

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS



Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

Aug 26, 2026 03:28 PM Fee: \$ 193.00

2026102038

Electronically Recorded

ORDINANCE NO. 1718-26-08-25

**AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS
APPROVING THE 2026 ANNUAL SERVICE PLAN UPDATE
AND 2026 ASSESSMENT ROLL FOR PUBLIC IMPROVEMENTS
FOR THE MEADOWLARK PRESERVE PUBLIC
IMPROVEMENT DISTRICT IN ACCORDANCE WITH
CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE; MAKING
VARIOUS FINDINGS AND PROVISIONS RELATED TO THE
SUBJECT; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, the City of Pflugerville, Texas ("City") is authorized under Chapter 372 of the Texas Local Government Code ("Act"), to create a public improvement district within its corporate limits; and

WHEREAS, on October 11, 2022, City Council passed and adopted Resolution No. 1996-22-10-11-1038 authorizing the Meadowlark Preserve Public Improvement District (the "District"), which authorization was effective upon publication as required by the Act and in accordance with the City Council's findings as to the advisability of the public improvement projects described in the petition submitted to the City and as to the advisability of creating the District; and

WHEREAS, on February 11, 2025, City Council approved Ordinance No. 1652-25-02-11 levying special assessments for and apportioning the costs of, certain improvements to property in and for the District; fixing a charge and lien against all properties within the District, and the owners thereof; providing for the manner and method of collection of such assessments; providing for penalties and interest on delinquent assessments; making a finding of special benefit to property in the District and the real and true owners thereof; approving a Service and Assessment Plan for the District, and adopting an Assessment Roll; and

WHEREAS, pursuant to Section 372.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements, and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, City Council has received the "City of Pflugerville, Texas, Meadowlark Preserve Public Improvement District 2026 Annual Service Plan Update" (the "2026 Annual Service Plan Update") which includes the updated

Assessment Roll, and acts as the Annual Service Plan Update to the Service and Assessment Plan for 2026, and now desires to proceed with the adoption of this Ordinance which approves and adopts the 2026 Annual Service Plan Update and updated Assessment Roll for the District as required by the Act;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PFLUGERVILLE, TEXAS:

SECTION 1. The findings and determinations set forth in the recitals above are hereby incorporated by reference for all purposes.

SECTION 2. Terms not otherwise defined herein are defined in 2026 Annual Service Plan Update attached as **Exhibit A**.

SECTION 3. The 2026 Annual Service Plan Update is approved and accepted by the City Council by the adoption of this Ordinance.

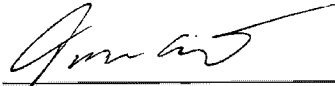
SECTION 4. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of City Council that no portion hereof, or provision or regulation contained herein, shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion here, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update, to be recorded in the real property records of the County on or before August 17, 2026, in accordance Section 372.013(c) of the Act. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

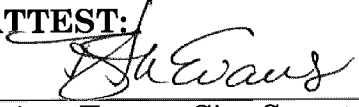
SECTION 6. This Ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED AND APPROVED ON FIRST READING, this the 11th day of August, 2026.

PASSED AND APPROVED ON SECOND READING, this the 25th day of August, 2026.



Doug Weiss, Mayor

ATTEST:


Trista Evans, City Secretary

APPROVED AS TO FORM:


Michael C. Hayes, City Attorney

Exhibit A

2026 Annual Service Plan Update



MEADOWLARK PRESERVE
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 11, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 1196-22-10-11-1038 on October 11, 2022 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On February 11, 2025, the Governing Body approved the SAP for the District by adopting Ordinance No. 1652-25-02-11 which (1) approved the levy of certain Assessments for Assessed Property within the District; (2) approved the District Assessment Roll, and (3) approved the issuance of the District Bonds.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property 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 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcel of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

- The final plat of Meadowlark Preserve, Phase 1 was filed and recorded with the County as document number 202300249 on December 21, 2023.
- The final plat of Meadowlark Preserve, Phase 2 was filed and recorded with the County as document number 202300250 on December 21, 2023.

See **Exhibit C** for the Lot Type classification map

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$14,550,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing

reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

- **Principal and Interest** – The total principal and interest required for the Annual Installment is shown below.
- **Additional Interest** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in the District Annual Installment as shown below.

Due January 31, 2027	
Principal	\$ 231,000.00
Interest	\$ 748,546.26
Additional Interest	\$ 72,750.00
Annual Collection Cost	\$ 57,908.08
Total Annual Installment	\$ 1,110,204.34

- **Annual Collection Costs** – The cost of administering the District 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 for the District is shown below.

Annual Collection Costs Breakdown	
PID Administrator	\$ 31,212.00
City Auditor	\$ 2,500.00
Filing Fees	\$ 1,000.00
County Collection	\$ 1,000.00
PID Trustee Fees	\$ 3,500.00
PID Trustee Fees (Past Due)	\$ 1,500.00
Draw Request Review	\$ 11,500.00
P3Works Dev/Issuer CDA Review	\$ 4,025.00
Past Due P3Works, LLC Invoices	\$ 171.08
Arbitrage Calculation	\$ 1,500.00
Total Annual Collection Costs	\$ 57,908.08

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized 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, and is included below:

Meadowlark Preserve PID						
Installments Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
Principal	\$ 231,000.00	\$ 241,000.00	\$ 252,000.00	\$ 263,000.00	\$ 275,000.00	
Interest	\$ 748,546.26	\$ 738,728.76	\$ 728,486.26	\$ 717,776.26	\$ 706,598.76	
Capitalized Interest	\$ -	\$ -	\$ -	\$ -	\$ -	
(1)	\$ 979,546.26	\$ 979,728.76	\$ 980,486.26	\$ 980,776.26	\$ 981,598.76	
Annual Collection Costs	(2) \$ 57,908.08	\$ 55,831.74	\$ 56,948.37	\$ 58,087.34	\$ 59,249.09	
Additional Interest	(3) \$ 72,750.00	\$ 71,595.00	\$ 70,390.00	\$ 69,130.00	\$ 67,815.00	
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,110,204.34	\$ 1,107,155.50	\$ 1,107,824.63	\$ 1,107,993.60	\$ 1,108,662.85

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the governing body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A – DISTRICT ASSESSMENT ROLL

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985225	1	\$ 36,899.30	\$ 2,815.52
985226	1	\$ 36,899.30	\$ 2,815.52
985227	1	\$ 36,899.30	\$ 2,815.52
985228	1	\$ 36,899.30	\$ 2,815.52
985229	Non-Benefited	\$ -	\$ -
985230	1	\$ 36,899.30	\$ 2,815.52
985231	1	\$ 36,899.30	\$ 2,815.52
985232	1	\$ 36,899.30	\$ 2,815.52
985233	1	\$ 36,899.30	\$ 2,815.52
985234	1	\$ 36,899.30	\$ 2,815.52
985235	Non-Benefited	\$ -	\$ -
985236	1	\$ 36,899.30	\$ 2,815.52
985237	1	\$ 36,899.30	\$ 2,815.52
985238	1	\$ 36,899.30	\$ 2,815.52
985239	1	\$ 36,899.30	\$ 2,815.52
985240	Non-Benefited	\$ -	\$ -
985241	Non-Benefited	\$ -	\$ -
985242	Non-Benefited	\$ -	\$ -
985243	3	\$ 41,570.09	\$ 3,171.91
985244	3	\$ 41,570.09	\$ 3,171.91
985245	3	\$ 41,570.09	\$ 3,171.91
985246	3	\$ 41,570.09	\$ 3,171.91
985247	3	\$ 41,570.09	\$ 3,171.91
985248	3	\$ 41,570.09	\$ 3,171.91
985249	3	\$ 41,570.09	\$ 3,171.91
985250	3	\$ 41,570.09	\$ 3,171.91
985251	3	\$ 41,570.09	\$ 3,171.91
985252	2	\$ 38,300.54	\$ 2,922.43
985253	2	\$ 38,300.54	\$ 2,922.43
985254	2	\$ 38,300.54	\$ 2,922.43
985255	Non-Benefited	\$ -	\$ -
985256	1	\$ 36,899.30	\$ 2,815.52
985257	1	\$ 36,899.30	\$ 2,815.52
985258	1	\$ 36,899.30	\$ 2,815.52
985259	1	\$ 36,899.30	\$ 2,815.52

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985260	1	\$ 36,899.30	\$ 2,815.52
985261	Non-Benefited	\$ -	\$ -
985262	Non-Benefited	\$ -	\$ -
985263	1	\$ 36,899.30	\$ 2,815.52
985264	1	\$ 36,899.30	\$ 2,815.52
985265	1	\$ 36,899.30	\$ 2,815.52
985266	1	\$ 36,899.30	\$ 2,815.52
985267	1	\$ 36,899.30	\$ 2,815.52
985268	1	\$ 36,899.30	\$ 2,815.52
985269	1	\$ 36,899.30	\$ 2,815.52
985270	1	\$ 36,899.30	\$ 2,815.52
985271	1	\$ 36,899.30	\$ 2,815.52
985272	1	\$ 36,899.30	\$ 2,815.52
985273	1	\$ 36,899.30	\$ 2,815.52
985274	1	\$ 36,899.30	\$ 2,815.52
985275	1	\$ 36,899.30	\$ 2,815.52
985276	1	\$ 36,899.30	\$ 2,815.52
985277	1	\$ 36,899.30	\$ 2,815.52
985278	1	\$ 36,899.30	\$ 2,815.52
985279	1	\$ 36,899.30	\$ 2,815.52
985280	1	\$ 36,899.30	\$ 2,815.52
985281	1	\$ 36,899.30	\$ 2,815.52
985282	1	\$ 36,899.30	\$ 2,815.52
985283	Non-Benefited	\$ -	\$ -
985284	1	\$ 36,899.30	\$ 2,815.52
985285	1	\$ 36,899.30	\$ 2,815.52
985286	Non-Benefited	\$ -	\$ -
985287	1	\$ 36,899.30	\$ 2,815.52
985288	1	\$ 36,899.30	\$ 2,815.52
985289	1	\$ 36,899.30	\$ 2,815.52
985290	1	\$ 36,899.30	\$ 2,815.52
985291	1	\$ 36,899.30	\$ 2,815.52
985292	1	\$ 36,899.30	\$ 2,815.52
985293	Non-Benefited	\$ -	\$ -
985294	1	\$ 36,899.30	\$ 2,815.52

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985295	1	\$ 36,899.30	\$ 2,815.52
985296	1	\$ 36,899.30	\$ 2,815.52
985297	1	\$ 36,899.30	\$ 2,815.52
985298	1	\$ 36,899.30	\$ 2,815.52
985299	1	\$ 36,899.30	\$ 2,815.52
985300	1	\$ 36,899.30	\$ 2,815.52
985301	1	\$ 36,899.30	\$ 2,815.52
985302	1	\$ 36,899.30	\$ 2,815.52
985303	1	\$ 36,899.30	\$ 2,815.52
985304	1	\$ 36,899.30	\$ 2,815.52
985305	1	\$ 36,899.30	\$ 2,815.52
985306	1	\$ 36,899.30	\$ 2,815.52
985307	1	\$ 36,899.30	\$ 2,815.52
985308	1	\$ 36,899.30	\$ 2,815.52
985309	1	\$ 36,899.30	\$ 2,815.52
985310	1	\$ 36,899.30	\$ 2,815.52
985311	1	\$ 36,899.30	\$ 2,815.52
985312	1	\$ 36,899.30	\$ 2,815.52
985313	1	\$ 36,899.30	\$ 2,815.52
985314	Non-Benefited	\$ -	\$ -
985315	1	\$ 36,899.30	\$ 2,815.52
985316	1	\$ 36,899.30	\$ 2,815.52
985317	1	\$ 36,899.30	\$ 2,815.52
985318	1	\$ 36,899.30	\$ 2,815.52
985319	1	\$ 36,899.30	\$ 2,815.52
985320	1	\$ 36,899.30	\$ 2,815.52
985321	1	\$ 36,899.30	\$ 2,815.52
985322	1	\$ 36,899.30	\$ 2,815.52
985323	1	\$ 36,899.30	\$ 2,815.52
985324	1	\$ 36,899.30	\$ 2,815.52
985325	1	\$ 36,899.30	\$ 2,815.52
985326	1	\$ 36,899.30	\$ 2,815.52
985327	1	\$ 36,899.30	\$ 2,815.52
985328	1	\$ 36,899.30	\$ 2,815.52
985329	1	\$ 36,899.30	\$ 2,815.52

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985330	Non-Benefited	\$ -	\$ -
985331	1	\$ 36,899.30	\$ 2,815.52
985332	1	\$ 36,899.30	\$ 2,815.52
985333	1	\$ 36,899.30	\$ 2,815.52
985334	1	\$ 36,899.30	\$ 2,815.52
985335	1	\$ 36,899.30	\$ 2,815.52
985336	1	\$ 36,899.30	\$ 2,815.52
985337	1	\$ 36,899.30	\$ 2,815.52
985338	1	\$ 36,899.30	\$ 2,815.52
985339	1	\$ 36,899.30	\$ 2,815.52
985340	Non-Benefited	\$ -	\$ -
985341	Non-Benefited	\$ -	\$ -
985342	2	\$ 38,300.54	\$ 2,922.43
985343	2	\$ 38,300.54	\$ 2,922.43
985344	2	\$ 38,300.54	\$ 2,922.43
985345	2	\$ 38,300.54	\$ 2,922.43
985346	2	\$ 38,300.54	\$ 2,922.43
985347	2	\$ 38,300.54	\$ 2,922.43
985348	2	\$ 38,300.54	\$ 2,922.43
985349	2	\$ 38,300.54	\$ 2,922.43
985350	2	\$ 38,300.54	\$ 2,922.43
985351	2	\$ 38,300.54	\$ 2,922.43
985352	2	\$ 38,300.54	\$ 2,922.43
985353	2	\$ 38,300.54	\$ 2,922.43
985354	2	\$ 38,300.54	\$ 2,922.43
985355	2	\$ 38,300.54	\$ 2,922.43
985356	2	\$ 38,300.54	\$ 2,922.43
985357	2	\$ 38,300.54	\$ 2,922.43
985358	2	\$ 38,300.54	\$ 2,922.43
985359	2	\$ 38,300.54	\$ 2,922.43
985360	2	\$ 38,300.54	\$ 2,922.43
985361	2	\$ 38,300.54	\$ 2,922.43
985362	2	\$ 38,300.54	\$ 2,922.43
985363	2	\$ 38,300.54	\$ 2,922.43
985364	2	\$ 38,300.54	\$ 2,922.43

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985365	2	\$ 38,300.54	\$ 2,922.43
985366	2	\$ 38,300.54	\$ 2,922.43
985367	2	\$ 38,300.54	\$ 2,922.43
985368	Non-Benefited	\$ -	\$ -
985371	Non-Benefited	\$ -	\$ -
985372	Non-Benefited	\$ -	\$ -
985434	2	\$ 38,300.54	\$ 2,922.43
985435	2	\$ 38,300.54	\$ 2,922.43
985436	2	\$ 38,300.54	\$ 2,922.43
985437	2	\$ 38,300.54	\$ 2,922.43
985438	2	\$ 38,300.54	\$ 2,922.43
985439	2	\$ 38,300.54	\$ 2,922.43
985440	2	\$ 38,300.54	\$ 2,922.43
985441	2	\$ 38,300.54	\$ 2,922.43
985442	Non-Benefited	\$ -	\$ -
985469	Non-Benefited	\$ -	\$ -
985470	2	\$ 38,300.54	\$ 2,922.43
985471	2	\$ 38,300.54	\$ 2,922.43
985472	2	\$ 38,300.54	\$ 2,922.43
985473	2	\$ 38,300.54	\$ 2,922.43
985474	2	\$ 38,300.54	\$ 2,922.43
985475	2	\$ 38,300.54	\$ 2,922.43
985476	2	\$ 38,300.54	\$ 2,922.43
985494	Non-Benefited	\$ -	\$ -
985495	3	\$ 41,570.09	\$ 3,171.91
985496	3	\$ 41,570.09	\$ 3,171.91
985497	3	\$ 41,570.09	\$ 3,171.91
985498	3	\$ 41,570.09	\$ 3,171.91
985499	Non-Benefited	\$ -	\$ -
985500	Non-Benefited	\$ -	\$ -
985507	Non-Benefited	\$ -	\$ -
985508	3	\$ 41,570.09	\$ 3,171.91
985509	3	\$ 41,570.09	\$ 3,171.91
985510	3	\$ 41,570.09	\$ 3,171.91
985511	3	\$ 41,570.09	\$ 3,171.91

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985548	3	\$ 41,570.09	\$ 3,171.91
985549	3	\$ 41,570.09	\$ 3,171.91
985550	3	\$ 41,570.09	\$ 3,171.91
985551	3	\$ 41,570.09	\$ 3,171.91
985552	3	\$ 41,570.09	\$ 3,171.91
985553	3	\$ 41,570.09	\$ 3,171.91
985554	3	\$ 41,570.09	\$ 3,171.91
985555	3	\$ 41,570.09	\$ 3,171.91
985556	3	\$ 41,570.09	\$ 3,171.91
985557	3	\$ 41,570.09	\$ 3,171.91
985558	3	\$ 41,570.09	\$ 3,171.91
985559	3	\$ 41,570.09	\$ 3,171.91
985560	3	\$ 41,570.09	\$ 3,171.91
985561	Non-Benefited	\$ -	\$ -
985562	3	\$ 41,570.09	\$ 3,171.91
985563	3	\$ 41,570.09	\$ 3,171.91
985564	3	\$ 41,570.09	\$ 3,171.91
985565	3	\$ 41,570.09	\$ 3,171.91
985566	3	\$ 41,570.09	\$ 3,171.91
985567	3	\$ 41,570.09	\$ 3,171.91
985571	2	\$ 38,300.54	\$ 2,922.43
985572	2	\$ 38,300.54	\$ 2,922.43
985573	2	\$ 38,300.54	\$ 2,922.43
985574	2	\$ 38,300.54	\$ 2,922.43
985575	3	\$ 41,570.09	\$ 3,171.91
985576	3	\$ 41,570.09	\$ 3,171.91
985577	3	\$ 41,570.09	\$ 3,171.91
985578	3	\$ 41,570.09	\$ 3,171.91
985579	3	\$ 41,570.09	\$ 3,171.91
985580	3	\$ 41,570.09	\$ 3,171.91
985581	3	\$ 41,570.09	\$ 3,171.91
985582	3	\$ 41,570.09	\$ 3,171.91
985583	3	\$ 41,570.09	\$ 3,171.91
985584	3	\$ 41,570.09	\$ 3,171.91
985585	3	\$ 41,570.09	\$ 3,171.91

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985586	Non-Benefited	\$ -	\$ -
985616	2	\$ 38,300.54	\$ 2,922.43
985617	2	\$ 38,300.54	\$ 2,922.43
985618	2	\$ 38,300.54	\$ 2,922.43
985619	2	\$ 38,300.54	\$ 2,922.43
985620	2	\$ 38,300.54	\$ 2,922.43
985621	2	\$ 38,300.54	\$ 2,922.43
985622	2	\$ 38,300.54	\$ 2,922.43
985623	2	\$ 38,300.54	\$ 2,922.43
985624	2	\$ 38,300.54	\$ 2,922.43
985625	2	\$ 38,300.54	\$ 2,922.43
985626	2	\$ 38,300.54	\$ 2,922.43
985627	2	\$ 38,300.54	\$ 2,922.43
985628	2	\$ 38,300.54	\$ 2,922.43
985629	2	\$ 38,300.54	\$ 2,922.43
985630	2	\$ 38,300.54	\$ 2,922.43
985631	2	\$ 38,300.54	\$ 2,922.43
985632	3	\$ 41,570.09	\$ 3,171.91
985633	3	\$ 41,570.09	\$ 3,171.91
985634	3	\$ 41,570.09	\$ 3,171.91
985635	3	\$ 41,570.09	\$ 3,171.91
985636	3	\$ 41,570.09	\$ 3,171.91
985637	3	\$ 41,570.09	\$ 3,171.91
985638	3	\$ 41,570.09	\$ 3,171.91
985639	3	\$ 41,570.09	\$ 3,171.91
985640	Non-Benefited	\$ -	\$ -
985641	2	\$ 38,300.54	\$ 2,922.43
985642	2	\$ 38,300.54	\$ 2,922.43
985643	2	\$ 38,300.54	\$ 2,922.43
985644	2	\$ 38,300.54	\$ 2,922.43
985645	2	\$ 38,300.54	\$ 2,922.43
985646	2	\$ 38,300.54	\$ 2,922.43
985647	2	\$ 38,300.54	\$ 2,922.43
985648	2	\$ 38,300.54	\$ 2,922.43
985649	2	\$ 38,300.54	\$ 2,922.43

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985650	2	\$ 38,300.54	\$ 2,922.43
985651	2	\$ 38,300.54	\$ 2,922.43
985652	2	\$ 38,300.54	\$ 2,922.43
985653	2	\$ 38,300.54	\$ 2,922.43
985654	2	\$ 38,300.54	\$ 2,922.43
985655	Non-Benefited	\$ -	\$ -
985656	Non-Benefited	\$ -	\$ -
985657	2	\$ 38,300.54	\$ 2,922.43
985658	2	\$ 38,300.54	\$ 2,922.43
985659	2	\$ 38,300.54	\$ 2,922.43
985660	2	\$ 38,300.54	\$ 2,922.43
985661	2	\$ 38,300.54	\$ 2,922.43
985662	2	\$ 38,300.54	\$ 2,922.43
985663	2	\$ 38,300.54	\$ 2,922.43
985664	2	\$ 38,300.54	\$ 2,922.43
985665	2	\$ 38,300.54	\$ 2,922.43
985666	2	\$ 38,300.54	\$ 2,922.43
985667	2	\$ 38,300.54	\$ 2,922.43
985668	2	\$ 38,300.54	\$ 2,922.43
985669	2	\$ 38,300.54	\$ 2,922.43
985670	2	\$ 38,300.54	\$ 2,922.43
985671	2	\$ 38,300.54	\$ 2,922.43
985672	2	\$ 38,300.54	\$ 2,922.43
985673	2	\$ 38,300.54	\$ 2,922.43
985674	2	\$ 38,300.54	\$ 2,922.43
985675	2	\$ 38,300.54	\$ 2,922.43
985676	1	\$ 36,899.30	\$ 2,815.52
985677	1	\$ 36,899.30	\$ 2,815.52
985678	1	\$ 36,899.30	\$ 2,815.52
985679	1	\$ 36,899.30	\$ 2,815.52
985680	1	\$ 36,899.30	\$ 2,815.52
985681	1	\$ 36,899.30	\$ 2,815.52
985682	1	\$ 36,899.30	\$ 2,815.52
985683	1	\$ 36,899.30	\$ 2,815.52
985684	1	\$ 36,899.30	\$ 2,815.52

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985685	1	\$ 36,899.30	\$ 2,815.52
985686	1	\$ 36,899.30	\$ 2,815.52
985687	1	\$ 36,899.30	\$ 2,815.52
985688	1	\$ 36,899.30	\$ 2,815.52
985689	1	\$ 36,899.30	\$ 2,815.52
985690	1	\$ 36,899.30	\$ 2,815.52
985691	1	\$ 36,899.30	\$ 2,815.52
985692	1	\$ 36,899.30	\$ 2,815.52
985693	1	\$ 36,899.30	\$ 2,815.52
985694	1	\$ 36,899.30	\$ 2,815.52
985695	1	\$ 36,899.30	\$ 2,815.52
985696	Non-Benefited	\$ -	\$ -
985697	1	\$ 36,899.30	\$ 2,815.52
985698	1	\$ 36,899.30	\$ 2,815.52
985699	1	\$ 36,899.30	\$ 2,815.52
985700	1	\$ 36,899.30	\$ 2,815.52
985701	1	\$ 36,899.30	\$ 2,815.52
985702	1	\$ 36,899.30	\$ 2,815.52
985703	1	\$ 36,899.30	\$ 2,815.52
985704	1	\$ 36,899.30	\$ 2,815.52
985705	Non-Benefited	\$ -	\$ -
985706	2	\$ 38,300.54	\$ 2,922.43
985707	2	\$ 38,300.54	\$ 2,922.43
985708	2	\$ 38,300.54	\$ 2,922.43
985709	2	\$ 38,300.54	\$ 2,922.43
985710	2	\$ 38,300.54	\$ 2,922.43
985711	2	\$ 38,300.54	\$ 2,922.43
985712	2	\$ 38,300.54	\$ 2,922.43
985713	2	\$ 38,300.54	\$ 2,922.43
985714	2	\$ 38,300.54	\$ 2,922.43
985715	2	\$ 38,300.54	\$ 2,922.43
985716	2	\$ 38,300.54	\$ 2,922.43
985717	2	\$ 38,300.54	\$ 2,922.43
985718	2	\$ 38,300.54	\$ 2,922.43
985719	2	\$ 38,300.54	\$ 2,922.43

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985720	2	\$ 38,300.54	\$ 2,922.43
985721	1	\$ 36,899.30	\$ 2,815.52
985722	1	\$ 36,899.30	\$ 2,815.52
985723	1	\$ 36,899.30	\$ 2,815.52
985724	1	\$ 36,899.30	\$ 2,815.52
985725	1	\$ 36,899.30	\$ 2,815.52
985726	1	\$ 36,899.30	\$ 2,815.52
985727	1	\$ 36,899.30	\$ 2,815.52
985728	1	\$ 36,899.30	\$ 2,815.52
985729	1	\$ 36,899.30	\$ 2,815.52
985730	1	\$ 36,899.30	\$ 2,815.52
985731	1	\$ 36,899.30	\$ 2,815.52
985732	Non-Benefited	\$ -	\$ -
985733	1	\$ 36,899.30	\$ 2,815.52
985734	1	\$ 36,899.30	\$ 2,815.52
985735	1	\$ 36,899.30	\$ 2,815.52
985736	1	\$ 36,899.30	\$ 2,815.52
985737	1	\$ 36,899.30	\$ 2,815.52
985738	1	\$ 36,899.30	\$ 2,815.52
985739	1	\$ 36,899.30	\$ 2,815.52
985740	1	\$ 36,899.30	\$ 2,815.52
985741	1	\$ 36,899.30	\$ 2,815.52
985742	1	\$ 36,899.30	\$ 2,815.52
985743	1	\$ 36,899.30	\$ 2,815.52
985744	Non-Benefited	\$ -	\$ -
985745	1	\$ 36,899.30	\$ 2,815.52
985746	1	\$ 36,899.30	\$ 2,815.52
985747	1	\$ 36,899.30	\$ 2,815.52
985748	1	\$ 36,899.30	\$ 2,815.52
985750	3	\$ 41,570.09	\$ 3,171.91
985751	3	\$ 41,570.09	\$ 3,171.91
985752	3	\$ 41,570.09	\$ 3,171.91
985753	3	\$ 41,570.09	\$ 3,171.91
985754	3	\$ 41,570.09	\$ 3,171.91
985755	3	\$ 41,570.09	\$ 3,171.91

		Meadowlark Preserve PID	
Parcel ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985756	3	\$ 41,570.09	\$ 3,171.91
985757	3	\$ 41,570.09	\$ 3,171.91
985758	3	\$ 41,570.09	\$ 3,171.91
985759	3	\$ 41,570.09	\$ 3,171.91
985760	3	\$ 41,570.09	\$ 3,171.91
985761	3	\$ 41,570.09	\$ 3,171.91
985762	3	\$ 41,570.09	\$ 3,171.91
985763	3	\$ 41,570.09	\$ 3,171.91
985764	3	\$ 41,570.09	\$ 3,171.91
985765	Non-Benefited	\$ -	\$ -
985766	3	\$ 41,570.09	\$ 3,171.91
985767	3	\$ 41,570.09	\$ 3,171.91
985768	3	\$ 41,570.09	\$ 3,171.91
985769	Non-Benefited	\$ -	\$ -
985770	3	\$ 41,570.09	\$ 3,171.91
985771	3	\$ 41,570.09	\$ 3,171.91
985772	3	\$ 41,570.09	\$ 3,171.91
985773	3	\$ 41,570.09	\$ 3,171.91
985774	3	\$ 41,570.09	\$ 3,171.91
985775	3	\$ 41,570.09	\$ 3,171.91
985776	3	\$ 41,570.09	\$ 3,171.91
985781	3	\$ 41,570.09	\$ 3,171.91
985782	3	\$ 41,570.09	\$ 3,171.91
985787	3	\$ 41,570.09	\$ 3,171.91
985788	3	\$ 41,570.09	\$ 3,171.91
985789	3	\$ 41,570.09	\$ 3,171.91
985790	3	\$ 41,570.09	\$ 3,171.91
985791	3	\$ 41,570.09	\$ 3,171.91
985792	3	\$ 41,570.09	\$ 3,171.91
985793	3	\$ 41,570.09	\$ 3,171.91
985794	3	\$ 41,570.09	\$ 3,171.91
985795	Non-Benefited	\$ -	\$ -
985796	3	\$ 41,570.09	\$ 3,171.91
985797	3	\$ 41,570.09	\$ 3,171.91
985798	3	\$ 41,570.09	\$ 3,171.91

Parcel ID ^[a]	Lot Type	Meadowlark Preserve PID	
		Outstanding Assessment	Annual Installment Due 1/31/2027 ^{[b],[c]}
985799	3	\$ 41,570.09	\$ 3,171.91
985800	3	\$ 41,570.09	\$ 3,171.91
985801	3	\$ 41,570.09	\$ 3,171.91
985802	3	\$ 41,570.09	\$ 3,171.91
985803	3	\$ 41,570.09	\$ 3,171.91
985804	Non-Benefited	\$ -	\$ -
985805	Non-Benefited	\$ -	\$ -
985806	3	\$ 41,570.09	\$ 3,171.91
985807	3	\$ 41,570.09	\$ 3,171.91
985808	3	\$ 41,570.09	\$ 3,171.91
985809	3	\$ 41,570.09	\$ 3,171.91
985810	3	\$ 41,570.09	\$ 3,171.91
985811	3	\$ 41,570.09	\$ 3,171.91
985812	3	\$ 41,570.09	\$ 3,171.91
985813	3	\$ 41,570.09	\$ 3,171.91
985814	3	\$ 41,570.09	\$ 3,171.91
985815	3	\$ 41,570.09	\$ 3,171.91
985816	3	\$ 41,570.09	\$ 3,171.91
985817	3	\$ 41,570.09	\$ 3,171.91
985818	3	\$ 41,570.09	\$ 3,171.91
985819	3	\$ 41,570.09	\$ 3,171.91
985820	3	\$ 41,570.09	\$ 3,171.91
985821	3	\$ 41,570.09	\$ 3,171.91
985822	3	\$ 41,570.09	\$ 3,171.91
985823	3	\$ 41,570.09	\$ 3,171.91
985824	3	\$ 41,570.09	\$ 3,171.91
985825	Non-Benefited	\$ -	\$ -
985826	3	\$ 41,570.09	\$ 3,171.91
985827	3	\$ 41,570.09	\$ 3,171.91
Total		\$ 14,550,000.00	\$ 1,110,204.33

[a] The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Totals may not match what is shown on annual installment schedules or debt service schedules due to rounding.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

Note: Totals may not match outstanding bonds due to rounding.

EXHIBIT B – DEBT SERVICE SCHEDULE
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BOND DEBT SERVICE

Meadowlark Preserve PID

Special Assessment Revenue Bonds, Series 2025 (Meadowlark Preserve PID Project)

Period Ending	Principal	Coupon	Interest	Debt Service
09/30/2025			357,935.59	357,935.59
09/30/2026	222,000	4.250%	757,981.26	979,981.26
09/30/2027	231,000	4.250%	748,546.26	979,546.26
09/30/2028	241,000	4.250%	738,728.76	979,728.76
09/30/2029	252,000	4.250%	728,486.26	980,486.26
09/30/2030	263,000	4.250%	717,776.26	980,776.26
09/30/2031	275,000	4.250%	706,598.76	981,598.76
09/30/2032	287,000	4.250%	694,911.26	981,911.26
09/30/2033	300,000	4.250%	682,713.76	982,713.76
09/30/2034	313,000	5.125%	669,963.76	982,963.76
09/30/2035	330,000	5.125%	653,922.50	983,922.50
09/30/2036	347,000	5.125%	637,010.00	984,010.00
09/30/2037	366,000	5.125%	619,226.26	985,226.26
09/30/2038	385,000	5.125%	600,468.76	985,468.76
09/30/2039	406,000	5.125%	580,737.50	986,737.50
09/30/2040	428,000	5.125%	559,930.00	987,930.00
09/30/2041	451,000	5.125%	537,995.00	988,995.00
09/30/2042	475,000	5.125%	514,881.26	989,881.26
09/30/2043	501,000	5.125%	490,537.50	991,537.50
09/30/2044	528,000	5.125%	464,861.26	992,861.26
09/30/2045	556,000	5.125%	437,801.26	993,801.26
09/30/2046	586,000	5.375%	409,306.26	995,306.26
09/30/2047	619,000	5.375%	377,808.76	996,808.76
09/30/2048	655,000	5.375%	344,537.50	999,537.50
09/30/2049	692,000	5.375%	309,331.26	1,001,331.26
09/30/2050	731,000	5.375%	272,136.26	1,003,136.26
09/30/2051	773,000	5.375%	232,845.00	1,005,845.00
09/30/2052	817,000	5.375%	191,296.26	1,008,296.26
09/30/2053	864,000	5.375%	147,382.50	1,011,382.50
09/30/2054	913,000	5.375%	100,942.50	1,013,942.50
09/30/2055	965,000	5.375%	51,868.76	1,016,868.76
	14,772,000		15,338,468.29	30,110,468.29

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

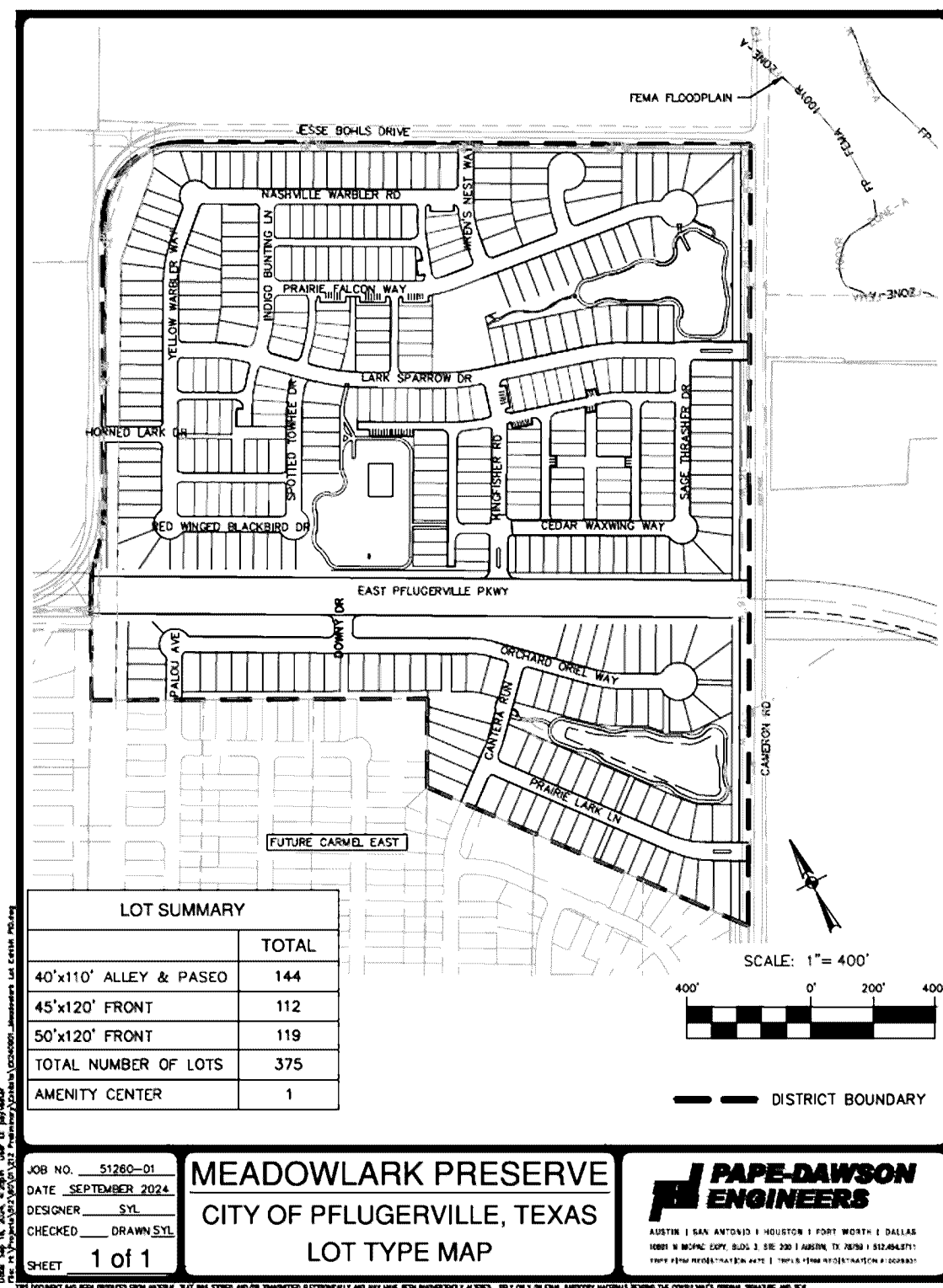


EXHIBIT D – BUYER DISCLOSURES

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

- District
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3

MEADOWLARK PRESERVE 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 372.005), 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$36,899.30

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

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.

¹ 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]²

² 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]³

³ 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]⁴

⁴ 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 - LOT TYPE 1

Meadowlark Preserve PID							
Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment	
2027	\$ 585.82	\$ 1,898.34	\$ -	\$ 184.50	\$ 146.86	\$ 2,815.52	
2028	\$ 611.18	\$ 1,873.44	\$ -	\$ 181.57	\$ 141.59	\$ 2,807.78	
2029	\$ 639.08	\$ 1,847.47	\$ -	\$ 178.51	\$ 144.42	\$ 2,809.48	
2030	\$ 666.98	\$ 1,820.31	\$ -	\$ 175.32	\$ 147.31	\$ 2,809.91	
2031	\$ 697.41	\$ 1,791.96	\$ -	\$ 171.98	\$ 150.26	\$ 2,811.61	
2032	\$ 727.84	\$ 1,762.32	\$ -	\$ 168.49	\$ 153.26	\$ 2,811.92	
2033	\$ 760.81	\$ 1,731.39	\$ -	\$ 164.85	\$ 156.33	\$ 2,813.38	
2034	\$ 793.78	\$ 1,699.05	\$ -	\$ 161.05	\$ 159.45	\$ 2,813.34	
2035	\$ 836.89	\$ 1,658.37	\$ -	\$ 157.08	\$ 162.64	\$ 2,814.99	
2036	\$ 880.00	\$ 1,615.48	\$ -	\$ 152.90	\$ 165.90	\$ 2,814.28	
2037	\$ 928.19	\$ 1,570.38	\$ -	\$ 148.50	\$ 169.21	\$ 2,816.28	
2038	\$ 976.37	\$ 1,522.81	\$ -	\$ 143.86	\$ 172.60	\$ 2,815.64	
2039	\$ 1,029.63	\$ 1,472.77	\$ -	\$ 138.97	\$ 176.05	\$ 2,817.43	
2040	\$ 1,085.42	\$ 1,420.00	\$ -	\$ 133.83	\$ 179.57	\$ 2,818.82	
2041	\$ 1,143.75	\$ 1,364.37	\$ -	\$ 128.40	\$ 183.16	\$ 2,819.69	
2042	\$ 1,204.62	\$ 1,305.76	\$ -	\$ 122.68	\$ 186.83	\$ 2,819.88	
2043	\$ 1,270.55	\$ 1,244.02	\$ -	\$ 116.66	\$ 190.56	\$ 2,821.79	
2044	\$ 1,339.03	\$ 1,178.90	\$ -	\$ 110.30	\$ 194.37	\$ 2,822.61	
2045	\$ 1,410.03	\$ 1,110.28	\$ -	\$ 103.61	\$ 198.26	\$ 2,822.19	
2046	\$ 1,486.12	\$ 1,038.01	\$ -	\$ 96.56	\$ 202.23	\$ 2,822.92	
2047	\$ 1,569.81	\$ 958.14	\$ -	\$ 89.13	\$ 206.27	\$ 2,823.34	
2048	\$ 1,661.10	\$ 873.76	\$ -	\$ 81.28	\$ 210.40	\$ 2,826.54	
2049	\$ 1,754.94	\$ 784.47	\$ -	\$ 72.97	\$ 214.61	\$ 2,826.99	
2050	\$ 1,853.84	\$ 690.15	\$ -	\$ 64.20	\$ 218.90	\$ 2,827.08	
2051	\$ 1,960.35	\$ 590.50	\$ -	\$ 54.93	\$ 223.28	\$ 2,829.06	
2052	\$ 2,071.94	\$ 485.13	\$ -	\$ 45.13	\$ 227.74	\$ 2,829.94	
2053	\$ 2,191.13	\$ 373.77	\$ -	\$ 34.77	\$ 232.30	\$ 2,831.96	
2054	\$ 2,315.40	\$ 255.99	\$ -	\$ 23.81	\$ 236.94	\$ 2,832.15	
2055	\$ 2,447.27	\$ 131.54	\$ -	\$ 12.24	\$ 241.68	\$ 2,832.73	
Total	\$ 36,899.30	\$ 36,068.88	\$ -	\$ 3,418.08	\$ 5,392.98	\$ 81,779.23	

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: 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.

**MEADOWLARK PRESERVE 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 372.005), 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$38,300.54

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

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.

¹ 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]²

² 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]³

³ 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]⁴

⁴ 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 - LOT TYPE 2

Meadowlark Preserve PID						
Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2027	\$ 608.07	\$ 1,970.43	\$ -	\$ 191.50	\$ 152.43	\$ 2,922.43
2028	\$ 634.39	\$ 1,944.58	\$ -	\$ 188.46	\$ 146.97	\$ 2,914.41
2029	\$ 663.35	\$ 1,917.62	\$ -	\$ 185.29	\$ 149.91	\$ 2,916.17
2030	\$ 692.31	\$ 1,889.43	\$ -	\$ 181.97	\$ 152.91	\$ 2,916.62
2031	\$ 723.89	\$ 1,860.01	\$ -	\$ 178.51	\$ 155.96	\$ 2,918.38
2032	\$ 755.48	\$ 1,829.24	\$ -	\$ 174.89	\$ 159.08	\$ 2,918.70
2033	\$ 789.70	\$ 1,797.13	\$ -	\$ 171.12	\$ 162.26	\$ 2,920.22
2034	\$ 823.92	\$ 1,763.57	\$ -	\$ 167.17	\$ 165.51	\$ 2,920.17
2035	\$ 868.67	\$ 1,721.35	\$ -	\$ 163.05	\$ 168.82	\$ 2,921.89
2036	\$ 913.42	\$ 1,676.83	\$ -	\$ 158.70	\$ 172.20	\$ 2,921.15
2037	\$ 963.44	\$ 1,630.01	\$ -	\$ 154.14	\$ 175.64	\$ 2,923.23
2038	\$ 1,013.45	\$ 1,580.64	\$ -	\$ 149.32	\$ 179.15	\$ 2,922.56
2039	\$ 1,068.73	\$ 1,528.70	\$ -	\$ 144.25	\$ 182.74	\$ 2,924.42
2040	\$ 1,126.64	\$ 1,473.93	\$ -	\$ 138.91	\$ 186.39	\$ 2,925.87
2041	\$ 1,187.19	\$ 1,416.19	\$ -	\$ 133.28	\$ 190.12	\$ 2,926.76
2042	\$ 1,250.36	\$ 1,355.34	\$ -	\$ 127.34	\$ 193.92	\$ 2,926.96
2043	\$ 1,318.80	\$ 1,291.26	\$ -	\$ 121.09	\$ 197.80	\$ 2,928.95
2044	\$ 1,389.88	\$ 1,223.67	\$ -	\$ 114.49	\$ 201.76	\$ 2,929.80
2045	\$ 1,463.58	\$ 1,152.44	\$ -	\$ 107.54	\$ 205.79	\$ 2,929.36
2046	\$ 1,542.55	\$ 1,077.43	\$ -	\$ 100.23	\$ 209.91	\$ 2,930.12
2047	\$ 1,629.42	\$ 994.52	\$ -	\$ 92.51	\$ 214.10	\$ 2,930.56
2048	\$ 1,724.18	\$ 906.94	\$ -	\$ 84.37	\$ 218.39	\$ 2,933.88
2049	\$ 1,821.58	\$ 814.26	\$ -	\$ 75.75	\$ 222.75	\$ 2,934.34
2050	\$ 1,924.24	\$ 716.35	\$ -	\$ 66.64	\$ 227.21	\$ 2,934.44
2051	\$ 2,034.80	\$ 612.93	\$ -	\$ 57.02	\$ 231.75	\$ 2,936.50
2052	\$ 2,150.62	\$ 503.56	\$ -	\$ 46.84	\$ 236.39	\$ 2,937.41
2053	\$ 2,274.34	\$ 387.96	\$ -	\$ 36.09	\$ 241.12	\$ 2,939.51
2054	\$ 2,403.33	\$ 265.71	\$ -	\$ 24.72	\$ 245.94	\$ 2,939.70
2055	\$ 2,540.21	\$ 136.54	\$ -	\$ 12.70	\$ 250.86	\$ 2,940.30
Total	\$ 38,300.54	\$ 37,438.58	\$ -	\$ 3,547.88	\$ 5,597.78	\$ 84,884.78

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: 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.

MEADOWLARK PRESERVE 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 372.005), 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$41,570.09

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

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.

¹ 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]²

² 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]³

³ 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]⁴

⁴ 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 - LOT TYPE 3

Worksheet: Reserve Fund							
Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment	
2027	\$ 659.98	\$ 2,138.63	\$ -	\$ 207.85	\$ 165.45	\$ 3,171.91	
2028	\$ 688.55	\$ 2,110.59	\$ -	\$ 204.55	\$ 159.51	\$ 3,163.20	
2029	\$ 719.98	\$ 2,081.32	\$ -	\$ 201.11	\$ 162.70	\$ 3,165.11	
2030	\$ 751.40	\$ 2,050.72	\$ -	\$ 197.51	\$ 165.96	\$ 3,165.59	
2031	\$ 785.69	\$ 2,018.79	\$ -	\$ 193.75	\$ 169.28	\$ 3,167.51	
2032	\$ 819.97	\$ 1,985.40	\$ -	\$ 189.82	\$ 172.66	\$ 3,167.86	
2033	\$ 857.12	\$ 1,950.55	\$ -	\$ 185.72	\$ 176.12	\$ 3,169.50	
2034	\$ 894.26	\$ 1,914.12	\$ -	\$ 181.44	\$ 179.64	\$ 3,169.45	
2035	\$ 942.83	\$ 1,868.29	\$ -	\$ 176.97	\$ 183.23	\$ 3,171.31	
2036	\$ 991.40	\$ 1,819.97	\$ -	\$ 172.25	\$ 186.90	\$ 3,170.51	
2037	\$ 1,045.68	\$ 1,769.16	\$ -	\$ 167.29	\$ 190.63	\$ 3,172.77	
2038	\$ 1,099.96	\$ 1,715.57	\$ -	\$ 162.07	\$ 194.45	\$ 3,172.05	
2039	\$ 1,159.96	\$ 1,659.20	\$ -	\$ 156.57	\$ 198.34	\$ 3,174.06	
2040	\$ 1,222.82	\$ 1,599.75	\$ -	\$ 150.77	\$ 202.30	\$ 3,175.64	
2041	\$ 1,288.53	\$ 1,537.08	\$ -	\$ 144.65	\$ 206.35	\$ 3,176.61	
2042	\$ 1,357.10	\$ 1,471.04	\$ -	\$ 138.21	\$ 210.48	\$ 3,176.83	
2043	\$ 1,431.38	\$ 1,401.49	\$ -	\$ 131.42	\$ 214.69	\$ 3,178.98	
2044	\$ 1,508.52	\$ 1,328.13	\$ -	\$ 124.27	\$ 218.98	\$ 3,179.90	
2045	\$ 1,588.52	\$ 1,250.82	\$ -	\$ 116.72	\$ 223.36	\$ 3,179.42	
2046	\$ 1,674.23	\$ 1,169.41	\$ -	\$ 108.78	\$ 227.83	\$ 3,180.25	
2047	\$ 1,768.51	\$ 1,079.42	\$ -	\$ 100.41	\$ 232.38	\$ 3,180.73	
2048	\$ 1,871.37	\$ 984.36	\$ -	\$ 91.57	\$ 237.03	\$ 3,184.33	
2049	\$ 1,977.08	\$ 883.78	\$ -	\$ 82.21	\$ 241.77	\$ 3,184.84	
2050	\$ 2,088.50	\$ 777.51	\$ -	\$ 72.33	\$ 246.61	\$ 3,184.94	
2051	\$ 2,208.50	\$ 665.25	\$ -	\$ 61.88	\$ 251.54	\$ 3,187.17	
2052	\$ 2,334.21	\$ 546.54	\$ -	\$ 50.84	\$ 256.57	\$ 3,188.16	
2053	\$ 2,468.49	\$ 421.08	\$ -	\$ 39.17	\$ 261.70	\$ 3,190.44	
2054	\$ 2,608.49	\$ 288.40	\$ -	\$ 26.83	\$ 266.93	\$ 3,190.65	
2055	\$ 2,757.05	\$ 148.19	\$ -	\$ 13.79	\$ 272.27	\$ 3,191.30	
Total	\$ 41,570.09	\$ 40,634.56	\$ -	\$ 3,850.75	\$ 6,075.64	\$ 92,131.04	

[a] Interest is calculated at the actual rate of the PID Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

Note: 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