 21,627.61	\$ 12,207.00	\$ 577,596.54	

*Note: 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.*

## **IMPROVEMENT AREA #2 TRACT 9 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #2 TRACT 9 PRINCIPAL ASSESSMENT: \$1,385,514.67**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 TRACT 9

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 107,248.39	\$ 57,534.58	\$ -	\$ 24,335.17	\$ 13,473.04	\$ 4,353.34	\$ 206,944.53
2027	\$ 115,605.41	\$ 52,038.11	\$ -	\$ 26,479.08	\$ 12,225.86	\$ 4,440.40	\$ 210,788.87
2028	\$ 125,355.27	\$ 46,113.33	\$ -	\$ 28,758.67	\$ 10,868.81	\$ 4,529.21	\$ 215,625.29
2029	\$ 135,105.12	\$ 39,688.87	\$ -	\$ 31,181.86	\$ 9,394.93	\$ 4,619.80	\$ 219,990.57
2030	\$ 144,854.97	\$ 32,764.74	\$ -	\$ 33,756.99	\$ 7,796.86	\$ 4,712.19	\$ 223,885.75
2031	\$ 160,176.17	\$ 25,340.92	\$ -	\$ 36,492.91	\$ 6,066.81	\$ 4,806.43	\$ 232,883.25
2032	\$ 172,711.70	\$ 17,131.89	\$ -	\$ 39,398.95	\$ 4,196.55	\$ 4,902.56	\$ 238,341.66
2033	\$ 161,569.01	\$ 8,280.41	\$ -	\$ 42,484.99	\$ 2,177.36	\$ 5,000.61	\$ 219,512.38
<b>Total</b>	<b>\$ 1,122,626.04</b>	<b>\$ 278,892.84</b>	<b>\$ -</b>	<b>\$ 262,888.63</b>	<b>\$ 66,200.23</b>	<b>\$ 37,364.55</b>	<b>\$ 1,767,972.29</b>

*Note: 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.*

## **IMPROVEMENT AREA #2 LOT TYPE 5 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$6,102.86**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

	Improvement Area #2 Bonds				Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest		Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 472.40	\$ 253.43	\$ -		\$ 107.19	\$ 59.35	\$ 19.18	\$ 911.54
2027	\$ 509.21	\$ 229.22	\$ -		\$ 116.63	\$ 53.85	\$ 19.56	\$ 928.48
2028	\$ 552.16	\$ 203.12	\$ -		\$ 126.68	\$ 47.87	\$ 19.95	\$ 949.78
2029	\$ 595.11	\$ 174.82	\$ -		\$ 137.35	\$ 41.38	\$ 20.35	\$ 969.01
2030	\$ 638.05	\$ 144.32	\$ -		\$ 148.69	\$ 34.34	\$ 20.76	\$ 986.16
2031	\$ 705.54	\$ 111.62	\$ -		\$ 160.74	\$ 26.72	\$ 21.17	\$ 1,025.80
2032	\$ 760.75	\$ 75.46	\$ -		\$ 173.54	\$ 18.48	\$ 21.59	\$ 1,049.84
2033	\$ 711.67	\$ 36.47	\$ -		\$ 187.14	\$ 9.59	\$ 22.03	\$ 966.90
<b>Total</b>	<b>\$ 4,944.90</b>	<b>\$ 1,228.46</b>	<b>\$ -</b>		<b>\$ 1,157.96</b>	<b>\$ 291.60</b>	<b>\$ 164.58</b>	<b>\$ 7,787.50</b>

*Note: 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.*

## **IMPROVEMENT AREA #2 LOT TYPE 6 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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

\_\_\_\_\_  
PROPERTY ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$10,721.24**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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§

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 6

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 829.90	\$ 445.21	\$ -	\$ 188.31	\$ 104.26	\$ 33.68	\$ 1,601.35
2027	\$ 894.57	\$ 402.68	\$ -	\$ 204.90	\$ 94.60	\$ 34.36	\$ 1,631.10
2028	\$ 970.01	\$ 356.83	\$ -	\$ 222.54	\$ 84.10	\$ 35.05	\$ 1,668.53
2029	\$ 1,045.46	\$ 307.12	\$ -	\$ 241.29	\$ 72.70	\$ 35.75	\$ 1,702.31
2030	\$ 1,120.90	\$ 253.54	\$ -	\$ 261.21	\$ 60.33	\$ 36.46	\$ 1,732.45
2031	\$ 1,239.46	\$ 196.09	\$ -	\$ 282.39	\$ 46.95	\$ 37.19	\$ 1,802.07
2032	\$ 1,336.46	\$ 132.57	\$ -	\$ 304.87	\$ 32.47	\$ 37.93	\$ 1,844.31
2033	\$ 1,250.24	\$ 64.07	\$ -	\$ 328.75	\$ 16.85	\$ 38.69	\$ 1,698.61
<b>Total</b>	<b>\$ 8,686.99</b>	<b>\$ 2,158.10</b>	<b>\$ -</b>	<b>\$ 2,034.26</b>	<b>\$ 512.26</b>	<b>\$ 289.11</b>	<b>\$ 13,680.72</b>

*Note: 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.*

## **IMPROVEMENT AREA #1 LOT TYPE 7 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$7,563.15**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 7

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2026	\$ 1,604.95	\$ 293.15	\$ 795.37	\$ 107.09	\$ 31.62	\$ 2,832.19
2027	\$ 1,697.27	\$ 196.86	\$ 887.69	\$ 75.28	\$ 32.25	\$ 2,889.35
2028	\$ 1,583.65	\$ 95.02	\$ 994.22	\$ 39.77	\$ 32.89	\$ 2,745.55
<b>Total</b>	<b>\$ 4,885.87</b>	<b>\$ 585.03</b>	<b>\$ 2,677.29</b>	<b>\$ 222.14</b>	<b>\$ 96.76</b>	<b>\$ 8,467.08</b>

*Note: 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.*

Annual Installment Schedule to Notice  
of Obligation to Pay Improvement District Assessment

## **IMPROVEMENT AREA #1 LOT TYPE 8 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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



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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 8 PRINCIPAL ASSESSMENT: \$4,571.26**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 8

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2026	\$ 970.05	\$ 177.18	\$ 480.73	\$ 64.73	\$ 19.11	\$ 1,711.81
2027	\$ 1,025.85	\$ 118.98	\$ 536.53	\$ 45.50	\$ 19.49	\$ 1,746.35
2028	\$ 957.17	\$ 57.43	\$ 600.92	\$ 24.04	\$ 19.88	\$ 1,659.44
<b>Total</b>	<b>\$ 2,953.08</b>	<b>\$ 353.60</b>	<b>\$ 1,618.18</b>	<b>\$ 134.26</b>	<b>\$ 58.48</b>	<b>\$ 5,117.60</b>

*Note: 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.*

## **IMPROVEMENT AREA #3 LOT TYPE 9 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 9 PRINCIPAL ASSESSMENT: \$13,946.04**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

§

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

§

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 9

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 511.35	\$ -	\$ (565.59)	\$ 54.23	\$ -
2027	\$ 1,413.20	\$ 767.03	\$ -	\$ -	\$ 55.32	\$ 2,235.55
2028	\$ 1,496.88	\$ 689.31	\$ -	\$ -	\$ 56.43	\$ 2,242.61
2029	\$ 1,585.20	\$ 606.98	\$ -	\$ -	\$ 57.55	\$ 2,249.73
2030	\$ 1,678.17	\$ 519.79	\$ -	\$ -	\$ 58.71	\$ 2,256.67
2031	\$ 1,778.90	\$ 427.49	\$ -	\$ -	\$ 59.88	\$ 2,266.27
2032	\$ 1,884.27	\$ 329.65	\$ -	\$ -	\$ 61.08	\$ 2,275.00
2033	\$ 1,995.83	\$ 226.02	\$ -	\$ -	\$ 62.30	\$ 2,284.15
2034	\$ 2,113.60	\$ 116.25	\$ -	\$ -	\$ 63.54	\$ 2,293.39
<b>Total</b>	<b>\$ 13,946.04</b>	<b>\$ 4,193.88</b>	<b>\$ -</b>	<b>\$ (565.59)</b>	<b>\$ 529.04</b>	<b>\$ 18,103.37</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## **IMPROVEMENT AREA #3 LOT TYPE 10 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 10 PRINCIPAL ASSESSMENT: \$8,633.26**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

\_\_\_\_\_  
SIGNATURE OF SELLER]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 10

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 316.55	\$ -	\$ (350.13)	\$ 33.57	\$ -
2027	\$ 874.84	\$ 474.83	\$ -	\$ -	\$ 34.25	\$ 1,383.91
2028	\$ 926.64	\$ 426.71	\$ -	\$ -	\$ 34.93	\$ 1,388.28
2029	\$ 981.31	\$ 375.75	\$ -	\$ -	\$ 35.63	\$ 1,392.69
2030	\$ 1,038.87	\$ 321.78	\$ -	\$ -	\$ 36.34	\$ 1,396.99
2031	\$ 1,101.22	\$ 264.64	\$ -	\$ -	\$ 37.07	\$ 1,402.93
2032	\$ 1,166.45	\$ 204.07	\$ -	\$ -	\$ 37.81	\$ 1,408.33
2033	\$ 1,235.52	\$ 139.92	\$ -	\$ -	\$ 38.57	\$ 1,414.00
2034	\$ 1,308.42	\$ 71.96	\$ -	\$ -	\$ 39.34	\$ 1,419.72
<b>Total</b>	<b>\$ 8,633.26</b>	<b>\$ 2,596.21</b>	<b>\$ -</b>	<b>\$ (350.13)</b>	<b>\$ 327.50</b>	<b>\$ 11,206.85</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## **IMPROVEMENT AREA #3 LOT TYPE 11 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 11 PRINCIPAL ASSESSMENT: \$15,440.26**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

§

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 11

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 566.14	\$ -	\$ (626.19)	\$ 60.05	\$ -
2027	\$ 1,564.61	\$ 849.21	\$ -	\$ -	\$ 61.25	\$ 2,475.07
2028	\$ 1,657.25	\$ 763.16	\$ -	\$ -	\$ 62.47	\$ 2,482.89
2029	\$ 1,755.04	\$ 672.01	\$ -	\$ -	\$ 63.72	\$ 2,490.78
2030	\$ 1,857.98	\$ 575.48	\$ -	\$ -	\$ 65.00	\$ 2,498.46
2031	\$ 1,969.49	\$ 473.30	\$ -	\$ -	\$ 66.30	\$ 2,509.08
2032	\$ 2,086.15	\$ 364.97	\$ -	\$ -	\$ 67.62	\$ 2,518.75
2033	\$ 2,209.67	\$ 250.24	\$ -	\$ -	\$ 68.97	\$ 2,528.88
2034	\$ 2,340.06	\$ 128.70	\$ -	\$ -	\$ 70.35	\$ 2,539.11
<b>Total</b>	<b>\$ 15,440.26</b>	<b>\$ 4,643.22</b>	<b>\$ -</b>	<b>\$ (626.19)</b>	<b>\$ 585.72</b>	<b>\$ 20,043.01</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## **IMPROVEMENT AREA #3 LOT TYPE 12 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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



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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE 12 PRINCIPAL ASSESSMENT: \$6,308.89**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE 12

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 231.33	\$ -	\$ (255.86)	\$ 24.53	\$ -
2027	\$ 639.30	\$ 346.99	\$ -	\$ -	\$ 25.03	\$ 1,011.32
2028	\$ 677.15	\$ 311.83	\$ -	\$ -	\$ 25.53	\$ 1,014.51
2029	\$ 717.11	\$ 274.58	\$ -	\$ -	\$ 26.04	\$ 1,017.73
2030	\$ 759.17	\$ 235.14	\$ -	\$ -	\$ 26.56	\$ 1,020.87
2031	\$ 804.73	\$ 193.39	\$ -	\$ -	\$ 27.09	\$ 1,025.21
2032	\$ 852.40	\$ 149.13	\$ -	\$ -	\$ 27.63	\$ 1,029.16
2033	\$ 902.87	\$ 102.25	\$ -	\$ -	\$ 28.18	\$ 1,033.30
2034	\$ 956.15	\$ 52.59	\$ -	\$ -	\$ 28.75	\$ 1,037.48
<b>Total</b>	<b>\$ 6,308.89</b>	<b>\$ 1,897.22</b>	<b>\$ -</b>	<b>\$ (255.86)</b>	<b>\$ 239.33</b>	<b>\$ 8,189.58</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## **IMPROVEMENT AREA #3 LOT TYPE MULTI-FAMILY INITIAL PARCEL 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE MULTI-FAMILY INITIAL PARCEL PRINCIPAL  
ASSESSMENT: \$2,271,200.64**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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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<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

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

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis 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

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

§

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

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

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

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 LOT TYPE MULTI-FAMILY INITIAL PARCEL

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 83,277.36	\$ -	\$ (92,109.80)	\$ 8,832.45	\$ -
2027	\$ 230,148.33	\$ 124,916.04	\$ -	\$ -	\$ 9,009.10	\$ 364,073.46
2028	\$ 243,775.54	\$ 112,257.88	\$ -	\$ -	\$ 9,189.28	\$ 365,222.69
2029	\$ 258,159.81	\$ 98,850.22	\$ -	\$ -	\$ 9,373.06	\$ 366,383.09
2030	\$ 273,301.14	\$ 84,651.43	\$ -	\$ -	\$ 9,560.52	\$ 367,513.10
2031	\$ 289,704.26	\$ 69,619.87	\$ -	\$ -	\$ 9,751.74	\$ 369,075.86
2032	\$ 306,864.44	\$ 53,686.14	\$ -	\$ -	\$ 9,946.77	\$ 370,497.35
2033	\$ 325,034.05	\$ 36,808.59	\$ -	\$ -	\$ 10,145.71	\$ 371,988.34
2034	\$ 344,213.07	\$ 18,931.72	\$ -	\$ -	\$ 10,348.62	\$ 373,493.41
<b>Total</b>	<b>\$ 2,271,200.64</b>	<b>\$ 682,999.24</b>	<b>\$ -</b>	<b>\$ (92,109.80)</b>	<b>\$ 86,157.24</b>	<b>\$ 2,948,247.32</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

## **IMPROVEMENT AREA #3 LOT TYPE UNPLATTED PARCEL 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

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PROPERTY ADDRESS

**IMPROVEMENT AREA #3 LOT TYPE UNPLATTED PARCEL PRINCIPAL  
ASSESSMENT: \$4,212,036.81**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Austin, 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 *Estancia Hill Country 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 of Austin. The exact amount of each annual installment will be approved each year by the Austin 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 of Austin.

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

---

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

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

DATE:

DATE:

---

SIGNATURE OF PURCHASER

---

SIGNATURE OF PURCHASER

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

DATE:

DATE:

---

SIGNATURE OF SELLER

---

SIGNATURE OF SELLER]<sup>2</sup>

---

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

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

§

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

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

Notary Public, State of Texas]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

§

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

§

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

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

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

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County.



## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #3 UNPLATTED PARCEL

Annual Installments Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest <sup>[b]</sup>	Capitalized Interest	Administrative Expenses	Total Annual Installment <sup>[c]</sup>
2026	\$ -	\$ 154,441.35	\$ -	\$ (170,821.49)	\$ 16,380.14	\$ -
2027	\$ 426,819.73	\$ 231,662.02	\$ -	\$ -	\$ 16,707.75	\$ 675,189.50
2028	\$ 452,091.95	\$ 208,186.94	\$ -	\$ -	\$ 17,041.90	\$ 677,320.79
2029	\$ 478,768.18	\$ 183,321.88	\$ -	\$ -	\$ 17,382.74	\$ 679,472.80
2030	\$ 506,848.43	\$ 156,989.63	\$ -	\$ -	\$ 17,730.39	\$ 681,568.45
2031	\$ 537,268.69	\$ 129,112.97	\$ -	\$ -	\$ 18,085.00	\$ 684,466.66
2032	\$ 569,092.97	\$ 99,563.19	\$ -	\$ -	\$ 18,446.70	\$ 687,102.86
2033	\$ 602,789.27	\$ 68,263.08	\$ -	\$ -	\$ 18,815.64	\$ 689,867.98
2034	\$ 638,357.58	\$ 35,109.67	\$ -	\$ -	\$ 19,191.95	\$ 692,659.19
<b>Total</b>	<b>\$ 4,212,036.81</b>	<b>\$ 1,266,650.73</b>	<b>\$ -</b>	<b>\$ (170,821.49)</b>	<b>\$ 159,782.21</b>	<b>\$ 5,467,648.25</b>

[a] Interest is calculated at a rate of 5.50% which is less than 2% above the 10-year BVAL Municipal Index, which was 4.15% as of August 29, 2025, as required by the PID Act. If PID Bonds are issued, the interest rate on the Assessment will adjust to the interest rate on the Bonds plus Additional Interest.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

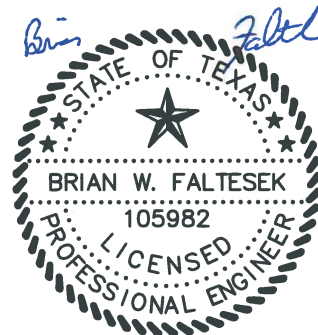
## **APPENDIX A – ENGINEER’S REPORT**

**ENGINEERING REPORT  
FOR  
ESTANCIA  
PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3**

Prepared for:  
M/I Homes of Austin, LLC  
7600 N. Capital of Texas Hwy  
Building C, Suite 250  
Austin, Texas 78731

Prepared by:  
  
LJA Engineering, Inc.  
FRN-F-1386  
7500 Rialto Boulevard, Building II, Suite 100  
Austin, Texas 78735  
(512) 439-4700

August 2025



8-5-2025

## **TABLE OF CONTENTS**

Introduction	1
Development Improvements	1
Development Cost	3
Development Schedule	4

## **APPENDICES**

Appendix A – Site Location Map
Appendix B – Development Phases (3-Sheets)
Appendix C – Final Contractor's Construction Cost (PID Reimbursement for IA #3)
Appendix D – Engineering and Surveying Fees (PID Reimbursement for IA #3)
Appendix E – Engineer's Opinion of Probable Cost (Future Lot 3 and 4 Site Development Plans)
Appendix F – Boundary Map
Appendix G – Lot Type Map
Appendix H – Legal Description

## **INTRODUCTION**

The proposed Estancia Public Improvement District (PID) Improvement Area 3 consists of 180.753 acres, with a total of 7 lots, public street right-of-way and right-of-way reserve. The seven lots are: 3 multi-family / condominium lots, one multi-family lot, one commercial lot, one utility lot, and one park / open space lot. The right-of-way reserve, approximately 15.406 acres, is for future Highway 45. The subject tract is zoned PUD (Estancia Hill Country PUD).

The project is located in southern Travis County, within the City of Austin Limited Purpose City Limits. The property is situated within the Onion Creek Watershed and is classified as a Suburban Watershed within the Desired Development Zone. The project is located outside the Edwards Aquifer Contributing Zone and Recharge Zone. The project is bounded on the south and west undeveloped tracts, the east by Old San Antonio Road and the north by Onion Creek Meadows Subdivision (Vol 56, P.66 T.C.P.R.). See Appendix A for location map, Appendix F for boundary map, Appendix G for lot type map, and Appendix H for legal description.

There is an existing water well, pump station, water tank, water line and gravel drive within the property. This water system is a private system, known as the Heep Water System, and is not included in the PID reimbursement costs.

## **Development Improvements**

The current plan is to construct 462 detached single-family condos within the Estancia PID Phase 3. The PID reimbursement cost included in this report are items within public right-of-way, public easements or a relocated utility due to construction. Please see Appendix B for development improvements and phasing exhibits. The following items are included in the reimbursement costs:

### **Improvement Area #3 Improvements**

#### ***1) Roadway Improvements***

Improvements including mobilization, grading, erosion control, subgrade stabilization (including lime treatment and compaction), curb and gutter, road base construction, hot mix asphalt, curb ramps, sidewalks, striping, concrete, signalization at the intersection of

Old San Antonio Road and Puryear Road. Roadway improvements will be owned by the City, maintained by the City and will benefit all of IA #3.

2) *Park Improvements*

Includes improvements necessary to construct the 8' park trail that runs East to West along north side of Improvement Area #3. The park trail runs from Old San Antonio Road to the park at the west side of Improvement Area #3. Park improvements will be owned by the City, maintained by the City and will benefit all of IA#3.

3) *Drainage Improvements*

Improvements included storm pipe, storm manholes, junctions boxes, headwalls, area inlets, curb inlets, manhole casting adjustments, wet pond improvements, sedimentation / bio filtration pond improvements, rainwater ground storage tank, rainwater pump station and irrigation system, and trench safety program associated with drainage improvements. Drainage improvements will be owned by the City and will benefit all of IA#3. Wet pond improvements, sedimentation pond improvements, rainwater ground storage tank, pump station and irrigation system will be maintained by the HOA. All other drainage improvements will be maintained by the City.

4) *Water Improvements*

Improvements included trench excavation and embedment, trench safety, PVC piping, Ductile Iron piping, gate valves, fire hydrants, air release valves, service connections, testing and all other necessary appurtenances required to provide water service to each lot within improvement area #3. Water improvements will be owned by the City, maintained by the City, and will benefit all of IA #3.

5) *Wastewater Improvements*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, air release valves, cleanouts, wastewater lift station, lift station access roadway, service connections, testing and all other wastewater service to each lot within improvements area #3. Wastewater improvements will be owned by the City, maintained by the City, and will benefit all of IA #3.

6) *Engineering & Surveying*

Streets and drainage not serving the overall Improvement Area (private facilities), along with the private water system and electric utility costs are not included in the PID reimbursement costs.

### **Development Costs**

A summary of eligible costs is presented on the following page. The Summary for the eligible costs including costs for constructed improvements, engineering and surveying, and estimated construction costs for remaining phases is included. Backup for the Construction cost summary is included as Appendix C for items identified in Development Improvements above within Phase 1. Engineering and Surveying Fees for Phase 1 is included as Appendix D. Engineer's Opinion of Probable Cost (OPC) is included in as Appendix E for items identified above in Development Improvements above within Phases 2 and 3.

#### **OVERALL PID COST SUMMARY FOR IA #3**

1	Roadway Improvements	\$3,285,569.00
2	Park Improvements	\$286,572.00
3	Drainage Improvements	\$4,255,735.60
4	Water Improvements	\$5,146,657.88
5	Wastewater Improvements	\$5,106,799.00
6	Engineering and Surveying Fees	\$1,440,714.59
	<b>Total</b>	<b>\$19,522,048.07</b>

#### **PID REIMBURSEMENT SUMMARY FOR IA #3**

1	Roadway Improvements	\$3,285,569.00
2	Park Improvements	\$286,572.00
3	Drainage Improvements	\$4,255,735.60
4	Water Improvements	\$3,092,843.88
5	Wastewater Improvements	\$3,487,799.40
6	Engineering and Surveying Fees	\$999,976.91
	<b>Total</b>	<b>\$15,408,496.79</b>

#### **OWNER FUNDED IMPROVEMENTS**

1	Lot Grading	\$1,036,516.00
	<b>Total</b>	<b>\$1,036,516.00</b>

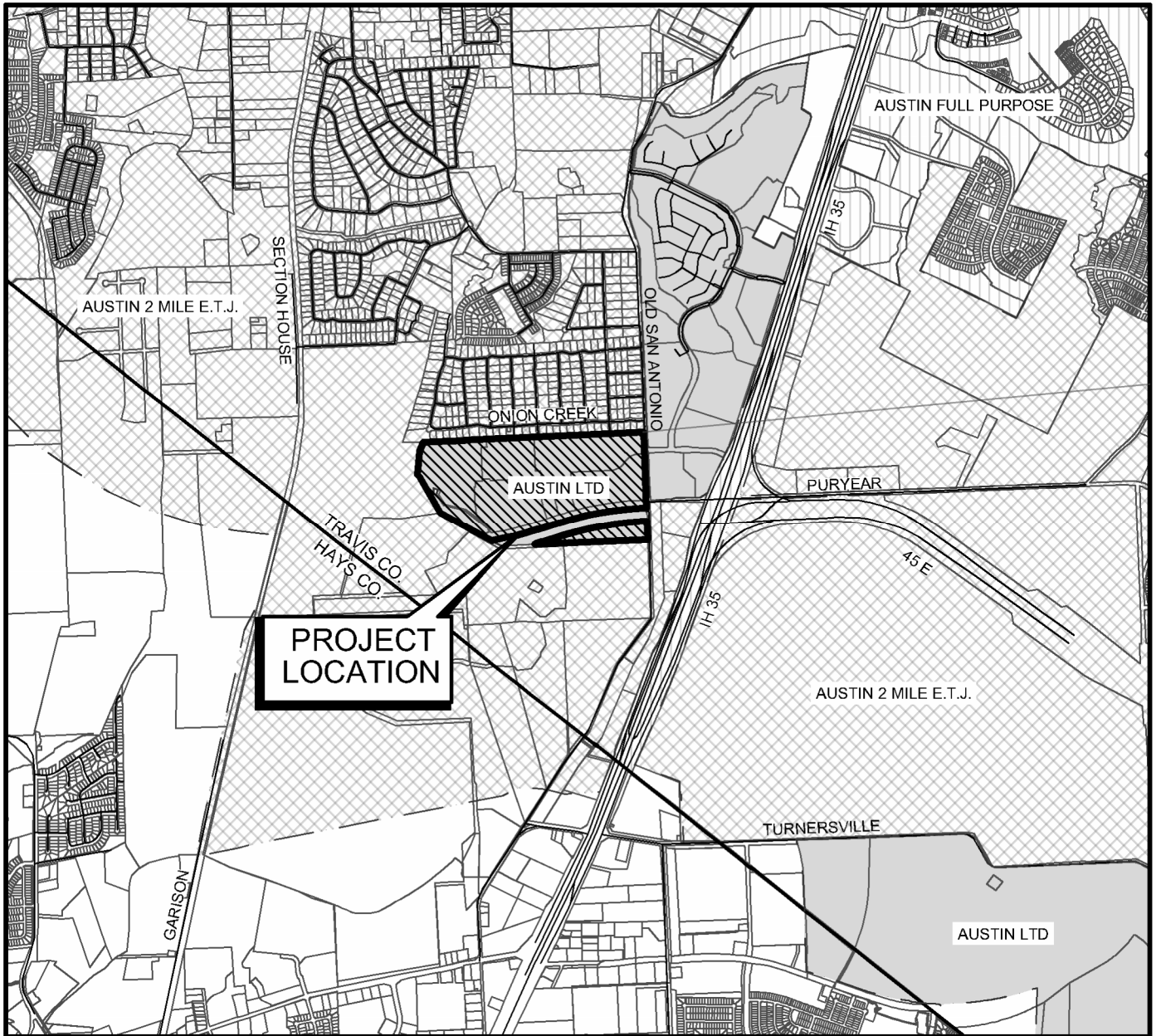
## **Development Schedule**

The Estancia Public Improvement District (PID) Improvement Area 3 is being developed in three phases. Phase One (Lot 2, Block A Site Development Plans) construction has been completed. Phases Two (Lot 3, Block A Site Development Plans) and Three (Lot 4, Block A Site Development Plans) are future condo projects. Phase One includes 163 detached single-family condominiums (Lot 2, Block A Site Development Plans), San Antonio Road Improvements, existing/proposed Puryear Road Improvements, two water quality/detention ponds, concrete trail, sidewalk, lift station, force main, rainwater tank, rainwater irrigation, Heep water line relocation, and water, wastewater and storm sewer in support of Phase One and future phases. Phase Two (Lot 3, Block A Site Development Plans) will include 144 detached single-family condominiums, with water and wastewater in support of Phase Two. Phase Three (Lot 4, Block A Site Development Plans) will include 155 detached single-family condominiums, with water and wastewater in support of Phase Three. Please see Appendix B for phasing exhibits.



## APPENDIX A

### Location Map



**LJA Engineering, Inc.**

7500 Rialto Boulevard, Building II  
Suite 100  
Austin, Texas 78735



Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

**APPENDIX A**  
**ESTANCIA PID IA #3**  
**LOCATION MAP**

loc-map.dwg

1 OF 1

## APPENDIX B

### Development Phases











## APPENDIX C

### Final Contractor's Construction Cost (PID Reimbursement for IA #3)

# APPENDIX C (PID REIMBURSEMENT FOR IA #3)



## CONTRACTOR'S FINAL COST AND QUANTITIES SUMMARY

Project: Estancia West Subdivision Construction Plans (C8J-2009-0142.05.1B)  
Client: M/I Homes of Austin, LLC

Date: 3/5/2025  
By: B.Faltesek

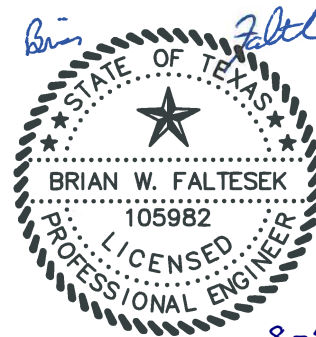
Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>SUMMARY ESTANCIA WEST SUBDIVISION CONSTRUCTION PLANS</b>				
	STREET IMPROVEMENTS				\$ 3,285,569.00
	DRAINAGE AND WATER QUALITY IMPROVEMENTS				\$ 4,255,735.60
	WATER IMPROVEMENTS				\$ 1,229,204.75
	WASTEWATER IMPROVEMENTS				\$ 2,490,266.00
	PARK TRAIL IMPROVEMENTS				\$ 286,572.00
			<b>TOTAL</b>		<b>\$ 11,547,347.35</b>

Project: Estancia West Lot 2, Block A Site Development Plans (SP-2021-0328C)  
Client: M/I Homes of Austin, LLC

Date: 3/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>SUMMARY ESTANCIA WEST LOT 2, BLOCK A SITE DEVELOPMENT PLANS (PHASE ONE)</b>				
	WATER IMPROVEMENTS				\$ 1,863,639.13
	WASTEWATER IMPROVEMENTS				\$ 997,533.40
			<b>TOTAL</b>		<b>\$ 2,861,172.53</b>

**GRAND TOTAL \$ 14,408,519.88**



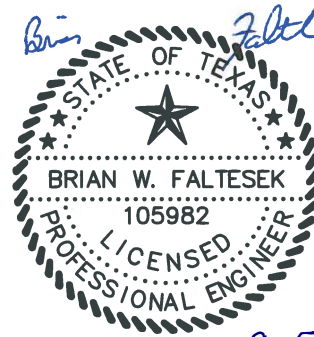
8-5-2025

**CONTRACTOR'S FINAL COST AND QUANTITIES  
IMPROVEMENT AREA #3**

Project: Estancia West Construction Plans  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>SUMMARY ESTANCIA WEST CONSTRUCTION PLANS</b>				
	STREET IMPROVEMENTS				\$ 3,285,569.00
	DRAINAGE AND WATER QUALITY IMPROVEMENTS				\$ 4,255,735.60
	WATER IMPROVEMENTS				\$ 1,229,204.75
	WATERSHED IMPROVEMENTS				\$ 2,490,266.00
	PARK TRAIL IMPROVEMENTS				\$ 286,572.00
			<b>TOTAL</b>		<b>\$ 11,547,347.35</b>



*8-5-2025*



## CONTRACTOR'S FINAL COST AND QUANTITIES

Project: Estancia West Construction Plans  
 Client: M/I Homes

Date: 8/5/2025  
 By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
<b>STREET AND MISC IMPROVEMENTS IMPROVEMENTS</b>					
1	Clearing and Grubbing	40.50	AC.	\$2,500.00	\$ 101,250.00
2	Excavation/Embankment (ROW, Lots and Pond Access D)	80,900.00	S.Y.	\$3.20	\$ 258,880.00
3	Subgrade Preparation	18,335.00	S.Y.	\$1.50	\$ 27,502.50
4	14" Compacted Flexible Base Material	15,724.00	S.Y.	\$18.00	\$ 283,032.00
5	8" Compacted Flexible Base Material	2,611.00	S.Y.	\$11.50	\$ 30,026.50
6	3" Hot Mix Asphaltic Concrete	12,400.00	S.Y.	\$26.00	\$ 322,400.00
7	8' Lime Treated Subgrade	18,335.00	S.Y.	\$10.50	\$ 192,517.50
8	Geogrid (Type II)	18,335.00	S.Y.	\$2.50	\$ 45,837.50
9	6" Curb and Gutter	5,147.00	L.F.	\$16.50	\$ 84,925.50
10	24" Ribbon Curb (Lot 2 Driveway from OSR)	96.00	L.F.	\$25.00	\$ 2,400.00
11	Barricades	5.00	EA.	\$1,400.00	\$ 7,000.00
12	Sidewalk (Puryear and OSR)	21,934.00	S.F.	\$5.00	\$ 109,670.00
13	Sidewalk Ramps	4.00	EA.	\$1,310.00	\$ 5,240.00
14	Type II Driveway	5.00	EA.	\$7,700.00	\$ 38,500.00
15	Street Markings and Signs	1.00	L.S.	\$24,000.00	\$ 24,000.00
16	Pipe Gate	3.00	EA.	\$4,470.00	\$ 13,410.00
17	Sawcut and Tie into Existing Pavement	88.00	S.Y.	\$69.00	\$ 6,072.00
18	Temporary Traffic Control	1.00	L.S.	\$4,590.00	\$ 4,590.00
				<b>SUBTOTAL</b>	<b>1,557,253.50</b>
<b>OSR/PURYEAR ROAD STREET IMPROVEMENTS</b>					
1	Clearing and Grubbing (ROW Preparation)	3.50	S.Y.	\$2,500.00	\$ 8,750.00
2	Excavation/Embankment	10,443.00	S.Y.	\$15.00	\$ 156,645.00
3	Subgrade Preparation	4,500.00	S.Y.	\$6.00	\$ 27,000.00
4	14" Compacted Flexible Base Material	4,500.00	S.Y.	\$28.00	\$ 126,000.00
5	3" Hot Mix Asphaltic Concrete	3,203.00	S.Y.	\$35.00	\$ 112,105.00
6	8" Lime Treated Subgrade	4,500.00	S.Y.	\$34.00	\$ 153,000.00
7	Geogrid	4,500.00	S.Y.	\$5.50	\$ 24,750.00
8	Sawcut and Remove Existing Pavement	293.00	S.Y.	\$72.00	\$ 21,096.00
9	Standard Curb and Gutter	827.00	L.F.	\$31.00	\$ 25,637.00
10	Type II Driveway	1.00	EA.	\$15,200.00	\$ 15,200.00
11	Street Markings and Signs	1.00	L.S.	\$16,800.00	\$ 16,800.00
12	Temporary Traffic Control Including Barricades	1.00	L.S.	\$35,700.00	\$ 35,700.00
				<b>SUBTOTAL</b>	<b>722,683.00</b>

	<b>CHANGE ORDER NO. 2</b>				
1	14" Compacted Flexible Base Material	(465.00)	S.Y.	\$33.50	\$ (15,577.50)
2	8" Lime Treated Subgrade	(465.00)	S.Y.	\$35.00	\$ (16,275.00)
3	Geogrid	(465.00)	S.Y.	\$5.50	\$ (2,557.50)
4	8" Hot Mix Asphaltic Concrete Type B	465.00	S.Y.	\$80.00	\$ 37,200.00
5	Concrete Riprap Ditch	205.00	C.Y.	\$753.00	\$ 154,365.00
6	Additional Full Lane Closure	15.00	EA.	\$2,500.00	\$ 37,500.00
				<b>SUBTOTAL</b>	<b>194,655.00</b>
	<b>CHANGE ORDER NO. 4</b>				
1	Type II Driveways - Final Plan Quantity	2.00	EA.	\$7,700.00	\$ 15,400.00
2	Sidewalks - Offsite Utility Connections -Exhibit 1	1,480.00	S.F.	\$5.00	\$ 7,400.00
				<b>SUBTOTAL</b>	<b>22,800.00</b>
	<b>TRAFFIC SIGNAL IMPROVEMENTS</b>				
1	Traffic Signal	1.00	L.S.	\$385,000.00	\$ 385,000.00
				<b>SUBTOTAL</b>	<b>385,000.00</b>
	<b>EROSION SEDIMENTATION CONTROLS</b>				
1	Revegetation (Hydromulch Seeding with topsoil & watering for temporary and permanent revegetation)	105,000.00	S.Y.	\$2.00	\$ 210,000.00
2	Stabilized Construction Entrance	2.00	EA.	\$2,200.00	\$ 4,400.00
3	Silt fence	14,240.00	L.F.	\$4.45	\$ 63,368.00
4	Rock Berm	200.00	L.F.	\$47.65	\$ 9,530.00
5	Inlet Protection	12.00	EA.	\$107.00	\$ 1,284.00
6	Curlex Matting (3:1 Slopes in Puryear Road ROW)	6,500.00	S.Y.	\$1.80	\$ 11,700.00
7	Curlex Matting (Pond Slopes)	15,035.00	S.Y.	\$1.80	\$ 27,063.00
8	Tree Protection Fencing	5,700.00	L.F.	\$5.95	\$ 33,915.00
				<b>SUBTOTAL</b>	<b>361,260.00</b>
	<b>EROSION SEDIMENTATION CONTROLS (OSR/PURYEAR ROAD)</b>				
1	Revegetation (Hydromulch Seeding with topsoil & watering for temporary and permanent revegetation)	13,500.00	S.Y.	\$2.50	\$ 33,750.00
3	Silt fence	1,300.00	L.F.	\$4.45	\$ 5,785.00
4	Rock Berm	50.00	L.F.	\$47.65	\$ 2,382.50
				<b>SUBTOTAL</b>	<b>41,917.50</b>
				<b>TOTAL</b>	<b>\$ 3,285,569.00</b>

# CONTRACTOR'S FINAL COST AND QUANTITIES

Project: Estancia West Construction Plans  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
<b>DRAINAGE IMPROVEMENTS</b>					
1	18" Class III reinforced concrete pipe	613.00	L.F.	\$53.00	\$ 32,489.00
2	24" Class III reinforced concrete pipe	1,066.00	L.F.	\$61.00	\$ 65,026.00
3	30" Class III reinforced concrete pipe	337.00	L.F.	\$94.00	\$ 31,678.00
4	36" Class III reinforced concrete pipe	117.00	L.F.	\$124.00	\$ 14,508.00
5	48" Class III reinforced concrete pipe	40.00	L.F.	\$215.00	\$ 8,600.00
6	5'x5' reinforced concrete box	675.00	L.F.	\$412.00	\$ 278,100.00
7	6'x5' reinforced concrete box	251.00	L.F.	\$500.00	\$ 125,500.00
8	6'x6' reinforced concrete box	422.00	L.F.	\$545.00	\$ 229,990.00
9	6'x4' reinforced concrete box	50.00	L.F.	\$489.00	\$ 24,450.00
10	7'x4' reinforced concrete box	181.00	L.F.	\$563.00	\$ 101,903.00
11	7'x6' reinforced concrete box	584.00	L.F.	\$663.00	\$ 387,192.00
12	7'x7' reinforced concrete box	228.00	L.F.	\$800.00	\$ 182,400.00
13	4' Manhole	2.00	EA.	\$3,670.00	\$ 7,340.00
14	5' Manhole	4.00	EA.	\$5,600.00	\$ 22,400.00
15	6' Manhole	1.00	EA.	\$5,500.00	\$ 5,500.00
16	7'x7' Junction Box	2.00	EA.	\$11,600.00	\$ 23,200.00
17	8'x8' Junction Box	3.00	EA.	\$17,200.00	\$ 51,600.00
18	9'x9' Junction Box	3.00	EA.	\$25,100.00	\$ 75,300.00
19	10'x10' Junction Box	1.00	EA.	\$29,100.00	\$ 29,100.00
20	11'x11' Junction Box	1.00	EA.	\$39,700.00	\$ 39,700.00
21	24" Headwall Including Rock Riprap	1.00	EA.	\$3,150.00	\$ 3,150.00
22	36" Headwall Including Rock Riprap	1.00	EA.	\$4,800.00	\$ 4,800.00
23	48" Headwall Including Rock Riprap	1.00	EA.	\$5,300.00	\$ 5,300.00
24	6'x4' Headwall Including Rock Riprap	1.00	EA.	\$14,000.00	\$ 14,000.00
25	7'x7' TxDOT Flared Wingwalls (FW-S) Including Rock	1.00	EA.	\$29,000.00	\$ 29,000.00
26	7'x4' TxDOT Straight Wingwalls (SW-0)	1.00	EA.	\$12,400.00	\$ 12,400.00
27	7'x4' TxDOT Flared Wingwalls (FW-S) Including Concrete Riprap	1.00	EA.	\$22,900.00	\$ 22,900.00
28	10' Type 1 curb inlet	8.00	EA.	\$6,000.00	\$ 48,000.00
29	20' Type 1 curb inlet	1.00	EA.	\$7,900.00	\$ 7,900.00
30	Trench safety system	4,564.00	L.F.	\$4.00	\$ 18,256.00
31	18" Storm Sewer Line Plug	18.00	EA.	\$360.00	\$ 6,480.00
32	24" Storm Sewer Line Plug	1.00	EA.	\$390.00	\$ 390.00
33	48" Storm Sewer Line Plug	1.00	EA.	\$500.00	\$ 500.00
34	5'x5' Storm Sewer Line Plug	3.00	EA.	\$730.00	\$ 2,190.00
35	6'x4' Storm Sewer Line Plug	1.00	EA.	\$1,080.00	\$ 1,080.00
36	Type II Driveways (Pond B)	2.00	EA.	\$3,870.00	\$ 7,740.00
37	Rain Water 50,000 Gal. Ground Storage Tank (Including Foundation, Pumps, Electrical, Valves, and All Associated Appurtenances)	1.00	L.S.	\$104,000.00	\$ 104,000.00
38	Rain Water Irrigation System (Including All Irrigation Components After Water Storage Tank)	1.00	L.S.	\$260,000.00	\$ 260,000.00
39	Water Quality / Detention Pond A (Including Excavation, Embankment, Outlet Structures, Pond Planting, Geomembrane Liner, Access Driveways, Rock Riprap, Concrete, Pond Piping, Valves, Outfalls, And All Associated Pond Appurtenances)	1.00	EA.	\$890,000.00	\$ 890,000.00
40	Water Quality / Detention Pond B (Including Excavation, Embankment Concrete Wall And Flow Spreader, Bio Filtration Media, Pond Piping, Pump Station, Access Drives, Rock Riprap, And All Associated Pond Appurtenances)	1.00	EA.	\$307,000.00	\$ 307,000.00
41	Landscaping (Including All Landscaping in Plans Prepared By SEC Planning And Included In Construction Plan Set As Sheets 98-104)	1.00		\$155,000.00	\$ 155,000.00
42	2" Hot Mix Asphaltic Concrete (Lift Station / Pond Driveway)	1,488.00	S.Y.	\$20.00	\$ 29,760.00
43	12" Ribbon Curb (Lift Station / Pond Driveway)	2,538.00	L.F.	\$13.00	\$ 32,994.00
				<b>SUBTOTAL</b>	<b>3,698,816.00</b>
<b>OSR/PURYEAR ROAD DRAINAGE IMPROVEMENTS</b>					
1	18" Class III Reinforced Concrete Pipe	14.00	L.F.	\$95.00	\$ 1,330.00
2	24" Class IV Reinforced Concrete Pipe	102.00	L.F.	\$116.00	\$ 11,832.00
3	36" Class III Reinforced Concrete Pipe	13.00	L.F.	\$126.00	\$ 1,638.00
4	60" Class III Reinforced Concrete Pipe	369.00	L.F.	\$356.00	\$ 131,364.00
5	24" Corrugated Metal Pipe	40.00	L.F.	\$78.00	\$ 3,120.00
6	7'x7' Junction Box	2.00	EA.	\$12,800.00	\$ 25,600.00
7	60" Headwall	1.00	EA.	\$6,300.00	\$ 6,300.00
8	2 - 24" Safety End Treatments	2.00	EA.	\$4,240.00	\$ 8,480.00
9	24" Safety End Treatments	2.00	EA.	\$1,630.00	\$ 3,260.00
10	4'x4' - 4 Sided Area Inlet	2.00	EA.	\$3,210.00	\$ 6,420.00
11	8'x8' - 4 Sided Area Inlet	1.00	EA.	\$18,100.00	\$ 18,100.00
12	Channel 'E-1' (5' Bottom Width, 3:1 Side Slopes)	234.00	L.F.	\$21.00	\$ 4,914.00
13	Trench Safety System	498.00	L.F.	\$12.00	\$ 5,976.00

				<b>SUBTOTAL</b>	<b>228,334.00</b>
	<b>ALTERNATE DRAINAGE ITEMS</b>				
1	7'x7' Junction Box (Box#8)	(1.00)	L.F.	\$11,600.00	\$ (11,600.00)
2	8'x8' Junction Box (Box#5)	(1.00)	L.F.	\$17,200.00	\$ (17,200.00)
3	9'x9' Junction Box (Box#4)	(1.00)	L.F.	\$25,100.00	\$ (25,100.00)
4	10'x10' Junction Box (Box#2)	(1.00)	L.F.	\$29,100.00	\$ (29,100.00)
5	4' Manhole Riser	4.00	L.F.	\$6,100.00	\$ 24,400.00
				<b>SUBTOTAL</b>	<b>(58,600.00)</b>
	<b>CHANGE ORDER NO. 1</b>				
1	18" Class III Reinforced Concrete Pipe	23.00	L.F.	\$53.00	\$ 1,219.00
2	36" Class III Reinforced Concrete Pipe	13.00	L.F.	\$124.00	\$ 1,612.00
3	4' Manhole	(1.00)	EA.	\$3,670.00	\$ (3,670.00)
4	5' Manhole	2.00	EA.	\$5,600.00	\$ 11,200.00
5	7'x7' Junction Box	1.00	EA.	\$11,600.00	\$ 11,600.00
6	8'x8' Junction Box	1.00	EA.	\$17,200.00	\$ 17,200.00
7	4' Manhole Riser	(2.00)	EA.	\$6,100.00	\$ (12,200.00)
8	9'x9' Junction Box EVF	4.00	V.F.	\$1,700.00	\$ 6,800.00
9	Pond B Lift Station Change From 4' Dia to 5' Dia	1.00	EA.	\$6,001.00	\$ 6,001.00
10	Install Burper Riser and Valve	7.00	EA.	\$1,975.00	\$ 13,825.00
11	Seam Liner to Burper Valve	7.00	EA.	\$650.00	\$ 4,550.00
12	Construction Staking	1.00	L.S.	\$1,500.00	\$ 1,500.00
14	Select Fill (5' Depth)	200.00	C.Y.	\$25.00	\$ 5,000.00
15	Structural Grade Beam Slab (32')	200.00	C.Y.	\$45.00	\$ 9,000.00
16	Credit 6" Mat Slab Bid Budget (31')	45.00	C.Y.	\$895.00	\$ 40,275.00
17	Credit 6" Mat Slab Bid Budget (31')	(754.00)	S.F.	\$15.00	\$ (11,310.00)
				<b>SUBTOTAL</b>	<b>102,602.00</b>
	<b>CHANGE ORDER NO. 2</b>				
1	24" Class IV Reinforced Concrete Pipe	(102.00)	L.F.	\$116.00	\$ (11,832.00)
2	2-24" Safety End Treatment	(2.00)	EA.	\$4,240.00	\$ (8,480.00)
3	24" Corrugated Metal Pipe	(40.00)	L.F.	\$78.00	\$ (3,120.00)
4	3'x2' Box Culvert	51.00	L.F.	\$509.00	\$ 25,959.00
5	3'x2' Safety End Treatment	2.00	EA.	\$7,000.00	\$ 14,000.00
6	24" Class V Reinforced Concrete Pipe	40.00	L.F.	\$200.00	\$ 8,000.00
7	Flowable Fill Cap	40.00	L.F.	\$60.00	\$ 2,400.00
				<b>SUBTOTAL</b>	<b>26,927.00</b>
	<b>CHANGE ORDER NO. 3</b>				
1	Plant Materials 30Ea Sage & 30Ea Holly	60.00	EA.	\$37.25	\$ 2,235.00
2	Irrigation 2" PVC Supply Main	850.00	L.F.	\$3.50	\$ 2,975.00
3	Irrigation 2" Isolation Valve W/Box	1.00	EA.	\$415.00	\$ 415.00
4	Irrigation 2" Zone Valve W/Box	1.00	EA.	\$478.00	\$ 478.00
5	Irrigation Drip For Shrubs	1.00	L.S.	\$1,325.00	\$ 1,325.00
6	2" PVC Supply Main	850.00	EA.	\$3.50	\$ 2,975.00
7	2" Isolation Valve W/Box	2.00	EA.	\$415.00	\$ 830.00
				<b>SUBTOTAL</b>	<b>11,233.00</b>
	<b>CHANGE ORDER NO. 4</b>				
1	Ground Water Management - Pond A	1.00	L.S.	\$87,809.40	\$ 87,809.40
2	Pond A Grading Around Existing O/H Electric & Private Water	1.00	L.S.	\$89,709.20	\$ 89,709.20
3	Remove 24" SET (OSR & Puryear) - Exhibit 2	1.00	EA.	\$750.00	\$ 750.00
4	Replace 24" SET (OSR & Puryear) - Exhibit 2	1.00	EA.	\$1,630.00	\$ 1,630.00
5	Raise 4-Way Area Inlets (OSR & Puryear) - Exhibit 2	2.00	EA.	\$1,500.00	\$ 3,000.00
6	Pond Safety Handrailing - Exhibit 3	255.00	L.F.	\$75.00	\$ 19,125.00
7	Pond B Riser/Electrical Controls - Exhibit 4	1.00	L.S.	\$64,400.00	\$ 64,400.00
7	Pond B Meter Rack Allowance - Exhibit 4	(1.00)	L.S.	\$20,000.00	\$ (20,000.00)
				<b>SUBTOTAL</b>	<b>246,423.60</b>
				<b>TOTAL</b>	<b>\$ 4,255,735.60</b>

**CONTRACTOR'S FINAL COST AND QUANTITIES**

Project: Estancia West Construction Plans  
 Client: M/I Homes

Date: 8/5/2025  
 By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
<b>WATER IMPROVEMENTS</b>					
1	16" Class 250 DIP (including restrained joint lengths)	1,830.00	L.F.	\$153.00	\$ 279,990.00
2	8" Class 350 DIP (including restrained joint lengths)	1,640.00	L.F.	\$68.00	\$ 111,520.00
3	6" Class 350 DIP (including restrained joint lengths)	183.00	L.F.	\$84.00	\$ 15,372.00
4	30" Steel Encasement Pipe	130.00	L.F.	\$310.00	\$ 40,300.00
5	16" Gate Valve	5.00	EA.	\$10,900.00	\$ 54,500.00
6	8" Gate Valve	6.00	EA.	\$2,410.00	\$ 14,460.00
7	6" Gate Valve	11.00	EA.	\$1,720.00	\$ 18,920.00
8	2" Air Release Valve	3.00	EA.	\$4,080.00	\$ 12,240.00
9	5-1/4" Fire Hydrant	10.00	EA.	\$5,900.00	\$ 59,000.00
10	Raise Valve Castings	22.00	EA.	\$270.00	\$ 5,940.00
11	Cast Iron Fittings	1.00	L.S.	\$73,000.00	\$ 73,000.00
12	Trench Safety System	3,653.00	L.F.	\$3.00	\$ 10,959.00
13	5/8" Water Meter (Lift Station Service)	1.00	EA.	\$2,330.00	\$ 2,330.00
14	2" HDPE Water Service Line to Lift Station	814.00	L.F.	\$22.00	\$ 17,908.00
15	Connect to Existing W.L.	1.00	EA.	\$5,500.00	\$ 5,500.00
				<b>SUBTOTAL</b>	<b>721,939.00</b>
<b>SHARED WATER IMPROVEMENTS</b>					
1	16" Class 250 DIP (including restrained joint lengths)	1,117.00	L.F.	\$189.00	\$ 211,113.00
2	6" Class 350 DIP (including restrained joint lengths)	16.00	L.F.	\$112.00	\$ 1,792.00
3	30" Bore and Steel Encasement Pipe	94.00	L.F.	\$970.00	\$ 91,180.00
4	16" Gate Valve	5.00	EA.	\$10,900.00	\$ 54,500.00
5	6" Gate Valve	2.00	EA.	\$1,780.00	\$ 3,560.00
6	2" Air Release Valve	2.00	EA.	\$4,120.00	\$ 8,240.00
7	5-1/4" Fire Hydrant	2.00	EA.	\$6,300.00	\$ 12,600.00
8	Raise Valve Castings	7.00	EA.	\$520.00	\$ 3,640.00
9	Cast Iron Fittings	1.00	L.S.	\$16,300.00	\$ 16,300.00
10	Trench Safety System	1,133.00	L.F.	\$8.00	\$ 9,064.00
11	Connect to Existing W.L.	1.00	EA.	\$6,400.00	\$ 6,400.00
12	Open Cut and Repair of Roadway for Waterline 'C'	1.00	L.S.	\$14,600.00	\$ 14,600.00
				<b>SUBTOTAL</b>	<b>432,989.00</b>
<b>CHANGE ORDER NO. 1</b>					
1	Excavate & Break Back Existing Fiber Optic Ducts	4.00	C.Y.	\$4,950.00	\$ 19,800.00
2	Sleeving W/ Flowable Fill	50.00	L.F.	\$150.00	\$ 7,500.00
3	Remove Ground Box (3'x5')	1.00	EA.	\$1,750.00	\$ 1,750.00
4	5' Precast Telecom Manhole (Dog House)	1.00	EA.	\$6,400.00	\$ 6,400.00
5	Provide and Adjust Bolted Telecom Casting	1.00	EA.	\$2,150.00	\$ 2,150.00
6	Traffic Control / Lane Closures	4.00	EA.	\$2,500.00	\$ 10,000.00
7	5/8" Water Service Off Existing Line (0-6)	1.00	EA.	\$5,400.00	\$ 5,400.00
7	2" Irrigation Service Off Existing Line (6-8)	1.00	EA.	\$8,000.00	\$ 8,000.00
				<b>SUBTOTAL</b>	<b>61,000.00</b>
<b>CHANGE ORDER NO. 4</b>					
1	Utility Testing	1.00	L.S.	\$13,276.75	\$ 13,276.75
				<b>SUBTOTAL</b>	<b>13,276.75</b>
				<b>TOTAL</b>	<b>\$ 1,229,204.75</b>

**CONTRACTOR'S FINAL COST AND QUANTITIES**

Project: Estancia West Construction Plans  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
<b>WASTEWATER IMPROVEMENTS</b>					
1	12" PVC SDR 26, ASTM D-3034, WW Line (All Depths)	2,289	L.F.	\$80.50	\$ 184,264.50
2	8" PVC SDR 26, ASTM D-3034, WW Line (All Depths)	1,753	L.F.	\$57.00	\$ 99,921.00
3	8" HDPE C906 DIPS DR-11 Force Main	4,645	L.F.	\$56.00	\$ 260,120.00
4	16" Bore and Steel Encasement Pipe	83	L.F.	\$710.00	\$ 58,930.00
5	16" Steel Encasement Pipe	455	L.F.	\$138.00	\$ 62,790.00
6	24" Steel Encasement Pipe	125	L.F.	\$310.00	\$ 38,750.00
7	4' Diameter Manhole 0-8' deep with standard cover	18	EA.	\$5,400.00	\$ 97,200.00
8	5' Diameter Manhole 0-8' deep with standard cover	1	EA.	\$6,800.00	\$ 6,800.00
9	4' Diameter Polymer Manhole (13' deep)	1	EA.	\$21,500.00	\$ 21,500.00
10	Extra Vertical Manhole Length (4' Diameter MH's)	92	V.F.	\$340.00	\$ 31,280.00
11	Extra Vertical Manhole Length (5' Diameter MH's)	12	V.F.	\$440.00	\$ 5,280.00
12	1-Way Cleanout in Manhole	11	EA.	\$18,100.00	\$ 199,100.00
13	2" C.A.R.V.V. in Manhole	2	EA.	\$22,400.00	\$ 44,800.00
14	Trench Safety system	8,687	L.F.	\$4.00	\$ 34,748.00
15	Connect to Existing WWL	1	EA.	\$3,730.00	\$ 3,730.00
15	768 GPM Lift Station (Including Components within Lift Station Fencing, Including Electrical Enclosure, concrete Pads, Wet Well, Utility Vault, Manholes, Pumps, Valves, Flow Meter, Generator, Odor Control System, Crane, Electrical, Control Panel, Berm, Driveway, Fencing, Gate and All Associated Appurtenances)	1	L.S.	\$1,245,000.00	\$ 1,245,000.00
				<b>SUBTOTAL</b>	<b>2,394,213.50</b>
<b>CHANGE ORDER NO. 1</b>					
1	Extra Vertical Mahole Length (4' Diameter MH's)	2.00	V.F.	\$340.00	\$ 680.00
2	1-Way Cleanout in Manhole - 4' MH's	(11.00)	EA.	\$18,100.00	\$ (199,100.00)
3	1-Way Cleanout in Manhole - 5' MH's	11.00	EA.	\$20,000.00	\$ 220,000.00
4	Restraints in Casing	49.00	EA.	\$565.00	\$ 27,685.00
5	Change to a Diesel Generator	1.00	L.S.	\$25,000.00	\$ 25,000.00
5	Epoxy Coat Valve Vault	1.00	EA.	\$8,200.00	\$ 8,200.00
				<b>SUBTOTAL</b>	<b>82,465.00</b>
<b>CHANGE ORDER NO. 3</b>					
1	Construct Berm/Swale	200.00	L.F.	\$25.00	\$ 5,000.00
2	Topsoil Berm	200.00	S.Y.	\$10.00	\$ 2,000.00
3	Seeding & Matting	200.00	S.Y.	\$4.50	\$ 900.00
4	2" Drainage Rock W/Fabric	3,250.00	S.F.	\$1.75	\$ 5,687.50
				<b>SUBTOTAL</b>	<b>13,587.50</b>
				<b>TOTAL</b>	<b>\$ 2,490,266.00</b>

**CONTRACTOR'S FINAL COST AND QUANTITIES**

Project: Estancia West Construction Plans  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
<b>PARK TRAIL IMPROVEMENTS</b>					
1	8' Wide Concrete Park Trail	43,420	S.F.	\$6.60	\$ 286,572.00
				<b>TOTAL</b>	<b>\$ 286,572.00</b>



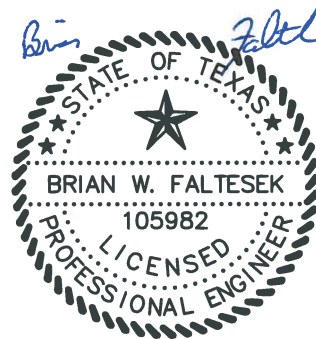
Engineering, Inc.

**CONTRACTOR'S FINAL COST AND QUANTITIES  
IMPROVEMENT AREA #3**

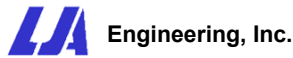
Project: Estancia West Lot 2, Block A  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>SUMMARY ESTANCIA LOT 2, BLOCK A</b>				
	WATER IMPROVEMENTS				\$ 1,863,639.13
	WASTEWATER IMPROVEMENTS				\$ 997,533.40
			<b>TOTAL</b>		<b>\$ 2,861,172.53</b>



8-5-2025

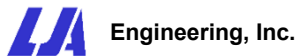


## CONTRACTOR'S FINAL COST AND QUANTITIES

Project: Estancia West Lot 2, Block A  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>WATER IMPROVEMENTS</b>				
1	16" Class 250 DIP	2,299	L.F.	\$169.80	\$ 390,370.20
2	12" Class 350 DIP	25	L.F.	\$120.45	\$ 3,011.25
3	8" Class 350 DIP	6817	L.F.	\$87.47	\$ 596,282.99
4	6" Class 350 DIP	330	L.F.	\$63.43	\$ 20,931.90
5	16" Steel Encasement Pipe	46	L.F.	\$184.64	\$ 8,493.44
6	16" Gate Valve	9	EA.	\$11,922.47	\$ 107,302.23
7	12" Gate Valve	1	EA.	\$4,631.65	\$ 4,631.65
8	8" Gate Valve	33	EA.	\$2,714.93	\$ 89,592.69
9	6" Gate valve	19	EA.	\$2,027.59	\$ 38,524.21
10	Trench safety system	9,471	L.F.	\$0.55	\$ 5,209.05
11	5 1/4" Fire Hydrant	19	EA.	\$5,123.03	\$ 97,337.57
12	Raise valve castings	62	EA.	\$179.81	\$ 11,148.22
13	Cast Iron Fittings	1	L.S.	\$176,112.00	\$ 176,112.00
14	Single Water Service	9	EA.	\$2,564.27	\$ 23,078.43
15	Double Water Service	77	EA.	\$2,919.40	\$ 224,793.80
16	3/4" Water Service (Amenity Center)	1	EA.	\$3,012.59	\$ 3,012.59
17	2" Irrigation Service (Amenity Center and Pond Lot)	2	EA.	\$7,895.94	\$ 15,791.88
18	Automatic Flush Valve Assembly	5	EA.	\$7,826.84	\$ 39,134.20
19	1" Air Release Vacuum Valve	1	EA.	\$4,139.09	\$ 4,139.09
20	Connect to Existing W. L.	2	EA.	\$2,370.87	\$ 4,741.74
				<b>TOTAL</b>	<b>\$ 1,863,639.13</b>



## CONTRACTOR'S FINAL COST AND QUANTITIES

Project: Estancia West Lot 2, Block A  
Client: M/I Homes

Date: 8/5/2025  
By: B.Faltesek

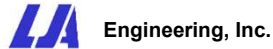
Item	Description	Quantity	Unit	Unit Cost	Cost
	<b>WASTEWATER IMPROVEMENTS</b>				
1	8" PVC SDR 26, ASTM D- 3034, WW Line (All Depths)	6,383	L.F.	\$65.39	\$ 417,384.37
2	12" PVC SDR 26, ASTM D- 3034, WW Line (All Depths)	190	L.F.	\$93.95	\$ 17,850.50
3	4' Diameter Manhole 0-8' Deep with Standard Cover	30	EA.	\$5,083.93	\$ 152,517.90
4	5' Diameter Internal Drop Manhole 0-8' Deep with Standard Cover	2	EA.	\$9,876.24	\$ 19,752.48
5	16" Steel Encasement Pipe	60	L.F.	\$229.94	\$ 13,796.40
6	24" Steel Encasement Pipe	20	L.F.	\$271.93	\$ 5,438.60
7	Extra Depth 4' Diameter Manhole (Greater than 8 VF)	70	V.F.	\$624.77	\$ 43,733.90
8	Extra Depth 5' Diameter Manhole (Greater than 8 VF)	17	V.F.	\$767.72	\$ 13,051.24
9	Raise Manhole Castings	32	EA.	\$472.17	\$ 15,109.44
10	Trench safety system	6,573	L.F.	\$1.11	\$ 7,296.03
11	Single Service (Amenity Center)	1	EA.	\$3,142.17	\$ 3,142.17
12	Single Service	9	EA.	\$2,657.80	\$ 23,920.20
13	Double Service	77	EA.	\$3,356.69	\$ 258,465.13
14	Connect to Existing WWL	2	EA.	\$3,037.52	\$ 6,075.04
				<b>TOTAL</b>	<b>\$ 997,533.40</b>



## APPENDIX D

### Engineering and Surveying Fees (PID Reimbursement for IA #3)

# APPENDIX D (PID REIMBURSEMENT IA #3)



## ENGINEER'S AND SURVEYOR'S FEE SUMMARY

Project: Estancia West  
Client: M/I Homes of Austin, LLC

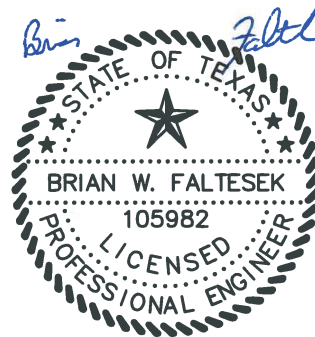
Date: 2/28/2025  
By: B.Faltesek

Item	Description				Engineering Fee
	<b>SUMMARY ESTANCIA WEST ENGINEERING FEES</b>				
1	WATERSHED DRAINAGE ANALYSIS				\$ 25,000.00
2	FINAL PLAT				\$ 10,000.00
3	FINAL PLAT PROCESSING				\$ 63,383.75
4	SUBDIVISION CONSTRUCTION PLANS				\$ 195,000.00
5	SUBDIVISION CONSTRUCTION PLAN PROCESSING				\$ 170,981.25
6	LIFT STATION DESIGN				\$ 80,000.00
7	SITE DEVELOPMENT PLANS PHASE ONE (SEE NOTE BELOW)		30.30% OF TOTAL ENG. FEE		\$ 73,932.00
8	SITE DEVELOPMENT PLAN PROCESSING - PHASE ONE (SEE NOTE BELOW)		30.30% OF TOTAL ENG. FEE		\$ 50,153.70
9	PREPARE BID DOCUMENTS AND CONSTRUCTION ADMINISTRATION - SUBDIVISION CONSTRUCTION PLANS				\$ 81,977.50
10	CONSTRUCTION ADMINISTRATION - PHASE ONE SITE DEVELOPMENT PLANS (SEE NOTE BELOW)		30.30% OF TOTAL ENG. FEE		\$ 17,545.22
11	REIMBURSEABLE EXPENSES (APPLICATION FEES, SUBMITTAL FEES, PERMIT FEES, MILEAGE,				\$ 49,114.65
			<b>TOTAL</b>		<b>\$ 817,088.06</b>

Note: Water and wastewater improvements are the only public improvements within the Phase One Site Development Plans, so the engineering fee is based on percentage of total construction cost. Total Phase One Site Plan Construction Cost = \$9,561,204.33. Total Phase One Water and Wastewater Improvements Cost = \$2,897,955.65. Public water and wastewater improvements cost within the Phase One Site Development Plans are 30.30% of the total construction cost.

Item	Description				Surveying Fee
	<b>SUMMARY ESTANCIA WEST SURVEYING FEES</b>				
1	BOUNDARY SURVEY				\$ 13,742.34
2	TREE AND TOPO DESIGN SURVEYS				\$ 98,505.00
3	FINAL PLAT				\$ 18,981.80
4	EASEMENTS				\$ 51,659.71
			<b>TOTAL</b>		<b>\$ 182,888.85</b>

**GRAND TOTAL \$ 999,976.91**



2-28-2025

## APPENDIX E

### Engineer's Opinion of Probable Cost (Future Lot 3 and 4 Site Development Plans)

# APPENDIX E



Engineering, Inc.

Project: Estancia PID - Improvement Area #3 (Estancia West)

Client: MI Homes

Date: 6/9/2025

By: B. Faltesek

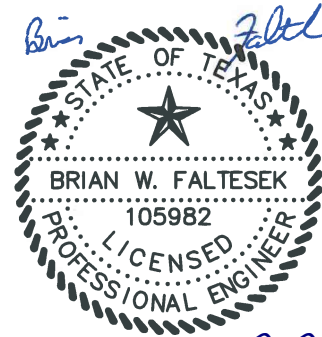
## Engineer's Opinion of Probable Cost

WATER IMPROVEMENTS				Phase 2 Condos		Phase 3 Condos	
		Unit	Cost/Unit	Quantity	Cost	Quantity	Cost
W-1	8" Class 350 DIP (include restrained lengths)	L.F.	\$90.00	5,977	\$537,930.00	5,265	\$473,850.00
W-2	6" Class 350 DIP	L.F.	\$75.00	80	\$6,000.00	112	\$8,400.00
W-3	8" Gate Valve	EA.	\$3,000.00	28	\$84,000.00	19	\$57,000.00
W-4	6" Gate valve	EA.	\$1,750.00	8	\$14,000.00	8	\$14,000.00
W-5	Trench safety system	L.F.	\$1.00	6,057	\$6,057.00	5,377	\$5,377.00
W-6	5 1/4" Fire Hydrant	EA.	\$5,000.00	8	\$40,000.00	8	\$40,000.00
W-7	Raise valve castings	EA.	\$500.00	36	\$18,000.00	27	\$13,500.00
W-8	Cast Iron Fittings	TON	\$25,000.00	4	\$100,000.00	4	\$87,500.00
W-10	Single Water Service	EA.	\$2,600.00	17	\$44,200.00	10	\$26,000.00
W-11	Double Water Service	EA.	\$3,000.00	61	\$183,000.00	75	\$225,000.00
W-12	Automatic Flush Valve	EA.	\$8,000.00	5	\$40,000.00	-	\$0.00
W-13	Connect to Existing Water Line	EA.	\$2,500.00	5	\$12,500.00	7	\$17,500.00
				<b>Subtotal</b>	<b>\$1,085,687.00</b>	<b>Subtotal</b>	<b>\$968,127.00</b>

WASTEWATER IMPROVEMENTS				Phase 2 Condos		Phase 3 Condos	
		Unit	Cost/Unit	Quantity	Cost	Quantity	Cost
WW-1	8" PVC SDR 26, ASTM D- 3034, WW Line (All Depths)	L.F.	\$75.00	4,112	\$308,400.00	4,613	\$345,975.00
WW-2	4' Diameter manhole 0-8' deep with standard cover	EA.	\$5,000.00	23	\$115,000.00	29	\$145,000.00
WW-3	Extra vertical manhole length (Greater than 8 vertical feet)	V.F.	\$750.00	50	\$37,500.00	60	\$45,000.00
WW-4	Raise manhole castings	EA.	\$500.00	23	\$11,500.00	29	\$14,500.00
WW-5	Trench safety system	L.F.	\$1.00	4,112	\$4,112.00	4,613	\$4,613.00
WW-6	Single Service - gravity	EA.	\$2,700.00	17	\$45,900.00	10	\$27,000.00
WW-7	Double Service - gravity	EA.	\$3,500.00	61	\$213,500.00	75	\$262,500.00
WW-8	Connect to Existing WWL	EA.	\$3,500.00	8	\$28,000.00	3	\$10,500.00
				<b>Subtotal</b>	<b>\$763,912.00</b>	<b>Subtotal</b>	<b>\$855,088.00</b>

				Phase 2 Condos		Phase 3 Condos	
Temporary E/S		Unit	Cost/Unit	Quantity	Cost	Quantity	Cost
ES-1	Stabilized Construction Entrance	EA.	\$1,500.00	1	\$1,500.00	2	\$3,000.00
ES-2	Silt fence	L.F.	\$4.00	4,000	\$16,000.00	8,000	\$32,000.00
				<b>Subtotal</b>	<b>\$17,500.00</b>	<b>Subtotal</b>	<b>\$35,000.00</b>
				<b>Grand Total</b>	<b>\$1,867,099.00</b>	<b>Grand Total</b>	<b>\$1,858,215.00</b>

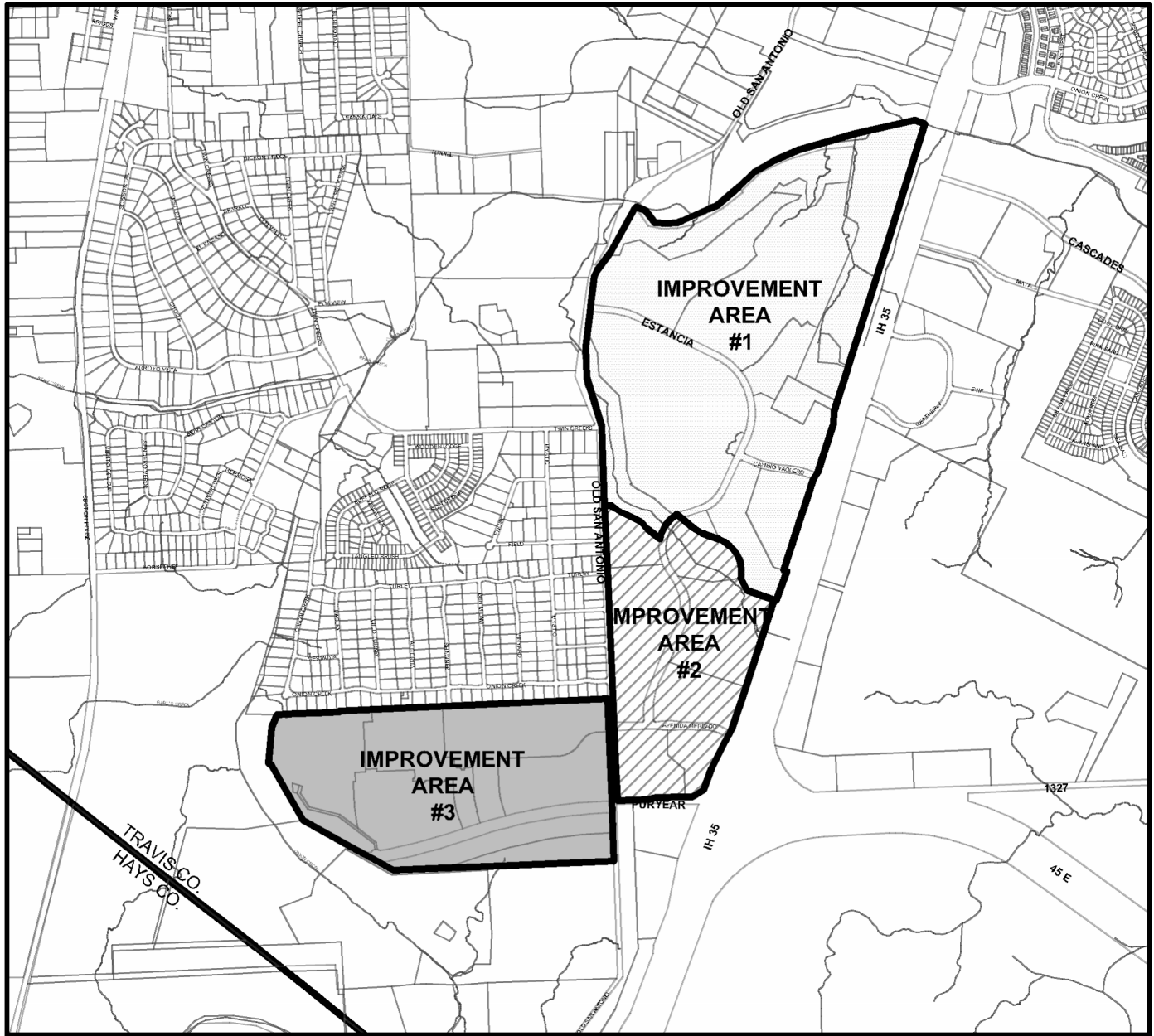
Phase 2 Condos		<b>\$1,867,099.00</b>
Phase 3 Condos		<b>\$1,858,215.00</b>
<b>Subtotal</b>		<b>\$3,725,314.00</b>
<b>10% Contingency</b>		<b>\$372,531.40</b>
<b>12% Engineering and Surveying</b>		<b>\$ 447,037.68</b>
<b>Grand Total</b>		<b>\$4,544,883.08</b>



2-27-2025

## APPENDIX F

### Boundary Map



# **LJA Engineering, Inc.**

7500 Rialto Boulevard, Building II  
Suite 100  
Austin, Texas 78735



Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

## **APPENDIX F** **ESTANCIA PID IA #3** **BOUNDARY MAP**

loc-map.dwg

1 OF 1

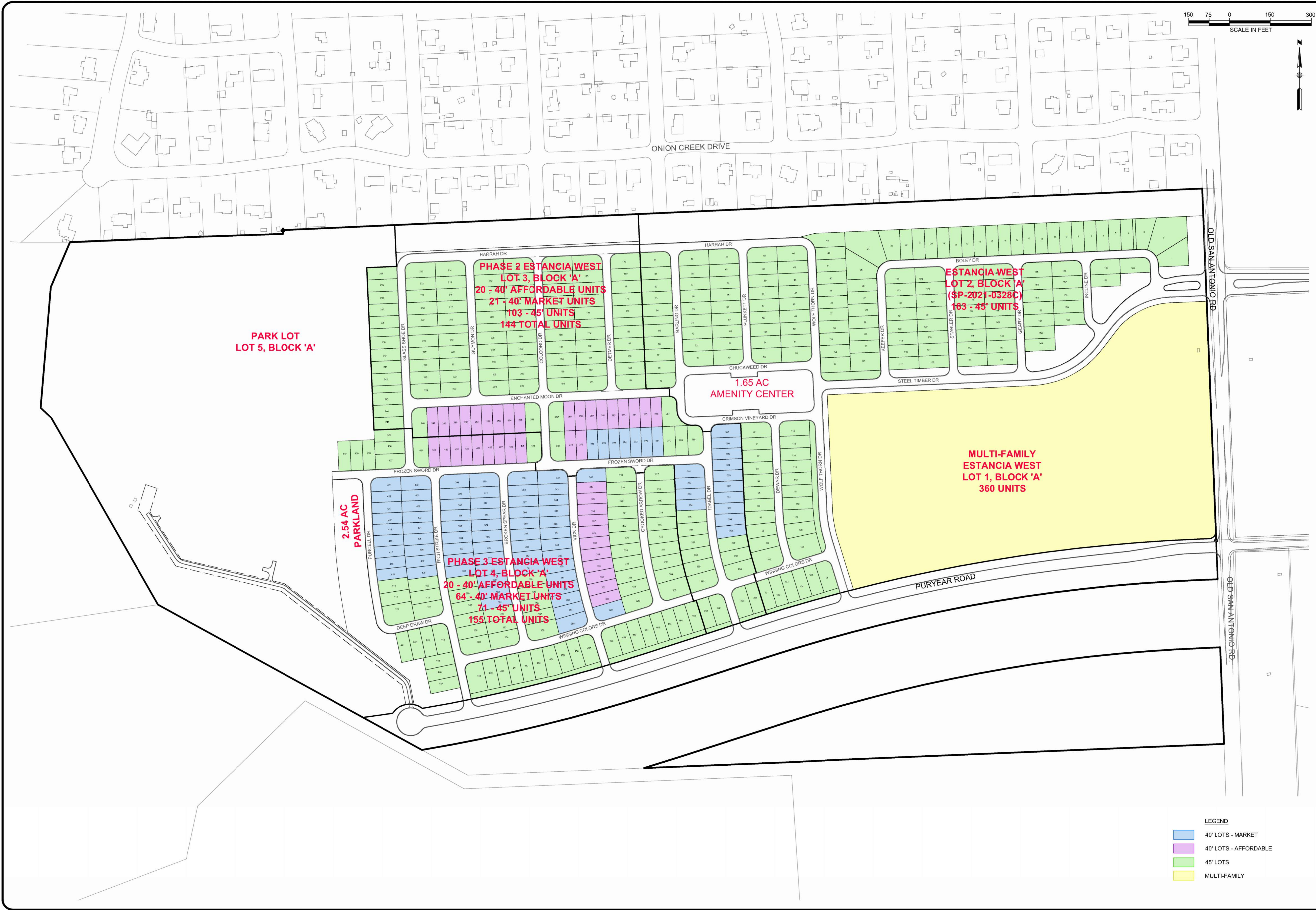
## APPENDIX G

### Lot Type Map



\\s027612 - Estancia Westside plan - cover - 102326141-102326141.dwg  
\\s027612 - Estancia Westside plan - cover - 102326141-102326141.dwg  
\\s027612 - Estancia Westside plan - cover - 102326141-102326141.dwg  
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User: jporter  
Last Modified: Jun 06, 2016 10:43  
Plot Date: Jun 06, 2016 10:43



LEGEND  
40' LOTS - MARKET  
40' LOTS - AFFORDABLE  
45' LOTS  
MULTI-FAMILY

# APPENDIX G

ESTANCIA PID IA #3  
LOT TYPE MAP

DATE	NO.	DESCRIPTION	BY	DATE
6/6/2025	BWF			
	JMC			
	BWF			
	PID.dwg			

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW ONLY. IT IS NOT TO BE USED FOR  
CONSTRUCTION PURPOSES.  
P.E. 105882, ON 6/6/2025.  
OF BRANKY, FALTESK.  
JMC  
BWF  
P.D.

**LJA Engineering, Inc.**  
7500 Reilly Boulevard, Building II  
Suite 100  
Austin, Texas 78735  
Phone 512.439.4700  
Fax 512.439.4716  
FRN - F-1386

JOB NUMBER:  
A127  
SHEET NO.  
**1**  
OF 1 SHEETS



## APPENDIX H

### Legal Description

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

FIELDNOTE DESCRIPTION of a 153.720 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428 and the S. V. R. Eggleston Survey No. 3, Abstract No. 11, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Documents No. 2007226648 of the Official Public Records of Travis County, Texas, save and except that 0.160 acre tract (Tract A-1), as described in aforesaid Document No. 2007226648 of the Official Public Records; the said 153.720 acre tract, being all of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 17, conveyed to Etourneau Seventeen, Ltd. by deed recorded in Document No. 2009078607 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 16, conveyed to Bois De Chene XVI, Ltd. by deed recorded in Document No. 2009078606 of the said Official Public Records, all of that 10.001 acre tract, described as Tract 15, conveyed to Dindon Fifteen, Ltd. by deed recorded in Document No. 2009078605 of the said Official Public Records, all of that 10.004 acre tract, described as Tract 14, conveyed to Ruisseau XIV, Ltd. by deed recorded in Document No. 2009078604 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 13, conveyed to Thirteen Canard, Ltd. by deed recorded in Document No. 2009078603 of the said Official Public Records, all of that 10.003 acre tract, described as Tract 12, conveyed to Zaguan XII, Ltd. by deed recorded in Document No. 2009078602 of the said Official Public Records, all of that 10.001 acre tract, described as Tract 11, conveyed to Ciervo Eleven, Ltd. by deed recorded in Document No. 2009078601 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 10, conveyed to X Cordoniz, Ltd. by deed recorded in Document No. 2009078600 of the said Official Public Records, all of that 10.002 acre tract, described as Tract 9, conveyed to Golondrina Nine, Ltd. by deed recorded in Document No. 2009078599 of the said Official Public Records, all of that 10.005 acre tract, described as Tract 8, conveyed to High Point Green VIII, Ltd. by deed recorded in Document No. 2009093812 of the said Official Public Records, all of that 10.505 acre tract, described as Tract 7, Save and Except the above described 0.160 acre Tract A-1, conveyed to Palo Grande Seven, Ltd. by deed recorded in Document No. 2009093811 of the said Official Public Records, all of that 10.003 acre tract, described as Tract 6, conveyed to Saladia VI, Ltd. by deed recorded in Document No. 2009093810 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 5, conveyed to Stone Point Five, Ltd. by deed recorded in Document No. 2009078595 of the said Official Public Records, a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records, and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records,; the said 153.720 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod, without cap, found for the northeast corner of said 180.717 acre tract, same being the northeast corner of the aforesaid 10.003 acre Tract 18, being on the west right-of-way line of Old San Antonio Road (right-of-way varies), and the southeast corner of Lot 1, Block 5, Onion Creek Meadows, a subdivision recorded in Volume 56, Page 66 of the Plat Records of Travis County, Texas, from which a concrete monument found on the original easterly right-of-way line of said Old San Antonio Road bears, N87°16'20"E, 61.86 feet;

THENCE, S02°16'04"E, leaving the south line of said Onion Creek Meadows subdivision, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the easterly line of the said 10.003 acre – Tract 18 and the 10.007 acre – Tract 1, for a distance of 1434.40 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company", set for the southeast corner of the herein described tract, from which a ½" iron rod, without cap, found for the southeast corner of the aforesaid 180.717 acre tract, same being the southeast corner of the 10.003 acre – Tract 18 and the most easterly northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP, by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas, bears S02°16'04"E, 604.32 feet;

THENCE, leaving the west right-of-way Line of Old San Antonio Road, across the said 180.717 acre tract, being across the aforesaid 10.007 acre - Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3, the 10.001 acre – Tract 4 and the 10.003 acre - Tract 5, for the following three (3) courses:

- 1) S87°42'29"W, 64.91 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the left;
- 2) With the said curve to the left, having a central angle of 15°36'09", a radius of 5926.00 feet, a chord distance of 1608.77 feet (chord bears S79°54'24"W), for an arc distance of 1613.75 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 3) S72°06'20"W, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 4) With the said curve to the right, having a central angle of 08°21'18", a radius of 6124.00 feet, a chord distance of 892.24 feet (chord bears S76°16'59"W), for an arc distance of 893.03 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the southerly line of the aforesaid 180.717 acre tract, being the southerly line of the aforesaid 10.003 acre -Tract 5 and the north line of the aforesaid 350.674 acre tract;

THENCE, N61°09'39"W, with the common southerly line of the said 180.717 acre tract and northerly line of the said 350.674 acre tract, same being the southerly line of the said 10.003 acre – Tract 5 and 10.003 acre – Tract 6, at a calculated distance of 4.21 feet pass the common south corner of aforesaid Tract 5 and Tract 6, and continuing for a total distance of 447.03 feet to a ½" iron rod, without cap, found for corner;

THENCE, with the common southwest line of the said 180.717 acre tract and northeasterly line of the said 350.674 acre tract, same being the westerly lines of the said 10.003 acre – Tract 6 and 10.505 acre – Tract 7, for the following five (5) courses:

- 1) N61°09'15"W, 658.20 feet to a 60d nail found in a 20" Live Oak for corner, said 60d nail found being the POINT OF COMMENCEMENT of the 0.1604 acre SAVE AND EXCEPT tract, described by metes and bounds below;
- 2) N29°44'09"W, 788.47 feet to a 60d nail found in a 24" Live Oak for corner;
- 3) N46°05'38"W, 53.51 feet to a 60d nail found in fence corner;
- 4) N04°43'44"E, 444.19 feet to a 60d nail found in a 36" Live Oak for corner;

- 5) N22°57'24"E, 179.59 feet to a ½" iron rod, without cap, found for the northwest corner of the aforesaid 180.717 acre tract, same being a northeast corner of the aforesaid 350.674 acre tract and a point on the south line of Lot 13, Block 14, of aforesaid Onion Creek Meadows subdivision, from which a ½" iron pipe found on the common line between the said 350.674 acre tract and Lot 13, bears S87°45'14"W, 10.87 feet;

THENCE, with the common northerly line of the said 180.717 acre tract, same being the northerly line of the said 10.505 acre – Tract 7, the 10.005 acre – Tract 8, the 10.002 acre – Tract 9, the 10.002 acre – Tract 10, the 10.001 acre – Tract 11, the 10.003 acre – Tract 12, the 10.002 acre – Tract 13, the 10.004 acre – Tract 14, the 10.001 acre – Tract 15, the 10.004 acre – Tract 16, the 10.004 acre – Tract 17 and the 10.003 acre – Tract 18, and southerly line of the said Onion Creek Meadows subdivision, for the following six (6) courses:

- 1) N87°34'06"E, 240.89 feet to a ½" iron pipe found for corner;
- 2) N87°43'36"E, 244.96 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for corner;
- 3) N88°05'22"E, 296.18 feet to a ½" iron pipe found for corner;
- 4) N00°32'06"E, 13.99 feet to a calculated point for corner, from which a fence post found bears, N40°54'E, 2.29 feet;
- 5) N87°24'49"E, 910.29 feet to a ½" iron rod, without cap, found for corner;
- 6) N87°24'17"E, for a distance of 2464.22 feet the POINT OF BEGINNING, CONTAINING within these metes and bounds 153.880 acres of land area, Save and Except the 0.1604 acre tract described above and further described below:

#### **SAVE AND EXCEPT – 0.1604 Acres**

FIELDNOTE description of a 0.1604 acre tract, being all of that 0.160 acre tract, described as Exhibit A-1 (Water Well Parcel), in Document No. 2007226648 of the Official Public Records of Travis County, Texas; the said 0.1604 acre tract being more particularly described as follows:

COMMENCING at the 60d nail found in a 20" Live Oak described above, same being on the common southerly line of the said 180.717 acre tract, the southerly line of the 10.505 acre – Tract 7 and northerly line of the 350.674 acre tract;

THENCE, N29°44'09"W, with the common southwest line of the said 180.717 acre tract, the southwest line of the 10.505 acre – Tract 7 and northeast line of the 350.674 acre tract, for a distance of 370.94 feet to a calculated point, from which a 60d nail found in a 24" Live Oak, on the aforesaid common line bears N29°44'07"W, 417.53 feet;

THENCE, N60°15'51"E, leaving the northeast line of the said 350.674 acre tract, across the said 10.505 acre – Tract 7 and the 180.717 acre tract, for a distance of 70.17 feet to a chain link fence corner found for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing across the said 10.505 acre – Tract 7 and the 180.717 acre tract, for the following six (6) courses:

- 1) N01°27'16"W, 110.12 feet to a chain link fence corner found for the northwest corner of the herein described tract;
- 2) S71°46'34"E, 85.33 feet to a chain link fence corner found for the northeast corner of the herein described tract;
- 3) S16°00'22"W, 27.21 feet to a chain link fence corner found for an angle point;
- 4) S16°00'26"W, 10.05 feet to a chain link fence corner found for an angle point;
- 5) S17°34'51"W, 63.10 feet to a chain link fence corner found for the southeast corner of the herein described tract;
- 6) N75°35'16"W, for a distance of 50.51 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 0.1604 acre of land area to be Saved and Excepted from the abovesaid 153.880 acre tract, for a total NET AREA of 153.7196 acres.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas

STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

FIELDNOTE DESCRIPTION of a 11.467 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas, said 11.467 acre tract being a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records; the said 11.467 acre tract is more particularly described by metes and bounds as follows:

BEGINNING at a ½” iron rod, without cap, found for the southeast corner of the said 180.717 acre tract, being on the westerly right-of-way line of Old San Antonio Road (right-of-way varies) and the northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas from which a ½” iron rod, without cap, found on the common line between the easterly line of the 350.674 acre tract and westerly right-of-way line of Old San Antonio Road, bears, S02°22’05”E, 50.29 feet;

THENCE, leaving the westerly right-of-way line of Old San Antonio Road, with the common southerly line of the said 180.717 acre tract and northerly line of the 350.674 acre tract, same being the southerly line of the said 10.007 acre – Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3 and the 10.001 acre - Tract 4, for the following three (3) courses:

- 1) S87°38’18”W, 1432.22 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, found for an angle point;
- 2) S87°04’17”W, 158.38 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, found for an angle point;
- 3) S87°42’47”W, 538.15 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the point of curvature of a non-tangent curve to the left, same being the most westerly corner of the herein described tract, from which a ½” iron rod, without cap, found for an angle point on aforesaid common line between the 180.717 acre tract and 350.674 acre tract, bears S87°42’47”W, 648.49 feet;

THENCE, leaving the northerly line of the said 350.674 acre tract, across the said 180.717 acre tract, same being across the aforesaid 10.001 acre – Tract 4, the 10.003 acre – Tract 3, the 10.004 acre – Tract 2 and the 10.007 acre – Tract 1, for the following four (4) courses:

- 1) With the said non-tangent curve to the left having a central angle of 01°12’28”, a radius of 6374.00 feet, a chord distance of 134.37 feet (chord bears N72°42’34”E), for an arc distance of 134.37 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the point of tangency;

- 2) N72°06'20"E, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of 15°36'09", a radius of 5676.00 feet, a chord distance of 1540.90 feet (chord bears N79°54'24"E), for an arc distance of 1545.67 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 4) N87°42'29"E, 64.80 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common east line of the aforesaid 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being on the easterly line of the aforesaid 10.007 acre – Tract 1, for the northeast corner of the herein described tract, from which a ¾" iron rod, without cap, found on the westerly right-of-way line of Old San Antonio Road, for the northeast corner of the 180.717 acre tract, same being the northeast corner of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the Official Public Records of Travis County, Texas, bears N02°16'04"W, 1684.40 feet;

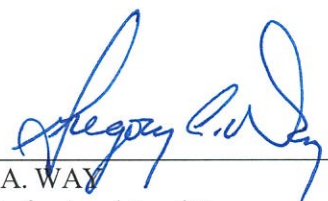
THENCE, S02°16'04"E, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the east line of the 10.007 acre – Tract 1, for a distance of 354.32 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 11.467 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas



STATE OF TEXAS                   §  
  §  
COUNTY OF TRAVIS           §

FIELDNOTE DESCRIPTION of a 15.406 acre tract out of the Josephus S. Irvine Survey No. 4, Abstract No. 428, Travis County, Texas, being a portion of that 180.717 acre tract, described as Tract 2, conveyed to SLF III – Onion Creek, LP by deed recorded in Document No. 2007226648 of the Official Public Records of Travis County, Texas, said 15.406 acre tract being a portion of that 10.003 acre tract, described as Tract 5, conveyed to Stone Point Five, Ltd. by deed recorded in Document No. 2009078595 of the said Official Public Records, a portion of that 10.001 acre tract, described as Tract 4, conveyed to IV Capitol Pointe, Ltd. by deed recorded in Document No. 2009078594 of the said Official Public Records, a portion of that 10.003 acre tract, described as Tract 3, conveyed to Reverde Three, Ltd. by deed recorded in Document No. 2009078593 of the said Official Public Records, a portion of that 10.004 acre tract, described as Tract 2, conveyed to Quartersage II, Ltd. by deed recorded in Document No. 2009078592 of the said Official Public Records and a portion of that 10.007 acre tract, described as Tract 1, conveyed to Seven Green One, Ltd. by deed recorded in Document No. 2009078591 of the said Official Public Records,; the said 15.406 acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a ½” iron rod, without cap, found for the southeast corner of the said 180.717 acre tract, being on the westerly right-of-way line of Old San Antonio Road (right-of-way varies) and the northeast corner of that 350.674 acre tract conveyed to Capital Land Investments I, LP by deed recorded in Document No. 20007761 of the Official Public Records of Hays County, Texas from which a ½” iron rod, without cap, found on the common line between the easterly line of the 350.674 acre tract and westerly right-of-way line of Old San Antonio Road, bears, S02°22’05”E, 50.29 feet;

THENCE, N02°16’04”W, leaving the northerly line of the 350.674 acre tract, with the common westerly right-of-way line of Old San Antonio Road and east line of the 180.717 acre tract, same being the east line of the 10.007 acre – Tract 1, for a distance of 354.32 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc., set for the southeast corner and POINT OF BEGINNING of the herein described tract;

THENCE, leaving the westerly right-of-way line of Old San Antonio Road, across the said 180.717 acre tract, same being across the said 10.007 acre – Tract 1, the 10.004 acre – Tract 2, the 10.003 acre – Tract 3 and the 10.001 acre - Tract 4, for the following four (4) courses:

- 1) S87°42’29”W, 64.80 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the point of curvature of a curve to the left;
- 2) With the said curve to the left having a central angle of 15°36’09”, a radius of 5676.00 feet, a chord distance of 1540.90 feet (chord bears S79°54’24”W), for an arc distance of 1545.67 feet to a ½” iron rod, with plastic cap marked “Capital Surveying Company, Inc.”, set for the point of tangency;

- 3) S72°06'20"W, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 4) With the said curve to the right having a central angle of 01°12'28", a radius of 6374.00 feet, a chord distance of 134.37 feet (chord bears S72°42'34"W), for an arc distance of 134.67 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of non-tangency, being on the common southerly line of the aforesaid 180.717 acre tract, the southerly line of the 10.001 acre – Tract 4 and the northerly line of the said 350.674 acre tract, from which a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", found on the common line between the aforesaid 180.717 acre tract and the 350.674 acre tract, bears N87°42'47"E, 538.15 feet;

THENCE, with the common southerly line of the said 180.717 acre tract, being the southerly line of the 10.001 acre – Tract 4 and the 10.003 acre – Tract 5, and northerly line of the 350.674 acre tract, for the following two (2) courses:

- 1) S87°42'47"W, 648.49 feet to a ½" iron rod, without cap, found for corner;
- 2) N61°09'39"W, 191.04 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a non-tangent curve to the left and most westerly corner of the herein described tract, from which a ¼" iron rod, without cap, found on the aforesaid common line between the 180.717 acre tract and the 350.674 acre tract, bears N61°09'39"W, 447.03 feet;

THENCE, leaving the northerly line of the said 350.674 acre tract, across the said 180.717 acre tract, same being across the aforesaid 10.003 acre – Tract 5, the 10.001 acre – Tract 4, the 10.003 acre – Tract 3, the 10.004 acre – Tract 2 and the 10.007 acre – Tract 1, for the following four (4) courses:

- 1) With the said non-tangent curve to the left having a central angle of 08°21'18", a radius of 6124.00 feet, a chord distance of 892.24 feet (chord bears N76°16'59"E), for an arc distance of 893.03 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 2) N72°06'20"E, 423.27 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of curvature of a curve to the right;
- 3) With the said curve to the right, having a central angle of 15°36'09", a radius of 5926.00 feet, a chord distance of 1608.77 feet (chord bears N79°54'24"E), for an arc distance of 1613.75 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;

- 4) N87°42'29"E, 64.91 feet to a ½" iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set on the common east line of the aforesaid 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being on the easterly line of the aforesaid 10.007 acre – Tract 1, for the northeast corner of the herein described tract, from which a ¾" iron rod, without cap, found on the westerly right-of-way line of Old San Antonio Road, for the northeast corner of the 180.717 acre tract, same being the northeast corner of that 10.003 acre tract, described as Tract 18, conveyed to Moineau XVIII, Ltd. by deed recorded in Document No. 2009078608 of the Official Public Records of Travis County, Texas, bears N02°16'04"W, 1434.40 feet;

THENCE, S02°16'04"E, with the common east line of said 180.717 acre tract and westerly right-of-way line of Old San Antonio Road, same being the east line of the 10.007 acre – Tract 1, for a distance of 250.00 feet to the POINT OF BEGINNING, CONTAINING within these metes and bounds 15.406 acres of land area.

Basis of Bearing is the Texas State Plane Coordinate System, Central Zone, NAD83 (Grid).

I, Gregory A. Way, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 21st day of August, 2020.



  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas