

**ORDINANCE NO. 1374**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS APPROVING THE 2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE KYLE 57 PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2025 ANNUAL INSTALLMENTS.**

**WHEREAS**, on September 7, 2021, the City Council of the City of Kyle, Texas (the "City Council") passed and approved Resolution No. 1249 authorizing the creation of the Kyle 57 Public Improvement District in accordance with the Public Improvement District Assessment Act (the "Act"), which authorization was effective upon publication as required by the Act; and

**WHEREAS**, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 57.293 acres located within the City of Kyle, Texas (the "City"); and

**WHEREAS**, on June 7, 2022, the City Council adopted and approved Ordinance No. 1206 which approved the 2022 Service and Assessment Plan (the "2022 SAP") and assessment roll for the District and levied assessments to finance the authorized improvements to be constructed for the benefit of the land within the District; and

**WHEREAS**, the 2022 SAP identified and authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

**WHEREAS**, on September 5, 2023, the City Council adopted and approved Ordinance No. 1281 which approved the 2023 Annual Service Plan Update and updated the assessment roll for 2023; and

**WHEREAS**, on August 20, 2024, the City Council adopted and approved Ordinance No. 1330 which approved the 2024 Annual Service Plan Update and updated the assessment roll for 2024; and

**WHEREAS**, the 2022 SAP and assessment roll is required to be reviewed and updated annually as described in Section 372.013 and 372.014 of the Act; and

**WHEREAS**, the City Council now desires to proceed with the adoption of this Ordinance for the 2025 Annual Service Plan Update and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

**WHEREAS**, the City Council finds the passage of this Ordinance to be in the best interests of the residents of Kyle, Texas.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:**

**Section 1. Findings of Fact.** The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

**Section 2.** That the Kyle 57 Public Improvement District 2025 Annual Service Plan Update and updated Assessment Rolls attached hereto are hereby accepted as provided.

**Section 3.** If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**Section 4.** The City Secretary is directed to give notice of the authorization of the Kyle 57 Public Improvement District 2025 Annual Service Plan Update by recording this Ordinance in the Official Public Records of Hays County, Texas on or before the seventh day after the final passage of this Ordinance.

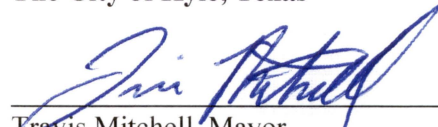
**Section 5. Repeal of Conflicting Ordinances.** All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

**Section 6. Open Meetings.** It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

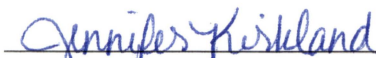
PASSED AND APPROVED on this the 19th day of August, 2025.

FINALLY PASSED AND APPROVED on this the 19th day of August, 2025.

**The City of Kyle, Texas**

  
\_\_\_\_\_  
Travis Mitchell, Mayor

ATTEST:

  
\_\_\_\_\_  
Jennifer Kirkland, City Secretary





KYLE 57  
PUBLIC IMPROVEMENT DISTRICT  
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 19, 2025

## INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”), used for the issuance of PID Bonds.

The District was created pursuant to the PID Act by Resolution No. 1249 on September 7, 2021 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On June 7, 2022, the City approved the SAP for the District by adopting Ordinance No. 1206 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On September 5, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 1281 which updated the Assessment Roll.

On August 6, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 1330 which updated the Assessment Roll.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

## PARCEL SUBDIVISION

- The final plat of Sage Hollow was filed and recorded with the County on February 16, 2022, and consists of 219 residential Lots, 1 commercial Lot to include 41,250 square feet of commercial space, and 15 Parcels of Non-Benefited Property.
- The replat of Lot 16, Block M, Sage Hollow, attached hereto as **Exhibit C**, was filed and recorded with the County on June 6, 2024, and consists of 2 commercial Lots, Lot 16A and 16B. Lot 16 A contains 15,272 building square feet already constructed.

See the anticipated Lot Type classification summary within the District below:

Kyle 57	
Lot Type	Number of Units/Square Feet
Lot Type 1 (40')	109
Lot Type 2 (55')	76
Lot Type 3 (60')	34
<b>Total Residential</b>	<b>219</b>
Lot Type 4 (Commercial)	41,250
<b>Total Commercial</b>	<b>41,250</b>

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

## LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2025, the Lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 56 Lots
  - Lot Type 2: 45 Lots
  - Lot Type 3: 18 Lots
- Homebuilder Owned:
  - Lot Type 1: 10 Lots
  - Lot Type 2: 8 Lots
  - Lot Type 3: 4 Lots
- End-User Owner:
  - Lot Type 1: 43 Lots
  - Lot Type 2: 23 Lots
  - Lot Type 3: 12 Lots

Per the Developer, the replat of Lot 16, Block M, Sage Hollow consists of 2 commercial Lots, Lot 16A and 16B. As of March 31, 2025, Lot 16 A contains 15,272 building square feet already constructed, and no construction of building square footage has begun for 16B.

See **Exhibit E** for the buyer disclosures.

### AUTHORIZED IMPROVEMENTS

The Developer has completed the Authorized Improvements listed in the SAP and they were dedicated to the City in February 2023.

### OUTSTANDING ASSESSMENT

Net of the principal bond payment due September 1, the District has a total outstanding Assessment of \$8,268,000.00.

### ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$619,580.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$454,740.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$41,340.00.
- **Annual Collection Costs** – The cost 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 total Annual Collection Costs budgeted for the Annual Installment is \$56,425.98.

Due January 31, 2026		
Principal	\$	213,000.00
Interest	\$	406,580.00
Additional Interest	\$	41,340.00
Annual Collection Costs	\$	56,425.98
<b>Total Annual Installment</b>	<b>\$</b>	<b>717,345.98</b>

Annual Collection Costs Breakdown		
P3Works Administration	\$	31,836.24
City Auditor		2,500.00
Filing Fees		1,000.00
County Collection		35.85
PID Trustee Fees		4,500.00
Dissemination Agent		3,500.00
P3Works Dev/Issuer CDA Review		3,500.00
Collection Cost Maintenance		10,000.00
Less CCMB Credit from Prior Years		(1,946.11)
Arbitrage Calculation		1,500.00
<b>Total Annual Collection Costs</b>	<b>\$</b>	<b>56,425.98</b>

See the Limited Offering Memorandum for the pay period. See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the Limited Offering Memorandum.

#### **PREPAYMENT OF ASSESSMENTS IN FULL**

No full prepayments of Assessments have occurred within the District.

#### **PARTIAL PREPAYMENTS OF ASSESSMENTS**

No partial prepayments have occurred within the District.

#### **EXTRAORDINARY OPTIONAL REDEMPTIONS**

No extraordinary optional redemptions have occurred within the District.



## SERVICE PLAN - FIVE YEAR BUDGET FORECAST

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

Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>PID Bonds</i>						
Principal		\$ 213,000.00	\$ 237,000.00	\$ 262,000.00	\$ 289,000.00	\$ 319,000.00
Interest		406,580.00	397,261.26	386,892.50	374,447.50	360,720.00
	(1)	\$ 619,580.00	\$ 634,261.26	\$ 648,892.50	\$ 663,447.50	\$ 679,720.00
Additional Interest	(2)	\$ 41,340.00	\$ 40,275.00	\$ 39,090.00	\$ 37,780.00	\$ 36,335.00
Annual Collection Costs	(3)	\$ 56,425.98	\$ 44,239.53	\$ 45,124.32	\$ 46,026.81	\$ 46,947.35
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 717,345.98</b>	<b>\$ 718,775.79</b>	<b>\$ 733,106.82</b>	<b>\$ 747,254.31</b>	<b>\$ 763,002.35</b>

## ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.



## EXHIBIT A – ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R182878	Non-Benefitted		\$ -	\$ -
R182879	2		\$ 37,789.07	\$ 3,278.65
R182880	2		\$ 37,789.07	\$ 3,278.65
R182881	2		\$ 37,789.07	\$ 3,278.65
R182882	2		\$ 37,789.07	\$ 3,278.65
R182883	2		\$ 37,789.07	\$ 3,278.65
R182884	2		\$ 37,789.07	\$ 3,278.65
R182885	2		\$ 37,789.07	\$ 3,278.65
R182886	2		\$ 37,789.07	\$ 3,278.65
R182887	2		\$ 37,789.07	\$ 3,278.65
R182888	2		\$ 37,789.07	\$ 3,278.65
R182889	2		\$ 37,789.07	\$ 3,278.65
R182890	2		\$ 37,789.07	\$ 3,278.65
R182891	3		\$ 44,922.80	\$ 3,897.58
R182892	Non-Benefitted		\$ -	\$ -
R182893	2		\$ 37,789.07	\$ 3,278.65
R182894	2		\$ 37,789.07	\$ 3,278.65
R182895	2		\$ 37,789.07	\$ 3,278.65
R182896	2		\$ 37,789.07	\$ 3,278.65
R182897	2		\$ 37,789.07	\$ 3,278.65
R182898	2		\$ 37,789.07	\$ 3,278.65
R182899	2		\$ 37,789.07	\$ 3,278.65
R182900	2		\$ 37,789.07	\$ 3,278.65
R182901	2		\$ 37,789.07	\$ 3,278.65
R182902	2		\$ 37,789.07	\$ 3,278.65
R182903	3		\$ 44,922.80	\$ 3,897.58
R182904	3		\$ 44,922.80	\$ 3,897.58
R182905	3		\$ 44,922.80	\$ 3,897.58
R182906	3		\$ 44,922.80	\$ 3,897.58
R182907	3		\$ 44,922.80	\$ 3,897.58
R182908	Non-Benefitted		\$ -	\$ -
R182909	3		\$ 44,922.80	\$ 3,897.58
R182910	3		\$ 44,922.80	\$ 3,897.58
R182911	1		\$ 31,510.72	\$ 2,733.92
R182912	1		\$ 31,510.72	\$ 2,733.92
R182913	1		\$ 31,510.72	\$ 2,733.92
R182914	1		\$ 31,510.72	\$ 2,733.92
R182915	2		\$ 37,789.07	\$ 3,278.65
R182916	2		\$ 37,789.07	\$ 3,278.65
R182917	3		\$ 44,922.80	\$ 3,897.58

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R182918	2		\$ 37,789.07	\$ 3,278.65
R182919	2		\$ 37,789.07	\$ 3,278.65
R182920	2		\$ 37,789.07	\$ 3,278.65
R182921	2		\$ 37,789.07	\$ 3,278.65
R182922	3		\$ 44,922.80	\$ 3,897.58
R182923	3		\$ 44,922.80	\$ 3,897.58
R182924	2		\$ 37,789.07	\$ 3,278.65
R182925	2		\$ 37,789.07	\$ 3,278.65
R182926	2		\$ 37,789.07	\$ 3,278.65
R182927	2		\$ 37,789.07	\$ 3,278.65
R182928	3		\$ 44,922.80	\$ 3,897.58
R182929	2		\$ 37,789.07	\$ 3,278.65
R182930	2		\$ 37,789.07	\$ 3,278.65
R182931	1		\$ 31,510.72	\$ 2,733.92
R182932	1		\$ 31,510.72	\$ 2,733.92
R182933	1		\$ 31,510.72	\$ 2,733.92
R182934	1		\$ 31,510.72	\$ 2,733.92
R182935	1	[c]	\$ 15,755.36	\$ 1,366.96
R209829	1	[c]	\$ 15,755.36	\$ 1,366.96
R182936	1		\$ 31,510.72	\$ 2,733.92
R182937	1		\$ 31,510.72	\$ 2,733.92
R182938	1		\$ 31,510.72	\$ 2,733.92
R182939	1		\$ 31,510.72	\$ 2,733.92
R182940	1		\$ 31,510.72	\$ 2,733.92
R182941	1		\$ 31,510.72	\$ 2,733.92
R182942	1		\$ 31,510.72	\$ 2,733.92
R182943	1		\$ 31,510.72	\$ 2,733.92
R182944	1		\$ 31,510.72	\$ 2,733.92
R182945	1		\$ 31,510.72	\$ 2,733.92
R182946	1		\$ 31,510.72	\$ 2,733.92
R182947	1		\$ 31,510.72	\$ 2,733.92
R182948	1		\$ 31,510.72	\$ 2,733.92
R182949	1		\$ 31,510.72	\$ 2,733.92
R182950	1		\$ 31,510.72	\$ 2,733.92
R182951	1		\$ 31,510.72	\$ 2,733.92
R182952	1		\$ 31,510.72	\$ 2,733.92
R182953	1		\$ 31,510.72	\$ 2,733.92
R182954	1		\$ 31,510.72	\$ 2,733.92
R182955	1		\$ 31,510.72	\$ 2,733.92
R182956	1		\$ 31,510.72	\$ 2,733.92

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R182957	Non-Benefitted		\$ -	\$ -
R182958	1		\$ 31,510.72	\$ 2,733.92
R182959	1		\$ 31,510.72	\$ 2,733.92
R182960	1		\$ 31,510.72	\$ 2,733.92
R182961	1		\$ 31,510.72	\$ 2,733.92
R182962	1		\$ 31,510.72	\$ 2,733.92
R182963	1		\$ 31,510.72	\$ 2,733.92
R182964	1		\$ 31,510.72	\$ 2,733.92
R182965	1		\$ 31,510.72	\$ 2,733.92
R182966	1		\$ 31,510.72	\$ 2,733.92
R182967	1		\$ 31,510.72	\$ 2,733.92
R182968	1		\$ 31,510.72	\$ 2,733.92
R182969	1		\$ 31,510.72	\$ 2,733.92
R182970	1		\$ 31,510.72	\$ 2,733.92
R207375	1	[d]	\$ 15,755.36	\$ 1,366.96
R182971	1	[d]	\$ 15,755.36	\$ 1,366.96
R182972	1		\$ 31,510.72	\$ 2,733.92
R182973	1		\$ 31,510.72	\$ 2,733.92
R182974	1		\$ 31,510.72	\$ 2,733.92
R182975	1		\$ 31,510.72	\$ 2,733.92
R182976	Non-Benefitted		\$ -	\$ -
R182977	1		\$ 31,510.72	\$ 2,733.92
R182978	1		\$ 31,510.72	\$ 2,733.92
R182979	1		\$ 31,510.72	\$ 2,733.92
R182980	1		\$ 31,510.72	\$ 2,733.92
R182981	1		\$ 31,510.72	\$ 2,733.92
R182982	1		\$ 31,510.72	\$ 2,733.92
R182983	1		\$ 31,510.72	\$ 2,733.92
R182984	1		\$ 31,510.72	\$ 2,733.92
R182985	1		\$ 31,510.72	\$ 2,733.92
R182986	1		\$ 31,510.72	\$ 2,733.92
R182987	1		\$ 31,510.72	\$ 2,733.92
R182988	1		\$ 31,510.72	\$ 2,733.92
R182989	1		\$ 31,510.72	\$ 2,733.92
R182990	1		\$ 31,510.72	\$ 2,733.92
R182991	1		\$ 31,510.72	\$ 2,733.92
R182992	1		\$ 31,510.72	\$ 2,733.92
R182993	1		\$ 31,510.72	\$ 2,733.92
R182994	1		\$ 31,510.72	\$ 2,733.92
R182995	1		\$ 31,510.72	\$ 2,733.92

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R182996	Non-Benefitted		\$ -	\$ -
R182997	1		\$ 31,510.72	\$ 2,733.92
R182998	1		\$ 31,510.72	\$ 2,733.92
R182999	1		\$ 31,510.72	\$ 2,733.92
R183000	1		\$ 31,510.72	\$ 2,733.92
R183001	1		\$ 31,510.72	\$ 2,733.92
R183002	1		\$ 31,510.72	\$ 2,733.92
R183003	1		\$ 31,510.72	\$ 2,733.92
R183004	1		\$ 31,510.72	\$ 2,733.92
R183005	1		\$ 31,510.72	\$ 2,733.92
R183006	1		\$ 31,510.72	\$ 2,733.92
R183007	1		\$ 31,510.72	\$ 2,733.92
R183008	1		\$ 31,510.72	\$ 2,733.92
R183009	1		\$ 31,510.72	\$ 2,733.92
R183010	1		\$ 31,510.72	\$ 2,733.92
R183011	1		\$ 31,510.72	\$ 2,733.92
R183012	1		\$ 31,510.72	\$ 2,733.92
R183013	3		\$ 44,922.80	\$ 3,897.58
R183014	2		\$ 37,789.07	\$ 3,278.65
R183015	2		\$ 37,789.07	\$ 3,278.65
R183016	3		\$ 44,922.80	\$ 3,897.58
R183017	2		\$ 37,789.07	\$ 3,278.65
R183018	2		\$ 37,789.07	\$ 3,278.65
R183019	3		\$ 44,922.80	\$ 3,897.58
R183020	3		\$ 44,922.80	\$ 3,897.58
R183021	2		\$ 37,789.07	\$ 3,278.65
R183022	2		\$ 37,789.07	\$ 3,278.65
R183023	3		\$ 44,922.80	\$ 3,897.58
R183024	2		\$ 37,789.07	\$ 3,278.65
R183025	2		\$ 37,789.07	\$ 3,278.65
R183026	3		\$ 44,922.80	\$ 3,897.58
R183027	Non-Benefitted		\$ -	\$ -
R183028	3		\$ 44,922.80	\$ 3,897.58
R183029	2		\$ 37,789.07	\$ 3,278.65
R183030	2		\$ 37,789.07	\$ 3,278.65
R183031	3		\$ 44,922.80	\$ 3,897.58
R183032	2		\$ 37,789.07	\$ 3,278.65
R183033	2		\$ 37,789.07	\$ 3,278.65
R183034	3		\$ 44,922.80	\$ 3,897.58
R183035	3		\$ 44,922.80	\$ 3,897.58

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R183036	3		\$ 44,922.80	\$ 3,897.58
R183037	3		\$ 44,922.80	\$ 3,897.58
R183038	2		\$ 37,789.07	\$ 3,278.65
R183039	2		\$ 37,789.07	\$ 3,278.65
R183040	3		\$ 44,922.80	\$ 3,897.58
R183041	2		\$ 37,789.07	\$ 3,278.65
R183042	2		\$ 37,789.07	\$ 3,278.65
R183043	3		\$ 44,922.80	\$ 3,897.58
R183044	3		\$ 44,922.80	\$ 3,897.58
R183045	2		\$ 37,789.07	\$ 3,278.65
R183046	2		\$ 37,789.07	\$ 3,278.65
R183047	2		\$ 37,789.07	\$ 3,278.65
R183048	2		\$ 37,789.07	\$ 3,278.65
R183049	2		\$ 37,789.07	\$ 3,278.65
R183050	2		\$ 37,789.07	\$ 3,278.65
R183051	2		\$ 37,789.07	\$ 3,278.65
R183052	2		\$ 37,789.07	\$ 3,278.65
R183053	2		\$ 37,789.07	\$ 3,278.65
R183054	2		\$ 37,789.07	\$ 3,278.65
R183055	2		\$ 37,789.07	\$ 3,278.65
R183056	2		\$ 37,789.07	\$ 3,278.65
R183057	2		\$ 37,789.07	\$ 3,278.65
R183058	2		\$ 37,789.07	\$ 3,278.65
R183059	2		\$ 37,789.07	\$ 3,278.65
R183060	2		\$ 37,789.07	\$ 3,278.65
R183061	2		\$ 37,789.07	\$ 3,278.65
R183062	2		\$ 37,789.07	\$ 3,278.65
R183063	2		\$ 37,789.07	\$ 3,278.65
R183064	2		\$ 37,789.07	\$ 3,278.65
R183065	Non-Benefitted		\$ -	\$ -
R183066	1		\$ 31,510.72	\$ 2,733.92
R183067	1		\$ 31,510.72	\$ 2,733.92
R183068	1		\$ 31,510.72	\$ 2,733.92
R183069	1		\$ 31,510.72	\$ 2,733.92
R183070	1		\$ 31,510.72	\$ 2,733.92
R183071	1		\$ 31,510.72	\$ 2,733.92
R183072	Non-Benefitted		\$ -	\$ -
R183073	1		\$ 31,510.72	\$ 2,733.92
R183074	1		\$ 31,510.72	\$ 2,733.92
R183075	1	[e]	\$ 10,505.68	\$ 911.49

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R208593	1	[e]	\$ 21,005.05	\$ 1,822.43
R183076	1		\$ 31,510.72	\$ 2,733.92
R183077	1		\$ 31,510.72	\$ 2,733.92
R183078	1		\$ 31,510.72	\$ 2,733.92
R183079	1		\$ 31,510.72	\$ 2,733.92
R183080	1		\$ 31,510.72	\$ 2,733.92
R183081	1		\$ 31,510.72	\$ 2,733.92
R183082	1		\$ 31,510.72	\$ 2,733.92
R183083	1		\$ 31,510.72	\$ 2,733.92
R183084	1		\$ 31,510.72	\$ 2,733.92
R183085	1		\$ 31,510.72	\$ 2,733.92
R183086	1		\$ 31,510.72	\$ 2,733.92
R183087	1		\$ 31,510.72	\$ 2,733.92
R183088	1		\$ 31,510.72	\$ 2,733.92
R183089	1		\$ 31,510.72	\$ 2,733.92
R183090	1		\$ 31,510.72	\$ 2,733.92
R183091	1		\$ 31,510.72	\$ 2,733.92
R183092	1		\$ 31,510.72	\$ 2,733.92
R183093	2		\$ 37,789.07	\$ 3,278.65
R183094	2		\$ 37,789.07	\$ 3,278.65
R183095	3		\$ 44,922.80	\$ 3,897.58
R183096	3		\$ 44,922.80	\$ 3,897.58
R183097	3		\$ 44,922.80	\$ 3,897.58
R183098	3		\$ 44,922.80	\$ 3,897.58
R183099	3		\$ 44,922.80	\$ 3,897.58
R183100	3		\$ 44,922.80	\$ 3,897.58
R183101	3		\$ 44,922.80	\$ 3,897.58
R183102	2		\$ 37,789.07	\$ 3,278.65
R183103	2		\$ 37,789.07	\$ 3,278.65
R183104	2		\$ 37,789.07	\$ 3,278.65

Property ID <sup>[a]</sup>	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2026 <sup>[b]</sup>
R183105	2		\$ 39,080.95	\$ 3,390.73
R183106	Non-Benefitted		\$ -	\$ -
R183108	Non-Benefitted		\$ -	\$ -
R183109	Non-Benefitted		\$ -	\$ -
R183110	Non-Benefitted		\$ -	\$ -
R183111	Non-Benefitted		\$ -	\$ -
R184816	Non-Benefitted		\$ -	\$ -
R202528	4	[f]	\$ 61,520.33	\$ 5,337.61
R202529	4	[g]	\$ 104,647.41	\$ 9,079.39
<b>Total</b>			\$ 8,268,000.00	\$ 717,345.85

Notes:

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

[b] Totals may not match installment schedules or Service Plan due to Prepayments and rounding.

[c] Undivided interest of property located at 279 Rieber Rd, billed 50.00% to Property ID R182935 and 50.00% to Property ID R209829.

[d] Undivided interest of property located at 404 Glocken Ln, billed 50.00% to Property ID R182971 and 50.00% to Property ID R207375.

[e] Undivided interest of property located at 169 Greeneyes Way, billed 33.34% to Property ID R183075 and 66.66% to Property ID R208593.

[f] The outstanding Assessment and Annual Installment is allocated to Property ID R202528 with a Lot Type 4 based on actual building square footage, or remaining estimated square footage. The developer confirmed a 15,272 square foot building has been constructed, and the Outstanding Assessment has been allocated accordingly.

[g] The outstanding Assessment and Annual Installment is allocated to Property ID 202529 with a Lot Type 4 based on actual building square footage, or remaining estimated square footage. The lot has been sold to an end user, but no construction of vertical square footage has begun. 25,978 square feet has been allocated to Property 202529. If the building square footage is less than 25,978 square feet, causing the minimum of 41,250 total building square feet required between Property ID R202528 and R202529 to not be met, a mandatory prepayment will be required.



## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

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

<b><u>Year Ending (September 30)</u></b>	<b><u>Principal (\$)</u></b>	<b><u>Interest (\$)</u></b>	<b><u>Total (\$)</u></b>
2022 <sup>(1)</sup>	-	72,680.86	72,680.86
2023	150,000	428,936.26	578,936.26
2024	170,000	422,373.76	592,373.76
2025	191,000	414,936.26	605,936.26
2026	213,000	406,580.00	619,580.00
2027	237,000	397,261.26	634,261.26
2028	262,000	386,892.50	648,892.50
2029	289,000	374,447.50	663,447.50
2030	319,000	360,720.00	679,720.00
2031	350,000	345,567.50	695,567.50
2032	383,000	328,942.50	711,942.50
2033	418,000	310,750.00	728,750.00
2034	456,000	289,850.00	745,850.00
2035	496,000	267,050.00	763,050.00
2036	540,000	242,250.00	782,250.00
2037	585,000	215,250.00	800,250.00
2038	634,000	186,000.00	820,000.00
2039	686,000	154,300.00	840,300.00
2040	741,000	120,000.00	861,000.00
2041	799,000	82,950.00	881,950.00
2042	860,000	43,000.00	903,000.00
<b>Total</b>	<b>\$8,779,000</b>	<b>\$5,850,738.40</b>	<b>\$14,629,738.40</b>

<sup>(1)</sup> Interest due on September 1, 2022, will be paid from amounts on deposit in the Capitalized Interest Account.

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)



STATE OF TEXAS :  
COUNTY OF HAYS :

KNOW ALL MEN BY THESE PRESENTS:

THAT KYLE 57 DEVELOPMENT, INC. OWNER OF LOT 16, BLOCK M, REPLAT SAGEHOLLOW, RECORDED IN DOCUMENT NO. 2020018, AND CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2118820 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY REPLAT LOT 16, BLOCK M, REPLAT SAGEHOLLOW IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS:

REPLAT OF LOT 16, BLOCK M, REPLAT SAGEHOLLOW

SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS HEREON.

WITNESS MY HAND THIS 16<sup>th</sup> DAY OF APRIL, 2024 A.D.

BY \_\_\_\_\_

KYLE 57 DEVELOPMENT, INC.

STATE OF TEXAS :  
COUNTY OF HAYS :

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED Robert J. Gertson KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND, THIS THE 16<sup>th</sup> DAY OF APRIL, 2024 A.D.

Robert J. Gertson  
NOTARY PUBLIC IN AND FOR HAYS COUNTY, TEXAS

STATE OF TEXAS :  
COUNTY OF HAYS :

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACCURATE AND ON-THE-GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF HAYS COUNTY, TEXAS.

Robert J. Gertson  
ATWELL GROUP, LLC  
805 LAS CRAS PARKWAY, SUITE 310  
AUSTIN, TX 78746

STATE OF TEXAS :  
COUNTY OF HAYS :

I, COANOR DUBERRY, P.E., A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT NO PORTION OF THIS FINAL PLAT IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48060C000P, EFFECTIVE DATE OF SEPTEMBER 2, 2009. ADDITIONALLY, STORMWATER RUNOFF FROM THE 100-YEAR STORM EVENT SHALL BE CONFINED WITHIN THE DRAINAGE FACILITIES TO BE LOCATED WITHIN THE RIGHTS-OF-WAY AND/OR DRAINAGE EASEMENTS, LOT EASEMENTS SHOWN ON THE ATTACHED PLAT.

Coanor Duberry  
COANOR DUBERRY, P.E.  
ATWELL GROUP, LLC  
805 LAS CRAS PARKWAY, SUITE 310  
AUSTIN, TEXAS 78746

REPLAT OF LOT 16, BLOCK M, REPLAT SAGEHOLLOW IS LOCATED ENTIRELY WITHIN THE BOUNDARIES AND SERVICE AREA OF THE CITY OF KYLE, TEXAS. WATER AND WASTEWATER SERVICE, AS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, WILL BE PROVIDED TO ALL LOTS ACQUIRING SERVICE THROUGH THE CITY OF KYLE'S WATER AND WASTEWATER SYSTEM.

Robert J. Gertson  
CITY OF KYLE, TEXAS

Robert J. Gertson  
CITY OF KYLE, TEXAS

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT OF THE CITY OF KYLE, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT.

DATED THIS 14<sup>th</sup> DAY OF June, 2024

Robert J. Gertson  
DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT

**FINAL PLAT NOTES:**

- NO PORTION OF THIS PLAT LIES WITHIN THE BOUNDARIES OF THE REDDAPLE ACQUIFER RECHARGE ZONE (CONTRIBUTING ZONE).
- THIS PLAT IS LOCATED WITHIN THE BOUNDARY OF THE HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT.
- NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100-YEAR FLOOD ZONE AREA, AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 48060C000P, EFFECTIVE DATE OF SEPTEMBER 2, 2009, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE CITY OF KYLE REQUIREMENTS AS APPLICABLE TO THIS DEVELOPMENT.
- NO OBJECT INCLUDING FENCES OR LANDSCAPING WHICH WOULD INTERFERE WITH CONVEYANCE OF STORM WATER SHALL BE PLACED OR DIRECTED WITHIN DRAINAGE EASEMENTS.
- GRASSABLE TERMPANOR EASEMENTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- THIS SUBDIVISION IS WITHIN THE CITY OF KYLE, TEXAS.
- SAS IS PROVIDED BY CENTERPOINT ENERGY.
- TELEPHONE CABLE IS PROVIDED BY SPECTRUM.
- ELECTRICITY PROVIDED BY REDDAPLE ELECTRIC COMPANY.
- THE WASTEWATER TREATMENT PLANT IS OWNED AND OPERATED BY THE CITY OF KYLE, TEXAS.
- WASTEWATER SERVICE IS PROVIDED BY THE CITY OF KYLE, TEXAS (SEE NOTE ABOVE).
- WATER IS PROVIDED BY THE CITY OF KYLE, TEXAS.
- THE REQUIREMENT CONCERNING CONSTRUCTION OF ANEMOSIS FOR MAILBOXES INSTALLED WITHIN THE RIGHT-OF-WAY OF STREETS AND HIGHWAYS AND REQUIRED ALL SUCH MAILBOXES TO BE MADE OF COLLAPSIBLE MATERIALS, AS DEFINED IN THE ORDINANCE, COMMUNITY REGULATIONS SHALL HAVE A DEDICATED LIGHTSTREET LIGHT TO ILLUMINATE THE MAILBOX AREA.
- FOR ALL RESIDENTIAL LOTS LESS THAN 30 FEET WIDE, SAID LOTS SHALL HAVE A 14-FOOT WIDE FRONT MUNICIPAL UTILITY EASEMENT. FOR ALL LOTS AT OR WIDER THAN 30 FEET, A 10-FOOT FRONT MUNICIPAL UTILITY EASEMENT IS REQUIRED. FOR ALL LOTS, A REAR MUNICIPAL UTILITY EASEMENT SHALL BE 5' WIDE UNLESS A REAR YARD, DETACHED GARAGE IS BUILT ON THE LOT LINE, AND THEN THE REAR MUNICIPAL UTILITY EASEMENT IS ONLY REQUIRED ON ONE SIDE LOT LINE. ALL RESIDENTIAL LOTS WITH FRONT-LOADED, DETACHED GARAGES SHALL HAVE A REAR REAR MUNICIPAL UTILITY EASEMENT. ALL OTHER RESIDENTIAL LOTS SHALL HAVE A REAR 10-FOOT REAR MUNICIPAL UTILITY EASEMENT. EXCEPT FOR ALL LOTS, WHICH WILL NOT REQUIRE REAR REAR MUNICIPAL UTILITY EASEMENT.
- FOR THE TWO (2), TEN (10), TWENTY-FIVE (25), AND ONE HUNDRED (100) YEAR, TWENTY-FOUR (24) HOUR STORM EVENTS, POST DEVELOPED CONDITION RUNOFF RATES SHALL BE LESS THAN OR EQUAL TO THE PRE-DEVELOPED CONDITION RUNOFF RATES. PRE AND POST DEVELOPMENT RUNOFF CALCULATIONS SHALL BE INCLUDED WITH THE CONSTRUCTION DRAWINGS FOR THIS SUBDIVISION.
- THIS SITE IS LOCATED WITHIN HAYS COUNTY GEO ID #1.
- RESTRICTIONS AND EASEMENTS RECORDED IN REPLAT OF SAGE HOLLOW DOC. NO. 2020018, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS APPLY TO THIS PLAT.

STATE OF TEXAS :  
COUNTY OF HAYS :

I, ELANE HARRISON, CLERK OF HAYS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 16<sup>th</sup> DAY OF APRIL, 2024 A.D. AT 2:25 P.M. IN THE PLAT RECORDS OF HAYS COUNTY, TEXAS IN DOCUMENT NO. 2024018. WITNESS MY HAND AND SEAL OF OFFICE, THIS THE 16<sup>th</sup> DAY OF APRIL, 2024 A.D.

Elane Harrison  
ELANE HARRISON  
COUNTY CLERK  
HAYS COUNTY, TEXAS

PROJECT: PRIMEROSE  
Platting

JOB NUMBER: 1304389

SURVEY DATE: NOVEMBER 2023

SCALE: 1" = 100'


SURVEYOR: ROBERT J. GERTSON, RPLS 6367

TECHNICIAN: JAY

DRAWING DESCRIPTION:

PARTY CHECK:

FIELD BOOKS:



**ATWELL**  
www.atwell-group.com  
805 LAS CRAS PARKWAY, SUITE 310  
AUSTIN, TX 78746  
512.504.7090  
RPPLS 10700370

REPLAT OF  
LOT 16, BLOCK M,  
REPLAT SAGEHOLLOW

SHEET  
**2**  
OF 2

KYLE 57 PUBLIC IMPROVEMENT DISTRICT  
2025 ANNUAL SERVICE PLAN UPDATE

15

## EXHIBIT D – LOT TYPE CLASSIFICATION MAP



## **EXHIBIT E – BUYER DISCLOSURES**

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

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4 – Parcel R202528
- Lot Type 4 – Parcel R202529



## **KYLE 57 PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 KYLE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$31,510.72**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 ***Kyle 57 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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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 Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.



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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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

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

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

§

COUNTY OF HAYS

§

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 Hays 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 HAYS

§

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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	Principal		Interest <sup>[a]</sup>		Additional Interest	Annual Collection	
						Costs	Annual Installment
2026	\$	811.78	\$	1,549.54	\$	157.55	\$ 2,733.92
2027	\$	903.25	\$	1,514.03	\$	153.49	\$ 2,739.37
2028	\$	998.53	\$	1,474.51	\$	148.98	\$ 2,793.99
2029	\$	1,101.43	\$	1,427.08	\$	143.99	\$ 2,847.91
2030	\$	1,215.76	\$	1,374.76	\$	138.48	\$ 2,907.93
2031	\$	1,333.91	\$	1,317.02	\$	132.40	\$ 2,965.83
2032	\$	1,459.68	\$	1,253.65	\$	125.73	\$ 3,025.21
2033	\$	1,593.07	\$	1,184.32	\$	118.43	\$ 3,085.70
2034	\$	1,737.89	\$	1,104.67	\$	110.47	\$ 3,146.70
2035	\$	1,890.34	\$	1,017.77	\$	101.78	\$ 3,207.43
2036	\$	2,058.03	\$	923.26	\$	92.33	\$ 3,275.11
2037	\$	2,229.53	\$	820.35	\$	82.04	\$ 3,337.45
2038	\$	2,416.28	\$	708.88	\$	70.89	\$ 3,405.68
2039	\$	2,614.46	\$	588.06	\$	58.81	\$ 3,475.16
2040	\$	2,824.07	\$	457.34	\$	45.73	\$ 3,545.26
2041	\$	3,045.12	\$	316.14	\$	31.61	\$ 3,615.34
2042	\$	3,277.60	\$	163.88	\$	16.39	\$ 3,684.79
<b>Total</b>	<b>\$</b>	<b>31,510.72</b>	<b>\$</b>	<b>17,195.26</b>	<b>\$</b>	<b>1,729.09</b>	<b>\$ 53,792.79</b>

*Notes:*

[a] Interest is calculated at the actual PID Bond interest rate.

*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.*

## **KYLE 57 PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 KYLE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

---

PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$37,789.07**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 ***Kyle 57 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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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 Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

---

SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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

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



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

DATE:

DATE:

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

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

STATE OF TEXAS

§

§

COUNTY OF HAYS

§

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 Hays 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 HAYS

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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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 973.52	\$ 1,858.28	\$ 188.95	\$ 257.90	\$ 3,278.65
2027	\$ 1,083.21	\$ 1,815.69	\$ 184.08	\$ 202.20	\$ 3,285.18
2028	\$ 1,197.48	\$ 1,768.30	\$ 178.66	\$ 206.24	\$ 3,350.68
2029	\$ 1,320.88	\$ 1,711.42	\$ 172.67	\$ 210.37	\$ 3,415.34
2030	\$ 1,458.00	\$ 1,648.68	\$ 166.07	\$ 214.57	\$ 3,487.32
2031	\$ 1,599.68	\$ 1,579.42	\$ 158.78	\$ 218.87	\$ 3,556.75
2032	\$ 1,750.51	\$ 1,503.44	\$ 150.78	\$ 223.24	\$ 3,627.97
2033	\$ 1,910.48	\$ 1,420.29	\$ 142.03	\$ 227.71	\$ 3,700.50
2034	\$ 2,084.16	\$ 1,324.77	\$ 132.48	\$ 232.26	\$ 3,773.66
2035	\$ 2,266.98	\$ 1,220.56	\$ 122.06	\$ 236.91	\$ 3,846.50
2036	\$ 2,468.08	\$ 1,107.21	\$ 110.72	\$ 241.65	\$ 3,927.66
2037	\$ 2,673.76	\$ 983.80	\$ 98.38	\$ 246.48	\$ 4,002.42
2038	\$ 2,897.71	\$ 850.12	\$ 85.01	\$ 251.41	\$ 4,084.25
2039	\$ 3,135.38	\$ 705.23	\$ 70.52	\$ 256.44	\$ 4,167.57
2040	\$ 3,386.76	\$ 548.46	\$ 54.85	\$ 261.56	\$ 4,251.63
2041	\$ 3,651.85	\$ 379.12	\$ 37.91	\$ 266.80	\$ 4,335.68
2042	\$ 3,930.65	\$ 196.53	\$ 19.65	\$ 272.13	\$ 4,418.97
<b>Total</b>	<b>\$ 37,789.07</b>	<b>\$ 20,621.33</b>	<b>\$ 2,073.60</b>	<b>\$ 4,026.72</b>	<b>\$ 64,510.72</b>

*Notes:*

[a] Interest is calculated at the actual PID Bond interest rate.

*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.*

## **KYLE 57 PUBLIC IMPROVEMENT DISTRICT - 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 KYLE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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PROPERTY ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$44,922.80**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 ***Kyle 57 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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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 Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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

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

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

DATE:

DATE:

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

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

STATE OF TEXAS

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COUNTY OF HAYS

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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 Hays 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 HAYS

§

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 Hays County.



### ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 1,157.30	\$ 2,209.08	\$ 224.61	\$ 306.58	\$ 3,897.58
2027	\$ 1,287.70	\$ 2,158.45	\$ 218.83	\$ 240.37	\$ 3,905.35
2028	\$ 1,423.53	\$ 2,102.12	\$ 212.39	\$ 245.18	\$ 3,983.21
2029	\$ 1,570.23	\$ 2,034.50	\$ 205.27	\$ 250.08	\$ 4,060.08
2030	\$ 1,733.23	\$ 1,959.91	\$ 197.42	\$ 255.08	\$ 4,145.65
2031	\$ 1,901.67	\$ 1,877.58	\$ 188.75	\$ 260.18	\$ 4,228.19
2032	\$ 2,080.97	\$ 1,787.25	\$ 179.25	\$ 265.39	\$ 4,312.85
2033	\$ 2,271.13	\$ 1,688.41	\$ 168.84	\$ 270.69	\$ 4,399.08
2034	\$ 2,477.60	\$ 1,574.85	\$ 157.49	\$ 276.11	\$ 4,486.04
2035	\$ 2,694.93	\$ 1,450.97	\$ 145.10	\$ 281.63	\$ 4,572.63
2036	\$ 2,934.00	\$ 1,316.23	\$ 131.62	\$ 287.26	\$ 4,669.11
2037	\$ 3,178.50	\$ 1,169.53	\$ 116.95	\$ 293.01	\$ 4,757.99
2038	\$ 3,444.73	\$ 1,010.60	\$ 101.06	\$ 298.87	\$ 4,855.26
2039	\$ 3,727.27	\$ 838.36	\$ 83.84	\$ 304.84	\$ 4,954.31
2040	\$ 4,026.10	\$ 652.00	\$ 65.20	\$ 310.94	\$ 5,054.24
2041	\$ 4,341.23	\$ 450.70	\$ 45.07	\$ 317.16	\$ 5,154.16
2042	\$ 4,672.67	\$ 233.63	\$ 23.36	\$ 323.50	\$ 5,253.17
<b>Total</b>	<b>\$ 44,922.80</b>	<b>\$ 24,514.18</b>	<b>\$ 2,465.05</b>	<b>\$ 4,786.87</b>	<b>\$ 76,688.90</b>

*Notes:*

[a] Interest is calculated at the actual PID Bond interest rate.

*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.*

**KYLE 57 PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 4 – PARCEL 202528 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 KYLE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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

**LOT TYPE 4 – PARCEL R202528 PRINCIPAL ASSESSMENT: \$160,674.82**

**LOT TYPE 4 BLOCK M LOT TYPE 16A REQUIRED CONSTRUCTION OF 15,272  
BUILDING SQUARE FEET. ESTIMATED VALUE IS \$2,519,880.00, AND FINAL VALUE  
IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 *Kyle 57 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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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 Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

---

SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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

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

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

DATE:

DATE:

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

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

STATE OF TEXAS

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COUNTY OF HAYS

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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 Hays 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 HAYS

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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 Hays County.

### ANNUAL INSTALLMENTS - LOT TYPE 4 – Parcel R202528

Annual Installment Due 1/31			Additional		Annual Collection	
	Principal	Interest <sup>[a]</sup>	Interest		Costs	Annual Installment <sup>[b]</sup>
2026	\$ 4,139.30	\$ 7,720.11	\$ 782.68	\$ 859.72	\$ 13,501.81	
2027	\$ 4,605.70	\$ 7,518.61	\$ 759.65	\$ 876.92	\$ 13,760.88	
2028	\$ 5,091.53	\$ 7,276.76	\$ 734.19	\$ 894.45	\$ 13,996.94	
2029	\$ 5,616.23	\$ 7,009.99	\$ 706.11	\$ 912.34	\$ 14,244.68	
2030	\$ 6,199.23	\$ 6,715.53	\$ 675.11	\$ 930.59	\$ 14,520.47	
2031	\$ 6,801.67	\$ 6,392.45	\$ 641.11	\$ 949.20	\$ 14,784.43	
2032	\$ 7,442.97	\$ 6,038.91	\$ 603.89	\$ 968.19	\$ 15,053.95	
2033	\$ 8,123.13	\$ 5,632.75	\$ 563.28	\$ 987.55	\$ 15,306.71	
2034	\$ 8,861.60	\$ 5,189.67	\$ 518.97	\$ 1,007.30	\$ 15,577.54	
2035	\$ 9,638.93	\$ 4,707.73	\$ 470.77	\$ 1,027.45	\$ 15,844.88	
2036	\$ 10,494.00	\$ 4,183.03	\$ 418.30	\$ 1,048.00	\$ 16,143.33	
2037	\$ 11,368.50	\$ 3,614.60	\$ 361.46	\$ 1,068.96	\$ 16,413.52	
2038	\$ 12,320.73	\$ 2,998.56	\$ 299.86	\$ 1,090.33	\$ 16,709.49	
2039	\$ 13,331.27	\$ 2,332.00	\$ 233.20	\$ 1,112.14	\$ 17,008.61	
2040	\$ 14,400.10	\$ 1,612.00	\$ 161.20	\$ 1,134.38	\$ 17,307.68	
2041	\$ 15,527.24	\$ 835.63	\$ 83.56	\$ 1,157.07	\$ 17,603.50	
2042	\$ 16,712.67	\$ 87,679.54	\$ 8,816.71	\$ 17,121.14	\$ 130,330.06	
Total	\$ 160,674.82	\$ 167,457.88	\$ 16,830.05	\$ 33,145.74	\$ 378,108.48	

**Notes:**

[a] Interest is calculated at the actual PID Bond interest rate.

[b] The outstanding Assessment and Annual Installment is allocated to Property ID R202528 with a Lot Type 4 based on actual building square footage, or remaining estimated square footage. The developer confirmed a 15,272 square foot building has been constructed, and the Outstanding Assessment has been allocated accordingly.

*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.*

**KYLE 57 PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 4 – PARCEL 202529 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 KYLE, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

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

**LOT TYPE 4 – PARCEL R202529 PRINCIPAL ASSESSMENT: \$273,311.32**

**LOT TYPE 4 BLOCK M LOT TYPE 16A REQUIRED CONSTRUCTION OF 25,978  
BUILDING SQUARE FEET. ESTIMATED VALUE IS \$4,286,370.00, AND FINAL VALUE  
IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 ***Kyle 57 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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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 Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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SIGNATURE OF PURCHASER

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

DATE:

DATE:

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SIGNATURE OF SELLER

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

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

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

§

COUNTY OF HAYS

§

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 Hays 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 HAYS

§

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]

### ANNUAL INSTALLMENTS - LOT TYPE 4 – Parcel R202529

Annual Installment Due 1/31	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Annual Installment <sup>[b]</sup>
2026	\$ 7,041.04	\$ 13,440.12	\$ 1,366.56	\$ 1,865.25	\$ 23,712.96
2027	\$ 7,834.40	\$ 13,132.08	\$ 1,331.35	\$ 1,462.41	\$ 23,760.23
2028	\$ 8,660.81	\$ 12,789.32	\$ 1,292.18	\$ 1,491.65	\$ 24,233.96
2029	\$ 9,553.33	\$ 12,377.93	\$ 1,248.88	\$ 1,521.49	\$ 24,701.63
2030	\$ 10,545.03	\$ 11,924.15	\$ 1,201.11	\$ 1,551.92	\$ 25,222.20
2031	\$ 11,569.78	\$ 11,423.26	\$ 1,148.38	\$ 1,582.95	\$ 25,724.38
2032	\$ 12,660.65	\$ 10,873.69	\$ 1,090.53	\$ 1,614.61	\$ 26,239.49
2033	\$ 13,817.63	\$ 10,272.31	\$ 1,027.23	\$ 1,646.91	\$ 26,764.08
2034	\$ 15,073.77	\$ 9,581.43	\$ 958.14	\$ 1,679.84	\$ 27,293.19
2035	\$ 16,396.03	\$ 8,827.74	\$ 882.77	\$ 1,713.44	\$ 27,819.99
2036	\$ 17,850.52	\$ 8,007.94	\$ 800.79	\$ 1,747.71	\$ 28,406.97
2037	\$ 19,338.06	\$ 7,115.42	\$ 711.54	\$ 1,782.66	\$ 28,947.69
2038	\$ 20,957.83	\$ 6,148.51	\$ 614.85	\$ 1,818.32	\$ 29,539.52
2039	\$ 22,676.77	\$ 5,100.62	\$ 510.06	\$ 1,854.68	\$ 30,142.14
2040	\$ 24,494.88	\$ 3,966.78	\$ 396.68	\$ 1,891.78	\$ 30,750.12
2041	\$ 26,412.16	\$ 2,742.04	\$ 274.20	\$ 1,929.61	\$ 31,358.01
2042	\$ 28,428.61	\$ 1,421.43	\$ 142.14	\$ 1,968.20	\$ 31,960.39
<b>Total</b>	<b>\$ 273,311.32</b>	<b>\$ 149,144.78</b>	<b>\$ 14,997.41</b>	<b>\$ 29,123.43</b>	<b>\$ 466,576.94</b>

*Notes:*

Notes:

[a] Interest is calculated at the actual PID Bond interest rate.

[b] The outstanding Assessment and Annual Installment is allocated to Property ID 202529 with a Lot Type 4 based on actual building square footage, or remaining estimated square footage. The lot has been sold to an end user, but no construction of vertical square footage has begun. 25,978 square feet has been allocated to Property 202529. If the building square footage is less than 25,978 square feet, causing the minimum of 41,250 total building square feet required between Property ID R202528 and R202529 to not be met, a mandatory prepayment will be required.

*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.*

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

**THE STATE OF TEXAS**

**COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the  
date and the time stamped hereon by me and was duly  
RECORDED in the Records of Hays County, Texas.

**25031431      ORDINANCE**

**08/25/2025 04:23:36 PM    Total Fees: \$221.00**

 *Elaine H. Cardenas*

Elaine H. Cárdenas, MBA, PhD, County Clerk  
Hays County, Texas