



# Estancia Hill Country Public Improvement District

2025 AMENDED AND RESTATED SERVICE AND ASSESSMENT  
PLAN

SEPTEMBER 25, 2025



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## 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.

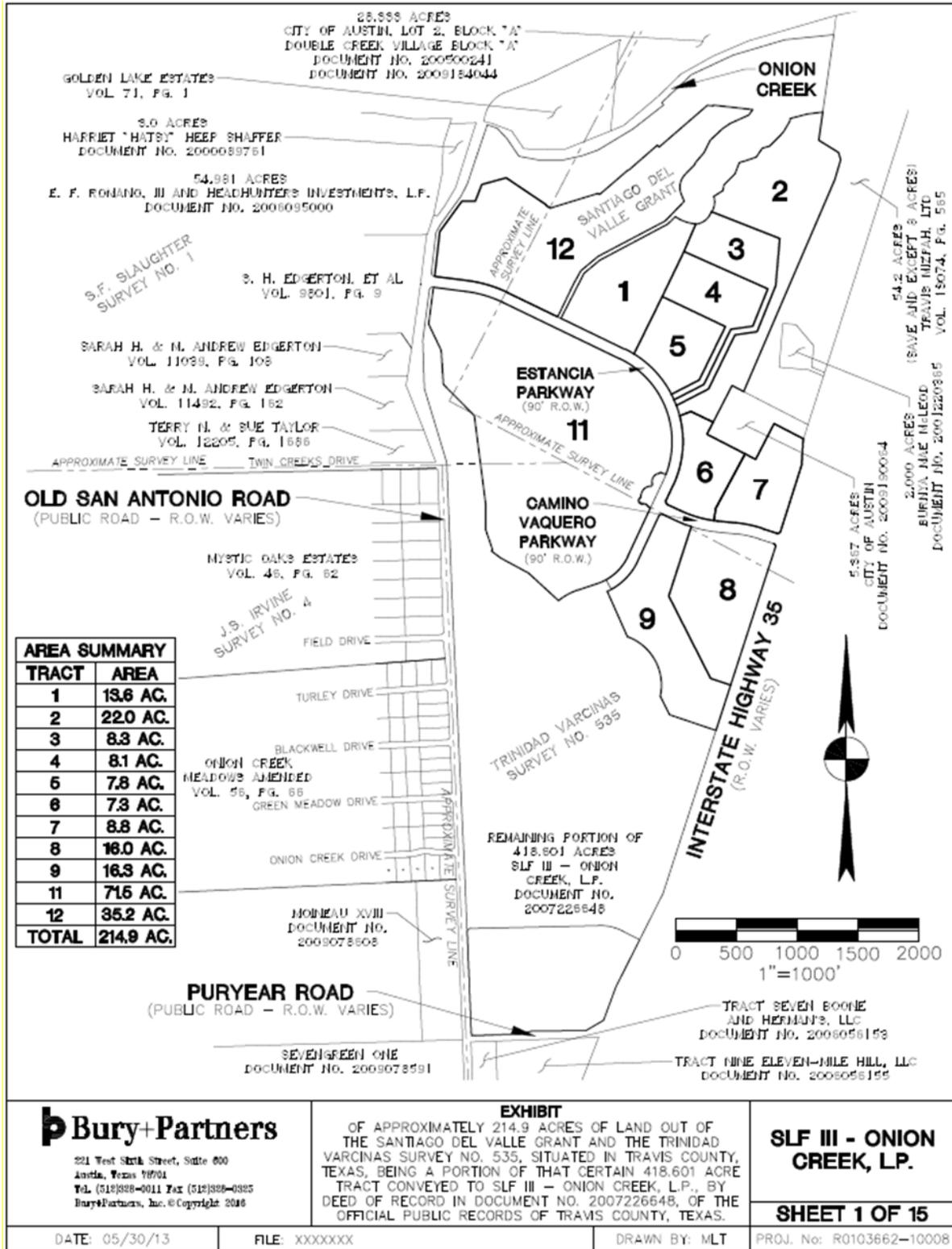
**TRACT 16:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.001 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078605 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

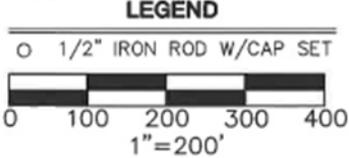
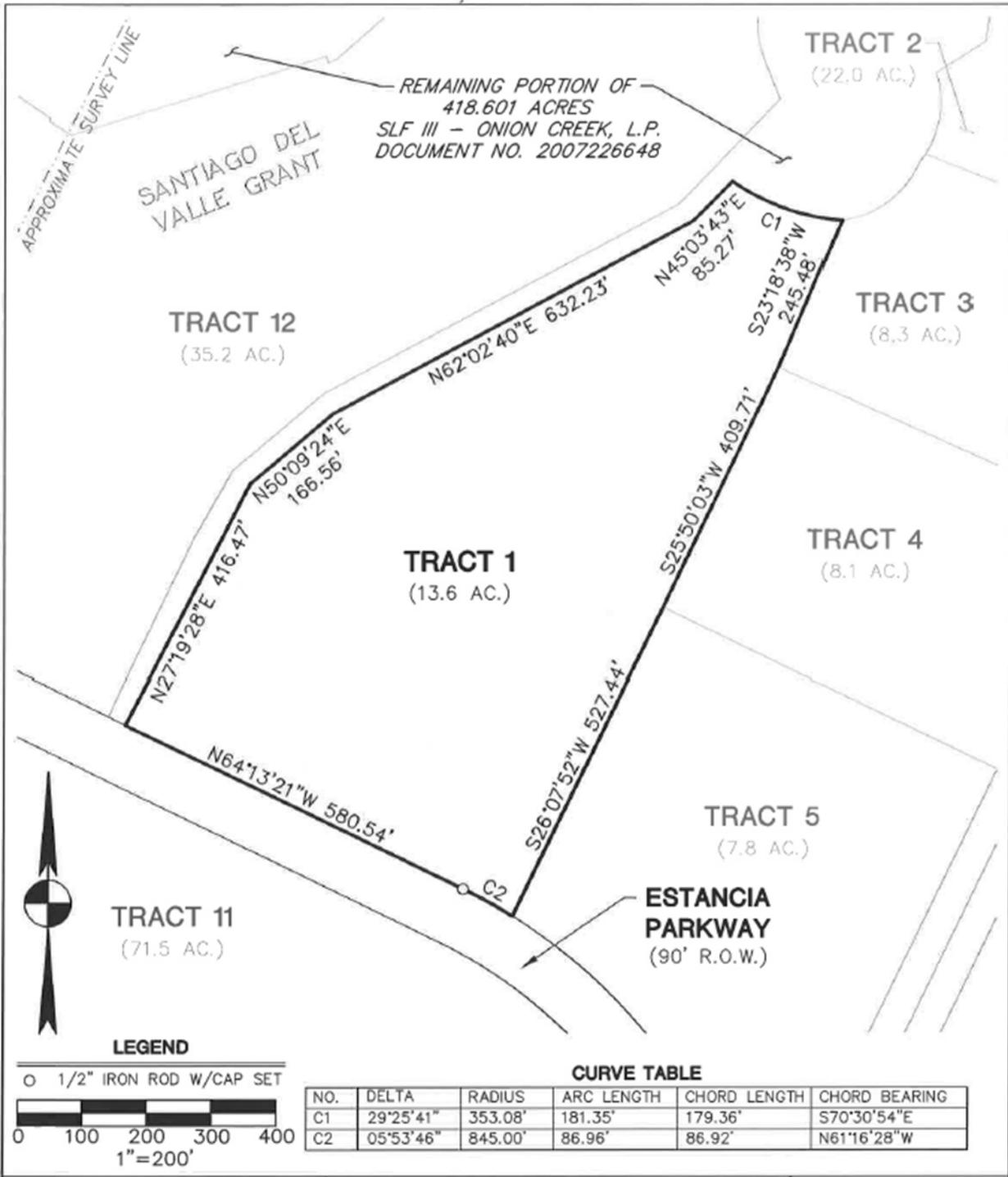
**TRACT 17:** BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 10.004 ACRES OF LAND, MORE OR LESS, SITUATED IN THE J.S. IRVINE SURVEY NO. 4, OF TRAVIS COUNTY, TEXAS, BEING THE SAME TRACT AS DESCRIBED IN DOCUMENT NO. 2009078606 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**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





**CURVE TABLE**

| NO. | DELTA     | RADIUS  | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-----|-----------|---------|------------|--------------|---------------|
| C1  | 29°25'41" | 353.08' | 181.35'    | 179.36'      | S70°30'54"E   |
| C2  | 05°53'46" | 845.00' | 86.96'     | 86.92'       | N61°16'28"W   |

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**EXHIBIT**

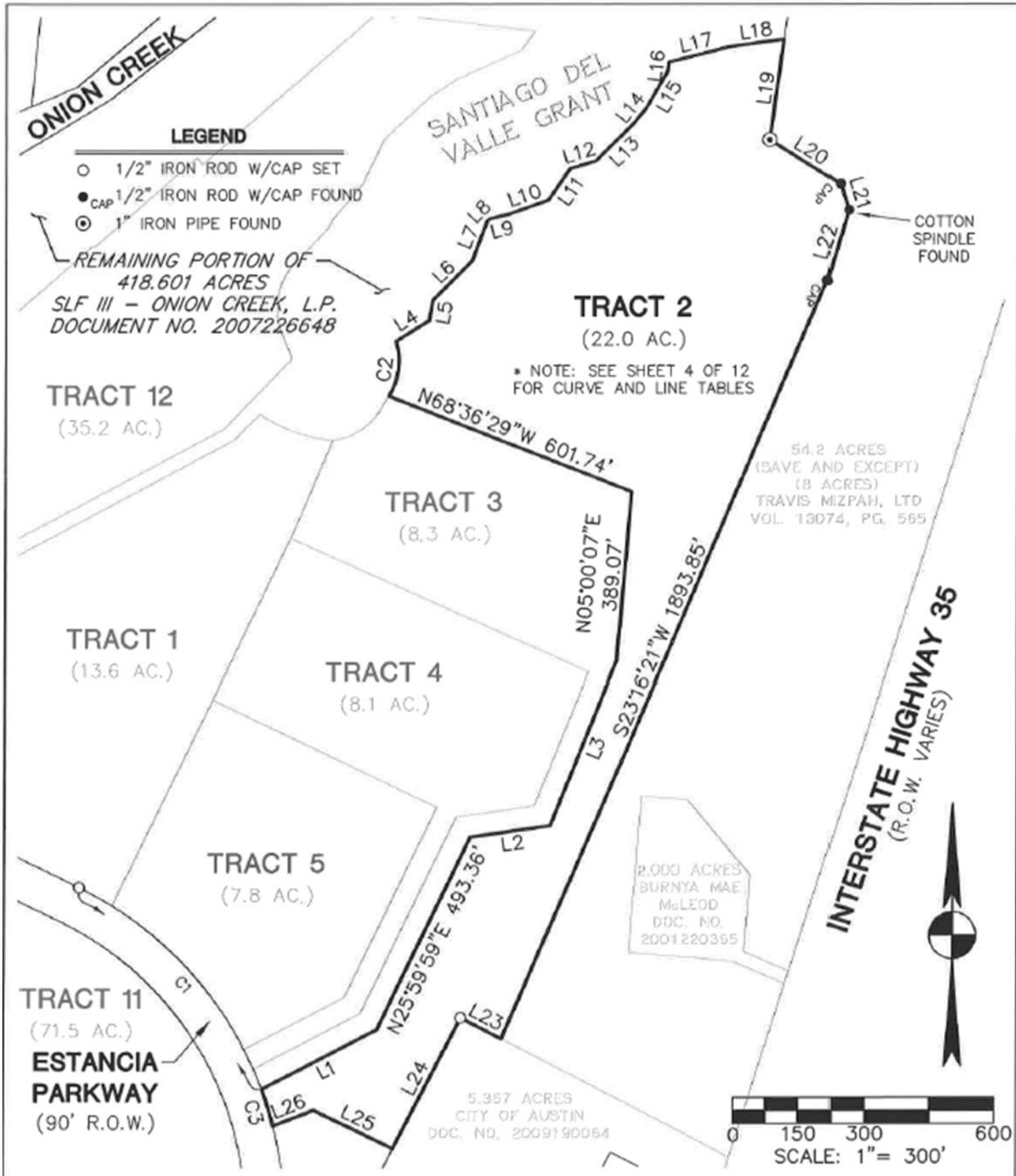
OF APPROXIMATELY 215.9 ACRES OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 418.601 ACRE TRACT CONVEYED TO SLF III - ONION CREEK, L.P., BY DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE OFFICIAL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

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

**SHEET 2 OF 15**

|                |                                      |               |                          |
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|   | <p><b>SHEET 3 OF 15</b></p>   |   |
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|   |   | PROJ. No: R0103662-10008                  |

**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   |



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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**

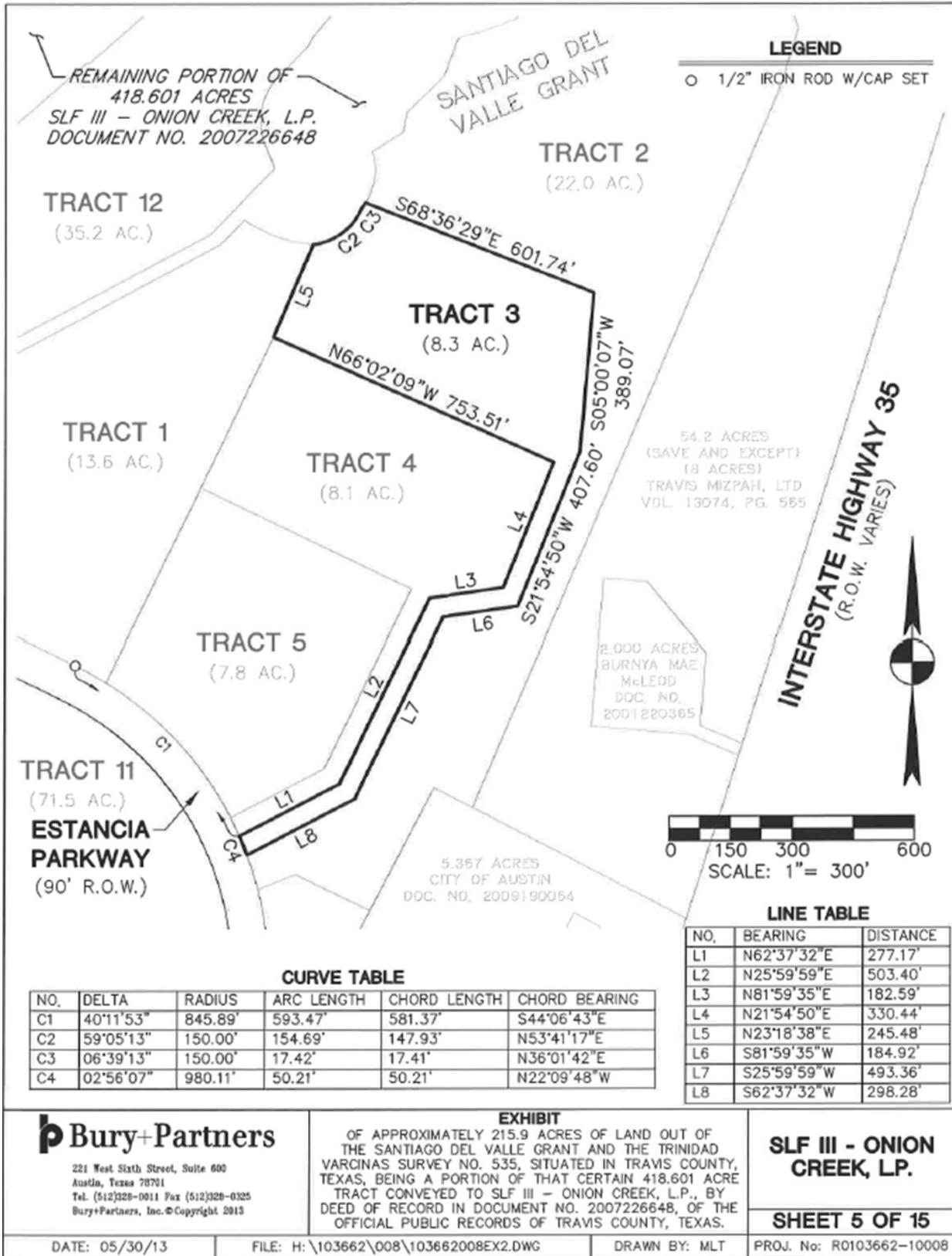
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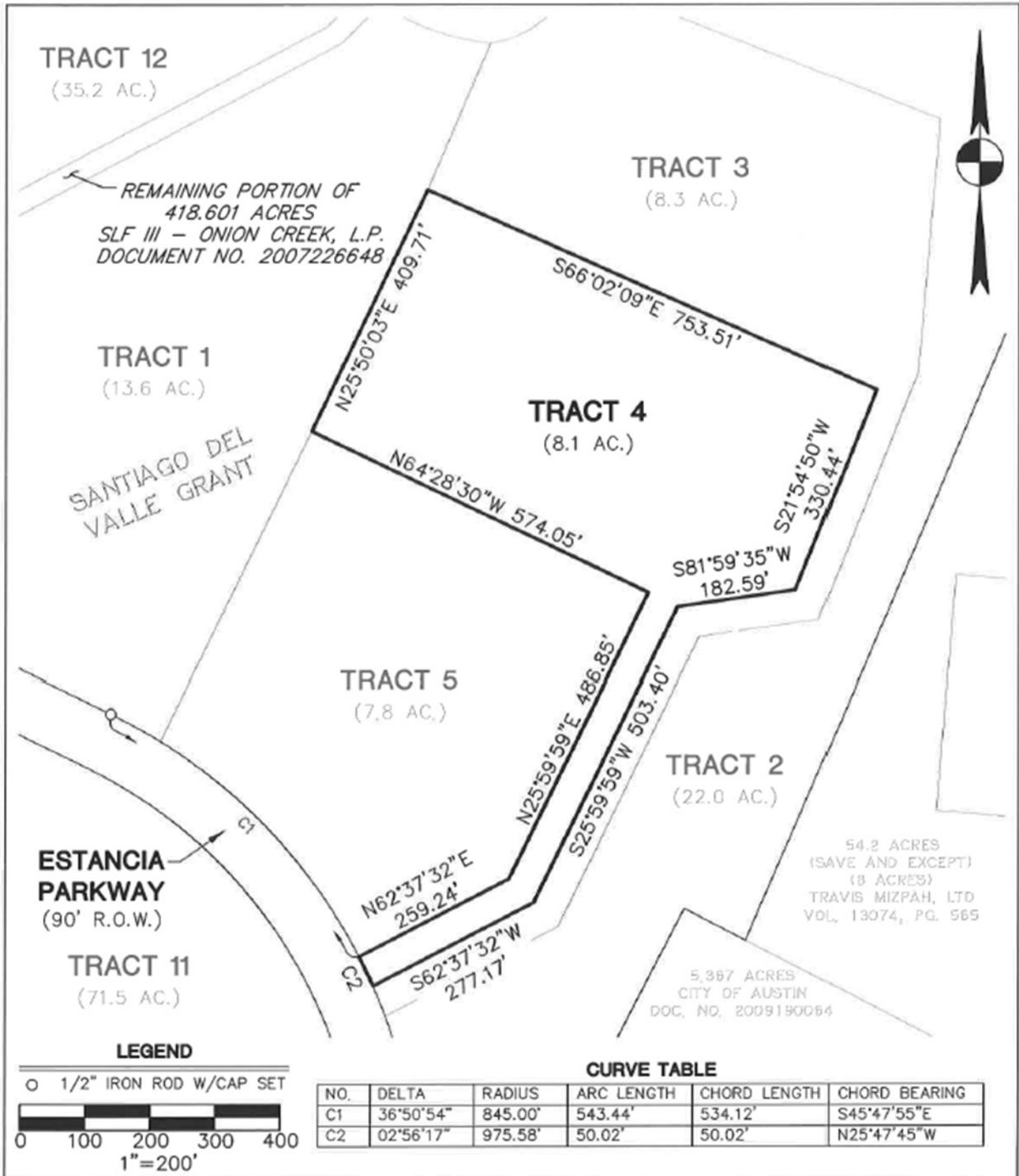
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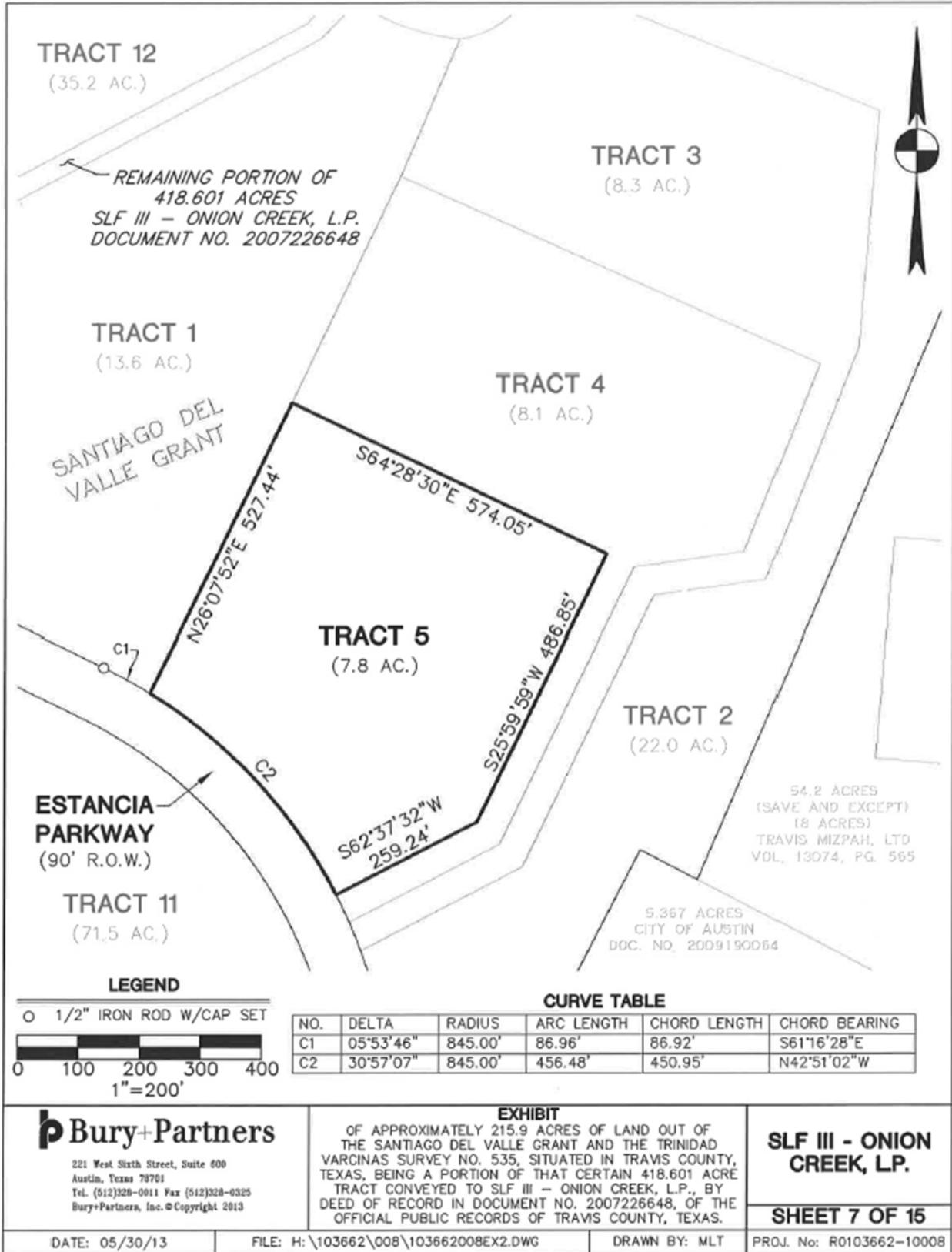
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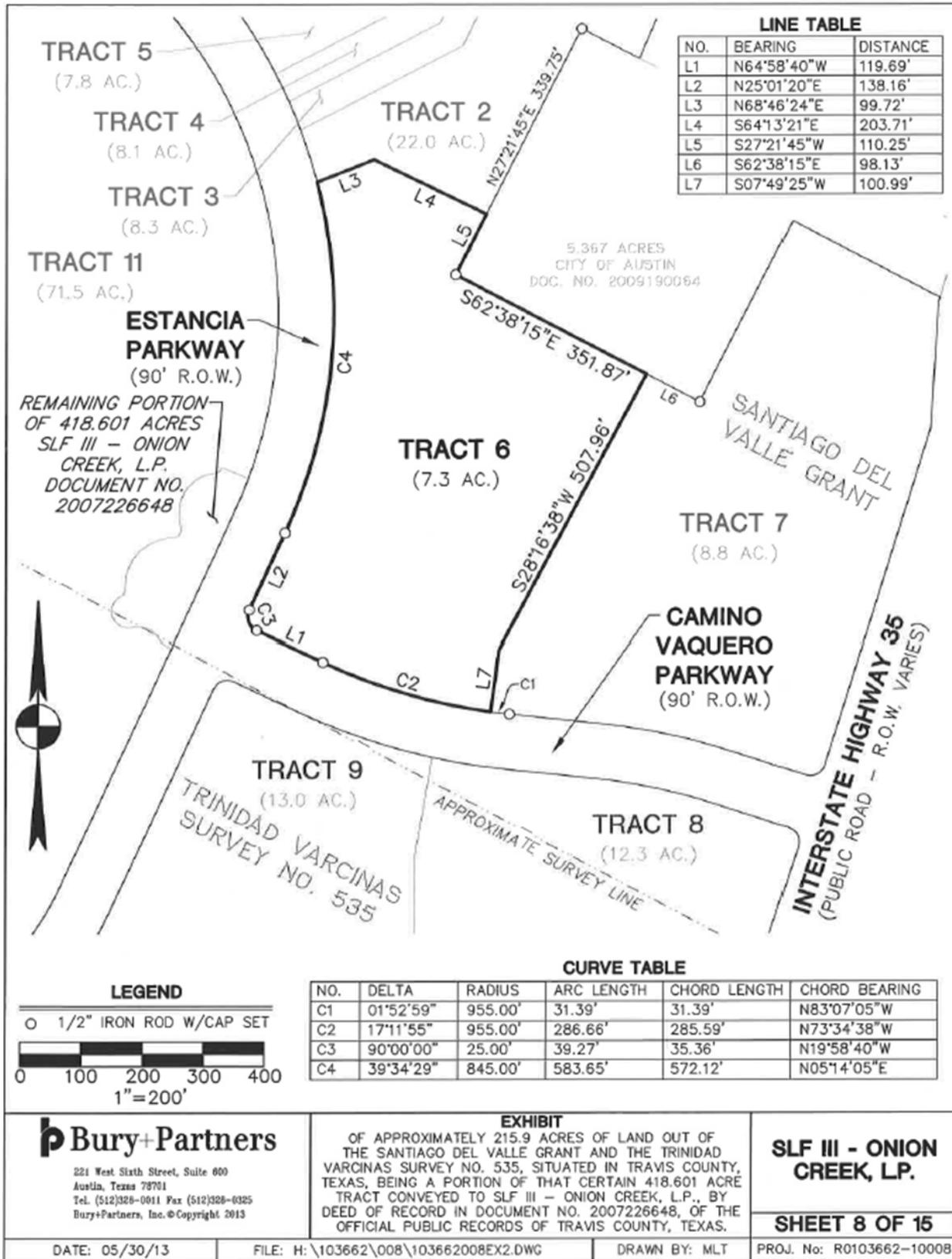
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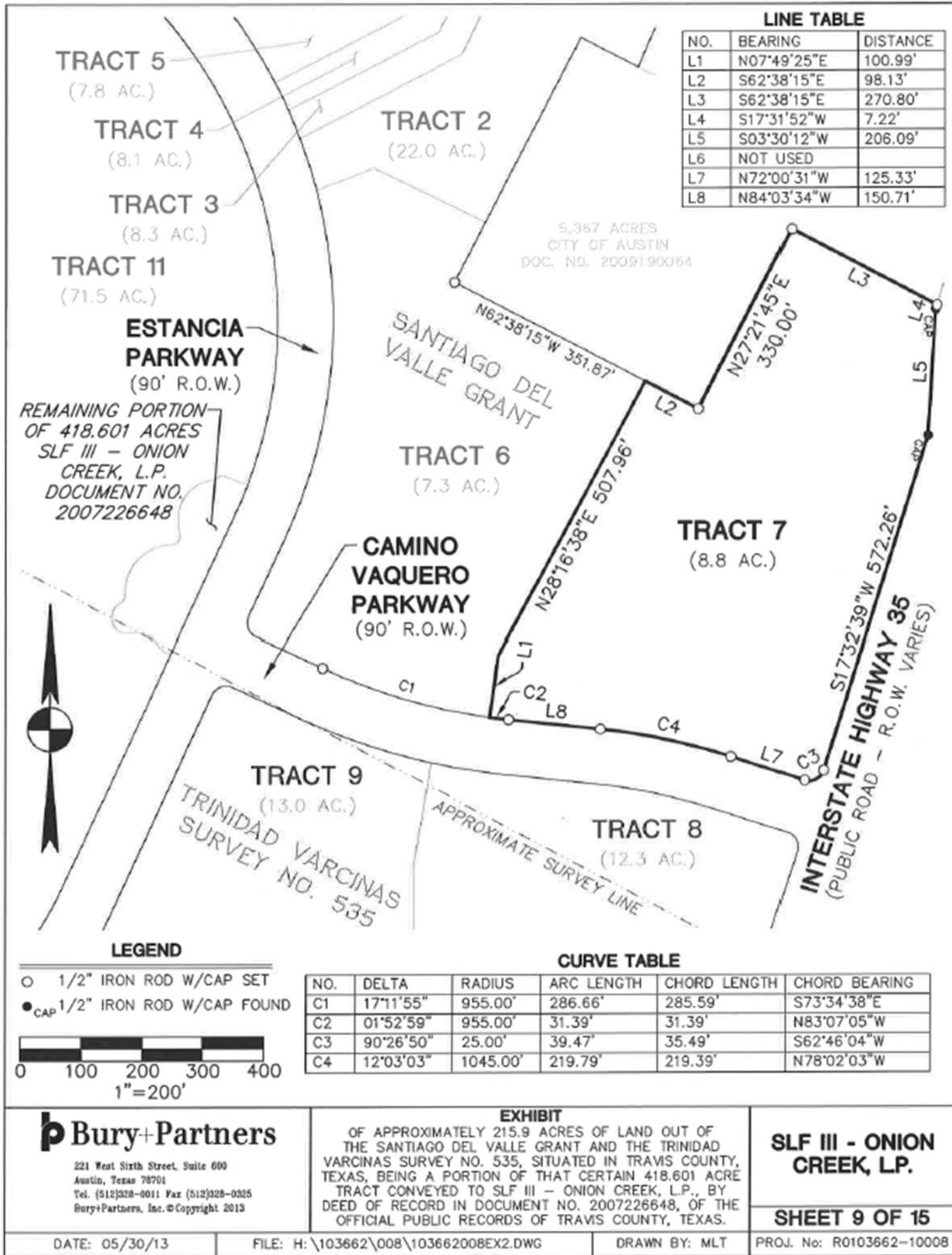


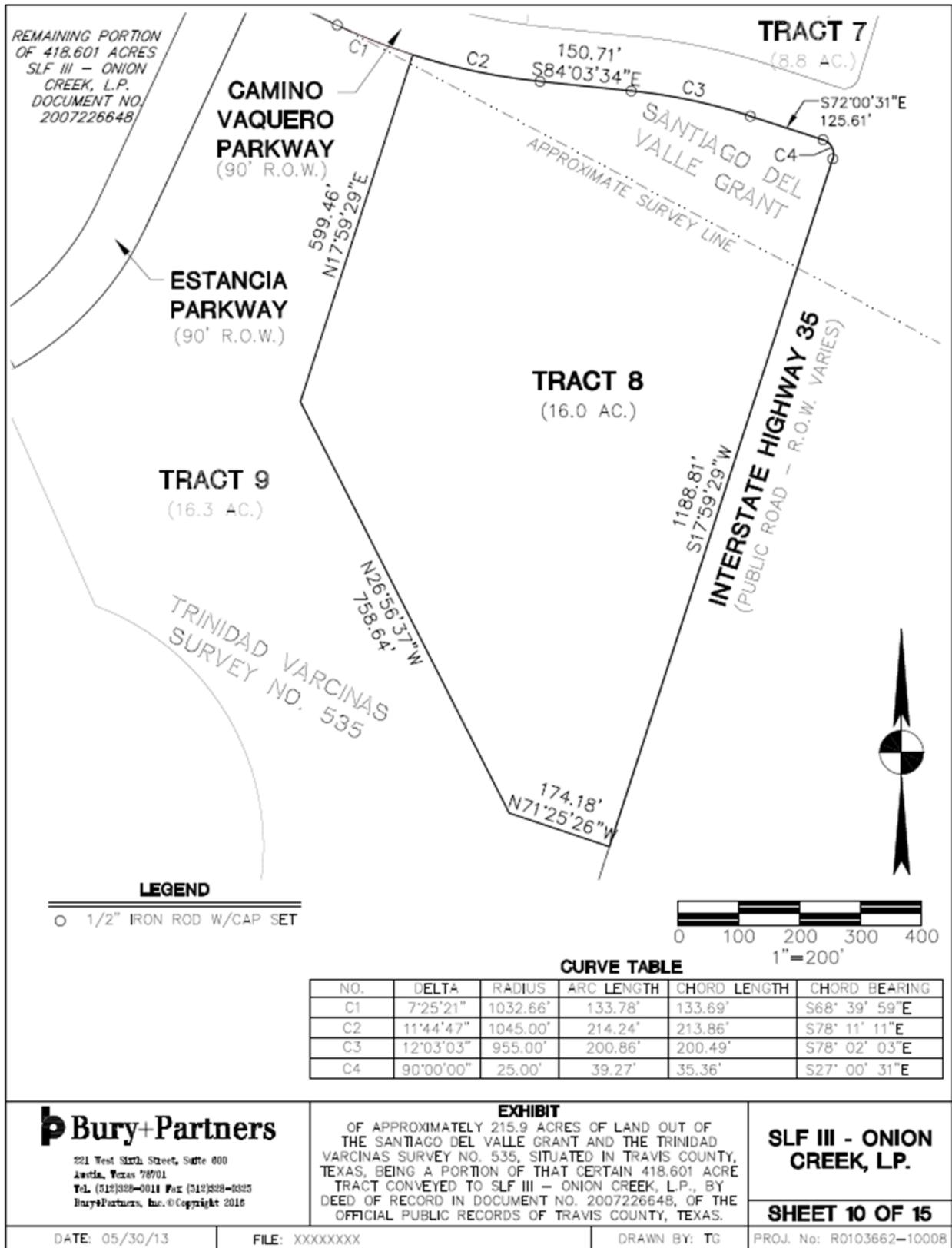


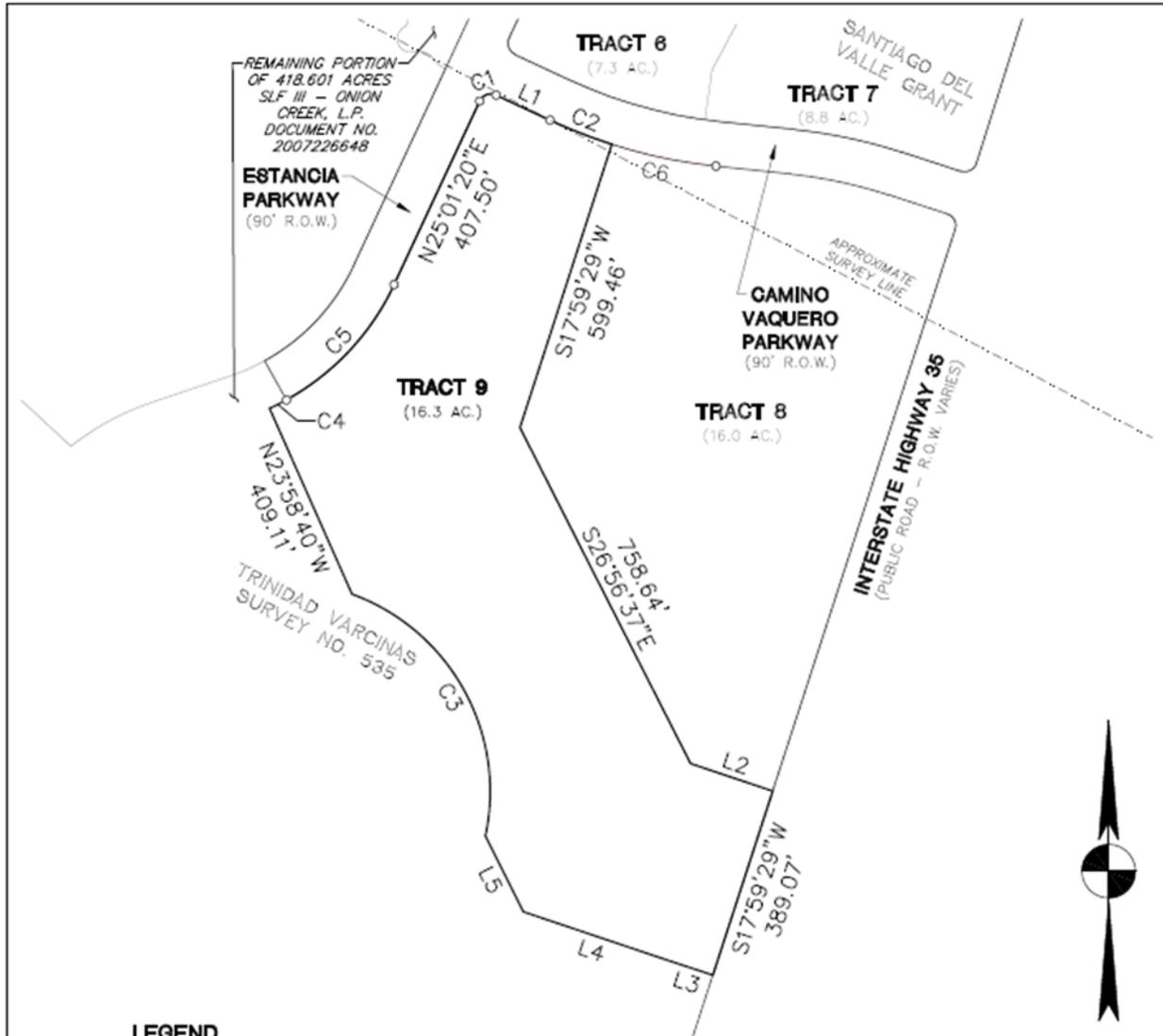
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|---|---|---|
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|   |   | <p><b>SHEET 6 OF 15</b></p>               |
| <p>DATE: 05/30/13</p>   | <p>FILE: H:\103662\008\103662008EX2.DWG</p>   | <p>DRAWN BY: MLT</p>                      |
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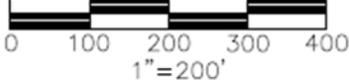


**LEGEND**

○ 1/2" IRON ROD W/CAP SET

**CURVE TABLE**

| NO. | DELTA     | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-----|-----------|----------|------------|--------------|---------------|
| C2  | 7°22'41"  | 1038.93' | 133.78'    | 133.69'      | S68° 40' 01"E |
| C3  | 81°44'37" | 423.47'  | 604.16'    | 554.21'      | N28° 54' 57"W |
| C4  | 4°12'55"  | 515.00'  | 37.89'     | 37.88'       | N63° 04' 48"E |
| C5  | 35°57'01" | 515.00'  | 323.14'    | 317.86'      | N42° 59' 50"E |
| C6  | 11°44'46" | 1045.04' | 214.24'    | 213.87'      | S78° 11' 11"E |



**LINE TABLE**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | S64°58'40"E | 119.69'  |
| L2  | S71°25'26"E | 174.18'  |
| L3  | N72°00'31"W | 90.27'   |
| L4  | N71°25'26"W | 312.26'  |
| L5  | N26°26'08"W | 171.99'  |



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 Austin, Texas 78701  
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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.**

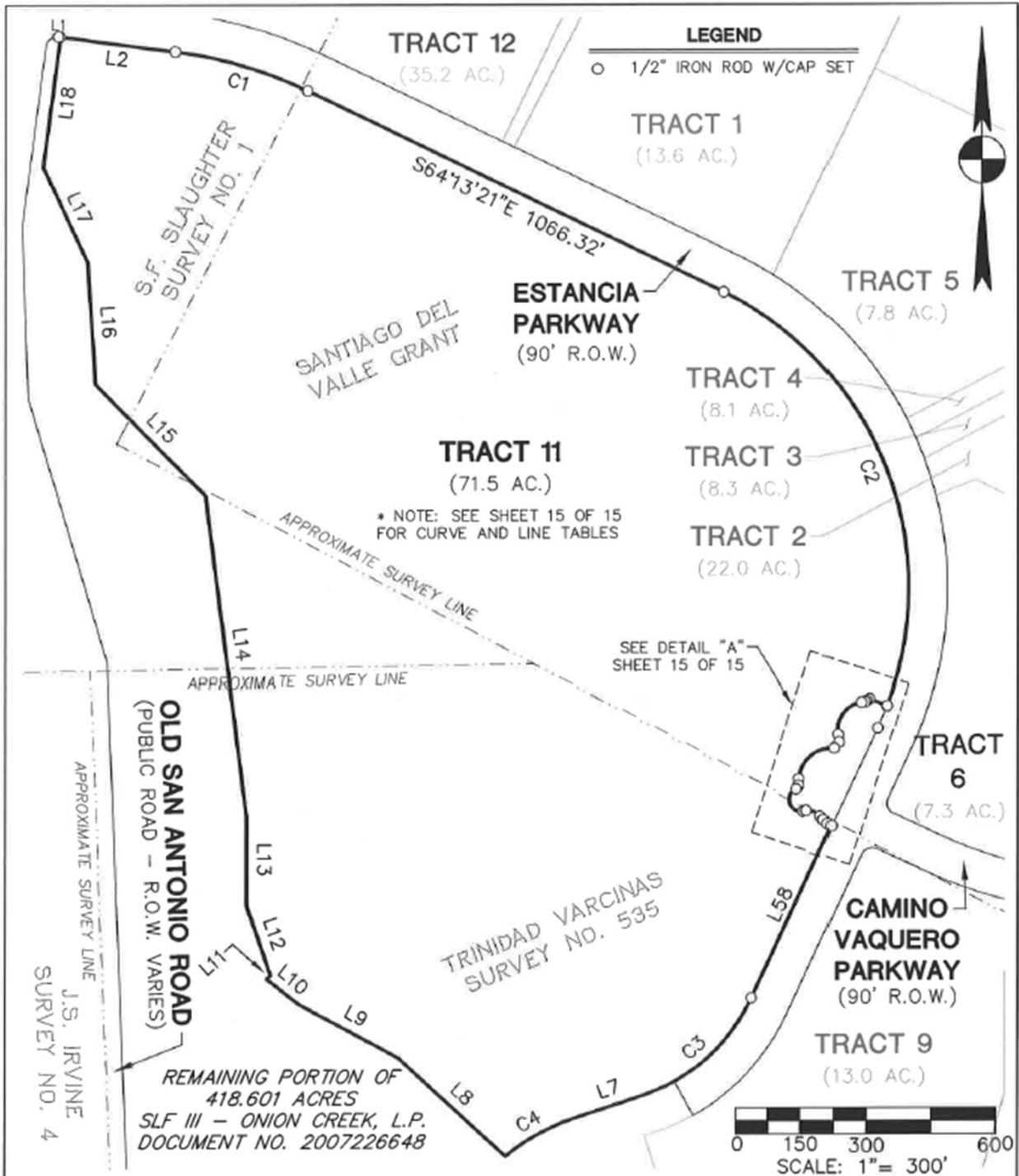
**SHEET 11 OF 15**

DATE: 05/30/13

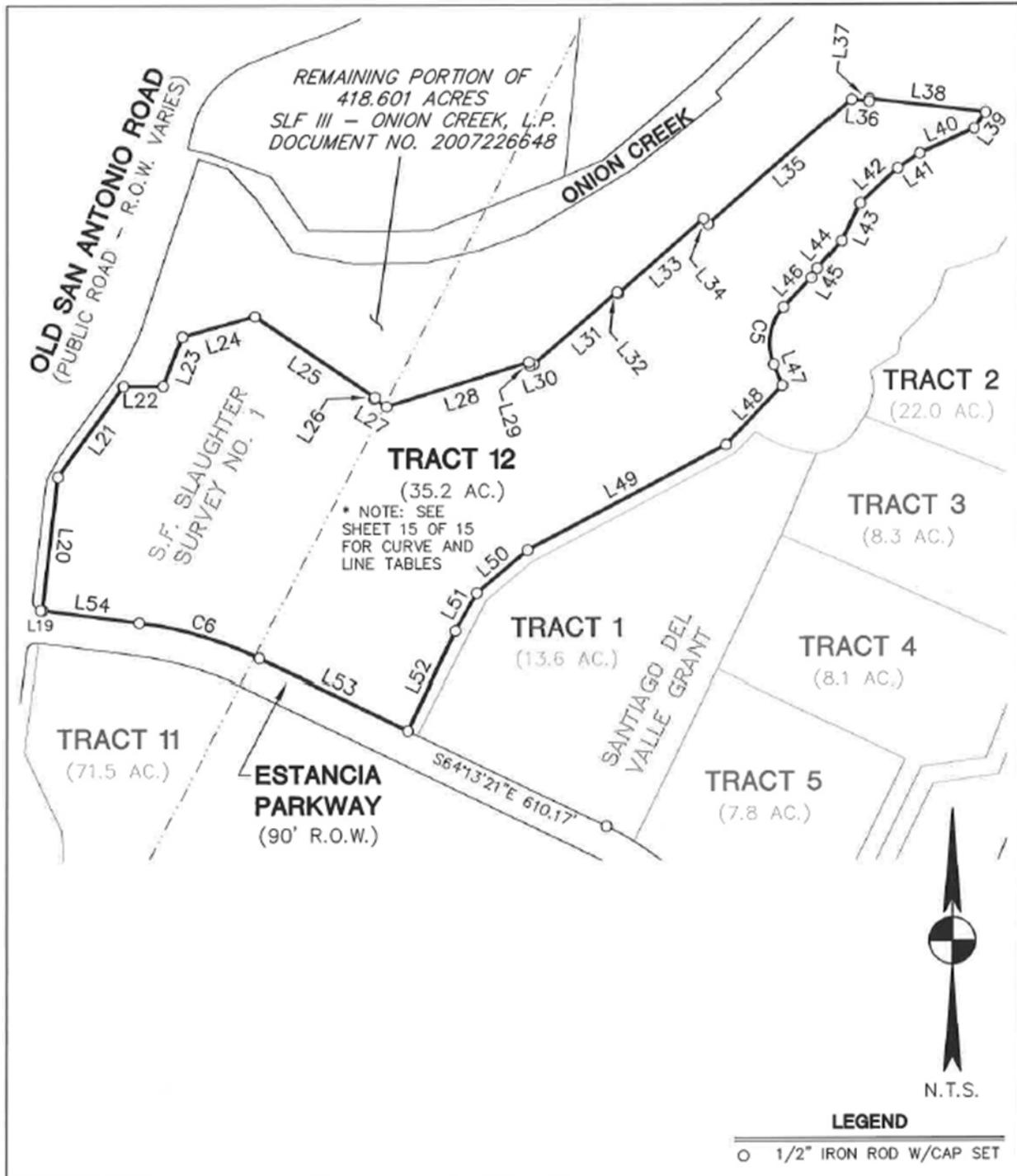
FILE: XXXXXXXX

DRAWN BY: MLT

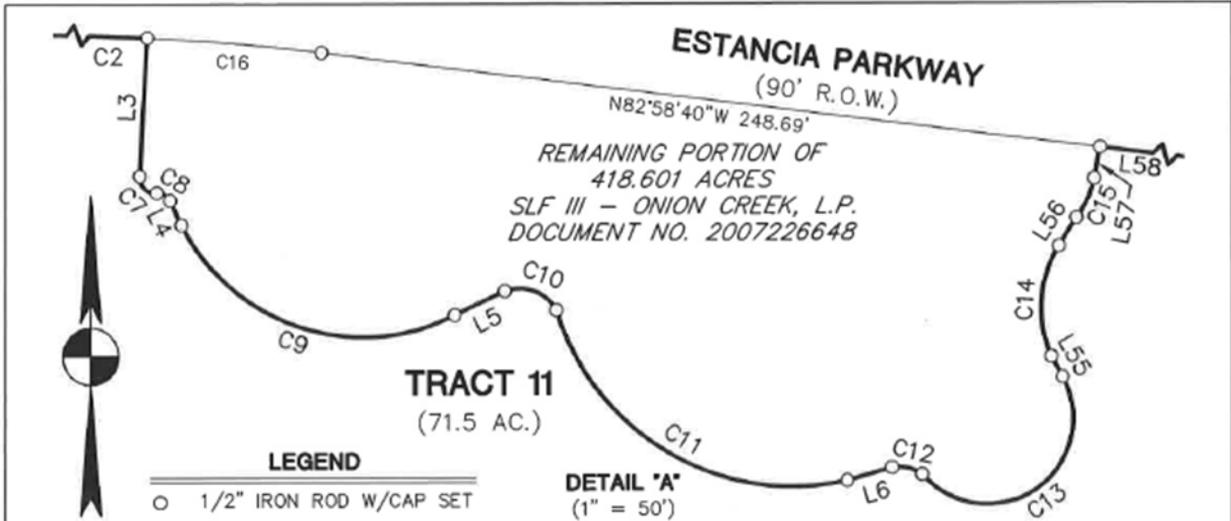
PROJ. No: R0103662-10008



|  |   |               |   |
|--|---|---------------|---|
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|  |   |               | <p><b>SHEET 13 OF 15</b></p>              |
| DATE: 05/30/13   | FILE: H:\103662\008\103662008EX2.DWG  | DRAWN BY: MLT | PROJ. No: R0103662-10008                  |



|   |  |  |   |
|---|--|--|---|
| <p>221 West Sixth Street, Suite 600<br/>Austin, Texas 78701<br/>Tel. (512)328-0011 Fax (512)328-0325<br/>Bury+Partners, Inc. © Copyright 2013</p> | <b>EXHIBIT</b><br>OF APPROXIMATELY 215.9 ACRES OF LAND OUT OF<br>THE SANTIAGO DEL VALLE GRANT AND THE TRINIDAD<br>VARCINAS SURVEY NO. 535, SITUATED IN TRAVIS COUNTY,<br>TEXAS, BEING A PORTION OF THAT CERTAIN 418.601 ACRE<br>TRACT CONVEYED TO SLF III - ONION CREEK, L.P., BY<br>DEED OF RECORD IN DOCUMENT NO. 2007226648, OF THE<br>OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. |  | <b>SLF III - ONION<br/>CREEK, L.P.</b>            |
|   | DATE: 05/30/13      FILE: H:\103662\008\103662008EX2.DWG      DRAWN BY: MLT  |  | <b>SHEET 14 OF 15</b><br>PROJ. No: R0103662-10008 |



**LINE TABLE**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L1  | S82°40'01"E | 5.07'    |
| L2  | S82°40'01"E | 268.40'  |
| L3  | N68°47'41"W | 43.86'   |
| L4  | S82°54'31"W | 8.54'    |
| L5  | S07°26'54"E | 17.65'   |
| L6  | S02°10'15"W | 14.86'   |
| L7  | S71°32'20"W | 167.21'  |
| L8  | N47°26'37"W | 335.13'  |
| L9  | N61°39'05"W | 259.78'  |
| L10 | N52°15'08"W | 95.97'   |
| L11 | N47°48'28"E | 12.65'   |
| L12 | N18°51'48"W | 170.26'  |
| L13 | N00°00'43"W | 203.35'  |
| L14 | N07°21'50"W | 743.34'  |
| L15 | N44°41'53"W | 359.07'  |
| L16 | N03°47'10"W | 280.45'  |
| L17 | N25°21'28"W | 241.06'  |
| L18 | N07°29'09"E | 303.12'  |
| L19 | S82°40'01"E | 5.39'    |
| L20 | N06°30'36"E | 370.87'  |
| L21 | N36°04'41"E | 309.11'  |
| L22 | N89°54'53"E | 109.26'  |
| L23 | N21°23'15"E | 145.87'  |
| L24 | N74°28'15"E | 208.00'  |
| L25 | S55°56'31"E | 399.65'  |
| L26 | S31°27'21"W | 5.00'    |
| L27 | S58°32'39"E | 40.90'   |
| L28 | N72°51'34"E | 413.10'  |
| L29 | S17°08'26"E | 10.00'   |
| L30 | N72°51'34"E | 10.52'   |
| L31 | N49°06'02"E | 303.91'  |
| L32 | S40°53'58"E | 5.00'    |

**LINE TABLE**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L33 | N49°06'02"E | 314.61'  |
| L34 | S40°53'58"E | 20.00'   |
| L35 | N49°06'02"E | 523.47'  |
| L36 | S83°24'18"E | 48.24'   |
| L37 | N06°35'42"E | 7.50'    |
| L38 | S83°21'18"E | 326.33'  |
| L39 | S35°50'40"W | 54.72'   |
| L40 | S65°44'30"W | 166.16'  |
| L41 | S56°27'39"W | 74.17'   |
| L42 | S47°14'19"W | 142.23'  |
| L43 | S26°00'56"W | 115.65'  |
| L44 | S40°47'46"W | 99.49'   |
| L45 | S30°41'58"W | 30.02'   |

**LINE TABLE**

| NO. | BEARING     | DISTANCE |
|-----|-------------|----------|
| L46 | S43°50'05"W | 111.90'  |
| L47 | S22°22'56"E | 63.30'   |
| L48 | S44°07'01"W | 225.77'  |
| L49 | S62°09'50"W | 621.85'  |
| L50 | S50°05'15"W | 183.70'  |
| L51 | S29°35'55"W | 120.00'  |
| L52 | S25°46'39"W | 303.14'  |
| L53 | N64°13'21"W | 456.15'  |
| L54 | N82°40'01"W | 269.51'  |
| L55 | N78°44'46"E | 7.44'    |
| L56 | S39°48'03"E | 10.53'   |
| L57 | S61°00'28"E | 10.07'   |
| L58 | S25°01'20"W | 436.96'  |

**CURVE TABLE**

| NO. | DELTA      | RADIUS   | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-----|------------|----------|------------|--------------|---------------|
| C1  | 18°26'39"  | 989.00'  | 318.37'    | 317.00'      | S73°26'42"E   |
| C2  | 85°02'54"  | 755.00'  | 1120.70'   | 1020.61'     | S21°41'54"E   |
| C3  | 46°31'01"  | 425.00'  | 345.05'    | 335.65'      | S48°16'50"W   |
| C4  | 20°21'27"  | 515.00'  | 182.98'    | 182.02'      | S61°21'37"W   |
| C5  | 64°38'44"  | 150.00'  | 169.24'    | 160.41'      | S09°56'26"W   |
| C6  | 18°26'39"  | 1079.00' | 347.34'    | 345.85'      | N73°26'42"W   |
| C7  | 97°52'48"  | 5.00'    | 8.54'      | 7.54'        | S62°15'55"W   |
| C8  | 69°35'00"  | 4.31'    | 5.24'      | 4.92'        | S48°07'01"W   |
| C9  | 89°58'02"  | 64.60'   | 101.44'    | 91.33'       | S36°10'33"W   |
| C10 | 80°07'08"  | 13.46'   | 18.82'     | 17.33'       | S38°28'23"W   |
| C11 | 85°53'24"  | 78.48'   | 117.65'    | 106.94'      | S48°14'53"W   |
| C12 | 42°55'15"  | 13.31'   | 9.97'      | 9.74'        | S30°47'18"W   |
| C13 | 168°45'06" | 26.92'   | 79.28'     | 53.58'       | S16°52'41"E   |
| C14 | 56°21'15"  | 36.93'   | 36.32'     | 34.88'       | S67°58'41"E   |
| C15 | 27°23'15"  | 28.68'   | 13.71'     | 13.58'       | S47°18'50"E   |
| C16 | 04°11'47"  | 755.00'  | 55.30'     | 55.28'       | S85°04'34"E   |

|   |   |   |
|---|---|---|
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|   | <p><b>SHEET 15 OF 15</b></p>  |   |
| DATE: 05/30/13  | FILE: H:\103662\008\103662008EX2.DWG  | DRAWN BY: MLT                             |
|   |   | PROJ. No: R0103662-10008                  |

**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.

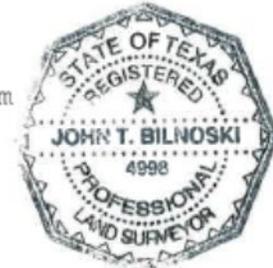
**BEARING BASIS:** THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), BY UTILIZING REAL-TIME KINEMATIC (RTK) CORRECTIONS PROVIDED BY RTK COOPERATIVE NETWORK, MANAGED BY WESTERN DATA SYSTEMS, INC.

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

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                   §  
  §  
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 acer 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*  
 \_\_\_\_\_  
 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)  $S72^{\circ}06'20''W$ , 423.27 feet to a  $\frac{1}{2}$ " 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  $01^{\circ}12'28''$ , a radius of 6374.00 feet, a chord distance of 134.37 feet (chord bears  $S72^{\circ}42'34''W$ ), for an arc distance of 134.67 feet to a  $\frac{1}{2}$ " 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  $\frac{1}{2}$ " 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  $N87^{\circ}42'47''E$ , 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)  $S87^{\circ}42'47''W$ , 648.49 feet to a  $\frac{1}{2}$ " iron rod, without cap, found for corner;
- 2)  $N61^{\circ}09'39''W$ , 191.04 feet to a  $\frac{1}{2}$ " 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  $\frac{1}{4}$ " iron rod, without cap, found on the aforesaid common line between the 180.717 acre tract and the 350.674 acre tract, bears  $N61^{\circ}09'39''W$ , 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  $08^{\circ}21'18''$ , a radius of 6124.00 feet, a chord distance of 892.24 feet (chord bears  $N76^{\circ}16'59''E$ ), for an arc distance of 893.03 feet to a  $\frac{1}{2}$ " iron rod, with plastic cap marked "Capital Surveying Company, Inc.", set for the point of tangency;
- 2)  $N72^{\circ}06'20''E$ , 423.27 feet to a  $\frac{1}{2}$ " 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  $15^{\circ}36'09''$ , a radius of 5926.00 feet, a chord distance of 1608.77 feet (chord bears  $N79^{\circ}54'24''E$ ), for an arc distance of 1613.75 feet to a  $\frac{1}{2}$ " 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.

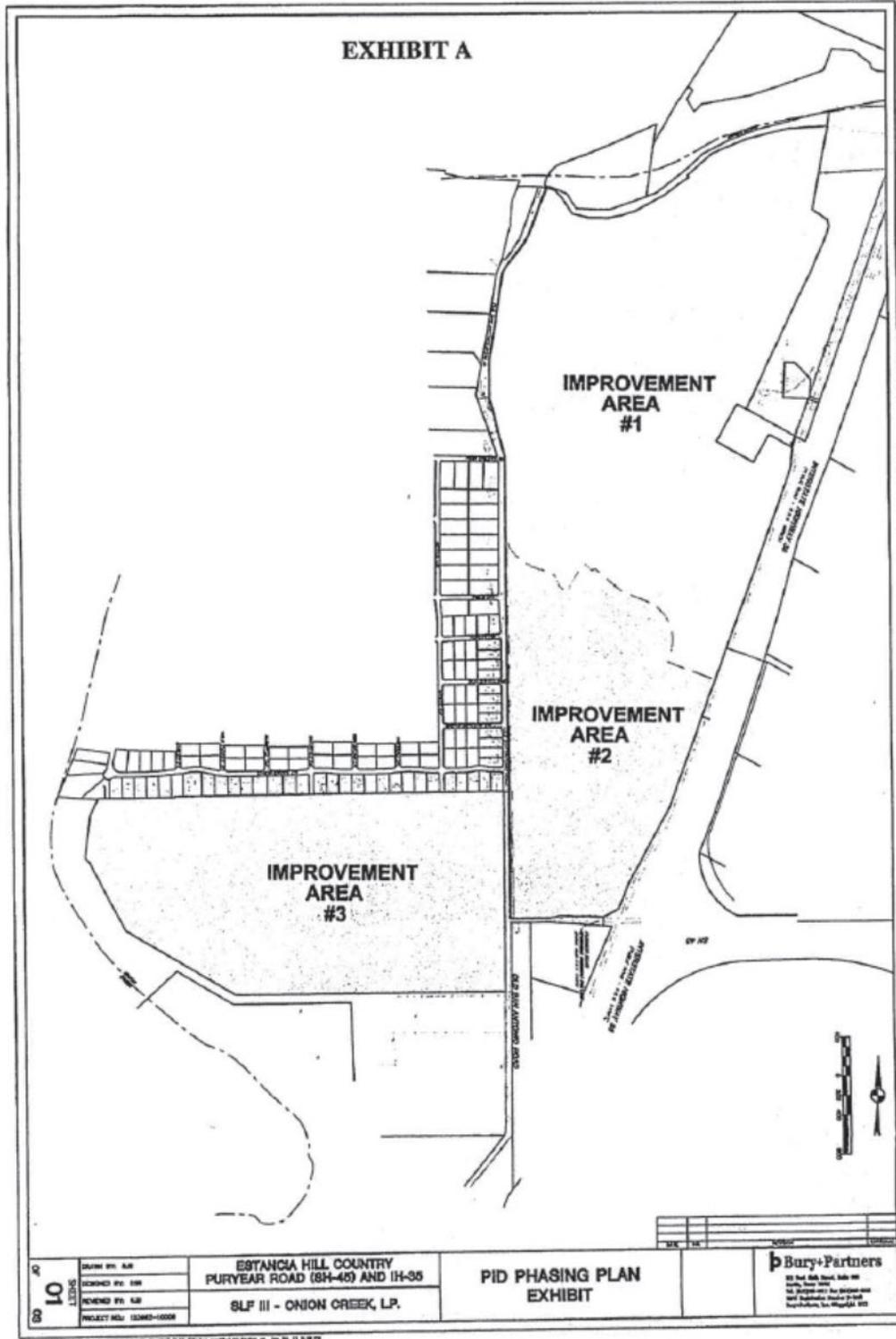


  
GREGORY A. WAY  
Registered Professional Land Surveyor  
No. 4567 State of Texas

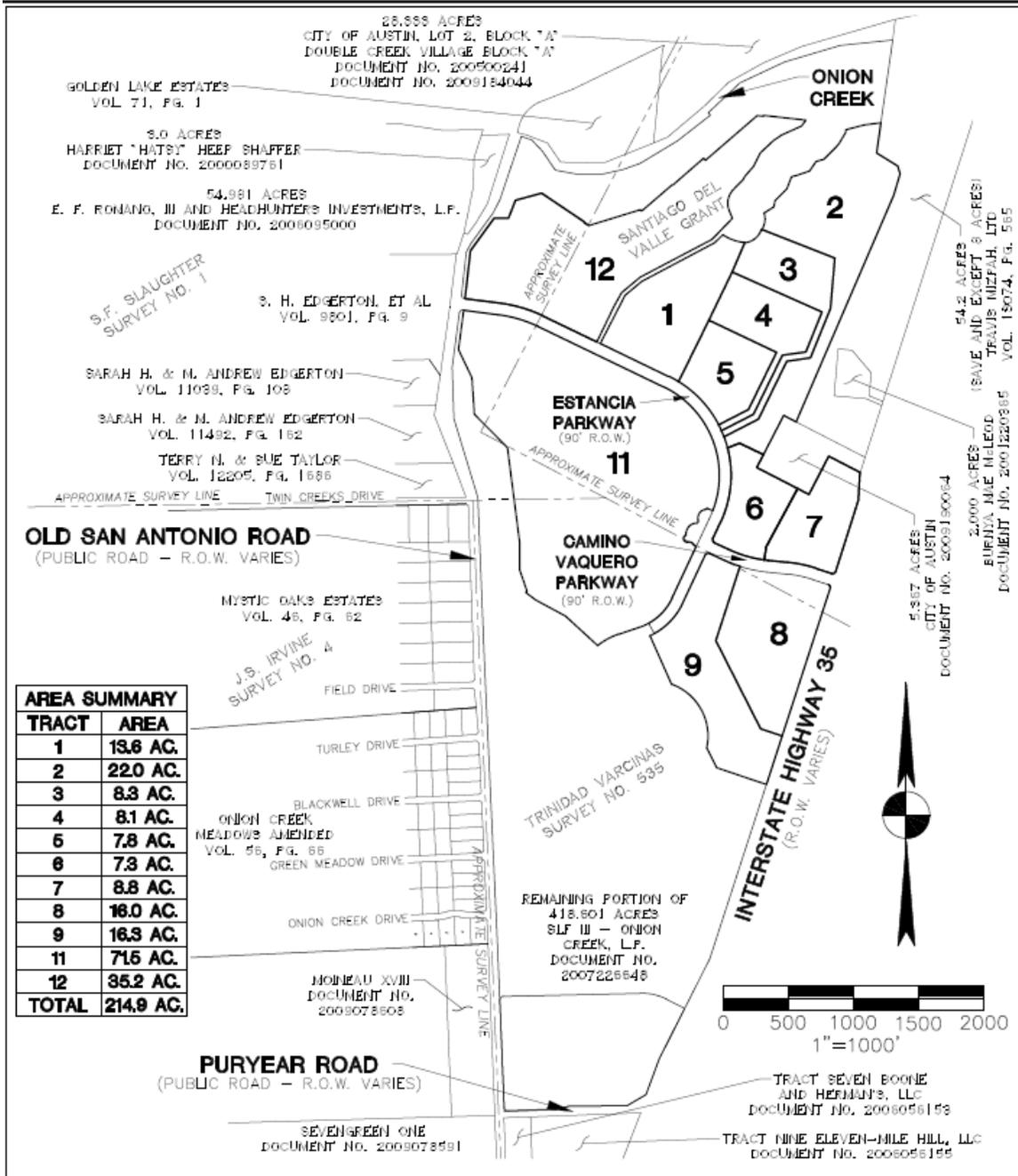
## **EXHIBIT A-5 – RESIDUAL AREA LEGAL DESCRIPTION**

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

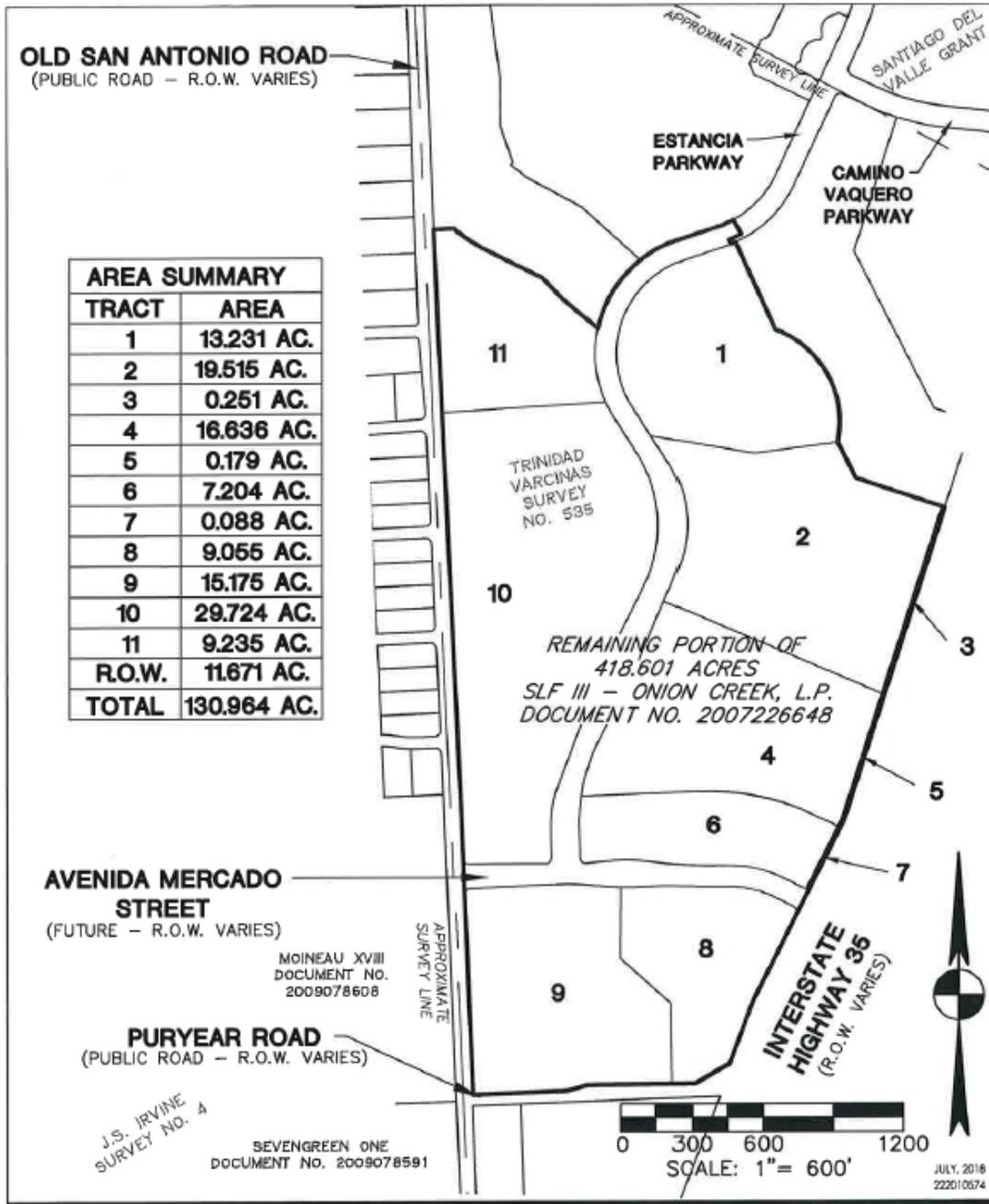


# EXHIBIT B-1 - MAP OF IMPROVEMENT AREA #1



|   |   |   |
|---|---|---|
| <p>221 West Sixth Street, Suite 600<br/>Austin, Texas 78701<br/>Tel. (512)328-0011 Fax (512)328-0385<br/>Bury+Partners, Inc. © Copyright 2008</p> | <p><b>EXHIBIT</b></p> <p>OF APPROXIMATELY 214.9 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> <hr/> <p><b>SHEET 1 OF 15</b></p> |
| DATE: 05/30/13  | FILE: XXXXXXX   | DRAWN BY: MLT   |
| PROJ. No: R0103662-10008  |   |   |

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



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



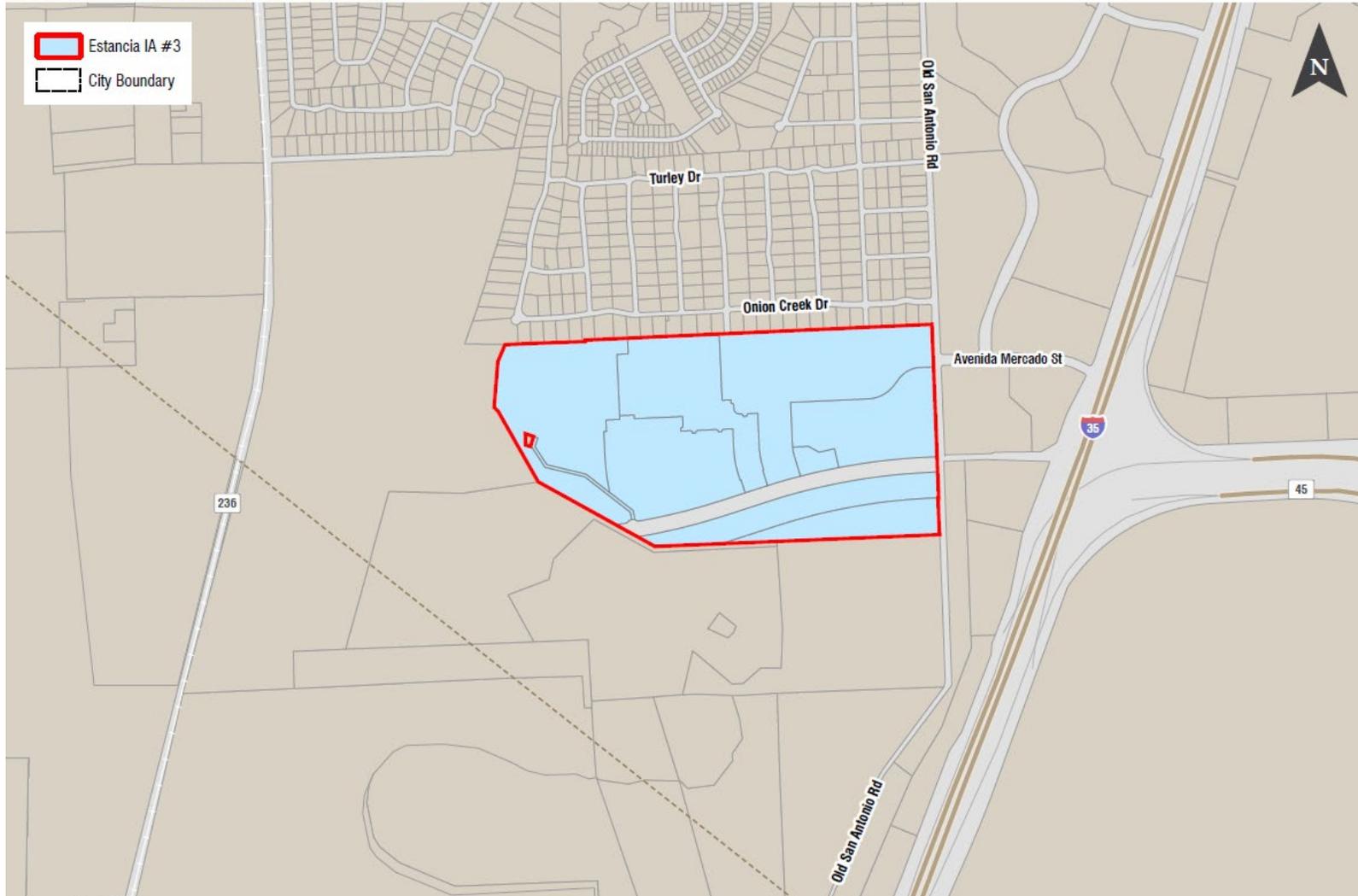
Client/Project  
**ESTANCIA HILL COUNTRY**  
**IMPROVEMENT AREA NO. 2**

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>\$</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          | \$ -        | \$ -        |
| (3)                                     | Administrative Expenses          | \$ 22,260.35           | \$ 22,705.56           | \$ 23,159.67           | \$ -        | \$ -        |
| (4) = (1) + (2) + (3)                   | <b>Total Annual Installments</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        |
| (3)   | Administrative Expenses          | \$ 15,593.66         | \$ 15,905.53         | \$ 16,223.64         | \$ 16,548.12         | \$ 16,879.08         |
| (4) = (1) + (2) + (3)                               | <b>Total Annual Installments</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        |
| (2)   | Administrative Expenses          | \$ 35,000.00        | \$ 35,700.00           | \$ 36,414.00           | \$ 37,142.28           | \$ 37,885.13           |
| (3)   | Capitalized Interest             | \$ (365,000.00)     | -                      | -                      | -                      | -                      |
| (4) = (1) + (2) + (3)                               | <b>Total Annual Installments</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<br>Area #1 | Improvement<br>Area #2 | Improvement<br>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                 |

| Parcel ID                        | Geographic ID  | Address                  | Lot Type <sup>1</sup> | Improvement Area #2                 |                           |
|----------------------------------|----------------|--------------------------|-----------------------|-------------------------------------|---------------------------|
|                                  |                |                          |                       | 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

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                     |                        | Improvement Area #2<br>Reimbursement Obligation |                   | Administrative<br>Expenses | Total Annual<br>Installment <sup>[a]</sup> |
|---------------------------------|---------------------------|---------------------|------------------------|---|-------------------|----------------------------|--|
|                                 | Principal                 | Interest            | Additional<br>Interest | Principal                                       | Interest          |                            |  |
| 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                          | \$ -                                     |

| 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> |
| 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<br>Due 1/31 | Principal       | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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                            |
| Total                           | \$ 9,000,000.00 | \$ 2,706,495.00         | \$ -                                  | \$ (365,000.00)         | \$ 341,412.00              | \$ 11,682,907.00                           |

[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.

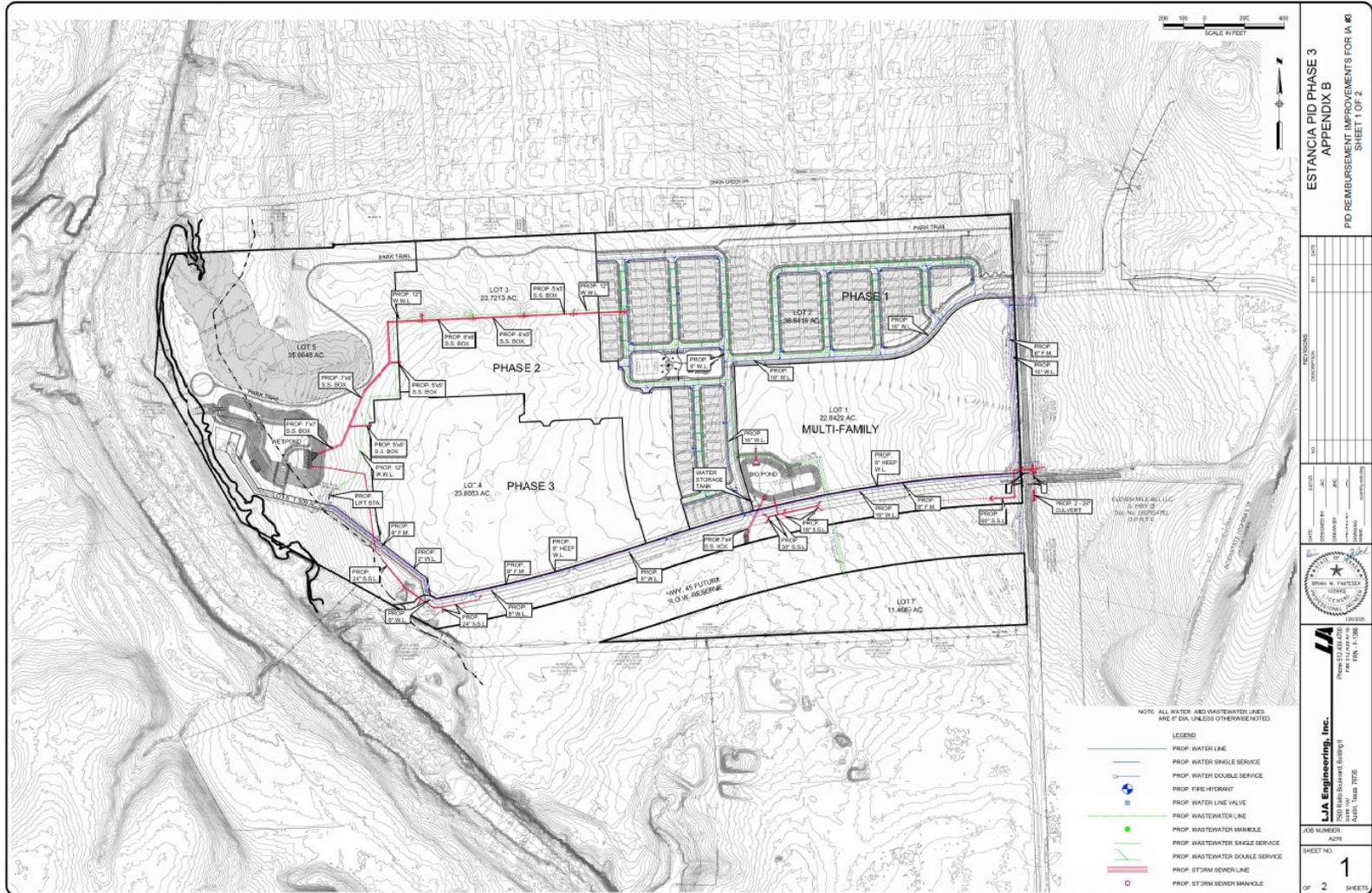
[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[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**

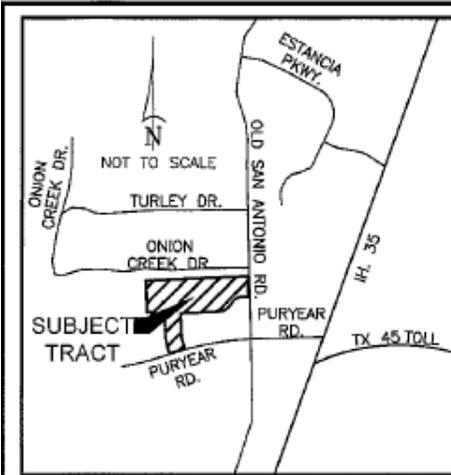
| Lot Type                   | Units | Maximum Assessment<br>per Lot Type | Estimated Tax<br>Rate Equivalent |
|----------------------------|-------|------------------------------------|----------------------------------|
| <b>Improvement Area #1</b> |       |                                    |                                  |
| 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                          |
| Lot Type                   | Units | Maximum Assessment<br>per Lot Type | Estimated Tax<br>Rate Equivalent |
| <b>Improvement Area #2</b> |       |                                    |                                  |
| 5                          | 24    | \$ 6,102.86                        | \$ 0.53                          |
| 6                          | 137   | \$ 10,721.24                       | \$ 0.53                          |
| Lot Type                   | Units | Maximum Assessment<br>per Lot Type | Estimated Tax<br>Rate Equivalent |
| <b>Improvement Area #3</b> |       |                                    |                                  |
| 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

## **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

**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.

**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   |

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.

\_\_\_\_\_ DATE 1-23-24  
 GREGORY A. WAY  
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4567  
 CAPITAL SURVEYING COMPANY, INC.  
 925 CAPITAL OF TEXAS HIGHWAY SOUTH

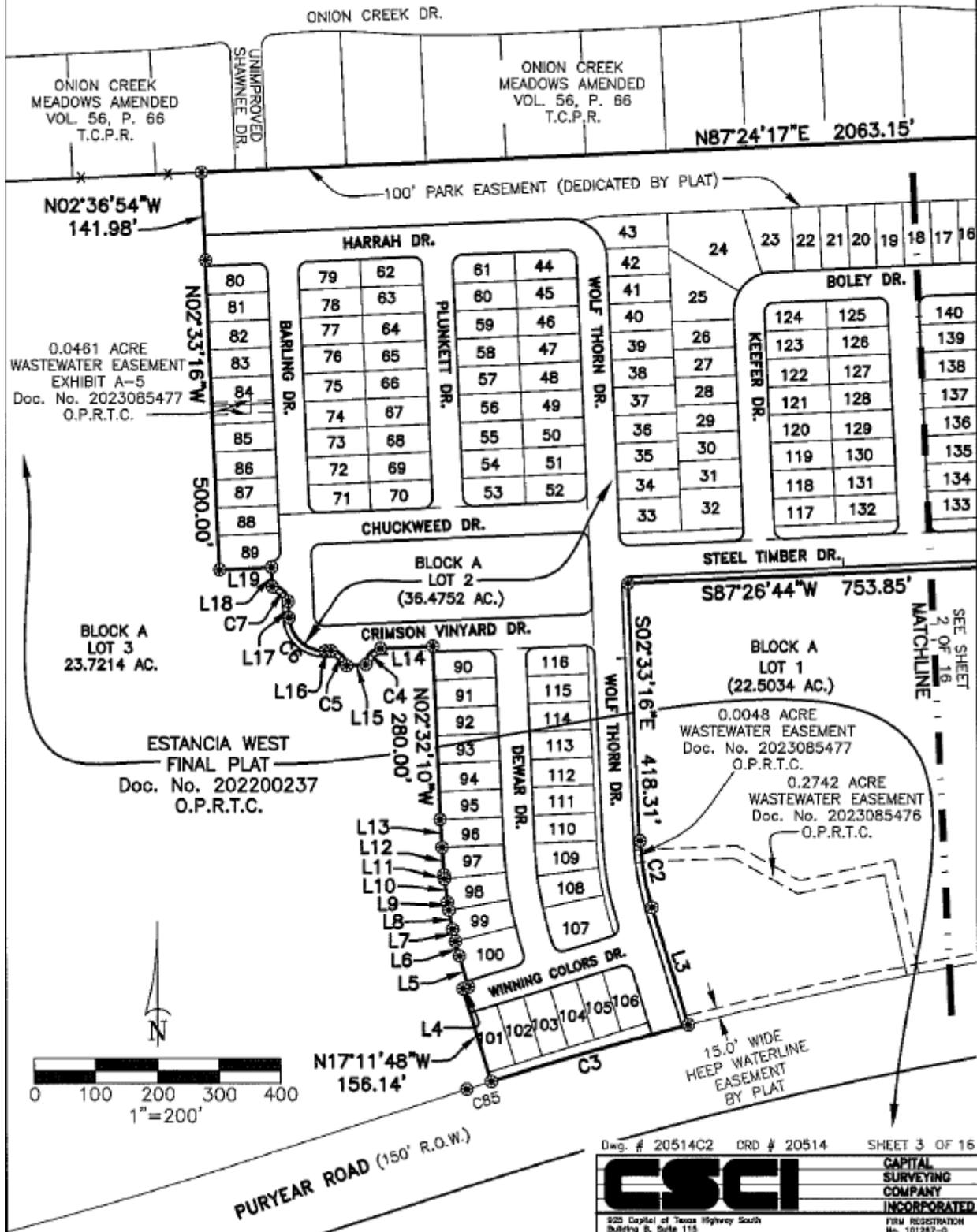


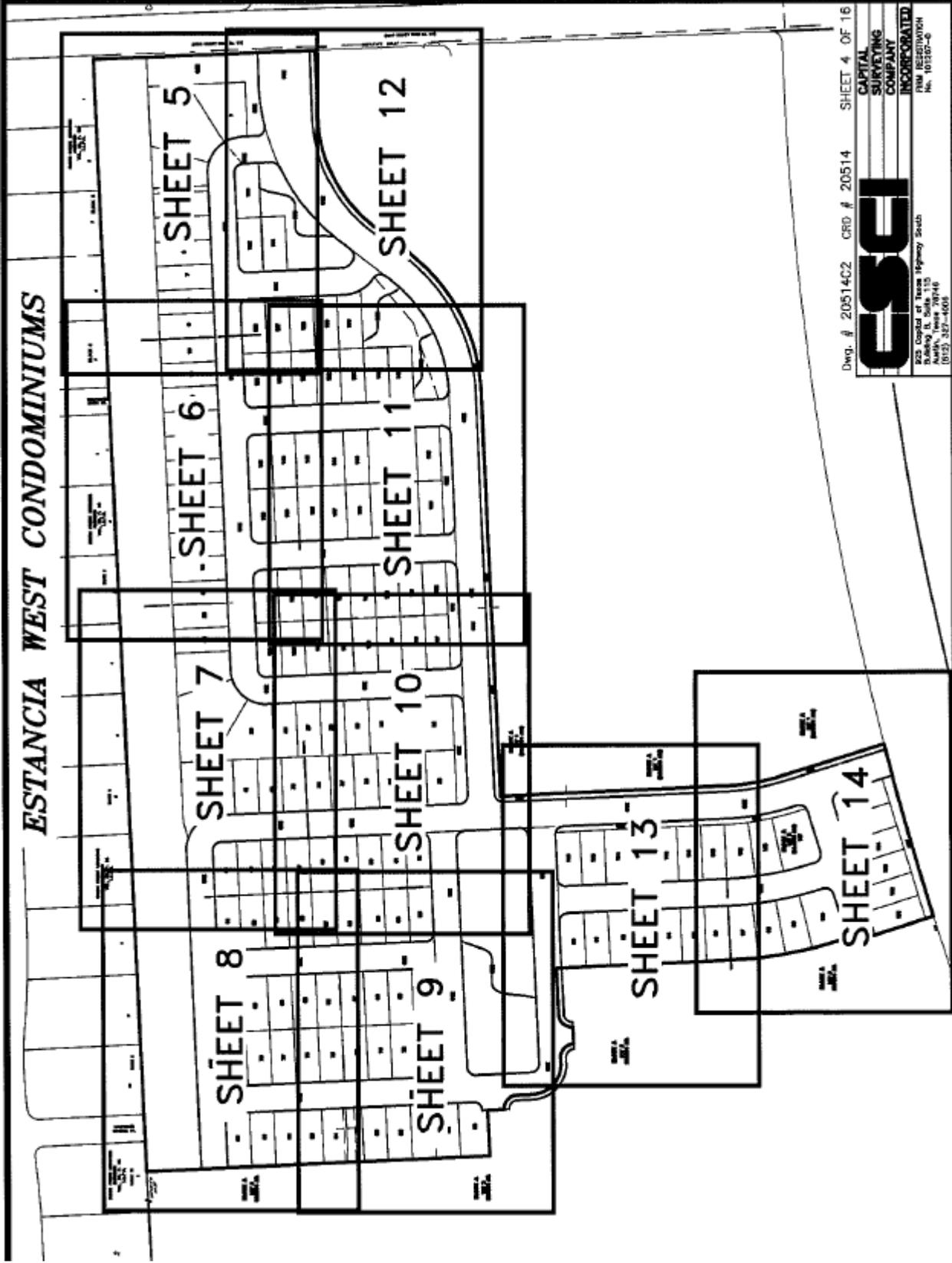
Dwg. # 20514C2 CRD # 20514 SHEET 1 OF 16





# ESTANCIA WEST CONDOMINIUMS



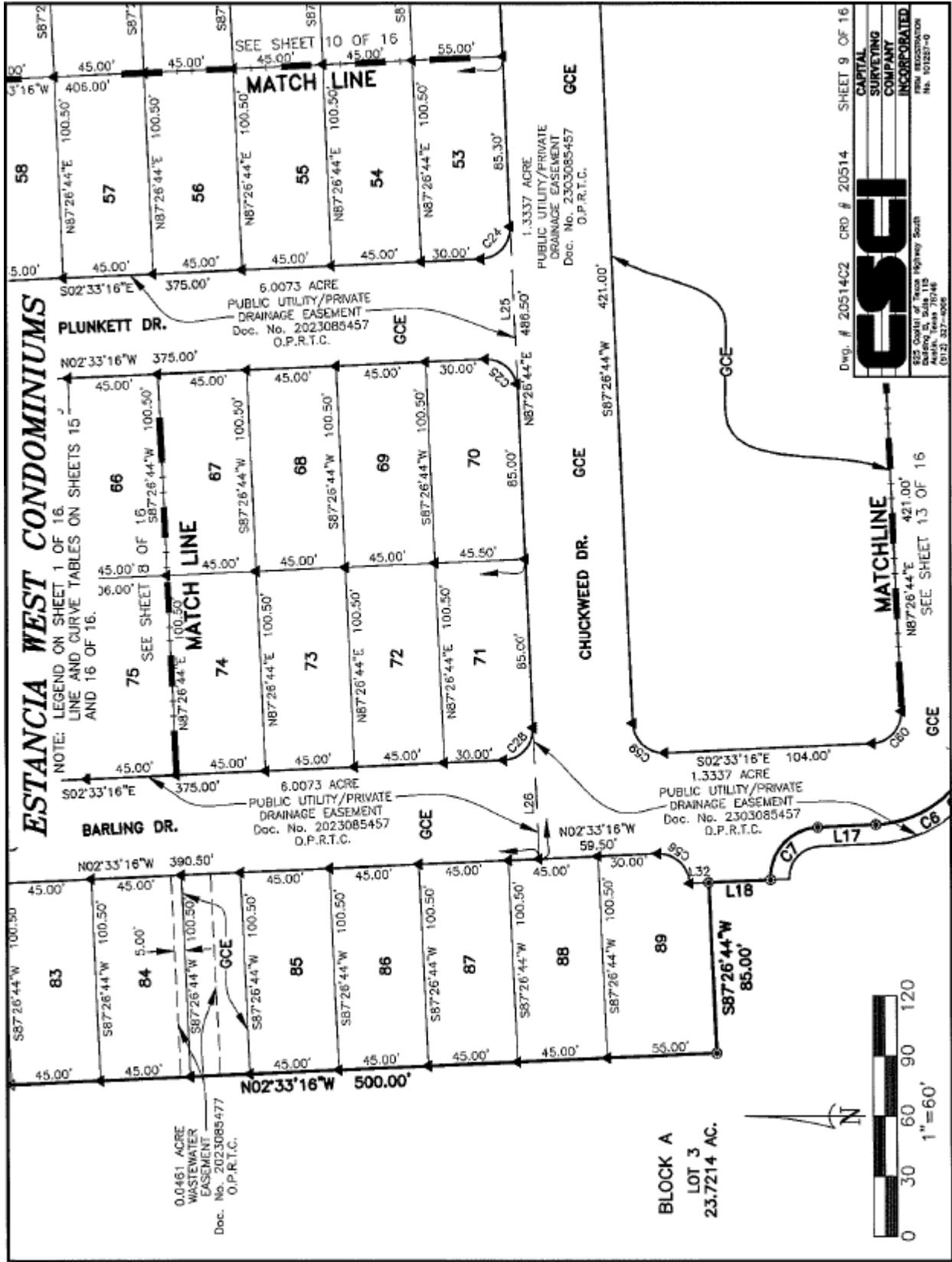














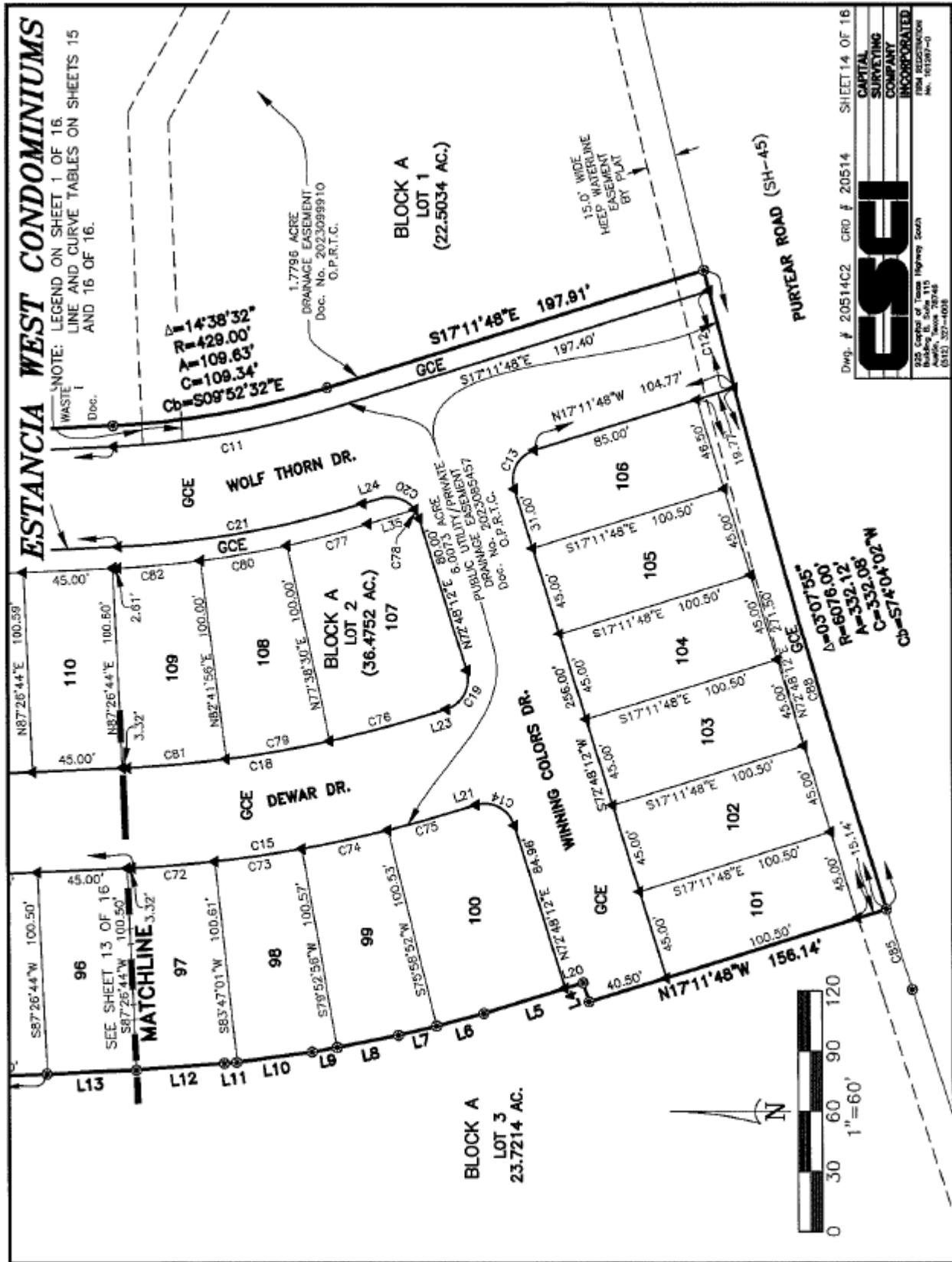






# ESTANCIA WEST CONDOMINIUMS

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



Dwg. # 20514C2 CRD # 20514 SHEET 14 OF 18

**ESI**  
CAPITAL  
SURVEYING  
COMPANY  
INCORPORATED

225 College of Texas Highway South  
Austin, Texas 78746  
(512) 327-4008  
No. 001007-0

$\Delta=0307'85"$   
 $R=6076.00'$   
 $A=332.12'$   
 $C=332.08'$   
 $Cb=574'04.02"W$

# 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°12'55"  | 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 |

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



325 CAPITAL OF TEXAS HIGHWAY SOUTH  
 SUITE 110  
 AUSTIN, TEXAS 78746  
 (512) 227-0006

CAPITAL SURVEYING COMPANY INCORPORATED  
 REG. PROFESSIONAL ENGINEER  
 No. 021287-D

# ESTANCIA WEST CONDOMINIUMS

| LINE TABLE |             | 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        | S52°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



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

CAPITAL  
 SURVEYING  
 COMPANY  
 INCORPORATED  
 P.M. REGISTRATION  
 No. 101297-0

## 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:

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

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.

\_\_\_\_\_  
<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 #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.

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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>

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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:

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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 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.

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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

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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

| 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                         | \$ 1,144.01                      | \$ 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:

\_\_\_\_\_  
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

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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

| 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                         | \$ 1,470.88                      | \$ 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:

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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 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.

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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

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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 TRACTS 6&7

| 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                         | \$ 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:

\_\_\_\_\_  
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

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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 TRACT 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                         | \$ 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:

\_\_\_\_\_  
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

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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

\_\_\_\_\_  
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.

\_\_\_\_\_  
<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

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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 GENCAP TRACT

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                      |                        | Improvement Area #2<br>Reimbursement Obligation |                     | Administrative<br>Expenses | Total Annual<br>Installment |
|---------------------------------|---------------------------|----------------------|------------------------|---|---------------------|----------------------------|-----------------------------|
|                                 | Principal                 | Interest             | Additional<br>Interest | Principal                                       | Interest            |                            |                             |
| 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:

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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 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.

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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>

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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 TRACT 8

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                     |                        | Improvement Area #2<br>Reimbursement Obligation |                     | Administrative<br>Expenses | Total Annual<br>Installment |
|---------------------------------|---------------------------|---------------------|------------------------|---|---------------------|----------------------------|-----------------------------|
|                                 | Principal                 | Interest            | Additional<br>Interest | Principal                                       | Interest            |                            |                             |
| 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                |
| <b>Total</b>                    | <b>\$ 366,761.93</b>      | <b>\$ 91,114.29</b> | <b>\$ -</b>            | <b>\$ 85,885.71</b>                             | <b>\$ 21,627.61</b> | <b>\$ 12,207.00</b>        | <b>\$ 577,596.54</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 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:

\_\_\_\_\_  
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

§  
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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 TRACT 9

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                      |                        | Improvement Area #2<br>Reimbursement Obligation |                     | Administrative<br>Expenses | Total Annual<br>Installment |
|---------------------------------|---------------------------|----------------------|------------------------|---|---------------------|----------------------------|-----------------------------|
|                                 | Principal                 | Interest             | Additional<br>Interest | Principal                                       | Interest            |                            |                             |
| 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:

\_\_\_\_\_  
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>

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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 LOT TYPE 5

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                    |                        | Improvement Area #2<br>Reimbursement Obligation |                  | Administrative<br>Expenses | Total Annual<br>Installment |
|---------------------------------|---------------------------|--------------------|------------------------|---|------------------|----------------------------|-----------------------------|
|                                 | Principal                 | Interest           | Additional<br>Interest | Principal                                       | Interest         |                            |                             |
| 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:

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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 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.

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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>

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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 #2 LOT TYPE 6

| Annual Installments<br>Due 1/31 | Improvement Area #2 Bonds |                    |                        | Improvement Area #2<br>Reimbursement Obligation |                  | Administrative<br>Expenses | Total Annual<br>Installment |
|---------------------------------|---------------------------|--------------------|------------------------|---|------------------|----------------------------|-----------------------------|
|                                 | Principal                 | Interest           | Additional<br>Interest | Principal                                       | Interest         |                            |                             |
| 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:

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

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 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.

\_\_\_\_\_  
<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

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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 7

| 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                         | \$ 1,604.95                      | \$ 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.*

## **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:

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

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 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.

\_\_\_\_\_  
<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>

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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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§  
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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 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:

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

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

\_\_\_\_\_  
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.

\_\_\_\_\_  
<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

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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<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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.

---

<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

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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 \_\_\_\_\_

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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 10

| Annual Installments<br>Due 1/31 | Principal          | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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:

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

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

\_\_\_\_\_  
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.

\_\_\_\_\_  
<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 \_\_\_\_\_

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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<br>Due 1/31 | Principal           | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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:

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

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

\_\_\_\_\_  
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.

\_\_\_\_\_  
<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

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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 #3 LOT TYPE 12

| Annual Installments<br>Due 1/31 | Principal          | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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:

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

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

\_\_\_\_\_  
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.

\_\_\_\_\_  
<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

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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<br>Due 1/31 | Principal              | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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:

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

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

\_\_\_\_\_  
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<br>Due 1/31 | Principal              | Interest <sup>[a]</sup> | Additional<br>Interest <sup>[b]</sup> | Capitalized<br>Interest | Administrative<br>Expenses | Total Annual<br>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

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| 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)                    |
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## **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> |

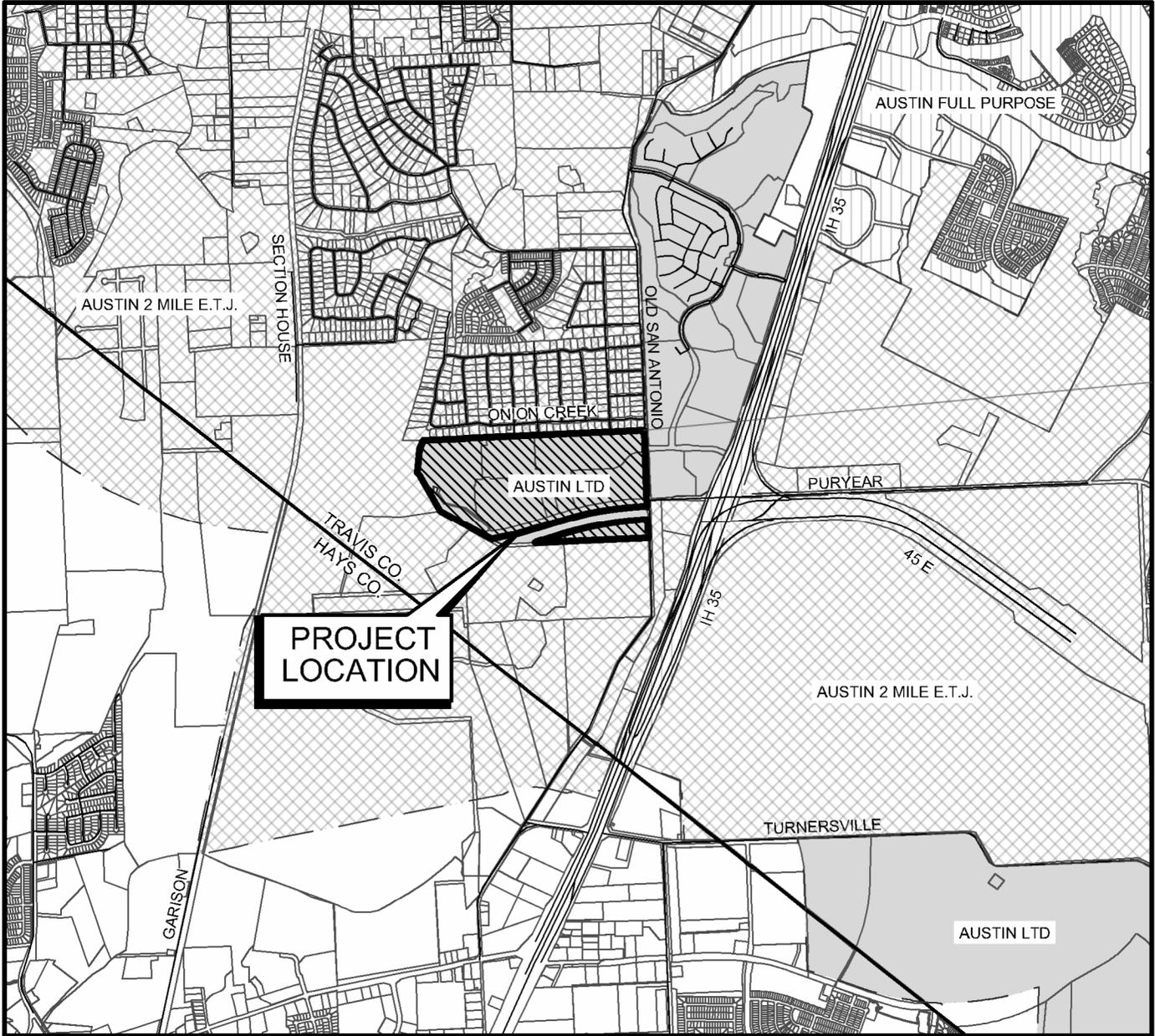
#### **OWNER FUNDED IMPROVEMENTS**

|   |              |                       |
|---|--------------|-----------------------|
| 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

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.Faltsek

| 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         |
|      | WATEWATER 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> |



**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



Project: Estancia PID - Improvement Area #3 (Estancia West)  
 Client: MI Homes  
 Date: 6/9/2025  
 By: B. Faltesek

Engineer's Opinion of Probable Cost

| <b>WATER IMPROVEMENTS</b> |   |                 |          | <b>Phase 2 Condos</b> |                 | <b>Phase 3 Condos</b> |  |
|---------------------------|---|-----------------|----------|-----------------------|-----------------|-----------------------|--|
|                           | 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>   |  |

| <b>WASTEWATER IMPROVEMENTS</b> |  |                |          | <b>Phase 2 Condos</b> |                 | <b>Phase 3 Condos</b> |  |
|--------------------------------|--|----------------|----------|-----------------------|-----------------|-----------------------|--|
|                                | 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>   |  |

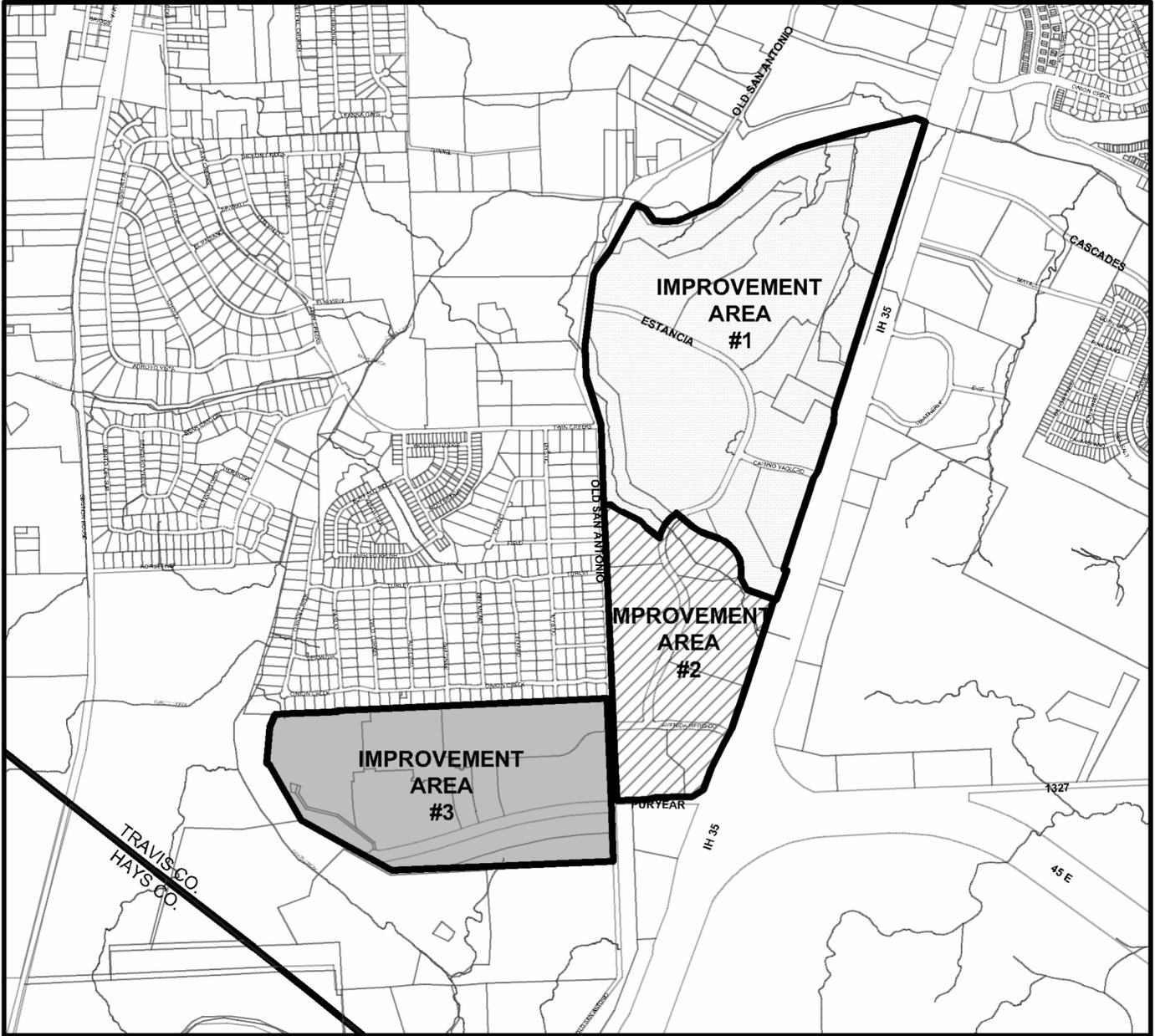
|               |                                  |      |            | Phase 2 Condos     |                       | Phase 3 Condos     |                       |      |
|---------------|----------------------------------|------|------------|--------------------|-----------------------|--------------------|-----------------------|------|
| 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

APPENDIX G  
Lot Type Map



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 acer 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:

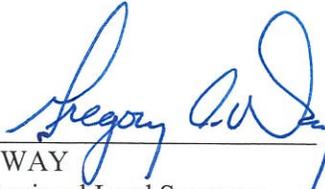
- 1) N01°27'16"W, 110.12 feet to a chain link fence corner found for the northwest corner of the herein described tract;
- 2) S71°46'34"E, 85.33 feet to a chain link fence corner found for the northeast corner of the herein described tract;
- 3) S16°00'22"W, 27.21 feet to a chain link fence corner found 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.



  
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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.



  
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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.



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