


MARY LOUISE NICHOLSON
COUNTY CLERK

TOWN OF WESTLAKE, TEXAS

ORDINANCE NO. 1003

Solana Public Improvement District 2024 Amended and Restated SAP; Assessment Roll; Levy

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS ACCEPTING AND APPROVING A 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE SOLANA PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; INVALIDATING AND VACATING A PORTION OF THE EXISTING ASSESSMENTS AND DIRECTING THE TRANSFER OF AMOUNTS PREVIOUSLY COLLECTED TO REDEEM OUTSTANDING BONDS; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”) authorizes the governing body (the “Town Council”) of the Town of Westlake, Texas (the “Town”) to create a public improvement district within the Town or the extraterritorial jurisdiction of the Town; and

WHEREAS, the Town has previously created the Solana Public Improvement District (the “District”) pursuant to Resolution 14-07 adopted by the Town Council on February 24, 2014 (the “Creation Resolution”), which Creation Resolution established the District containing approximately 85.90 acres within the Town; and

WHEREAS, in that certain Indenture of Trust dated as of February 1, 2015 (the “Indenture”) by and between the Town and U.S. Bank Trust Company, National Association, as successor in interest to U.S. Bank National Association, a national banking association (the “Trustee”), which Indenture governs the issuance of the bonds that are secured by a portion of the Assessment Part A levied within the District (the “PID Bonds”), the Trustee is required to transfer monies received as prepayments of assessments (together with other monies authorized by the Town to be transferred) to the Redemption Fund for said PID Bonds; and

WHEREAS, the Town Council, on January 15, 2015, previously adopted Ordinance No. 741 (the “Initial Assessment Ordinance”) levying assessments upon the parcels within the District initially believed to be benefitted by the Authorized Improvements, including Improvement Project A, following proper notice and a public hearing, which Initial Assessment Ordinance approved a Service and Assessment Plan attached thereto as Exhibit A, which Service and Assessment Plan has been updated and amended from time to time (as updated and amended, the

“Service and Assessment Plan”), all in accordance with the Act, which Service and Assessment Plan previously identified Parcel ID No. 42402351 within the District as a “Non-Benefitted Property” (the “Gas Well Pad Site”), upon which no Assessments were previously levied or collected; and

WHEREAS, the Indenture provided for the levy of an Assessment Part A, in the aggregate principal amount of \$29,575,000, to fund construction of Improvement Project A, of which amount \$26,175,000 was pledged to secure payment of the PID Bonds and \$3,400,000 of which (the “Invalid Assessments”) was pledged to reimburse the MRW Investors, LLC, as Texas limited liability company (the “Developer”), as successor in interest to Maguire Partners-Solana Land, LP, a Texas limited partnership, for construction of certain projects (the “Abandoned Projects”), which were immediately and permanently abandoned by the Developer upon the issuance of said PID Bonds, and the Town has received written advice from the Administrator that such \$3,400,000 of the Assessment Part A previously levied and imposed upon the Improvement Area #1 Assessed Parcels, the Improvement Area #2 Assessed Parcels, and the Improvement Area #3 Assessed Parcels (collectively, the “Assessed Parcels”) to fund the Abandoned Projects are invalid, null and void, that any and all transfers previously made from the Pledged Revenue Fund to the Developer Reimbursement Pledged Revenue Account should be reversed and transferred back to the Pledged Revenue Account, and that any such Invalid Assessments levied or imposed upon Assessed Parcels for the Abandoned Projects be returned to the respective record owner of each Assessed Parcel, including without limitation the Developer; and

WHEREAS, pursuant to Section 372.020(2), Texas Local Government Code, as amended, the Town Council of the Town hereby finds, determines and declares that said \$3,400,000 of the Assessment Part A previously levied to fund the Abandoned Projects is excessive and should be and is hereby reversed and vacated, and that a reassessment of the remaining Assessed Parcels is appropriate and in the best interests of the Town and the District; and

WHEREAS, on August 13, 2024, the Developer, being the record owner of the Gas Well Pad Site and the record owner of various Assessed Parcels within the District, delivered to the Town a sworn Landowner Consent Certificate requesting that the Town consider making supplemental assessments pursuant to Section 372.019 of the Act to correct omissions or mistakes in the Assessment relating to the total cost of the Authorized Improvements with respect to the Gas Well Pad Site; to impose Assessments on the Gas Well Pad Site; to vacate the Invalid Assessments; to reallocate the Assessments on the remaining Assessed Property within the District accordingly; to make a reassessment or new assessment on each Assessed Parcel pursuant to Section 372.020 of the Act; and to direct the Trustee to transfer all Invalid Assessment revenues previously levied upon Developer’s Assessed Parcels to the Redemption Fund established under the Indenture to be used to redeem PID Bonds pursuant to Section 4.4 thereof; and

WHEREAS, the Town Council of the Town hereby finds and determines that it is in the best interests of the Town and the District to correct the mistaken designation of the Gas Well Pad Site as a Non-Benefitted Property to an Assessed Property (each as defined in the Service and Assessment Plan); to terminate and vacate the \$3,400,000 in Invalid Assessments and refund previously paid Invalid Assessments to the respective record owner of each Assessed Parcel, including without limitation the Developer; to re-levy Assessments on the property in the District accordingly to ensure an equitable distribution of the costs of the Authorized Improvements upon

all Assessed Property; and to transfer any Invalid Assessments previously paid by the Developer to the Redemption Fund to redeem PID Bonds pursuant to Section 4.4 of the Indenture; and

WHEREAS, on July 15, 2024, the Town Council adopted Resolution No. 24-43 determining total costs of certain authorized public improvements, approving a preliminary service and assessment plan, including proposed assessment rolls, and directing the publication and mailing of notice of a public hearing (the “Assessment Hearing”) to consider an ordinance levying assessments on property within the District (the “Assessments”); and

WHEREAS, the Town Secretary filed the proposed Assessment Roll (defined below) and made the same available for public inspection; and

WHEREAS, the Town Secretary, pursuant to Section 372.016(c) of the PID Act, mailed the notice of the Assessment Hearing to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the Town Secretary, pursuant to Section 372.016(b) of the PID Act, published notice of the Assessment Hearing on August 7, 2024 in *The Star-Telegram*, a newspaper of general circulation in the Town; and

WHEREAS, the notice of the Assessment Hearing as published stated that the Town Council conduct the Assessment Hearing at a regular meeting to commence at 4:00 p.m. on August 19, 2024; and

WHEREAS, the Town Council convened the Assessment Hearing on August 19, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the Authorized Improvements to be undertaken for the benefit of property within the District, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the owners of 100% of the property subject to the proposed assessment within the District (the “Landowners”) had actual knowledge of the Assessment Hearing to be held on August 19, 2024, and support the creation of the District and the levy of assessments against the property in accordance with the 2024 Amended and Restated Service and Assessment Plan (defined herein) to finance the Authorized Improvements for benefit of the property within the District; and

WHEREAS, the Town Council finds and determines that the Assessment Roll and the Solana Public Improvement District 2024 Amended and Restated Service and Assessment Plan dated August 19, 2024 (the “2024 Amended and Restated Service and Assessment Plan”), attached as **Exhibit A** and incorporated as a part of this Ordinance for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the 2024 Amended and Restated Service and Assessment Plan, including the Assessment Roll attached thereto as Exhibit F (the “Assessment Roll”); and

WHEREAS, the Town Council further finds that there were no objections or evidence submitted to the Town Secretary in opposition to the 2024 Amended and Restated Service and Assessment Plan, the allocation of the Actual Costs of the Authorized Improvements as described in the 2024 Amended and Restated Service and Assessment Plan, the Assessment Roll, and the levy of the Assessments; and

WHEREAS, at the Assessment Hearing, the Landowners, or their representatives, who are the persons to be assessed pursuant to this Ordinance, have indicated their approval and acceptance of the levy of the Assessments against their property located within the District; and

WHEREAS, the Town Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the Town, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act;

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WESTLAKE, TEXAS, THAT:

Section 1. **Terms.** Terms not otherwise defined herein are defined in the Amended and Restated Service and Assessment Plan.

Section 2. **Findings.**

The Town Council hereby finds, determines, and ordains, as follows:

(a) The recitals set forth in the WHEREAS clauses of this Ordinance are true and correct and are hereby incorporated by reference and made a part of this Ordinance for all purposes as if the same were restated in full in this Section and constitute findings of the Town Council acting in its discretionary, legislative capacity;

(b) All actions of the Town in connection with the creation and establishment of the District, the invalidation and nullification of the Invalid Assessments and the release of the corresponding lien on such previously Assessed Parcel; the assessment of the Gas Well Pad Site; the reversal of prior transfers to the Developer Reimbursement Pledged Revenue Account; the transfer of such funds to the Redemption and the approval of this Ordinance: (i) have been taken and performed in compliance with the PID Act and all other applicable laws, policies, and procedures; (ii) have been taken and performed in a regular, proper and valid manners; and (iii) are approved and ratified;

(c) The apportionment of the Actual Costs of the Authorized Improvements for the District were set forth in the Initial Assessment Ordinance and are included in the 2024 Amended and Restated Service and Assessment Plan;

(d) The apportionment of the Actual Costs of the Authorized Improvements (as reflected in the 2024 Amended and Restated Service and Assessment Plan, and the Annual Collection Costs pursuant to the 2024 Amended and Restated Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each assessed Parcel will

receive from the construction of the Authorized Improvements identified in the 2024 Amended and Restated Service and Assessment Plan, and is hereby approved;

(e) The 2024 Amended and Restated Service and Assessment Plan covers a period of at least five years and defines the annual indebtedness and projected costs for the Authorized Improvements;

(f) The 2024 Amended and Restated Service and Assessment Plan apportions the Actual Cost(s) of the Authorized Improvements for the District to be assessed against the property in the District and such apportionment is made on the basis of special benefits accruing to the property because of such Authorized Improvements;

(g) All of the property being assessed in the amounts shown on the Assessment Roll will be benefited by the projects proposed to be constructed as described in the 2024 Amended and Restated Service and Assessment Plan, and each assessed Parcel of Assessed Property will receive special benefits equal to or greater than the total amount assessed upon each such Parcel;

(h) The method of apportionment of the Actual Costs of the Authorized Improvements and Annual Collection Costs set forth in the 2024 Amended and Restated Service and Assessment Plan results in imposing equal shares of the Actual Costs of the Authorized Improvements and Annual Collection Costs on property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(i) The 2024 Amended and Restated Service and Assessment Plan has been prepared on behalf of, presented to, and reviewed by the Town Council and should be approved as the service plan and assessment plan for the District for all purposes as described in Sections 372.013 and 372.014 of the PID Act;

(j) The Assessment Roll should be approved as the Assessment Roll for the District;

(k) The provisions of the 2024 Amended and Restated Service and Assessment Plan relating to due and delinquency dates for the Assessments, interest on Annual Installments, interest and penalties on delinquent Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of Assessments should be approved and will expedite collection of the Assessments in a timely manner in order to provide the services and improvements needed and required for the area within the District; and

(l) A written notice of the date, hour, place and subject of this meeting of the Town Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

Section 3. Amended and Restated Service and Assessment Plan.

The 2024 Amended and Restated Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service plan and the Ord. 1003 Solana PID 2024 Amended & Restated SAP; Assessment Roll; Levy

assessment plan relating to the Authorized Improvements for the District. The 2024 Amended and Restated Service and Assessment Plan shall be updated by the Town Council no less frequently than annually as required by the PID Act and more frequently as may be required by the 2024 Amended and Restated Service and Assessment Plan including upon the issuance of PID Bonds.

Section 4. Assessment Roll.

The Assessment Roll is hereby accepted and approved pursuant to Section 372.016 of the PID Act as the Assessment Roll of the District for all purposes.

Section 5. Levy and Payment of Assessments for Costs of the Authorized Improvements.

(a) The Town Council hereby levies the Assessments on each Parcel of property (excluding Non-Benefitted Property) located within the District, as shown and described in the 2024 Amended and Restated Service and Assessment Plan and the Assessment Roll, in the respective amounts shown in the 2024 Amended and Restated Service and Assessment Plan as a special assessment as set forth in the Assessment Roll. The amount of the Annual Installments shall be reviewed and determined annually by the Town Council following the Town Council's annual review of the 2024 Amended and Restated Service and Assessment Plan for the District. Pursuant to Section 372.015(d), the amount of assessment for each property owner may be adjusted following the annual review of the 2024 Amended and Restated Service and Assessment Plan.

(b) The levy of the Assessments shall be effective on the date of execution of this Ordinance levying Assessments and strictly in accordance with the terms of the 2024 Amended and Restated Service and Assessment Plan and the PID Act.

(c) The collection of the Assessments shall be as described in the 2024 Amended and Restated Service and Assessment Plan and the PID Act.

(d) Each Assessment may be prepaid in whole or in part at any time without penalty or may be paid in Annual Installments pursuant to the terms of the 2024 Amended and Restated Service and Assessment Plan.

(e) Each Assessment shall bear interest at the rate or rates specified in the 2024 Amended and Restated Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the 2024 Amended and Restated Service and Assessment Plan.

(g) The Annual Collection Costs for Assessed Property shall be calculated pursuant to the terms of the 2024 Amended and Restated Service and Assessment Plan.

Section 6. Method of Assessment.

The method of apportioning the Actual Costs of the Authorized Improvements and Annual Collection Costs are set forth in the 2024 Amended and Restated Service and Assessment Plan.

Section 7. Penalties and Interest on Delinquent Assessments.

Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the 2024 Amended and Restated Service and Assessment Plan and as allowed by law.

Section 8. Prepayments of Assessments.

As provided in the 2024 Amended and Restated Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

Section 9. Release of Invalid Assessments; Reversal of Prior Transfers to Developer Reimbursement Pledged Revenue Account.

The \$3,400,000 in original principal amount of Invalid Assessments, being the portion of the Part A Assessment not pledged to payment of the PID Bonds, is hereby vacated and released, and such Invalid Assessments shall no longer be collected or create a lien upon the Parcels previously encumbered thereby. All assessment revenues heretofore collected in satisfaction of said Invalid Assessments and transferred by the Trustee to the Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund pursuant to the Indenture shall be and are hereby reversed, and the Trustee is hereby ordered and directed to transfer the balance in said Developer Reimbursement Pledged Revenue Account of the Pledged Revenue Fund to the Redemption Fund, as requested by the Developer in the Landowner Consent Certificate.

Section 10. Lien Priority.

(a) The Assessments and Annual Installments levied and assessed against the property within the District as provided in this Ordinance and the 2024 Amended and Restated Service and Assessment Plan, together with reasonable attorney's fees and costs of collection, if incurred, are, pursuant to the PID Act, a lien upon each tract of property within the District against which the same are levied and assessed, and a personal liability and charge against the owners of such lot, including the successors and assigns, whether such owners be named herein or not, and said liens shall be and constitute the first enforceable lien and claim against the lot on which such assessments are levied, and shall be a first and paramount lien thereon, superior to all other liens and claims except state, county, school district and municipal ad valorem taxes.

(b) The Town Council and the Landowners intend for the obligations, covenants and burdens on the Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the assessed parties, as the owners of Assessed Property, and their respective transferees, legal representatives, heirs, devisees, successors and assigns, regardless of whether such owners are named, in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Assessments shall have lien priority as specified in the 2024 Amended and Restated Service and Assessment Plan and the PID Act.

Section 11. Applicability of Tax Code.

To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code, as amended, governing enforcement of ad valorem tax liens (other than with respect to property subject to agriculture use valuation, including redemption rights following a tax sale) shall be applicable to the imposition and collection of Assessments by the Town, and the Texas Tax Code shall otherwise be applicable to the extent provided by the PID Act.

Section 12. Filing in Land Records.

The Town Secretary is directed to cause a copy of this Ordinance, including the 2024 Amended and Restated Service and Assessment Plan and/or the Assessment Roll, to be recorded in the real property records of Tarrant County, Texas. The Town Secretary is further directed to similarly file each Annual Service Plan Update approved by the Town Council.

Section 13. Severability.

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 the Town Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

Section 14. Effective Date.

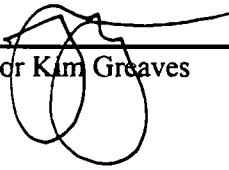
This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the 2024 Amended and Restated Service and Assessment Plan shall be and become effective upon passage and execution hereof.

(Execution page follows.)

PASSED AND APPROVED on this the 19th day of August, 2024.



TOWN OF WESTLAKE, TEXAS



Mayor Kim Greaves

ATTEST:



Town Secretary Dianna Buchanan

[SEAL]

EXHIBIT A

2024 Amended and Restated Service and Assessment Plan

Town of Westlake, Texas Solana Public Improvement District

2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

AUGUST 19, 2024



AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”) or the Development Agreement, Financing Agreement, and Reimbursement Agreements, as applicable.

On February 24, 2014, the Town Council adopted Resolution No. 14-07 authorizing the creation of the PID to finance the costs of certain public improvements for the benefit of property in the PID.

On January 15, 2015, the Town Council adopted (1) Ordinance No. 741, which approved the levy of Assessments on Assessed Property and approved the Service and Assessment Plan; (2) Ordinance No. 742 approving the Financing Agreement and Reimbursement Agreement – Part A; and (3) Ordinance No. 743 issuing the Town of Westlake, Texas Special Assessment Revenue Bonds, Series 2015 (Solana Public Improvement District Project, Series 2015 Bonds) in the aggregate principal amount of \$26,175,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The SAP identified the Authorized Improvements to be provided by the PID, the Authorized Improvement Costs, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The Town Council also adopted an Assessment Roll identifying the Assessments on each Lot within the PID, based on the method of assessment identified in the SAP.

On September 19, 2016, the Town Council adopted Ordinance No. 796, which approved the 2016 Annual Service Plan Update and updated the Assessment Roll for 2016.

On November 21, 2017, the Town Council adopted Ordinance No. 838, which approved the 2017 Annual Service Plan Update and updated the Assessment Roll for 2017.

On January 29, 2018, the Town Council adopted Ordinance No. 843, which approved the levy of Assessments on Improvement Area #1 Assessed Property and approved the Annual Service Plan Update and Assessment Roll for Assessment Part B for the Reimbursement Agreement – Part B in the aggregate principal amount of \$2,425,000 secured by Assessments.

On August 22, 2018, the Town Council adopted Ordinance No. 861, which approved the 2018 Annual Service Plan Update and updated the Assessment Roll for 2018. The 2018 Annual Service Plan Updated served to update both the Service and Assessment Plan and the Annual Service Plan for Assessment Part B.

On August 26, 2019, the Town Council adopted Ordinance No. 890, which approved the 2019 Annual Service Plan Update and updated the Assessment Roll for 2019.

On August 24, 2020, the Town Council adopted Ordinance No. 912, which approved the 2020 Annual Service Plan Update and updated the Assessment Roll for 2020.

On August 23, 2021, the Town Council adopted Ordinance No. 930, which approved the 2021 Annual Service Plan Update and updated the Assessment Roll for 2021.

On August 28, 2022, the Town Council adopted Ordinance No. 951, which approved the 2022 Annual Service Plan Update and updated the Assessment Roll for 2022.

On August 7, 2023, the Town Council adopted Ordinance No. 974, which approved the 2023 Annual Service Plan Update and updated the Assessment Roll for 2023.

This 2024 Amended and Restated Service and Assessment Plan serves to amend and restate the Original Service and Assessment Plan in its entirety for the purposes of (1) redeeming Series 2015 Bonds; (2) terminating Reimbursement Agreement – Part A; (3) allocating Assessment Part A and Assessment Part B to the Gas Well Pad Site; and (4) updating the 2024 Assessment Rolls.

The PID Act requires a Service Plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the Town Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Assessment Roll is included as **Exhibit F**.

SECTION I: DEFINITIONS

“2015 Assessment Ordinance” means Ordinance 741 approved and adopted by the Town Council on January 15, 2015, which levied the Assessment Part A against Improvement Area #1, Improvement Area #2, and Improvement Area #3, respectively, and Assessment Part B against Improvement Area #1, and approved the Original Service and Assessment Plan.

“2024 Amended and Restated Service and Assessment Plan” means this Town of Westlake, Texas Solana Public Improvement District Amended and Restated Service and Assessment Plan which is to replace in its entirety the Original Service and Assessment Plan.

“Actual Costs” mean with respect to Authorized Improvements the actual costs of constructing or acquiring such Authorized Improvements, paid by or on behalf of the Developer (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional costs, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) all labor, bonds, and materials, including equipment and fixtures, by contractors, builders, and materialmen in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, architectural, engineering, consulting fees, and governmental fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

“Administrative Expenses” mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) Town staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the Town; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2024 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the Town’s continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Administrative Expenses collected but not expended in any year shall be carried forward and applied to reduce Administrative Expenses for subsequent years.

“Administrator” means the Town or independent firm designated by the Town who shall have the responsibilities provided in this 2024 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the Town related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the Town Council, that includes: (1) the principal amount of any Assessment; (2) the interest associated with any Assessment; (3) Administrative Expenses; and (4) Delinquency & Prepayment Reserve related to the PID Bonds, if applicable.

“Annual Installment Part A” means, with respect to each Parcel, each annual payment of (1) the Assessment Part A, including any applicable interest; (2) Administrative Expenses; (3) the prepayment reserve described in **Section V**; and (4) the delinquency reserve as described in **Section V**.

“Annual Installment Part B” means, with respect to each Parcel, each annual payment of (1) the Assessment Part B, including any applicable interest; (2) Administrative Expenses; (3) the prepayment reserve described in **Section V**; and (4) the delinquency reserve as described in **Section V**.

“Annual Service Plan Update” means an update to this 2024 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the Town Council.

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

“Assessment” means an assessment levied against Assessed Property, other than Non-Benefited Property, to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, and is subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

“Assessment Ordinance” means an ordinance adopted by the Town Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

“Assessment Part A” means the portion of Assessments levied for Improvement Project A, as shown on **Exhibit L**.

“Assessment Part B” means the portion of Assessments levied for Improvement Project B, as shown in **Exhibit M**.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred

on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Update. The Assessment Roll is included as **Exhibit F**.

“Authorized Improvements” means (1) the improvements authorized by Section 372.003 of the PID Act, as depicted on **Exhibit J-1, Exhibit J-2, Exhibit J-3, and Exhibit J-4**, and described in **Section III.A** including soft costs; (2) Bond Issuance Costs, and (3) District Formation Costs.

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

“County” means Tarrant County, Texas.

“Delinquency & Prepayment Reserve” means the amount collected by the application of the Delinquency & Prepayment Reserve Rate.

“Delinquency & Prepayment Reserve Rate” means up to the 0.50% Delinquency & Prepayment Reserve rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Delinquency & Prepayment Reserve Rate is not charged on Assessments securing the Assessment Part A Reimbursement Obligation or the Assessment Part B Reimbursement Obligation.

“Delinquent Collection Costs” mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Developer” means Maguire Partners – Solana Land, L.P. and any successors or assignees thereof that intend to develop the property in the District for the ultimate purpose of transferring title to end users.

“District” means the Town of Westlake, Texas Solana Public Improvement District containing approximately 85 acres located within the corporate limits of the Town, depicted on **Exhibit A-1**.

“District Formation Costs” mean the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the Town directly associated with the establishment of the District.

“Equivalent Units” mean, as to any Parcel, the number of dwelling units by Land Use Class or non-residential development by type expected to be built on the Parcel multiplied by the factors calculated and shown in **Exhibit E-1**.

“Improvement Area #1” means an area estimated to be approximately 50 acres located within the District, as depicted on **Exhibit A-2**.

“Improvement Area #1 Annual Installment” means the Annual Installment of the Assessment Part A and Assessment Part B as calculated by the Administrator and approved by the Town Council, that includes: (1) principal; (2) interest; (3) Delinquency and Prepayment Reserve related to Improvement Area #1; and (4) Administrative Expenses.

“Improvement Area #1 Assessed Property” means the property within the PID that benefits from the Improvement Project A and Improvement Project B as determined by the Town Council on which Assessments Part A and Assessments Part B have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Improvement Area #1 Assessed Property includes all Parcels within the Improvement Area #1 of the PID other than Non-Benefited Property.

“Improvement Area #2” means an area estimated to be approximately 20 acres located within the District, depicted on **Exhibit A-3**.

“Improvement Area #2 Annual Installment” means the Annual Installment of the Assessment Part A as calculated by the Administrator and approved by the Town Council, that includes: (1) principal; (2) interest; (3) Delinquency and Prepayment Reserve related to Improvement Area #2; and (4) Administrative Expenses.

“Improvement Area #2 Assessed Property” means the property within the PID that benefits from the Improvement Project A as determined by the Town Council on which Assessment Part A has been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Improvement Area #2 Assessed Property includes all Parcels within the Improvement Area #2 of the PID other than Non-Benefited Property.

“Improvement Area #3” means an area estimated to be approximately 15 acres located within the District, depicted on **Exhibit A-4**.

“Improvement Area #3 Annual Installment” means the Annual Installment of the Assessment Part A as calculated by the Administrator and approved by the Town Council, that includes: (1) principal; (2) interest; (3) Delinquency and Prepayment Reserve related to Improvement Area #3; and (4) Administrative Expenses.

“Improvement Area #3 Assessed Property” means the property within the PID that benefits from the Improvement Project A as determined by the Town Council on which Assessment Part A has

been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Improvement Area #3 Assessed Property includes all Parcels within the Improvement Area #3 of the PID other than Non-Benefited Property.

“Improvement Area #3 Annual Installment” means the Annual Installment of the Assessment Part A as calculated by the Administrator and approved by the Town Council, that includes: (1) principal; (2) interest; (3) Delinquency and Prepayment Reserve related to Improvement Area #3; and (4) Administrative Expenses.

“Improvement Project A” means the Authorized Improvements described as such in **Section III** and shown in **Exhibit B-1**.

“Improvement Project B” means the Authorized Improvements described as such in **Section III** and shown in **Exhibit B-2**.

“Indenture” means an Indenture of Trust entered into between the Town and the Trustee in connection with the issuance of each series of PID Bonds, as amended or supplemented from time to time, between the Town and the Trustee setting forth the terms and conditions related to a series of PID Bonds.

“Lot” means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by “lot” in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A “Lot” shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the Town Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Equivalent Units of the Lot, as provided by the Developer, and confirmed by the Town Council, as shown on **Exhibit E-1**.

“Common-to-All Improvements” mean those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.A**, and depicted on **Exhibit J-1**.

“Maximum Assessment” means for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) for each Lot Type, the amount shown on **Exhibit E-1**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the Town Council.

“Notice of Assessment Termination” means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit J**.

“Original Service and Assessment Plan” means the Town of Westlake, Texas Solana Public Improvement District Service and Assessment Plan that was approved by the Town Council on January 15, 2015.

“Parcel” or **“Parcels”** means a specific property within the District identified by either a tax parcel identification number assigned by the Tarrant Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Official Public Records of the County, or by any other means determined by the Town.

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

“PID Bonds” means any bonds issued by the Town in one or more series and secured in whole or in part by Assessments.

“Prepayment” means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

“Prepayment Costs” means interest, including Delinquency & Prepayment Reserve and Administrative Expenses to the date of Prepayment.

“Private Improvements” means improvements required to be constructed by the Developer to deliver final Lots that are not Authorized Improvements. Costs of Private Improvements will not be paid nor reimbursed through Annual Installments.

“Series 2015 Bonds” means those certain “Town of Westlake, Texas Special Assessment Revenue Bonds, Series 2015 (Solana Public Improvement District Project, Series 2015 Bonds)” that are secured by Assessment Part A.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

“Town” means the Town of Westlake, Texas.

“Town Council” means the governing body of the Town.

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

SECTION II: THE DISTRICT

The District includes approximately 85 contiguous acres located within the corporate limits of the Town, the boundaries of which are depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 322 Lots developed with single-family homes and approximately 1,158,299 square feet of commercial development.

Improvement Area #1 includes an area estimated to be approximately 50 contiguous acres located within the corporate limits of the Town, the boundaries of which are depicted on **Exhibit A-2**. Improvement Area #1 is anticipated to contain 162 Lots developed with condos (38 condos classified as Condo (More than 3,600 sq. ft.), (71 condos classified as Condo (2,500 sq. ft. to 3,600 sq. ft.), and 53 condos classified as Condo (Under 2,500 sq. ft.)) and 1,332,299 square feet of commercial (383,366 square feet of Commercial – Retail, 278,833 square feet of Commercial - Office, 405,500 square feet of Commercial – Hospitality, and 264,600 square feet of Commercial – Institutional).

Improvement Area #2 includes an area estimated to be approximately 20 contiguous acres located within the corporate limits of the Town, the boundaries of which are depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to include approximately 132 Lots developed with villas (33 villas classified as Villa – West Residential (More than 3,600 sq. ft.), (46 villas classified as Villa – West Residential (2,500 sq. ft. 3,600 sq. ft.), (33 villas classified as Villa – West Residential (More than 3,600 sq. ft.), and 242 single-family homes classified as Lot Type 4).

Improvement Area #3 includes an area estimated to be approximately 15 contiguous acres located within the corporate limits of the Town, the boundaries of which are depicted on **Exhibit A-4**. Development of Improvement Area #2 is anticipated to include approximately 80 Lots developed with single-family homes (21 villas classified as Villa – East Residential (More than 3,600 sq. ft., 23 villas classified as Villa – East Residential (2,500 sq. ft. to 3,600 sq. ft.), and 36 villas classified as Villa – East Residential (Under 2,500 sq. ft.)).

SECTION III: AUTHORIZED IMPROVEMENTS

The Town, based on information provided by the Developer and its engineer and reviewed by the Town staff and by third-party consultants retained by the Town, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the Town’s standards and specifications and will be owned and operated by the Town. The budget for the Authorized Improvements is shown on **Exhibit B-1** and **Exhibit B-2**.

A. Authorized Improvements

The Authorized Improvements to be constructed as Improvement Project A include roadway improvements, water distribution system improvements, storm sewer collection system improvements, wastewater collection system improvements and landscaping & public park improvements that will provide service to the property intended for development within the PID. The Authorized Improvements benefit all of the property within Improvement Area # 1, Improvement Area #2 and Improvement Area #3. As a result, Improvement Project A benefits all of the property within the PID proposed for development.

- *Road Improvements*

The roadway improvements include approximately 49, 116 SY of 6 -inch reinforced concrete pavement, 34, 506 SY of 8 -inch reinforced concrete pavements, 89, 500 SY of 8 -inch treated sub - grade compacted to 95% SPD, striping, street signage and signals, turn lanes and bridges. A detailed description of the roadway improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All roadway improvements will be constructed according to the Town requirements.

- *Water Distribution System Improvements*

The water distribution system improvements consist of approximately 15, 640 linear feet of 12 - inch water lines, approximately 6, 149 linear feet of 8 -inch water lines, fire hydrants and trench safety procedures. A detailed description of the water distribution system improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All water distribution system improvements will be constructed according to the Town requirements. This development will be served in its entirety by the Town for all water and sewer services.

- *Sanitary Sewer Improvements*

The sanitary sewer collection system improvements consist of approximately 14, 554 linear feet of 8 -inch PVC, including sewer laterals, manholes and trench safety procedures. A detailed description of the sanitary sewer collection system improvements and the related costs are provided in the engineering cost estimates included as Appendix B. All sanitary sewer collection system improvements will be constructed according to the Town requirements.

- *Storm Drainage Improvements*

The storm sewer collection system improvements consist of approximately 6, 014 linear feet of various sized RCP pipes, manholes, junction boxes, inlets, headwalls and trench safety procedures. A detailed description of the storm sewer collection system improvements and the related costs are provided in the engineering cost estimates

included as Appendix B. All storm sewer collection system improvements will be constructed according to the Town requirements.

- *Landscaping*

Landscaping, which includes public park improvements, include the creation of a 12 -acre central lake, vineyards, trees, rubble stone walls and pathways on approximately nine acres, installation of over 2½ miles of 8- 12' wide concrete paths with seating areas, public art and public lighting details, including bollards, gathering area lighting and street lighting. All landscaping improvements will be constructed according to the Town requirements.

The water and sanitary sewer improvements listed above help create the grid for the water line system and the sanitary sewer collection system for the property. The storm sewer improvements collect and control the runoff created on each Parcel and conveys this runoff to the large central lake, which also serves as a storm water detention pond for the property in the PID. The road improvements provide for the traffic circulation within the property, allowing access to and from the adjacent roadways to each Parcel.

- *Duct Bank Extension*

The duct bank extension improvements include 4,955 linear feet of double conduit with pull boxes and 13,891 linear feet of single conduit with pull boxes that runs parallel to the street network and to be used by franchise utilities such as cable and fiber.

B. Improvement Project B

The Authorized Improvements to be constructed as Improvement Project B include a parking structure with approximately 440 parking spaces. Improvement Project B will provide service to the property intended for development with the PID. These Authorized Improvements benefit all of the property within Improvement Area #1. As shown in **Exhibit J-2**, the Improvement Area #1 boundary covers a portion of the property in the PID. As a result, Improvement Project B benefits the property within Improvement Area #1 of the PID proposed for development.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each

Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for Improvement Area #1, Improvement Area #2, and Improvement Area #3. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements and Private Improvements. The sources and uses of funds shown in **Exhibit D** shall be updated in an Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act allows the Town Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the Town Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the Town Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the Town Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the Town and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2024 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

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

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the Town staff and by third-party consultants retained by the Town, the Town Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

- The costs of the Improvement Project A and Improvement Project B shall be allocated to

Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and Improvement Area #3 Assessed Property, respectively, on the basis of total estimated improvement costs that benefit each Improvement Area (“Direct Improvement Costs”) and the improvement costs that benefit the entire PID (“Common Improvement Costs”), as allocated to each Improvement Area based on the ratio of Direct Improvement Costs of each Improvement Area, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

- The Town Council has concluded that larger, more expensive homes are likely to be built on the larger lots, and that larger more expensive homes are likely to make greater use of and receive greater benefit from the Authorized Improvements. In determining the relative construction costs of Parcels, the Town Council has taken in to consideration (i) the type of development (i.e., residential, commercial, etc.), (ii) residential lot sizes and the size of homes likely to be built on lots of different sizes, (iii) current and projected construction costs per square foot as provided by the Developer, (iv) the Authorized Improvements to be provided and the estimated costs, and (v) the ability of different property types to utilize and benefit from the improvements.
- The Assessed Property is classified into different Land Use Classes as described in **Exhibit E-2** based on the type and size of proposed development on each Parcel.
- Equivalent Units are calculated for each Land Use Class in each Improvement Area based on the relative average construction cost per unit of each Land Use Class as shown in **Exhibit E-1**. The average construction cost for each Land Use Class in each Improvement Area is calculated based on the estimated average square feet of each unit of residential Land Use Class or 1,000 square feet of each commercial Land Use Class, as applicable, and the estimated average construction cost per square foot of each Land Use Class.
- The Authorized Improvement Costs of Improvement Project A and Improvement Project B that benefit the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property and Improvement Area #3 Assessed Property, respectively, are proportionally allocated based on the total Equivalent Units estimated for each Parcel of Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property and Improvement Area #3 Assessed Property.

B. Assessments

The SAP uses Equivalent Units to apportion assessment based on Land Use Class. The chart attached hereto as **Exhibit A** summarizes the original planned number of units broken down by Land Use Class and Improvement Area, assigns the Equivalent Unit factor to each Land Use Class

as was originally calculated in the SAP, and determines the total number of Equivalent Units for each Land Use Class in Improvement Area #1, Improvement Area #2, and Improvement Area #3. Equivalent Unit Factors are then multiplied by total Equivalent Units in each Land Use Class to determine Assessment per Unit for each Land Use Class for both Assessment Part A and Assessment Part B.

The 2017 Annual Service Plan Update approved by Ordinance No. 838 on November 21, 2017 (the “2017 Annual Service Plan Update”) allocated Equivalent Units and their Assessment to 33 pods and their 2017 tax parcel IDs assigned by the County. For the purpose of calculating or reallocating of Assessments and any corresponding prepayments of Assessments, all subsequent annual service plan updates, is to use the information set forth in **Exhibit E-1**.

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The outstanding Assessment Part A and outstanding Assessment Part B in each Improvement Area is reallocated to the newly platted Parcels based on the corresponding approved development plans and projected development plan for each Parcel provided by the Developer. The detailed projected land use by pod and Parcels are provided by the Developer and the corresponding Equivalent Unit calculations are shown in **Exhibit E-1**.

C. Administrative Expense

The Administrative Expense shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Administrative Expenses shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

D. Delinquency & Prepayment Reserve

The Town Council has provided for up to 0.20% of the additional interest may be allocated to fund the associated interest charged between the date of prepayment of an Assessment and the date on which Bonds are prepaid. The actual amount of the additional interest to be set aside in the prepayment reserve shall be determined in the Annual Service Plan Updates in accordance with the provisions of the Bond Indentures.

Up to 0.30% of the additional interest component of the Annual Installments may be allocated to offset any possible delinquent payments. The actual amount of the additional interest to be set aside in the delinquency reserve shall be determined in the Annual Service Plan Updates in accordance with the provisions of the Bond Indentures.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the Town and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

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

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Equivalent Units of the newly divided Assessed Property

D = the sum of the Equivalent Units for all of the newly divided Assessed Properties

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the Town Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

The sum of the Assessment Part A for all newly subdivided Parcels shall equal the Assessment Part A for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment Part A for a Parcel that is a homestead under Texas law may not exceed the Assessment Part A prior to the reallocation and to the extent the reallocation would exceed such amount, such excess shall be prepaid by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

Similarly, the sum of the Assessment Part B for all newly subdivided Parcels shall equal the Assessment Part B for the Parcel prior to subdivision. The calculation shall be made separately for each newly subdivided Parcel. The reallocation of an Assessment Part B for a Parcel that is a homestead under Texas law may not exceed the Assessment Part B prior to the reallocation and to the extent the reallocation would exceed such amount, such excess shall be prepaid by the party requesting the subdivision of the Parcels. Any

reallocation pursuant to this section shall be reflected in an Annual Service Plan Update approved by the Town Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Equivalent Units according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Equivalent Units of all newly subdivided Lots with same Lot Type

D = the sum of the Equivalent Units for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the Town a as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the Town Council based on Equivalent Units information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Equivalent Units for each Lot Type are shown on **Exhibit E-1** and will not change in future Annual Service Plan Updates.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. *Upon Consolidation*

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the Town Council in the next Annual Service Plan Update immediately following such

consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If at any time the Assessment per Equivalent Unit on a Parcel exceeds the Maximum Assessment calculated in this Service and Assessment Plan as a result of any changes in Land Use Class, subdivision, consolidation or reallocation of the Assessment authorized by this Service and Assessment Plan and initiated by the owner of the Parcel, then such owner shall pay to the Town prior to the recordation of the document subdividing the Parcel the amount calculated by the Administrator by which the Assessment per Equivalent Unit for the Parcel exceeds the Maximum Assessment calculated in this Service and Assessment Plan. The Town shall not approve the recordation of a plat or other document subdividing a Parcel without a letter from the Administrator either (a) confirming that the Assessment per Equivalent Unit for any new Parcel created by the subdivision will not exceed the Maximum Assessment for each Parcel, or (b) confirming the payment of the Assessments, plus all Prepayment Costs, as provided for herein.

If a Parcel subject to Assessment Part A and/ or Assessment Part B is transferred to a party that is exempt from the payment of the Assessments under applicable law, or if an owner causes a Parcel subject to Assessments to become Non -Benefited Property, the owner of such Parcel shall pay to the Town the full amount of the Assessment Part A and/ or Assessment Part B on such Parcel, plus all Prepayment Costs, prior to any such transfer or act.

The payments required above shall be treated the same as any Assessment that is due and owing under the Act, the Assessment Ordinance, and this Service and Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the Act.

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the Town, or cause to be paid to the Town, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the Town receives such payment. Following payment of the foregoing costs in full, the Town shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit J.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the Town approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If

the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the Town, or cause to be paid to the Town, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the Town approving the final plat. The Town's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement, the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds are not issued, the Town Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that a related series of PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, unless otherwise directed by the applicable Indenture. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of any Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the Town Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment. If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the Town Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the Town shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the Town Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

F. Payment of Assessment in Annual Installments

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

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the property not including any Non-Benefited Property, as shown by the Tarrant Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the Town Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Administrative Expenses for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the Town in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the Town. The Town Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

The Town reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments

so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Assessment Part A and Assessment Part B were due when billed and were delinquent if not paid prior to February 1, 2019. The Annual Installments of the Assessment Part A and Assessment Part B shall be due when billed and shall be delinquent if not paid prior to February 1, 2025.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment on the property tax bill shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs. The Town may provide for other means of collecting the Annual Installments to the extent permitted by the PID Act, or other applicable law.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Retained Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Retained Property after any required Prepayment as set forth below. The owner of the Retained Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Retained Property, subject to an adjustment in the Assessment applicable to the Retained Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Retained Property exceeds the applicable Maximum Assessment, the owner of the Retained Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Retained Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Retained Property will be reduced by the amount

of the partial Prepayment. If the Town receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the Assessment on the Remainder Property.

In all instances the Assessment remaining on the Retained Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Retained Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Retained Property). If the Administrator determines that the \$100 Assessment reallocated to the Retained Property would exceed the Maximum Assessment, as applicable, on the Retained Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Retained Property and the Assessment on the Retained Property shall be adjusted to be \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Retained Property notifies the Town and the Administrator that the Taking prevents the Retained Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Retained Property to support the Estimated Buildout Value requirement. Said owner will remain liable to pay the Annual Installments on both the Taken Property and the Retained Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, said owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of the year following Town Council's approval of the calculation. Otherwise, said owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the Town Council and the owner not later than 30 days of such receipt of a written notice of error by the Administrator. The Town Council 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 Town Council shall make a final determination as to whether an error has been made. If the Town Council determines that an error has been made, the Town Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Town Council. The determination by the Town Council as to whether an error has been made, and any corrective action taken by the Town Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2024 Amended and Restated Service and Assessment Plan must be made by the Town Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2024 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2024 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2024 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the Town Council; and (3) interpret the provisions of this 2024 Amended and Restated Service and Assessment Plan. Interpretations of this 2024 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the Town Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the Town Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the Town Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure; Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the district. The buyer disclosures are attached hereto as **Appendix B**. Within seven days of approval by the Town Council, the Town shall file and record in the real property records of the County the executed ordinance of this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service an Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

- The Replat of Westlake Entrada Primrose Lots 2R, &3R, Block M was filed and recorded with the County on September 2, 2016, which consisted of 2 commercial Lots.
- The Replat of Westlake Entrada Block B, Lot R, Block I, Lots 1 & 2X, Block J, Lots 11-16, 17X, 18X, 19X, & 20X, and Block S, Lot 1X was filed and recorded with the County on April 11, 2017, which consisted of 6 residential Lots and 4 Lots of Non-Benefited Property.
- The Replat of Westlake Entrada Lots 1XR, 2XR, 3-14, 15X, 16X, & 17X, Block I was filed and recorded with the County of September 11, 2017, which consisted of 12 residential Lots and 5 Lots of Non-Benefited Property.
- The Replat of Westlake Entrada Block L, Lot 6 & Block S, Lot 2X was filed and recorded with the County on September 19, 2017, which consisted of 1 commercial Lot and 1 Lot of Non-Benefited Property.
- The Replat of Westlake Entrada Lots 1R, 2, 3, & 4, Block A, and Lots 1R, 2RX & 3RX, Block O was filed and recorded with the County on April 5, 2018, which consisted of 4 commercial Lots and 3 Lots of Non-Benefited Property.
- The Replat of Lot 1, Block B Westlake Entrada consisting of Lots 1R, 2-5, Block B, Lots 1-2, 3A, 3B, 4-6, Block C, Lot 1, 2X, Block D, Lots 1, 15-17, 18X, Block E, Lots 1-5, 6X, Block F, Lots 1-5, 6X, Block G, Lots 1-5, 6X, Block H, Lot 1, Block J, Lots 1- 5, Block K, Lots 1-5, Block L, Lots 1-3, 4X, 5X, Block P, Lot 1, Block Q, Lot 1, Block R was filed and recorded with the County on June 27, 2018.

- The Amended Plat of Westlake Entrada Lots 1XRR, 2XRR, 3R-14R, & 15XR, Block I was filed and recorded with the County on August 28, 2018, which consisted of 12 residential Lots and 2 Lots of Non-Benefited Property.
- The Replat of Westlake Entrada Lots 1R, 2-14, 19X, 20X, Block E was filed and recorded with the County on June 27, 2019, which consisted of 14 residential Lots and 2 Lots of Non-Benefited Property.
- The Amended Plat of Westlake Entrada Lots 4R, 5R, 6R, & 7R, Block E was filed and recorded with the County on July 9, 2021, which consisted of 4 residential Lots.
- The Replat of Westlake Entrada Lots 1-10, Block D was filed and recorded with the County on February 10, 2022, which consisted of 11 residential Lots.
- The Replat of Westlake Entrada Lots 1R1 to 1R10, 2R, 3R, 4R & 5R, Block G, was filed and recorded with the County on May 25, 2022, which consisted of 14 residential Lots.
- The Replat of Westlake Entrada Lots 1R to 15R, Block F, was filed and recorded with the County on January 12, 2023. The Replat of Westlake Entrada Lots 1R to 15R, Block F is attached hereto as **Exhibit O**.
- The Replat of Westlake Entrada Lots 4R to 13R, Block H, was filed and recorded with the County on _____. The Replat of Westlake Entrada Lots 4R to 13R, Block H is attached hereto as **Exhibit P**.
- The Replat of Westlake Entrada Lots 1R to 7R, & 8RX, Block J, was filed and recorded with the County on _____. The Replat of Westlake Entrada Lots 1R to 7R, & 8RX, Block J is attached hereto as **Exhibit Q**.
- The Replat of Westlake Entrada Lots 1R and 1RX, Block L, was filed and recorded with the County on _____. The Replat of Westlake Entrada Lots 1R and 1RX, Block L is attached hereto as **Exhibit R**.

LOT AND HOME SALES

Residential

Per the Quarterly Report dated March 31, 2024, Calais Homes has completed construction on 6 residential units, and has sold 1 residential unit to end-users. Penta Via Homes has completed construction on 12 residential units and has sold 1 residential unit to end-users. Crecent Homes through MRW has begun construction on 3 residential units, completed construction on 12 residential units, and has sold 1 residential unit to end-users. AMR Homes has begun construction on 10 residential units on Block D, has not completed construction on any residential units, and has 5 homes under contract with end-users. Fox Homes has not begun construction or completed any residential units on Block M and has 5 homes under contract with end-users. Block G builders have not begun or completed construction on any residential units and have not sold any homes to end-users. All residential units in Entrada are expected to be completed by the third quarter of 2025.

Commercial

Per the Town staff and Developer, of the expected 1,158,299 square feet of commercial space described in the SAP, approximately 94,319 square feet of commercial development has been constructed, including a CVS, Primrose Daycare Center, Entrada Sales Office, Retail Corner/Starbucks, restaurants, chapel, reception hall, and parking garage.

Buyer discloses for the proposed uses are attached hereto as **Appendix B**.

AUTHORIZED IMPROVEMENTS

Improvement Project A

Per the Quarterly Report dated March 31, 2024, all Improvement Area #1 and Improvement Area #2 Authorized Improvements in Improvement Project A are being funded by Series 2015 Bond funds. The balance in the Improvement Fund with US Bank is \$32,548.65 as of March 31, 2024. According to the Developer, available remaining funds are currently projected to be sufficient to complete the Authorized Improvement for Improvement Project A in Improvement Area #1 and Improvement Area #2. Improvement Area #1 and Improvement Area #2 Authorized Improvements are significantly complete, with remaining items being the installation of iron benches. Improvement Area #3 Authorized Improvements are partially constructed (and such costs of \$680,000 to date have been funded by the Developer), with an estimated cost of \$3,400,000 anticipated to be funded by the Developer and subject to the Reimbursement Agreement – Part A. Improvement Area #3 Authorized Improvements are on hold indefinitely. There has been no change to the Improvement Project A budget, see the table below for details.

Original vs. Revised Budget - Improvement Project A						
	Series 2015 Bonds			Reimbursement Agreement - Part A		
	Original Budget ¹	Revisions	Budget as of 3/31/22 ²	Original Budget ¹	Revisions	Budget as of 3/31/22 ²
Authorized Improvements						
Road	\$ 3,767,430	\$ 1,083,177	\$ 4,850,607	\$ 622,470	\$ -	\$ 622,470
Water Distribution System	890,040	(668,035)	222,005	171,680	-	171,680
Sanitary Sewer	1,531,196	(1,298,927)	232,269	350,100	-	350,100
Storm drainage	1,154,306	(1,154,306)	-	579,566	-	579,566
Landscaping	1,830,501	(661,929)	1,168,572	-	-	-
Duct Bank	640,304	(142,838)	497,466	93,650	-	93,650
Other Costs ³	8,120,860	(1,131,154)	6,989,706	573,896	-	573,896
Parking Facility	-	-	-	-	-	-
Consolidated Wet Utilities Contract	-	3,974,012	3,974,012	-	-	-
	\$ 17,934,637	\$ (1)	\$ 17,934,637	\$ 2,391,362	\$ -	\$ 2,391,362
Bond Issue Costs						
Capitalized Interest	\$ 3,216,750	\$ -	\$ 3,216,750	\$ 218,620	\$ -	\$ 218,620
Debt Service Reserve	2,074,313	-	2,074,313	340,000	-	340,000
Other Bond Issuance Related Costs	2,949,301	-	2,949,301	450,018	-	450,018
	\$ 8,240,364	\$ -	\$ 8,240,364	\$ 1,008,638	\$ -	\$ 1,008,638
Total Uses	\$ 26,175,001	\$ (1)	\$ 26,175,001	\$ 3,400,000	\$ -	\$ 3,400,000

Notes:

1) Budget as shown in the Service and Assessment Plan.

2) The budget for the Authorized Improvements was adjusted in 2022 Annual Service Plan Update as the Authorized Improvements are constructed and the Actual Costs of the Authorized Improvements are determined, per values provided by the Developer.

3) See Appendix B of the Service and Assessment Plan for details.

Improvement Project B

Per the Quarterly Report dated March 31, 2023, Improvement Project B (the public parking garage) improvements are complete, and the costs of \$6,160,000 are anticipated to be funded by the Developer, of which \$2,450,000 are subject to Reimbursement Agreement – Part B. The Parking Garage received a Certificate of Occupancy from the Town on February 14, 2023. See the table below for details about the Improvement Project B budget.

Original vs. Revised Budget - Improvement Project B (Parking Garage)			
	Original Budget ¹	Revisions	Budget as of 3/31/22 ²
<i>Authorized Improvements</i>			
Road	\$ -	\$ -	\$ -
Water Distribution System	-	-	-
Sanitary Sewer	-	-	-
Storm Drainage	-	-	-
Landscaping	-	-	-
Duct Bank	-	-	-
Other Costs ³	-	-	-
Parking Facility	6,160,000	-	6,160,000
	<u>\$ 6,160,000</u>	<u>\$ -</u>	<u>\$ 6,160,000</u>
<i>Bond issue costs</i>			
Capitalized Interest	\$ 170,000	\$ -	\$ 170,000
Debt Service Reserve	242,500	-	242,500
Other Bond Issuance Related Costs	242,500	-	242,500
	<u>\$ 655,000</u>	<u>\$ -</u>	<u>\$ 655,000</u>
Total Uses	\$ 6,815,000	\$ -	\$ 6,815,000

Notes:

- 1) Budget as shown in the Service and Assessment Plan.
- 2) The budget for the Authorized Improvements was adjusted in the 2022 Annual Service Plan Update as the Authorized Improvements are constructed and the Actual Costs of the Authorized Improvements are determined.
- 3) See Appendix B of Service and Assessment Plan for details.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 1, Improvement Area #1 has an outstanding Assessment of \$14,852,825.14.

Improvement Area #2

Net of the principal bond payment due September 1, Improvement Area #2 has an outstanding Assessment of \$3,907,957.29.

Improvement Area #3

Net of the principal bond payment due September 1, Improvement Area #3 has an outstanding Assessment of \$3,380,904.40.

ANNUAL INSTALLMENT DUE 1/31/2025¹

Improvement Area #1

- **Principal and Interest** - The total principal and interest required for the Annual Installment for Improvement Area #1 is \$1,279,928.63.
- **Prepayment Reserve** - The Prepayment Reserve Requirement, as defined in the Indenture, is equal to 1.5% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Prepayment Reserve will be funded with 40% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Prepayment Reserve amount due for Improvement Area #1 of \$26,532.28.
- **Delinquency Reserve** - The Delinquency Reserve Requirement, as defined in the Indenture, is equal to 4% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Delinquency Reserve will be funded with 60% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Delinquency Reserve amount due for Improvement Area #1 of \$39,798.41.
- **Administrative Expenses** - The cost of administering the PID 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 Administration Expenses budgeted for the Annual Installment for Improvement Area #1 is \$54,747.27. A breakdown of the Administrative Expenses is shown below.

Improvement Area #1	
Administrative Expenses Breakdown	
Administration	\$ 45,381.77
City Auditor	1,679.07
Filing Fees	671.63
County Collection	134.33
PID Trustee Fees	2,179.07
Dissemination Agent	3,358.14
Continuing Disclosure Review	671.63
Miscellaneous	671.63
Total Administrative Expenses	\$ 54,747.27

¹ Reflects a reduction in principal of the Reimbursement Agreement – Part A and Series 2015 Bonds representing the amount levied for construction for Improvements that were not constructed, as shown in **Exhibit C-2**.

	Improvement Area #1			Total
	Assessment Part A	Assessment Part B		
	Series 2015 Bond	Reimbursement Agreement - Part A	Reimbursement Agreement - Part B	
Annual Installment Due 1/31/2025				Total
Principal	\$ 319,471.59	\$ -	\$ 40,334.87	\$ 359,806.46
Interest	827,221.65	-	92,900.51	920,122.17
Prepayment Reserve	26,532.28	-	-	26,532.28
Delinquency Reserve	39,798.41	-	-	39,798.41
Administrative Expenses	54,747.27	-	-	54,747.27
	\$ 1,267,771.20	\$ -	\$ 133,235.39	\$ 1,401,006.59

Improvement Area #2

- **Principal and Interest** - The total principal and interest required for the Annual Installment for Improvement Area #2 is \$337,794.47.
- **Prepayment Reserve** - The Prepayment Reserve Requirement, as defined in the Indenture, is equal to 1.5% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Prepayment Reserve will be funded with 40% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Prepayment Reserve amount due for Improvement Area #2 of \$7,815.91.
- **Delinquency Reserve** – The Delinquency Reserve Requirement, as defined in the Indenture, is equal to 4% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Delinquency Reserve will be funded with 60% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Delinquency Reserve amount due for Improvement Area #2 of \$11,723.87.
- **Administrative Expenses** - The cost of administering the PID 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 Administration Expenses budgeted for the Annual Installment for Improvement Area #2 is \$13,866.31. A breakdown of the Administrative Expenses is shown below.

Improvement Area #2	
Administrative Expenses Breakdown	
Administration	\$ 11,600.17
City Auditor	429.19
Filing Fees	171.68
County Collection	34.34
PID Trustee Fees	429.19
Dissemination Agent	858.38
Continuing Disclosure Review	171.68
Miscellaneous	171.68
Total Administrative Expenses	\$ 13,866.31

	Improvement Area #2			Total
	Assessment Part A	Assessment Part B		
	Series 2015 Bond	Reimbursement Agreement - Part A	Reimbursement Agreement - Part B	
Annual Installment Due 1/31/2025				Total
Principal	\$ 94,110.38	\$ -	\$ -	\$ 94,110.38
Interest	243,684.09	-	-	243,684.09
Prepayment Reserve	7,815.91	-	-	7,815.91
Delinquency Reserve	11,723.87	-	-	11,723.87
Administrative Expenses	13,866.31	-	-	13,866.31
	\$ 371,200.57	\$ -	\$ -	\$ 371,200.57

Improvement Area #3

- **Principal and Interest** - The total principal and interest required for the Annual Installment for Improvement Area #3 is \$292,237.28.
- **Prepayment Reserve** - The Prepayment Reserve Requirement, as defined in the Indenture, is equal to 1.5% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Prepayment Reserve will be funded with 40% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Prepayment Reserve amount due for Improvement Area #3 of \$6,761.81.
- **Delinquency Reserve** - The Delinquency Reserve Requirement, as defined in the Indenture, is equal to 4% of the principal amount of the then Outstanding Bonds and has not yet been met. As such, the Delinquency Reserve will be funded with 60% of the additional 0.5% interest on the Series 2015 Bonds outstanding Assessment, resulting in a Delinquency Reserve amount due for Improvement Area #3 of \$10,142.71.
- **Administrative Expenses** - The cost of administering the PID 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 Administration Expenses budgeted for the Annual Installment for Improvement Area #3 is \$12,656.17. A breakdown of the Administrative Expenses is shown below.

Improvement Area #3 Administrative Expenses Breakdown	
Administration	\$ 10,587.81
City Auditor	391.74
Filing Fees	156.69
County Collection	31.34
PID Trustee Fees	391.74
Dissemination Agent	783.47
Continuing Disclosure Review	156.69
Miscellaneous	156.69
Total Administrative Expenses	\$ 12,656.17

	Improvement Area #3			
	Assessment Part A	Assessment Part B		Total
	Series 2015 Bond	Reimbursement Agreement - Part A	Reimbursement Agreement - Part B	Total
Annual Installment Due 1/31/2025				
Principal	\$ 81,418.03	\$ -	\$ -	\$ 81,418.03
Interest	210,819.25	-	-	210,819.25
Prepayment Reserve	6,761.81	-	-	6,761.81
Delinquency Reserve	10,142.71	-	-	10,142.71
Administrative Expenses	12,656.17	-	-	12,656.17
	\$ 321,797.98	\$ -	\$ -	\$ 321,797.98

EXTRAORDINARY OPTIONAL REDEMPTIONS

Series 2015 Bonds

On July 15, 2024, the Town Council adopted Resolution 24-44 to approve the redemption of the Bonds, pursuant to the extraordinary options redemption provisions, as provided in the Indenture. Bonds were called for redemption on October 15, 2024, in the amount of \$2,320,000.

See <https://emma.msrb.org/IssueView/Details/EA356322> for more information regarding extraordinary optional redemptions for the Bonds.

EXHIBITS

The following Exhibits are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

- Exhibit A-1** Map of the District
- Exhibit A-2** Map of Improvement Area #1
- Exhibit A-3** Map of Improvement Area #2
- Exhibit A-4** Map of Improvement Area #3
- Exhibit B-1** Authorized Improvements – Improvement Project A
- Exhibit B-2** Authorized Improvements – Improvement Project B
- Exhibit C-1** Service Plan
- Exhibit C-2** Reimbursement Agreement – Part A Reduction of Assessments
- Exhibit D** Sources and Uses of Funds
- Exhibit E-1** Equivalent Units
- Exhibit E-2** Land Uses

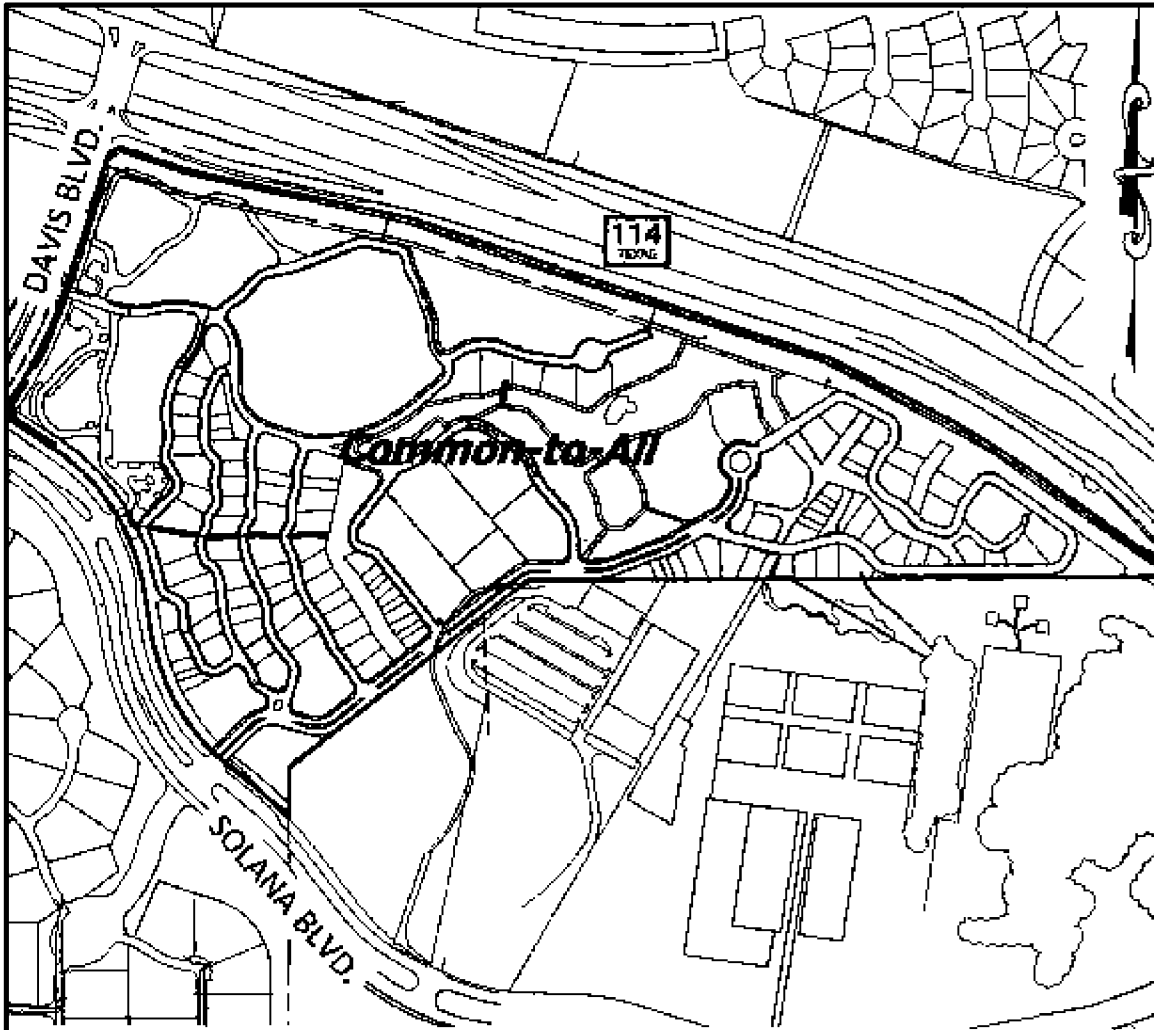
Exhibit F	District Assessment Roll
Exhibit G	Improvement Area #1 Annual Installments
Exhibit H	Improvement Area #2 Annual Installments
Exhibit I	Improvement Area #2 Annual Installments
Exhibit J-1	Maps of Common-to-All Improvements
Exhibit J-2	Maps of Improvement Area #1 Improvements
Exhibit J-3	Maps of Improvement Area #2 Improvements
Exhibit J-4	Maps of Improvement Area #3 Improvements
Exhibit K	Form of Notice of Assessment Termination
Exhibit L	Debt Service Schedule for Series 2015 Bonds
Exhibit M	Annual Installment Schedule for Reimbursement Agreement Part B
Exhibit N-1	Lots 1R to 15R, Block F Replat
Exhibit N-2	Lots 4R to 13R, Block H Replat
Exhibit N-3	Lots 1R to 7R & 3RX, Block J Replat
Exhibit N-4	Lots 1R and 1RX, Block L Replat
Exhibit N-5	Lots 1XRR, 2XRR, 3R-14R & 15RX Block I Replat
Exhibit N-6	Lots 4R, 5R, 6R & 7R, Block E Amended Plat
Exhibit N-7	Lots 1R, 2, 3 & 4, Block A and Lots 1R, 2RX & 3RX, Block O Replat
Exhibit N-8	Lot 1, Block B Replat
Exhibit N-9	Block L, Lot 8 & Block S, Lot 2X Replat
Exhibit N-10	Lots 1R, 2-14, 19X, 20X, Block E Replat
Exhibit N-11	Primrose, Lots 2R & 3R, Block M Replat Plat
Exhibit N-12	Lots 1XR, 2XR, 3-14, 15X, 16X & 17X, Block I Replat
Exhibit N-13	Block B, Lot 1R, Block I, Lots 1 & 2X, Block J, Lots 11-16, 17X, 18X, 19X & 20X and Block S, Lot 1X Replat
Exhibit N-14	Lots 1R1 to 1R10, 2R, 3R, 4R & 5R, Block G Replat
Exhibit N-15	Lots 1R1, 1R2 & 1R3, Block H Replat
Exhibit N-16	Lots 1R, 2-10, 2X, Block D Replat
Exhibit N-17	Lots 1R1, 2R, 3R, 4R, 5R, Block B
Exhibit N-18	Lots 1R1, 3R, 4R, 5R, Block B Amended Plat

APPENDICES

The following Appendices are attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes:

- Appendix A** Engineer's Report
- Appendix B** Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT

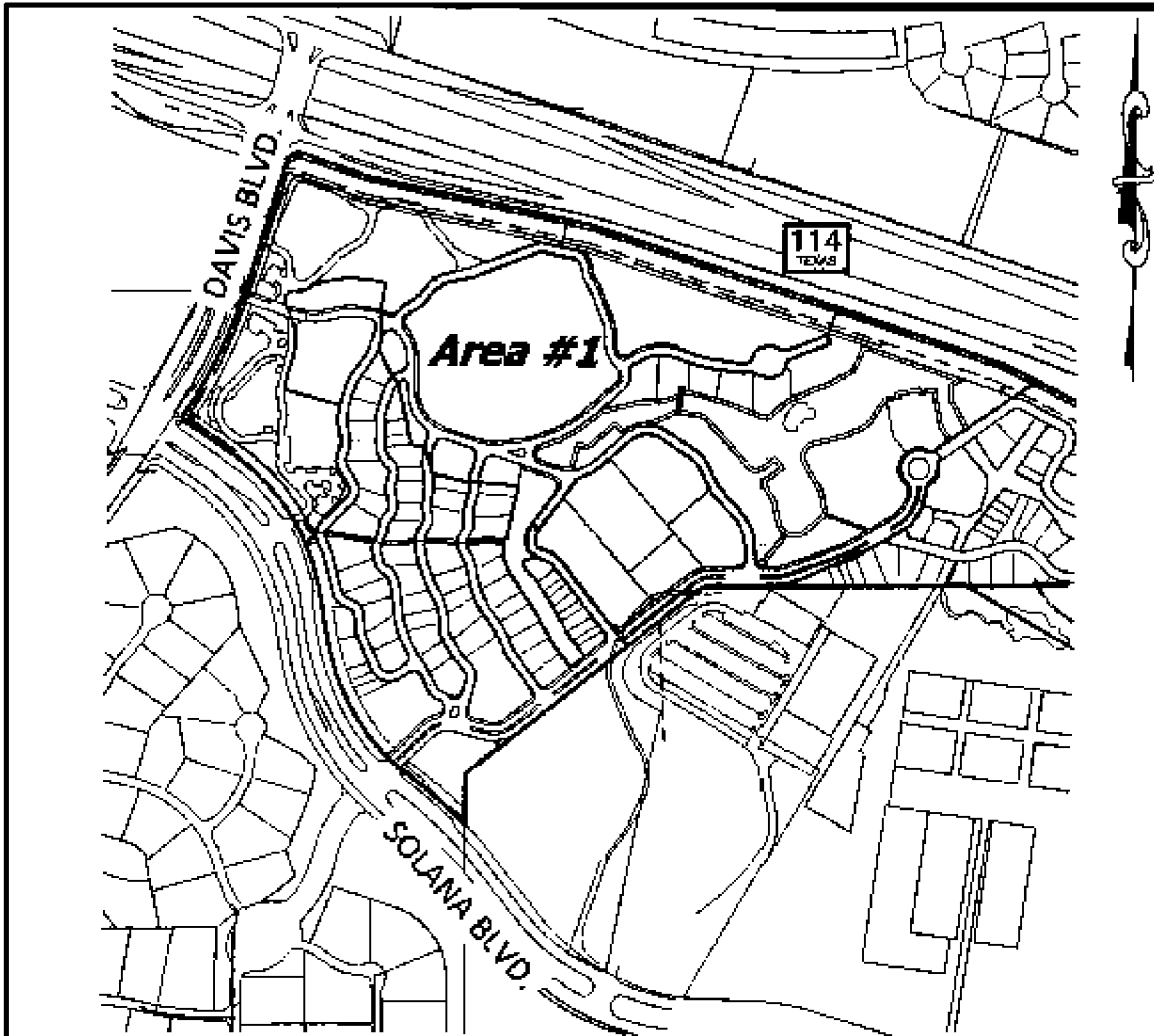


IMPROVEMENT AREA
 COMMON-TO-ALL
 ENTRADA
 TOWN OF WESTLAKE
 TARRANT COUNTY, TEXAS

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	TBPE FTM No. 1798 TRFPLS Form No. 1004770s
	111 Hilditch Drive • Lubbock, TX 79407 P: 806-438-0712 • F: 806-438-0715 810 Ryan Avenue Blvd. Ste 101 • Plano, TX 75075 • P: 972-881-9710 F: 972-880-4043	

DRAWN BY: JCM DATE: 05/14/2014 SCALE: 1"=500' JOB NO. **12139**

EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



**IMPROVEMENT AREA #1
 MIXED USE VILLAGE CORE
 ENTRADA
 TOWN OF WESTLAKE
 TARRANT COUNTY, TEXAS**


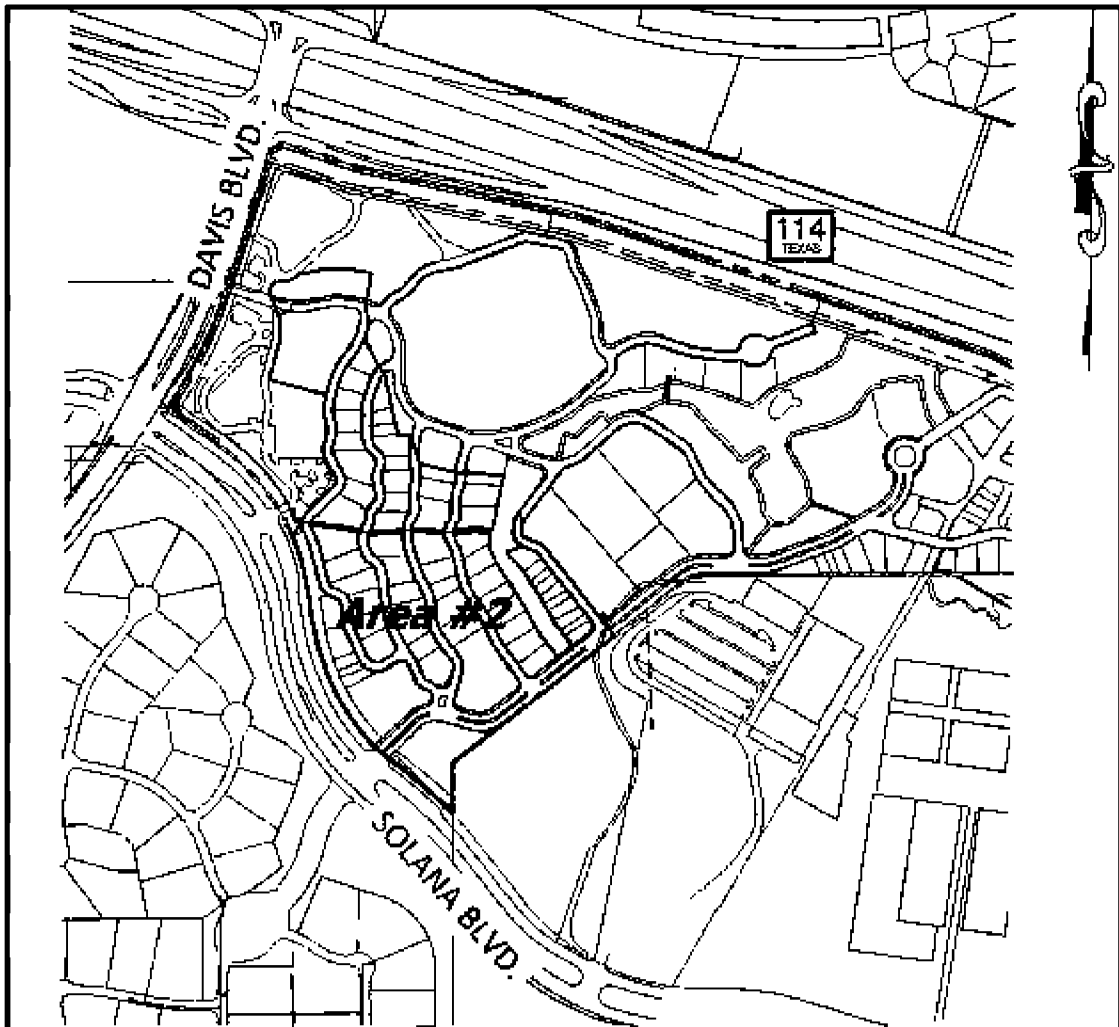
	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	FBPE Firm No. 1786 TEMPL Firm No. 6647680
	111 Ketchikan Drive • Lewisville, TX 74067 • P: 972.456.9732 • F: 972.438.9715 810 Bryan Kubson Blvd. Ste 114 • Ft. Worth, TX 76262 • P: 817.620.4043 • F: 817.620.4043	
DRAWN BY: JCM DATE: 03/14/2014 SCALE: 1"=500' JOB. NO. 12139		

EXHIBIT A-3 – MAP OF IMPROVEMENT AREA #2



**IMPROVEMENT AREA #2
 WEST RESIDENTIAL
 ENTRADA
 TOWN OF WESTLAKE
 TARRANT COUNTY, TEXAS**



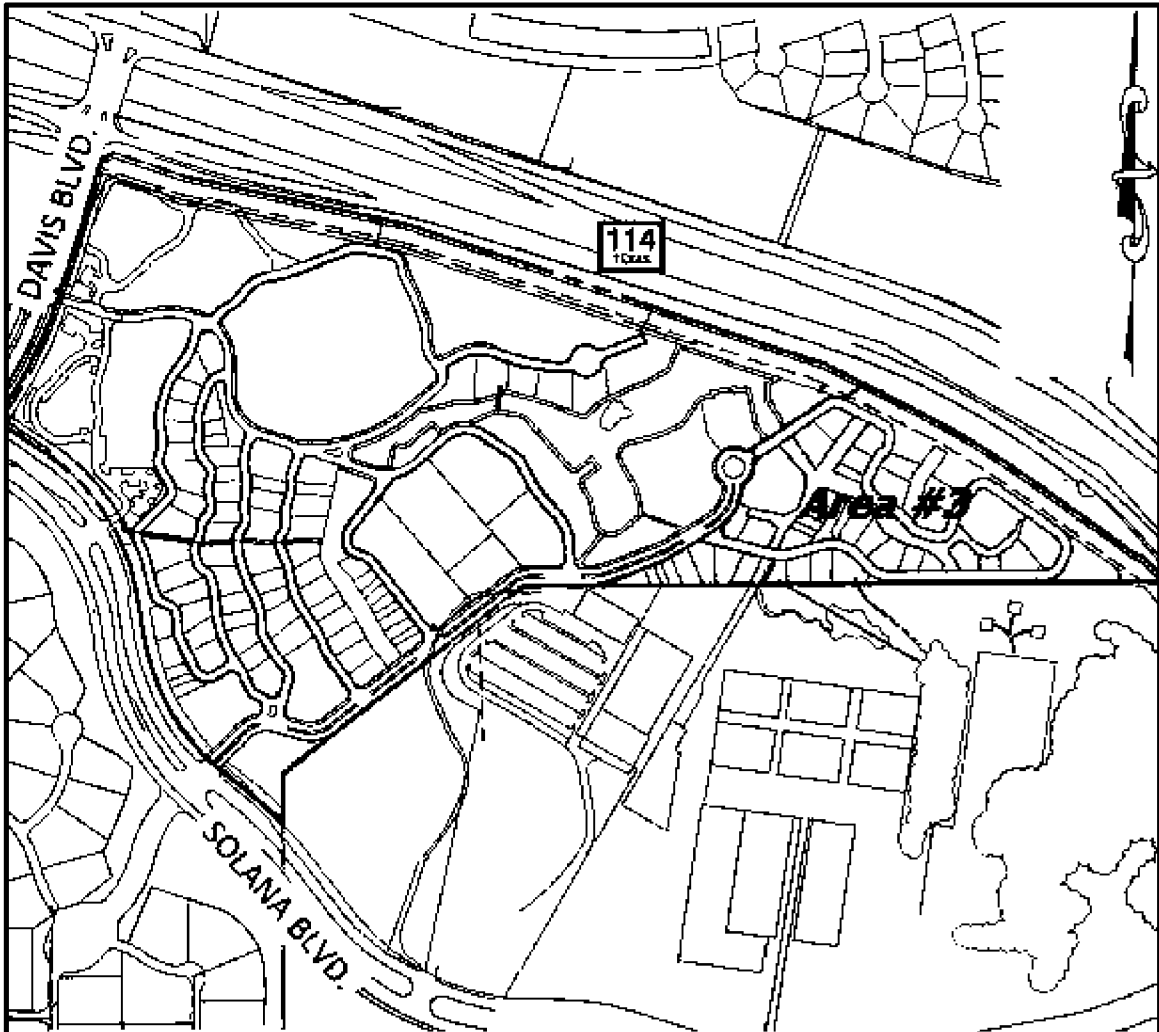
SA SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057 • P: 972.438.8717 • F: 972.436.8710
 510 Bryan Nelson Blvd • Suite 114 • Irving, TX 75038 • P: 469.431.8713 • F: 817.391.4943

TYPE: P-1
 No. 1779
 TEMPL: 1101
 No. 1004/700

DRAWN BY: JCM DATE: 05/14/2014 SCALE: 1"=500' JOB NO. 12139

EXHIBIT A-4 – MAP OF IMPROVEMENT AREA #3



IMPROVEMENT AREA #3
 EAST RESIDENTIAL
 ENTRADA
 TOWN OF WESTLAKE
 TARRANT COUNTY, TEXAS

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	11148 Perm No. 1708 TELPLS P/ps No. 1007790
	111 Wilson Drive • Lewisville, TX 76047 • P: 872.430.8712 • F: 872.438.9675 4100 Ryon/Mohr Blvd, Ste 111 • Rowlett, TX 75088 • P: 848.831.9712 • F: 877.804.4063	
DRAWN BY: JCM DATE: 05/14/2014 SCALE: 1"=500' JOB NO. 12139		

EXHIBIT B-1 – AUTHORIZED IMPROVEMENTS – IMPROVEMENT PROJECT A
--

	Original vs. Revised Budget - Improvement Project A					
	Series 2015 Bonds			Reimbursement Agreement - Part A		
	Original Budget ¹	Revisions	Budget as of 3/31/22 ²	Original Budget ¹	Revisions	Budget as of 3/31/22 ²
Authorized Improvements						
Road	\$ 3,767,430	\$ 1,083,177	\$ 4,850,607	\$ 622,470	\$ -	\$ 622,470
Water Distribution System	890,040	(668,035)	222,005	171,680	-	171,680
Sanitary Sewer	1,531,196	(1,298,927)	232,269	350,100	-	350,100
Storm drainage	1,154,306	(1,154,306)	-	579,566	-	579,566
Landscaping	1,830,501	(661,929)	1,168,572	-	-	-
Duct Bank	640,304	(142,838)	497,466	93,650	-	93,650
Other Costs ³	8,120,860	(1,131,154)	6,989,706	573,896	-	573,896
Parking Facility	-	-	-	-	-	-
Consolidated Wet Utilities Contract	-	3,974,012	3,974,012	-	-	-
	\$ 17,934,637	\$ (1)	\$ 17,934,637	\$ 2,391,362	\$ -	\$ 2,391,362
Bond Issue Costs						
Capitalized Interest	\$ 3,216,750	\$ -	\$ 3,216,750	\$ 218,620	\$ -	\$ 218,620
Debt Service Reserve	2,074,313	-	2,074,313	340,000	-	340,000
Other Bond Issuance Related Costs	2,949,301	-	2,949,301	450,018	-	450,018
	\$ 8,240,364	\$ -	\$ 8,240,364	\$ 1,008,638	\$ -	\$ 1,008,638
Total Uses	\$ 26,175,001	\$ (1)	\$ 26,175,001	\$ 3,400,000	\$ -	\$ 3,400,000

Notes:

1) Budget as shown in the Service and Assessment Plan.

2) The budget for the Authorized Improvements was adjusted in 2022 Annual Service Plan Update as the Authorized Improvements are constructed and the Actual Costs of the Authorized Improvements are determined, per values provided by the Developer.

3) See Appendix B of the Service and Assessment Plan for details.

EXHIBIT B-2 – AUTHORIZED IMPROVEMENTS – IMPROVEMENT PROJECT B

Original vs. Revised Budget - Improvement Project B (Parking Garage)

	Original Budget¹	Revisions	Budget as of 3/31/22²
<i>Authorized Improvements</i>			
Road	\$ -	\$ -	\$ -
Water Distribution System	-	-	-
Sanitary Sewer	-	-	-
Storm Drainage	-	-	-
Landscaping	-	-	-
Duct Bank	-	-	-
Other Costs ³	-	-	-
Parking Facility	6,160,000	-	6,160,000
	<u>\$ 6,160,000</u>	<u>\$ -</u>	<u>\$ 6,160,000</u>
<i>Bond issue costs</i>			
Capitalized Interest	\$ 170,000	\$ -	\$ 170,000
Debt Service Reserve	242,500	-	242,500
Other Bond Issuance Related Costs	242,500	-	242,500
	<u>\$ 655,000</u>	<u>\$ -</u>	<u>\$ 655,000</u>
Total Uses	\$ 6,815,000	\$ -	\$ 6,815,000

Notes:

- 1) Budget as shown in the Service and Assessment Plan.
- 2) The budget for the Authorized Improvements was adjusted in the 2022 Annual Service Plan Update as the Authorized Improvements are constructed and the Actual Costs of the Authorized Improvements are determined.
- 3) See Appendix B of Service and Assessment Plan for details.

EXHIBIT C-1 – SERVICE PLAN

Annual Installment Due		Improvement Area #1				
		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 359,806.46	\$ 378,302.99	\$ 403,391.77	\$ 428,626.92	\$ 454,017.00
Interest		\$ 920,122.17	900,189.63	877,133.85	852,548.13	826,423.91
	(1)	\$ 1,279,928.63	\$ 1,278,492.62	\$ 1,280,525.62	\$ 1,281,175.05	\$ 1,280,440.91
Delinquency & Prepayment Reserve	(2)	\$ 66,330.69	\$ 64,733.33	\$ 63,055.30	\$ 61,264.32	\$ 59,360.40
Administrative Expenses	(3)	\$ 54,747.27	\$ 55,842.22	\$ 56,959.06	\$ 58,098.24	\$ 59,260.21
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,401,006.59	\$ 1,399,068.17	\$ 1,400,539.98	\$ 1,400,537.62	\$ 1,399,061.52

Annual Installment Due		Improvement Area #2				
		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 94,110.38	\$ 98,863.43	\$ 105,517.70	\$ 112,171.97	\$ 118,826.24
Interest		\$ 243,684.09	238,508.02	232,452.64	225,989.68	219,119.15
	(1)	\$ 337,794.47	\$ 337,371.45	\$ 337,970.34	\$ 338,161.65	\$ 337,945.38
Delinquency & Prepayment Reserve	(2)	\$ 19,539.79	\$ 19,069.23	\$ 18,574.92	\$ 18,047.33	\$ 17,486.47
Administrative Expenses	(3)	\$ 13,866.31	\$ 14,143.64	\$ 14,426.51	\$ 14,715.04	\$ 15,009.34
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 371,200.57	\$ 370,584.32	\$ 370,971.76	\$ 370,924.02	\$ 370,441.19

Annual Installment Due		Improvement Area #3				
		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 81,418.03	\$ 85,530.06	\$ 91,286.89	\$ 97,043.72	\$ 102,800.55
Interest		210,819.25	206,341.26	201,102.54	195,511.22	189,567.29
	(1)	\$ 292,237.28	\$ 291,871.31	\$ 292,389.43	\$ 292,554.94	\$ 292,367.84
Delinquency & Prepayment Reserve	(2)	\$ 16,904.52	\$ 16,497.43	\$ 16,069.78	\$ 15,613.35	\$ 15,128.13
Administrative Expenses	(3)	\$ 12,656.17	\$ 12,909.29	\$ 13,167.48	\$ 13,430.83	\$ 13,699.45
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 321,797.98	\$ 321,278.04	\$ 321,626.69	\$ 321,599.11	\$ 321,195.41

Annual Installment Due		PID Total				
		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 535,334.87	\$ 562,696.48	\$ 600,196.36	\$ 637,842.60	\$ 675,643.79
Interest		1,374,625.51	1,345,038.91	1,310,689.03	1,274,049.03	1,235,110.35
	(1)	\$ 1,909,960.39	\$ 1,907,735.39	\$ 1,910,885.39	\$ 1,911,891.64	\$ 1,910,754.14
Delinquency & Prepayment Reserve	(2)	\$ 102,775.00	\$ 100,300.00	\$ 97,700.00	\$ 94,925.00	\$ 91,975.00
Administrative Expenses	(3)	\$ 81,269.75	\$ 82,895.15	\$ 84,553.05	\$ 86,244.11	\$ 87,968.99
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 2,094,005.14	\$ 2,090,930.53	\$ 2,093,138.43	\$ 2,093,060.74	\$ 2,090,698.13

EXHIBIT C-2 – REIMBURSEMENT AGREEMENT – PART A REDUCTION OF ASSESSMENT

Reimbursement Agreement - Part A Reduction in Assessment Since Levy	
Reimbursement Agreement - Part A Principal as of 2023 SAP Update	\$ 3,302,000.00
Reduction in Principal due to Public Improvements not Constructed	\$ 3,302,000.00
Net Outstanding Assessment	-

EXHIBIT D – SOURCES AND USES OF FUNDS
--

	Improvement Project A Series 2015 Bonds	Improvement Project B Deferred Assessment Part B	Total Estimated Authorized Improvements
Sources of Funds			
Estimated Bond par amount	\$ 26,175,000	\$ 2,425,000	\$ 28,600,000
Developer funds	\$ -	\$ 4,390,000	\$ 4,390,000
Total Sources	\$ 26,175,000	\$ 6,815,000	\$ 32,990,000
Uses of Funds			
Authorized Improvements			
Road improvements	\$ 3,767,430	\$ -	\$ 3,767,430
Water distribution system improvements	\$ 890,040	\$ -	\$ 890,040
Sanitary sewer improvements	\$ 1,531,196	\$ -	\$ 1,531,196
Storm drainage improvements	\$ 1,154,306	\$ -	\$ 1,154,306
Landscaping improvements	\$ 1,830,501	\$ -	\$ 1,830,501
Duct bank improvements	\$ 640,304	\$ -	\$ 640,304
Other costs (See Appendix B)	\$ 8,120,860	\$ -	\$ 8,120,860
Parking facility improvement	\$ -	\$ 6,160,000	\$ 6,160,000
Subtotal	\$ 17,934,637	\$ 6,160,000	\$ 24,094,637
Bond issue costs			
Capitalized interest	\$ 3,216,750	\$ 170,000	\$ 3,386,750
Debt service reserve	\$ 2,074,313	\$ 242,500	\$ 2,316,813
Other Bond issuance related costs	\$ 2,949,301	\$ 242,500	\$ 3,191,801
Subtotal	\$ 8,240,364	\$ 655,000	\$ 8,895,364
Total Uses	\$ 26,175,001	\$ 6,815,000	\$ 32,990,001

EXHIBIT E-1 – EQUIVALENT UNITS

		Improvement Area #1								
2023	2024	Proposed Use ^[a]	Units/ Sq. Ft.	Land Use Class	EU Factor	Total EU	Annual Installment		Outstanding	
Property ID	Property ID		1/31/25	Assessment						
42447079	42447079	Commercial - Retail	2,200	10	0.22	0.48	\$	2,089	\$ 22,140.35	
42447052	42447052	Commercial - Retail	1,200	10	0.22	0.26	\$	1,139	\$ 12,076.55	
42447061	42447061	Commercial - Office	24,000	11	0.20	4.80	\$	20,713	\$ 219,573.70	
42229993	42229993	Commercial - Retail	7,000	10	0.22	1.54	\$	6,645	\$ 70,446.56	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	3	2	0.62	1.86	\$	8,026	\$ 85,084.81	
		Condo (Under 2,500 sq. ft.)	6	3	0.60	3.60	\$	15,535	\$ 164,680.28	
42230002	42230002	Commercial - Retail	3,460	10	0.22	0.76	\$	3,285	\$ 34,820.73	
42230011	42230011	Commercial - Retail	14,770	10	0.22	3.25	\$	14,022	\$ 148,642.25	
42230029	42230029	Commercial - Office	3,100	11	0.20	0.62	\$	2,675	\$ 28,361.60	
42230037	42230037	Commercial - Office	2,300	11	0.20	0.46	\$	1,985	\$ 21,042.48	
42229977	42229977	Commercial - Retail	12,100	10	0.22	2.66	\$	11,487	\$ 121,771.91	
42229985	42229985	Commercial - Retail	3,600	10	0.22	0.79	\$	3,418	\$ 36,229.66	
42402792	42400421	Commercial - Office	37,000	11	0.20	7.40	\$	31,933	\$ 338,509.46	
42400439	42400439	Commercial - Office	80,000	11	0.20	16.00	\$	69,043	\$ 731,912.34	
42402318	42402318	Commercial - Hospitality	79,426	12	0.21	16.68	\$	71,975	\$ 762,993.91	
42402326	42402326	Public	-	-	-	-	\$	-	\$ -	
42402334	42402334	Condo (2,500 sq. ft. to 3,600 sq. ft.)	12	6	0.52	6.24	\$	26,907	\$ 285,238.24	
		Commercial - Retail	12,000	10	0.22	2.64	\$	11,392	\$ 120,765.54	
42402679	43052323	Commercial - Office	3,000	11	0.20	0.60	\$	2,589	\$ 27,446.71	
42402555	43009401	Commercial - Office	3,000	11	0.20	0.60	\$	2,589	\$ 27,446.71	
42837489	42837489	Commercial - Office	5,000	11	0.20	1.00	\$	4,315	\$ 45,744.52	
42402351	42402351	Condo (2,500 sq. ft. to 3,600 sq. ft.)	9	6	0.52	4.68	\$	20,180	\$ 213,928.68	
42402342	42402342	Condo (2,500 sq. ft. to 3,600 sq. ft.)	22	6	0.52	11.43	\$	49,330	\$ 522,936.78	
42402369	42402369	Commercial - Hospitality	42,361	12	0.21	8.90	\$	38,387	\$ 406,934.57	
42616733	42400404	Commercial - Hospitality	19,139	12	0.21	4.02	\$	17,344	\$ 183,855.92	
42402377	42402377	Commercial - Retail	20,200	10	0.22	4.44	\$	19,177	\$ 203,288.65	
42402385	42402385	Commercial - Retail	5,000	10	0.22	1.10	\$	4,747	\$ 50,318.97	
42402393	42402393	Commercial - Retail	8,000	10	0.22	1.76	\$	7,595	\$ 80,510.36	
42402423	42402423	Commercial - Retail	2,100	10	0.22	0.46	\$	1,994	\$ 21,133.97	
42402407	42402407	Commercial - Retail	15,000	10	0.22	3.30	\$	14,240	\$ 150,956.92	
42402415	42402415	Commercial - Retail	12,500	10	0.22	2.75	\$	11,867	\$ 125,797.43	
42402831	42402831	Commercial - Retail	21,900	10	0.22	4.82	\$	20,791	\$ 220,397.10	
42402741	43049667	Commercial - Retail	5,000	10	0.22	1.10	\$	4,747	\$ 50,318.97	
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	25,891	\$ 274,467.13	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	6	2	0.62	3.72	\$	16,053	\$ 170,169.62	
43049675		Public	-	-	-	-	\$	-		
42402822	42402822	Commercial - Institutional	33,000	13	0.19	6.27	\$	27,056	\$ 286,818.15	
42346426	42346426	Commercial - Office	22,000	11	0.20	4.40	\$	18,987	\$ 201,275.89	
42402784	42402784	Commercial - Retail	37,800	10	0.22	8.32	\$	35,885	\$ 380,411.44	
		Condo (More than 3,600 sq. ft.)	20	1	1.00	20.00	\$	86,304	\$ 914,890.42	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	39	2	0.62	24.18	\$	104,342	\$ 1,106,102.52	
42402768	42402768	Commercial - Retail	23,400	10	0.22	5.15	\$	22,215	\$ 235,492.79	
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	25,891	\$ 274,467.13	
42402776	42402776	Commercial - Retail	23,400	10	0.22	5.15	\$	22,215	\$ 235,492.79	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	8	2	0.62	4.96	\$	21,403	\$ 226,892.82	
42402695	42402695	Commercial - Hospitality	97,000	12	0.21	20.37	\$	87,901	\$ 931,815.89	
42402709	42402709	Commercial - Hospitality	97,000	12	0.21	20.37	\$	87,901	\$ 931,815.89	
42402750	42402750	Commercial - Retail	5,000	10	0.22	1.10	\$	4,747	\$ 50,318.97	
		Condo (More than 3,600 sq. ft.)	6	1	1.00	6.00	\$	25,891	\$ 274,467.13	
		Condo (2,500 sq. ft. to 3,600 sq. ft.)	15	2	0.62	9.30	\$	40,131	\$ 425,424.05	
42402717	42402717	Commercial - Institutional	100,000	13	0.19	19.00	\$	81,989	\$ 869,145.90	
42402725	42402725	Commercial - Institutional	131,600	13	0.19	25.00	\$	107,897	\$ 1,143,796.00	
42447125	42447095	Commercial - Office	-	11	0.20	-	\$	-	\$ -	
		Commercial - Office	3,000	11	0.20	0.60	\$	2,589	\$ 27,446.71	
42400447	42400447	Commercial - Office	36,000	11	0.20	7.20	\$	31,069	\$ 329,360.55	
Total - IA #1:							324.09	\$	1,398,519	\$ 14,825,378.43

[a] The proposed uses for each Property ID are provided by the Developer.

Improvement Area #2									
2023	2024	Proposed Use ^(a)	Units/	Land Use	EU	Total EU	Annual Installment		Outstanding
Property ID	Property ID		Sq. Ft.	Class	Factor		1/31/25	Assessment	
42229969	42229969	Villa - West Residential (Under 2,500 sq. ft.)	24	6	0.52	12.47	\$	47,437.73	\$ 498,402.27
42402687	43049721	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049730	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049748	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049756	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049764	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049772	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049781	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$	2,604.50	\$ 27,364.07
	43049799	Public	-	-	-	-	\$	-	\$ -
42874023	42874023	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	6	5	0.68	4.11	\$	15,627.01	\$ 164,184.41
42402636	42874031	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402644	42874040	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402652	43051327	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402661	43052242	Villa - West Residential (Under 2,500 sq. ft.)	15	6	0.52	7.79	\$	29,648.58	\$ 311,501.42
	43052251	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052269	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052277	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052285	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052293	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052307	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
	43052315	Villa - West Residential (Under 2,500 sq. ft.)	6	0.52	-	-	\$	-	\$ -
42894156	42894156	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894164	42894164	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894172	42894172	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894181	42894181	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894199	42894199	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894202	42894202	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894211	42894211	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894229	42894229	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894237	42894237	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894245	42894245	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894253	42894253	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894261	42894261	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894270	42894270	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42894288	42894288	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402504	43009266	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402512	43009274	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402521	43009282	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402539	43009291	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42402547	43009304	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	15	5	0.68	10.27	\$	39,067.51	\$ 410,461.03
	43009312	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009321	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009339	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009347	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009355	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009363	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009371	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009380	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
	43009398	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	5	0.68	-	-	\$	-	\$ -
42837454	42837454	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42837462	42837462	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42837471	42837471	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$	3,803.87	\$ 39,965.14
42863056	42863056	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863064	42863064	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863072	42863072	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863081	42863081	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863099	42863099	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863102	42863102	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863111	42863111	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863129	42863129	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863137	42863137	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76
42863145	42863145	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$	1,976.57	\$ 20,766.76

Improvement Area #2									
2023 Property ID	2024 Property ID	Proposed Use ^[a]	Units/ Sq. Ft.	Land Use Class	EU Factor	Total EU	Annual Installment 1/31/25	Outstanding Assessment	
42509121	42509121	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42509139	42509139	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42509147	42509147	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42791926	42791926	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42791934	42791934	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42791942	42791942	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42791951	42791951	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42509198	42509198	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42509201	42509201	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42509210	42509210	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42509228	42509228	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42509236	42509236	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42509244	42509244	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42509252	42509252	Villa - West Residential (More than 3,600 sq. ft.)	1	4	1.00	1.00	\$ 3,803.87	\$ 39,965.14	
42424583	42424583	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$ 1,976.57	\$ 20,766.76	
42424591	42424591	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$ 1,976.57	\$ 20,766.76	
42424605	42424605	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424613	42424613	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$ 1,976.57	\$ 20,766.76	
42424621	42424621	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424630	42424630	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424648	42424648	Villa - West Residential (Under 2,500 sq. ft.)	1	6	0.52	0.52	\$ 1,976.57	\$ 20,766.76	
42424656	42424656	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424664	42424664	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424672	42424672	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424681	42424681	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42424699	42424699	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331160	42331160	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331178	42331178	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331186	42331186	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331194	42331194	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331208	42331208	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
42331216	42331216	Villa - West Residential (2,500 sq. ft. to 3,600 sq. ft.)	1	5	0.68	0.68	\$ 2,604.50	\$ 27,364.07	
			133	Total - IA #2:		92.72	\$ 352,697	\$ 3,705,599.20	

[a] The proposed uses for each Property ID are provided by the Developer.

Improvement Area #3									
2023 Property ID	2024 Property ID	Proposed Use ^[a]	Units/ Sq. Ft.	Land Use Class	EU Factor	Total EU	Annual Installment 1/31/25	Outstanding Assessment	
42402822	42402822	Villa - East Residential (More than 3,600 sq. ft.)	21	7	1.00	21.00	\$ 119,733.48	\$ 1,257,955.22	
		Villa - East Residential (2,500 sq. ft. to 3,600 sq. ft.)	23	8	0.68	15.64	\$ 89,172.93	\$ 936,877.12	
		Villa - East Residential (Under 2,500 sq. ft.)	36	9	0.55	19.80	\$ 112,891.57	\$ 1,186,072.06	
			80	Total - IA #3:		56.44	\$ 321,797.98	\$ 3,380,904.40	

[a] The proposed uses for each Property ID are provided by the Developer.

EXHIBIT E-2 – LAND USE CLASSES

Improvement Area #1			
Type	Equivalent Units		
	Planned No. of Units	EU Factor	Total EU
Land Use Class 1	38.00	1.00	38.00
Land Use Class 2	71.00	0.62	44.02
Land Use Class 3	6.00	0.60	3.60
Land Use Class 10	372.10	0.22	81.86
Land Use Class 11	266.10	0.20	53.22
Land Use Class 12	255.50	0.21	53.66
Land Use Class 13	264.60	0.19	50.27
			324.63

Improvement Area #2			
Type	Equivalent Units		
	Planned No. of Units	EU Factor	Total EU
Land Use Class 4	42.00	1.00	42.00
Land Use Class 5	16.00	0.68	10.96
Land Use Class 6	69.00	0.52	35.85
			88.81

Improvement Area #3			
Type	Equivalent Units		
	Planned No. of Units	EU Factor	Total EU
Land Use Class 7	21.00	1.00	21.00
Land Use Class 8	23.00	0.68	15.64
Land Use Class 9	36.00	0.55	19.80
			56.44

Total - All Improvement Areas: 469.88

EXHIBIT F – DISTRICT ASSESSMENT ROLL

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
42229969	WESTLAKE ENTRADA Block M Lot 1	ARTA DR		\$ 498,402.27	\$ 47,437.73
42229977	WESTLAKE ENTRADA Block M Lot 2R PLAT D216204548	26 ARTA DR		\$ 121,771.91	\$ 11,487.08
42229985	WESTLAKE ENTRADA Block M Lot 3R PLAT D216204548	22 ARTA DR		\$ 36,229.66	\$ 3,417.64
42229993	WESTLAKE ENTRADA Block N Lot 1	49 ARTA DR		\$ 320,211.65	\$ 30,206.45
42230002	WESTLAKE ENTRADA Block N Lot 2	41 ARTA DR		\$ 34,820.73	\$ 3,284.74
42230011	WESTLAKE ENTRADA Block N Lot 3	35 ARTA DR		\$ 148,642.25	\$ 14,021.83
42230029	WESTLAKE ENTRADA Block N Lot 4	ARTA DR		\$ 28,361.60	\$ 2,675.43
42230037	WESTLAKE ENTRADA Block N Lot 5	25 ARTA DR		\$ 21,042.48	\$ 1,985.00
42230045	WESTLAKE ENTRADA Block N Lot 6X OPEN SPACE	DAVIS BLVD	[c]	\$ -	\$ -
42331160	WESTLAKE ENTRADA Block J Lot 11	76 CORTES DR		\$ 27,364.07	\$ 2,604.50
42331178	WESTLAKE ENTRADA Block J Lot 12	74 CORTES DR		\$ 27,364.07	\$ 2,604.50
42331186	WESTLAKE ENTRADA Block J Lot 13	72 CORTES DR		\$ 27,364.07	\$ 2,604.50
42331194	WESTLAKE ENTRADA Block J Lot 14	5 CARDONA DR		\$ 27,364.07	\$ 2,604.50
42331208	WESTLAKE ENTRADA Block J Lot 15	7 CATALONIA DR		\$ 27,364.07	\$ 2,604.50
42331216	WESTLAKE ENTRADA Block J Lot 16	9 CATALONIA DR		\$ 27,364.07	\$ 2,604.50
42331224	WESTLAKE ENTRADA Block J Lot 17X OPEN SPACE	CATALONIA CT	[c]	\$ -	\$ -
42331232	WESTLAKE ENTRADA Block J Lot 18X OPEN SPACE	CATALONIA CT	[c]	\$ -	\$ -
42331241	WESTLAKE ENTRADA Block J Lot 19X OPEN SPACE	CATALONIA CT	[c]	\$ -	\$ -
42331259	WESTLAKE ENTRADA Block J Lot 20X PRIVATE STREET	CATALONIA CT	[c]	\$ -	\$ -
42331283	WESTLAKE ENTRADA Block S Lot 1X OPEN SPACE	CORTES	[c]	\$ -	\$ -
42346426	WESTLAKE ENTRADA - CORTES Block L Lot 6	34 CORTES		\$ 201,275.89	\$ 18,986.91
42346434	WESTLAKE ENTRADA - CORTES Block S Lot 2X OPEN SPACE	CORTES	[c]	\$ -	\$ -
42400366	WESTLAKE ENTRADA Block B Lot 1R SCHOOL BOUNDARY SPLIT	75 ARAGON	[d]	\$ -	\$ -
42400374	WESTLAKE ENTRADA Block B Lot 2 SCHOOL BOUNDARY SPLIT	67 ARAGON	[d]	\$ -	\$ -
42400382	WESTLAKE ENTRADA Block B Lot 4 SCHOOL BOUNDARY SPLIT	82 GIRONA	[d]	\$ -	\$ -
42400391	WESTLAKE ENTRADA Block B Lot 5 SCHOOL BOUNDARY SPLIT	ARAGON	[d]	\$ -	\$ -
42400404	WESTLAKE ENTRADA Block C Lot 1A SCHOOL BOUNDARY SPLIT	64 TARRAGONA		\$ 183,855.92	\$ 17,343.64
42400412	WESTLAKE ENTRADA Block C Lot 2 SCHOOL BOUNDARY SPLIT	56 TARRAGONA	[d]	\$ -	\$ -
42400421	WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT	94 GIRONA		\$ 338,509.46	\$ 31,932.53
42400439	WESTLAKE ENTRADA Block P Lot 2	91 ANDORRA		\$ 731,912.34	\$ 69,043.31

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
42400447	WESTLAKE ENTRADA Block P Lot 3	74 ARAGON		\$ 329,360.55	\$ 31,069.49
42400455	WESTLAKE ENTRADA Block P Lot 4X OPEN SPACE SCHOOL BOUNDARY SPLIT	STATE HWY 114	[c]	\$ -	\$ -
42402318	WESTLAKE ENTRADA Block B Lot 1R SCHOOL BOUNDARY SPLIT	75 ARAGON		\$ 762,993.91	\$ 71,975.32
42402326	WESTLAKE ENTRADA Block B Lot 2 SCHOOL BOUNDARY SPLIT	67 ARAGON		\$ -	\$ -
42402334	WESTLAKE ENTRADA Block B Lot 3	68 ARAGON		\$ 406,003.78	\$ 38,299.46
42402342	WESTLAKE ENTRADA Block B Lot 4	82 GIRONA		\$ 522,936.78	\$ 49,330.07
42402351	WESTLAKE ENTRADA Block B Lot 5 SCHOOL BOUNDARY SPLIT	63 TARRAGONA		\$ 213,928.68	\$ 20,180.48
42402369	WESTLAKE ENTRADA Block C Lot 1A SCHOOL BOUNDARY SPLIT	64 TARRAGONA		\$ 406,934.57	\$ 38,387.26
42402377	WESTLAKE ENTRADA Block C Lot 2	56 TARRAGONA		\$ 203,288.65	\$ 19,176.78
42402385	WESTLAKE ENTRADA Block C Lot 3A	43 TARRAGONA		\$ 50,318.97	\$ 4,746.73
42402393	WESTLAKE ENTRADA Block C Lot 3B	35 TARRAGONA		\$ 80,510.36	\$ 7,594.76
42402407	WESTLAKE ENTRADA Block C Lot 4	55 TARRAGONA		\$ 150,956.92	\$ 14,240.18
42402415	WESTLAKE ENTRADA Block C Lot 5	63 TARRAGONA		\$ 125,797.43	\$ 11,866.82
42402423	WESTLAKE ENTRADA Block C Lot 6X OPEN SPACE	49 TARRAGONA		\$ 21,133.97	\$ 1,993.63
42402636	WESTLAKE ENTRADA Block H Lot 2	24 CATALONIA		\$ -	\$ -
42402644	WESTLAKE ENTRADA Block H Lot 3	26 CATALONIA		\$ -	\$ -
42402695	WESTLAKE ENTRADA Block K Lot 1	53 GIRONA		\$ 931,815.89	\$ 87,900.76
42402709	WESTLAKE ENTRADA Block K Lot 2	49 GIRONA		\$ 931,815.89	\$ 87,900.76
42402717	WESTLAKE ENTRADA Block K Lot 3	50 CORTES		\$ 869,145.90	\$ 81,988.93
42402725	WESTLAKE ENTRADA Block K Lot 4	20 COSTA BRAVA		\$ 1,143,796.00	\$ 107,897.43
42402733	WESTLAKE ENTRADA Block K Lot 5	59 GIRONA	[c]	\$ -	\$ -
42402750	WESTLAKE ENTRADA Block L Lot 2	48 GIRONA		\$ 750,210.14	\$ 70,769.39
42402768	WESTLAKE ENTRADA Block L Lot 3	46 CORTES		\$ 509,959.92	\$ 48,105.93
42402776	WESTLAKE ENTRADA Block L Lot 4	42 CORTES		\$ 462,385.62	\$ 43,618.11
42402784	WESTLAKE ENTRADA Block L Lot 5	38 CORTES		\$ 2,401,404.37	\$ 226,531.10
42402792	WESTLAKE ENTRADA Block P Lot 1 SCHOOL BOUNDARY SPLIT	94 GIRONA		\$ -	\$ -
42402806	WESTLAKE ENTRADA Block P Lot 4X OPEN SPACE SCHOOL BOUNDARY SPLIT	STATE HWY 114	[c]	\$ -	\$ -
42402814	WESTLAKE ENTRADA Block P Lot 5X OPEN SPACE	ARAGON	[c]	\$ -	\$ -
42402822	WESTLAKE ENTRADA Block Q Lot 1	STATE HWY 114		\$ 3,667,722.55	\$ 348,854.32
42402831	WESTLAKE ENTRADA Block R Lot 1	58 GIRONA		\$ 220,397.10	\$ 20,790.67

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
42424567	WESTLAKE ENTRADA Block I Lot 1XRR PRIVATE ACCESS	PIEDRA CT	[c]	\$ -	\$ -
42424575	WESTLAKE ENTRADA Block I Lot 2XRR OPEN SPACE	SOLINA BLVD	[c]	\$ -	\$ -
42424583	WESTLAKE ENTRADA Block I Lot 3R	75 CORTES		\$ 20,766.76	\$ 1,976.57
42424591	WESTLAKE ENTRADA Block I Lot 4R	73 CORTES		\$ 20,766.76	\$ 1,976.57
42424605	WESTLAKE ENTRADA Block I Lot 5R	71 CORTES		\$ 27,364.07	\$ 2,604.50
42424613	WESTLAKE ENTRADA Block I Lot 6R	69 CORTES		\$ 20,766.76	\$ 1,976.57
42424621	WESTLAKE ENTRADA Block I Lot 7R	67 CORTES		\$ 27,364.07	\$ 2,604.50
42424630	WESTLAKE ENTRADA Block I Lot 8R	65 CORTES		\$ 27,364.07	\$ 2,604.50
42424648	WESTLAKE ENTRADA Block I Lot 9R	63 CORTES		\$ 20,766.76	\$ 1,976.57
42424656	WESTLAKE ENTRADA Block I Lot 10R	61 CORTES		\$ 27,364.07	\$ 2,604.50
42424664	WESTLAKE ENTRADA Block I Lot 11R	59 CORTES		\$ 27,364.07	\$ 2,604.50
42424672	WESTLAKE ENTRADA Block I Lot 12R	1 PIEDRA CT		\$ 27,364.07	\$ 2,604.50
42424681	WESTLAKE ENTRADA Block I Lot 13R	3 PIEDRA CT		\$ 27,364.07	\$ 2,604.50
42424699	WESTLAKE ENTRADA Block I Lot 14R	5 PIEDRA CT		\$ 27,364.07	\$ 2,604.50
42424702	WESTLAKE ENTRADA Block I Lot 15XR OPEN SPACE	PIEDRA CT	[c]	\$ -	\$ -
42447052	WESTLAKE ENTRADA Block A Lot 1R	76 ANDORRA		\$ 12,076.55	\$ 1,139.21
42447061	WESTLAKE ENTRADA Block A Lot 2	72 ROSES		\$ 219,573.70	\$ 20,712.99
42447079	WESTLAKE ENTRADA Block A Lot 3	78 ANDORRA		\$ 22,140.35	\$ 2,088.56
42447087	WESTLAKE ENTRADA Block A Lot 4 OPEN SPACE	ANDORRA	[c]	\$ -	\$ -
42447095	WESTLAKE ENTRADA Block O Lot 1R SCHOOL BOUNDARY SPLIT	65 ANDORRA DR	[d]	\$ 27,446.71	\$ 2,589.12
42447109	WESTLAKE ENTRADA Block O Lot 2RX OPEN SPACE	DAVIS BLVD	[c]	\$ -	\$ -
42447117	WESTLAKE ENTRADA Block O Lot 3RX OPEN SPACE	STATE HWY 114	[c]	\$ -	\$ -
42447125	WESTLAKE ENTRADA Block O Lot 1R SCHOOL BOUNDARY SPLIT	65 ANDORRA DR		\$ -	\$ -
42509121	WESTLAKE ENTRADA Block E Lot 1R	2 COMILLAS DR		\$ 39,965.14	\$ 3,803.87
42509139	WESTLAKE ENTRADA Block E Lot 2	4 COMILLAS DR		\$ 39,965.14	\$ 3,803.87
42509147	WESTLAKE ENTRADA Block E Lot 3	6 COMILLAS DR		\$ 27,364.07	\$ 2,604.50
42509198	WESTLAKE ENTRADA Block E Lot 8	18 COMILLAS CT		\$ 27,364.07	\$ 2,604.50
42509201	WESTLAKE ENTRADA Block E Lot 9	22 COMILLAS CT		\$ 39,965.14	\$ 3,803.87
42509210	WESTLAKE ENTRADA Block E Lot 10	13 COMILLAS CT		\$ 27,364.07	\$ 2,604.50
42509228	WESTLAKE ENTRADA Block E Lot 11	17 COMILLAS CT		\$ 27,364.07	\$ 2,604.50

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
42509236	WESTLAKE ENTRADA Block E Lot 12	24 COMILLAS CT		\$ 39,965.14	\$ 3,803.87
42509244	WESTLAKE ENTRADA Block E Lot 13	26 COMILLAS DR		\$ 39,965.14	\$ 3,803.87
42509252	WESTLAKE ENTRADA Block E Lot 14	28 COMILLAS DR		\$ 39,965.14	\$ 3,803.87
42509261	WESTLAKE ENTRADA Block E Lot 19X OPEN SPACE	24 COMILLAS CT	[c]	\$ -	\$ -
42509279	WESTLAKE ENTRADA Block E Lot 20X PRIVATE STREET	COMILLAS CT	[c]	\$ -	\$ -
42616725	WESTLAKE ENTRADA Block C Lot 1B SCHOOL BOUNDARY SPLIT	TARRAGONA	[d]	\$ -	\$ -
42616733	WESTLAKE ENTRADA Block C Lot 1B SCHOOL BOUNDARY SPLIT	TARRAGONA		\$ -	\$ -
42791926	WESTLAKE ENTRADA Block E Lot 4R	8 COMILLAS CT		\$ 39,965.14	\$ 3,803.87
42791934	WESTLAKE ENTRADA Block E Lot 5R	10 COMILLAS CT		\$ 39,965.14	\$ 3,803.87
42791942	WESTLAKE ENTRADA Block E Lot 6R	12 COMILLAS CT		\$ 39,965.14	\$ 3,803.87
42791951	WESTLAKE ENTRADA Block E Lot 7R	16 COMILLAS CT		\$ 27,364.07	\$ 2,604.50
42837454	WESTLAKE ENTRADA Block E Lot 15A	34 COMILLAS		\$ 39,965.14	\$ 3,803.87
42837462	WESTLAKE ENTRADA Block E Lot 16A	36 COMILLAS		\$ 39,965.14	\$ 3,803.87
42837471	WESTLAKE ENTRADA Block E Lot 17A	38 COMILLAS		\$ 39,965.14	\$ 3,803.87
42837489	WESTLAKE ENTRADA Block E Lot 18XA OPEN SPACE	GIRONA		\$ 45,744.52	\$ 4,315.21
42863056	WESTLAKE ENTRADA Block D Lot 1R	1 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863064	WESTLAKE ENTRADA Block D Lot 2	5 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863072	WESTLAKE ENTRADA Block D Lot 3	9 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863081	WESTLAKE ENTRADA Block D Lot 4	13 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863099	WESTLAKE ENTRADA Block D Lot 5	17 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863102	WESTLAKE ENTRADA Block D Lot 6	21 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863111	WESTLAKE ENTRADA Block D Lot 7	25 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863129	WESTLAKE ENTRADA Block D Lot 8	29 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863137	WESTLAKE ENTRADA Block D Lot 9	33 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863145	WESTLAKE ENTRADA Block D Lot 10	37 COSTA BRAVA		\$ 20,766.76	\$ 1,976.57
42863153	WESTLAKE ENTRADA Block D Lot 2XR OPEN SPACE	COSTA BRAVA	[c]	\$ -	\$ -
42874023	WESTLAKE ENTRADA Block H Lot 1R1	10 CATALONIA DR		\$ 164,184.41	\$ 15,627.01
42874031	WESTLAKE ENTRADA Block H Lot 1R2	14 CATALONIA DR		\$ 39,965.14	\$ 3,803.87
42874040	WESTLAKE ENTRADA Block H Lot 1R3	16 CATALONIA DR		\$ 39,965.14	\$ 3,803.87
42894156	WESTLAKE ENTRADA Block G Lot 1R1	8 CARDONA		\$ 39,965.14	\$ 3,803.87

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
42894164	WESTLAKE ENTRADA Block G Lot 1R2	12 CARDONA		\$ 39,965.14	\$ 3,803.87
42894172	WESTLAKE ENTRADA Block G Lot 1R3	16 CARDONA		\$ 39,965.14	\$ 3,803.87
42894181	WESTLAKE ENTRADA Block G Lot 1R4	20 CARDONA		\$ 39,965.14	\$ 3,803.87
42894199	WESTLAKE ENTRADA Block G Lot 1R5	24 CARDONA		\$ 39,965.14	\$ 3,803.87
42894202	WESTLAKE ENTRADA Block G Lot 1R6	28 CARDONA		\$ 39,965.14	\$ 3,803.87
42894211	WESTLAKE ENTRADA Block G Lot 1R7	32 CARDONA		\$ 39,965.14	\$ 3,803.87
42894229	WESTLAKE ENTRADA Block G Lot 1R8	36 CARDONA		\$ 39,965.14	\$ 3,803.87
42894237	WESTLAKE ENTRADA Block G Lot 1R9	40 CARDONA		\$ 39,965.14	\$ 3,803.87
42894245	WESTLAKE ENTRADA Block G Lot 1R10	44 CARDONA		\$ 39,965.14	\$ 3,803.87
42894253	WESTLAKE ENTRADA Block G Lot 2R	48 CARDONA		\$ 39,965.14	\$ 3,803.87
42894261	WESTLAKE ENTRADA Block G Lot 3R	52 CARDONA		\$ 39,965.14	\$ 3,803.87
42894270	WESTLAKE ENTRADA Block G Lot 4R	56 CARDONA		\$ 39,965.14	\$ 3,803.87
42894288	WESTLAKE ENTRADA Block G Lot 5R	60 CARDONA		\$ 39,965.14	\$ 3,803.87
43009266	WESTLAKE ENTRADA Block F Lot 1R	2 CASTELLON		\$ 39,965.14	\$ 3,803.87
43009274	WESTLAKE ENTRADA Block F Lot 2R	4 CASTELLON		\$ 39,965.14	\$ 3,803.87
43009282	WESTLAKE ENTRADA Block F Lot 3R	6 CASTELLON		\$ 39,965.14	\$ 3,803.87
43009291	WESTLAKE ENTRADA Block F Lot 4R	8 CASTELLON		\$ 39,965.14	\$ 3,803.87
43009304	WESTLAKE ENTRADA Block F Lot 5R	10 CASTELLON		\$ 410,461.03	\$ 39,067.51
43009312	WESTLAKE ENTRADA Block F Lot 6R	12 CASTELLON		\$ -	\$ -
43009321	WESTLAKE ENTRADA Block F Lot 7R	14 CASTELLON		\$ -	\$ -
43009339	WESTLAKE ENTRADA Block F Lot 8R	16 CASTELLON		\$ -	\$ -
43009347	WESTLAKE ENTRADA Block F Lot 9R	18 CASTELLON		\$ -	\$ -
43009355	WESTLAKE ENTRADA Block F Lot 10R	20 CASTELLON		\$ -	\$ -
43009363	WESTLAKE ENTRADA Block F Lot 11R	22 CASTELLON		\$ -	\$ -
43009371	WESTLAKE ENTRADA Block F Lot 12R	24 CASTELLON		\$ -	\$ -
43009380	WESTLAKE ENTRADA Block F Lot 13R	26 CASTELLON		\$ -	\$ -
43009398	WESTLAKE ENTRADA Block F Lot 14R	28 CASTELLON		\$ -	\$ -
43009401	WESTLAKE ENTRADA Block F Lot 15R	30 CASTELLON		\$ 27,446.71	\$ 2,589.12
43049667	WESTLAKE ENTRADA Block L Lot 1R	52 GIRONA		\$ 494,955.72	\$ 46,690.54
43049675	WESTLAKE ENTRADA Block L Lot 1RX	54 GIRONA		\$ -	\$ -

Property ID	Legal Description	Situs	Notes	Outstanding Assessment ^[a]	Installment Due 1/31/25 ^{[a],[b]}
43049721	WESTLAKE ENTRADA Block J Lot 1R	11 CATALONIA CT		\$ 27,364.07	\$ 2,604.50
43049730	WESTLAKE ENTRADA Block J Lot 2R	13 CATALONIA CT		\$ 27,364.07	\$ 2,604.50
43049748	WESTLAKE ENTRADA Block J Lot 3R	15 CATALONIA CT		\$ 27,364.07	\$ 2,604.50
43049756	WESTLAKE ENTRADA Block J Lot 4R	17 CATALONIA		\$ 27,364.07	\$ 2,604.50
43049764	WESTLAKE ENTRADA Block J Lot 5R	19 CATALONIA		\$ 27,364.07	\$ 2,604.50
43049772	WESTLAKE ENTRADA Block J Lot 6R	21 CATALONIA		\$ 27,364.07	\$ 2,604.50
43049781	WESTLAKE ENTRADA Block J Lot 7R	23 CATALONIA		\$ 27,364.07	\$ 2,604.50
43049799	WESTLAKE ENTRADA Block J Lot 8RX	25 CATALONIA	[c]	\$ -	\$ -
43051327	WESTLAKE ENTRADA Block H Lot 4R	28 CATALONIA		\$ 39,965.14	\$ 3,803.87
43052242	WESTLAKE ENTRADA Block H Lot 5R	30 CATALONIA		\$ 311,501.42	\$ 29,648.58
43052251	WESTLAKE ENTRADA Block H Lot 6R	32 CATALONIA		\$ -	\$ -
43052269	WESTLAKE ENTRADA Block H Lot 7R	34 CATALONIA		\$ -	\$ -
43052277	WESTLAKE ENTRADA Block H Lot 8R	36 CATALONIA		\$ -	\$ -
43052285	WESTLAKE ENTRADA Block H Lot 9R	38 CATALONIA		\$ -	\$ -
43052293	WESTLAKE ENTRADA Block H Lot 10R	40 CATALONIA		\$ -	\$ -
43052307	WESTLAKE ENTRADA Block H Lot 11R	42 CATALONIA		\$ -	\$ -
43052315	WESTLAKE ENTRADA Block H Lot 12R	44 CATALONIA		\$ -	\$ -
43052323	WESTLAKE ENTRADA Block H Lot 13R	46 CATALONIA		\$ 27,446.71	\$ 2,589.12
Total				\$ 21,911,882.02	\$ 2,073,014.33

Notes:

[a] Totals may not match the total outstanding Assessment or Annual Installment due to (1) rounding, or (2) prepayments for which Assessment Part A or Assessment Part B have not yet been redeemed or released.

[b] The Annual Installment covers the period September 1, 2024 to August 31, 2025 and is due by 1/31/2025.

[c] Non-Benefited Property.

[d] Classified as Non-Benefited Property. These Property IDs are used for another taxing jurisdiction that the County does not collect for.

EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 359,806.46	\$ 920,122.17	\$ 66,330.69	\$ 54,747.27	\$ 1,401,006.59
2026	\$ 378,302.99	\$ 900,189.63	\$ 64,733.33	\$ 55,842.22	\$ 1,399,068.17
2027	\$ 403,391.77	\$ 877,133.85	\$ 63,055.30	\$ 56,959.06	\$ 1,400,539.98
2028	\$ 428,626.92	\$ 852,548.13	\$ 61,264.32	\$ 58,098.24	\$ 1,400,537.62
2029	\$ 454,017.00	\$ 826,423.91	\$ 59,360.40	\$ 59,260.21	\$ 1,399,061.52
2030	\$ 482,798.08	\$ 798,752.10	\$ 57,343.54	\$ 60,445.41	\$ 1,399,339.13
2031	\$ 514,979.76	\$ 769,325.47	\$ 55,197.59	\$ 61,654.32	\$ 1,401,157.14
2032	\$ 547,345.21	\$ 737,936.17	\$ 52,906.43	\$ 62,887.40	\$ 1,401,075.22
2033	\$ 579,905.21	\$ 704,573.47	\$ 50,470.06	\$ 64,145.15	\$ 1,399,093.89
2034	\$ 619,125.10	\$ 669,225.96	\$ 47,888.47	\$ 65,428.06	\$ 1,401,667.58
2035	\$ 655,335.99	\$ 631,486.29	\$ 45,129.40	\$ 66,736.62	\$ 1,398,688.29
2036	\$ 698,231.59	\$ 591,539.34	\$ 42,208.97	\$ 68,071.35	\$ 1,400,051.26
2037	\$ 744,598.45	\$ 548,197.79	\$ 39,094.93	\$ 69,432.78	\$ 1,401,323.94
2038	\$ 791,223.86	\$ 501,975.75	\$ 35,771.14	\$ 70,821.43	\$ 1,399,792.17
2039	\$ 841,349.95	\$ 452,858.09	\$ 32,237.59	\$ 72,237.86	\$ 1,398,683.49
2040	\$ 898,219.74	\$ 400,627.09	\$ 28,478.15	\$ 73,682.62	\$ 1,401,007.60
2041	\$ 955,396.21	\$ 344,862.43	\$ 24,460.55	\$ 75,156.27	\$ 1,399,875.46
2042	\$ 1,019,351.30	\$ 284,477.19	\$ 20,184.80	\$ 76,659.40	\$ 1,400,672.68
2043	\$ 1,086,877.02	\$ 220,045.34	\$ 15,618.61	\$ 78,192.58	\$ 1,400,733.56
2044	\$ 1,157,993.50	\$ 151,341.03	\$ 10,745.86	\$ 79,756.43	\$ 1,399,836.83
2045	\$ 1,235,949.02	\$ 78,137.25	\$ 5,550.42	\$ 81,351.56	\$ 1,400,988.25
Total	\$ 14,852,825.14	\$ 12,261,778.44	\$ 878,030.55	\$ 1,411,566.23	\$ 29,404,200.35

EXHIBIT H – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

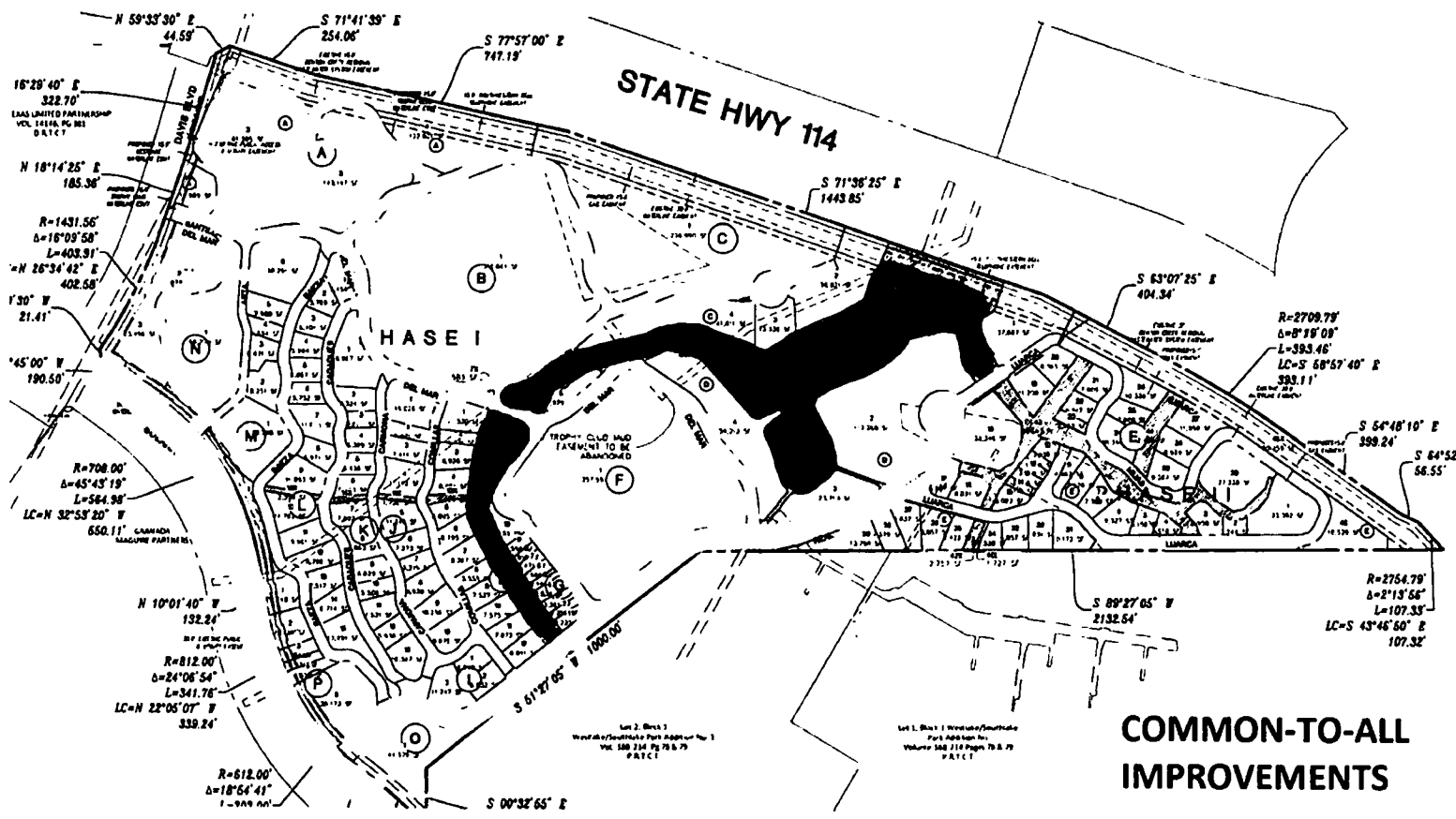
Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 94,110.38	\$ 243,684.09	\$ 19,539.79	\$ 13,866.31	\$ 371,200.57
2026	\$ 98,863.43	\$ 238,508.02	\$ 19,069.23	\$ 14,143.64	\$ 370,584.32
2027	\$ 105,517.70	\$ 232,452.64	\$ 18,574.92	\$ 14,426.51	\$ 370,971.76
2028	\$ 112,171.97	\$ 225,989.68	\$ 18,047.33	\$ 14,715.04	\$ 370,924.02
2029	\$ 118,826.24	\$ 219,119.15	\$ 17,486.47	\$ 15,009.34	\$ 370,441.19
2030	\$ 126,431.12	\$ 211,841.04	\$ 16,892.34	\$ 15,309.53	\$ 370,474.02
2031	\$ 134,986.61	\$ 204,097.13	\$ 16,260.18	\$ 15,615.72	\$ 370,959.64
2032	\$ 143,542.09	\$ 195,829.20	\$ 15,585.25	\$ 15,928.03	\$ 370,884.58
2033	\$ 152,097.58	\$ 187,037.25	\$ 14,867.54	\$ 16,246.59	\$ 370,248.97
2034	\$ 162,554.29	\$ 177,721.27	\$ 14,107.05	\$ 16,571.52	\$ 370,954.14
2035	\$ 172,060.39	\$ 167,764.82	\$ 13,294.28	\$ 16,902.95	\$ 370,022.45
2036	\$ 183,467.71	\$ 157,226.12	\$ 12,433.98	\$ 17,241.01	\$ 370,368.83
2037	\$ 195,825.64	\$ 145,759.39	\$ 11,516.64	\$ 17,585.83	\$ 370,687.50
2038	\$ 208,183.57	\$ 133,520.29	\$ 10,537.51	\$ 17,937.55	\$ 370,178.92
2039	\$ 221,492.11	\$ 120,508.82	\$ 9,496.59	\$ 18,296.30	\$ 369,793.82
2040	\$ 236,701.86	\$ 106,665.56	\$ 8,389.13	\$ 18,662.23	\$ 370,418.79
2041	\$ 251,911.62	\$ 91,871.69	\$ 7,205.62	\$ 19,035.47	\$ 370,024.41
2042	\$ 269,022.60	\$ 75,812.33	\$ 5,946.06	\$ 19,416.18	\$ 370,197.18
2043	\$ 287,084.19	\$ 58,662.14	\$ 4,600.95	\$ 19,804.51	\$ 370,151.78
2044	\$ 306,096.39	\$ 40,360.52	\$ 3,165.53	\$ 20,200.60	\$ 369,823.03
2045	\$ 327,009.81	\$ 20,846.88	\$ 1,635.05	\$ 20,604.61	\$ 370,096.34
Total	\$ 3,907,957.29	\$ 3,255,278.04	\$ 258,651.45	\$ 357,519.47	\$ 7,779,406.26

EXHIBIT I – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS
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Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 81,418.03	\$ 210,819.25	\$ 16,904.52	\$ 12,656.17	\$ 321,797.98
2026	\$ 85,530.06	\$ 206,341.26	\$ 16,497.43	\$ 12,909.29	\$ 321,278.04
2027	\$ 91,286.89	\$ 201,102.54	\$ 16,069.78	\$ 13,167.48	\$ 321,626.69
2028	\$ 97,043.72	\$ 195,511.22	\$ 15,613.35	\$ 13,430.83	\$ 321,599.11
2029	\$ 102,800.55	\$ 189,567.29	\$ 15,128.13	\$ 13,699.45	\$ 321,195.41
2030	\$ 109,379.78	\$ 183,270.76	\$ 14,614.13	\$ 13,973.43	\$ 321,238.10
2031	\$ 116,781.42	\$ 176,571.25	\$ 14,067.23	\$ 14,252.90	\$ 321,672.80
2032	\$ 124,183.06	\$ 169,418.39	\$ 13,483.32	\$ 14,537.96	\$ 321,622.73
2033	\$ 131,584.70	\$ 161,812.17	\$ 12,862.40	\$ 14,828.72	\$ 321,088.00
2034	\$ 140,631.15	\$ 153,752.61	\$ 12,204.48	\$ 15,125.29	\$ 321,713.54
2035	\$ 148,855.19	\$ 145,138.95	\$ 11,501.33	\$ 15,427.80	\$ 320,923.27
2036	\$ 158,724.05	\$ 136,021.57	\$ 10,757.05	\$ 15,736.36	\$ 321,239.02
2037	\$ 169,415.30	\$ 126,101.32	\$ 9,963.43	\$ 16,051.08	\$ 321,531.13
2038	\$ 180,106.56	\$ 115,512.86	\$ 9,116.35	\$ 16,372.11	\$ 321,107.88
2039	\$ 191,620.22	\$ 104,256.20	\$ 8,215.82	\$ 16,699.55	\$ 320,791.79
2040	\$ 204,778.69	\$ 92,279.94	\$ 7,257.72	\$ 17,033.54	\$ 321,349.89
2041	\$ 217,937.16	\$ 79,481.27	\$ 6,233.83	\$ 17,374.21	\$ 321,026.47
2042	\$ 232,740.44	\$ 65,587.78	\$ 5,144.14	\$ 17,721.69	\$ 321,194.05
2043	\$ 248,366.12	\$ 50,750.57	\$ 3,980.44	\$ 18,076.13	\$ 321,173.26
2044	\$ 264,814.21	\$ 34,917.23	\$ 2,738.61	\$ 18,437.65	\$ 320,907.70
2045	\$ 282,907.11	\$ 18,035.33	\$ 1,414.54	\$ 18,806.40	\$ 321,163.37
Total	\$ 3,380,904.40	\$ 2,816,249.78	\$ 223,768.01	\$ 326,318.05	\$ 6,747,240.24

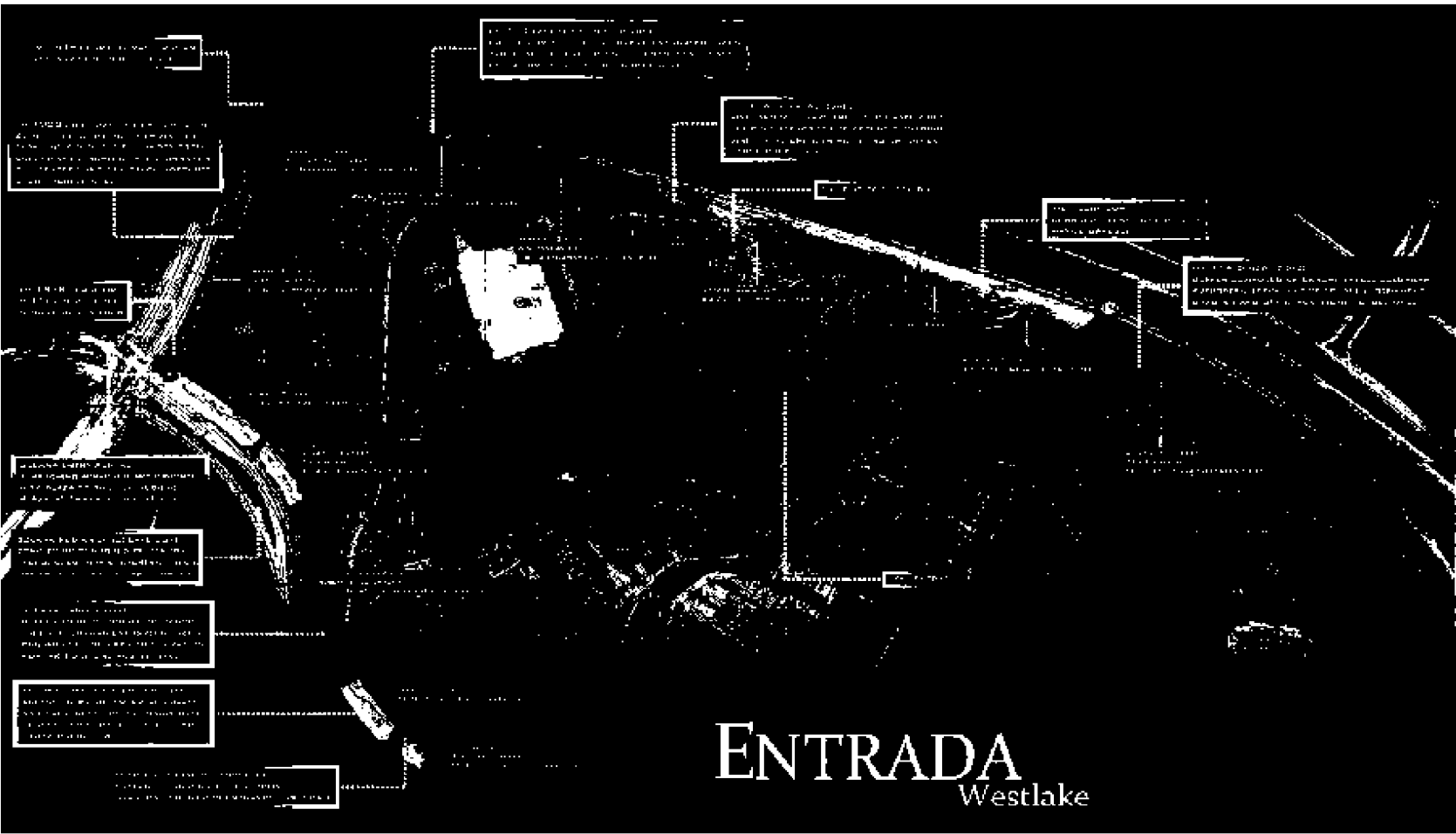
EXHIBIT J-1 – MAPS OF COMMON-TO-ALL IMPROVEMENTS

Common-to-All: Roads, Water, Sanitary Sewer, and Drainage



COMMON-TO-ALL IMPROVEMENTS

Common-To-All: Landscape



Common-To-All: Lighting



Site Lighting Solution
 2707 SATURNA
 DALLAS, TX
 75229

Project PM:
 J.A.H

ENTRADA
 WESTLAKE, TX

Revisions:

No.	Description

Drawing Number:
313-282

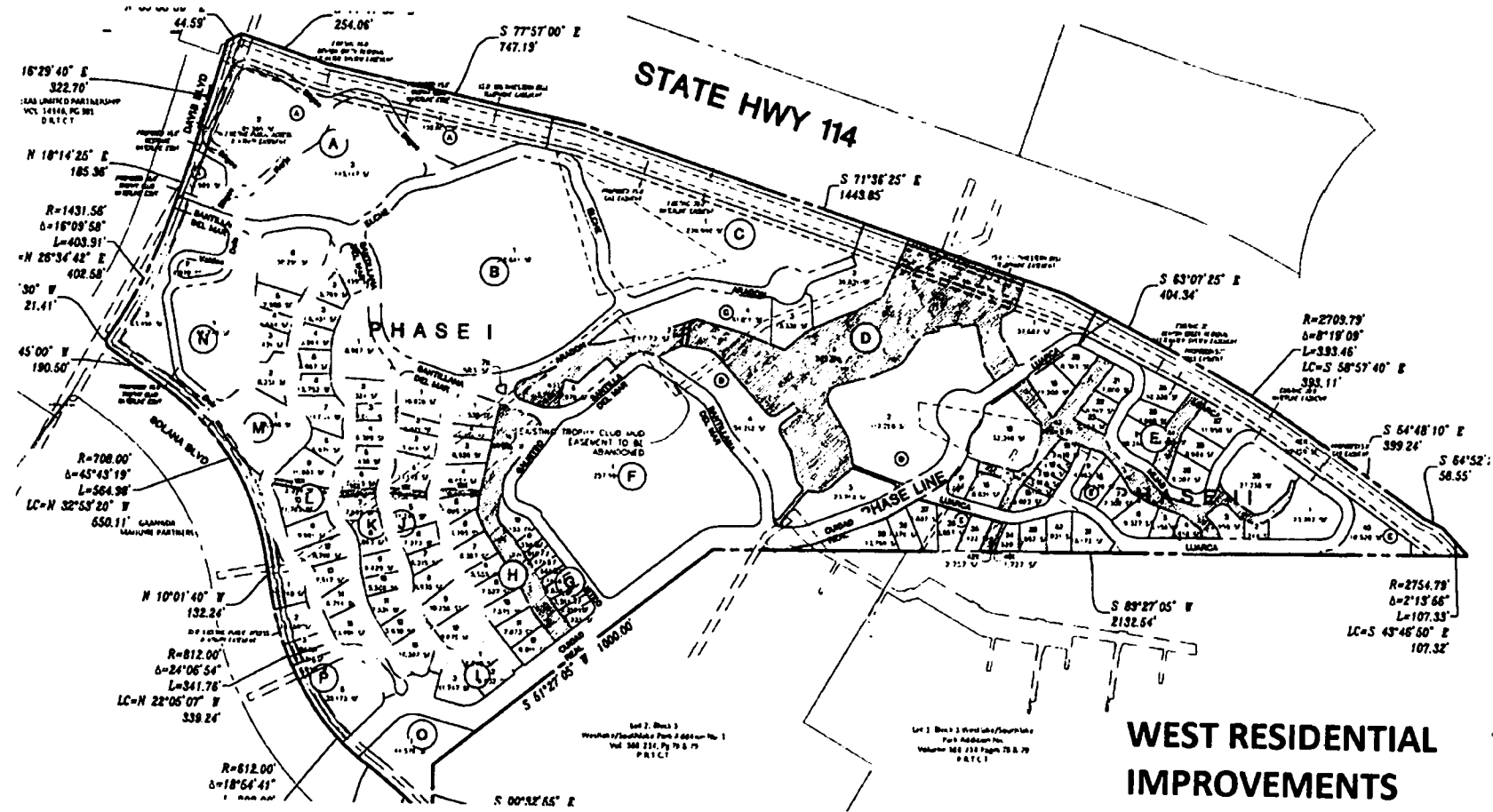
Date:
 11/21/2013

Scale:
 1" = 100'

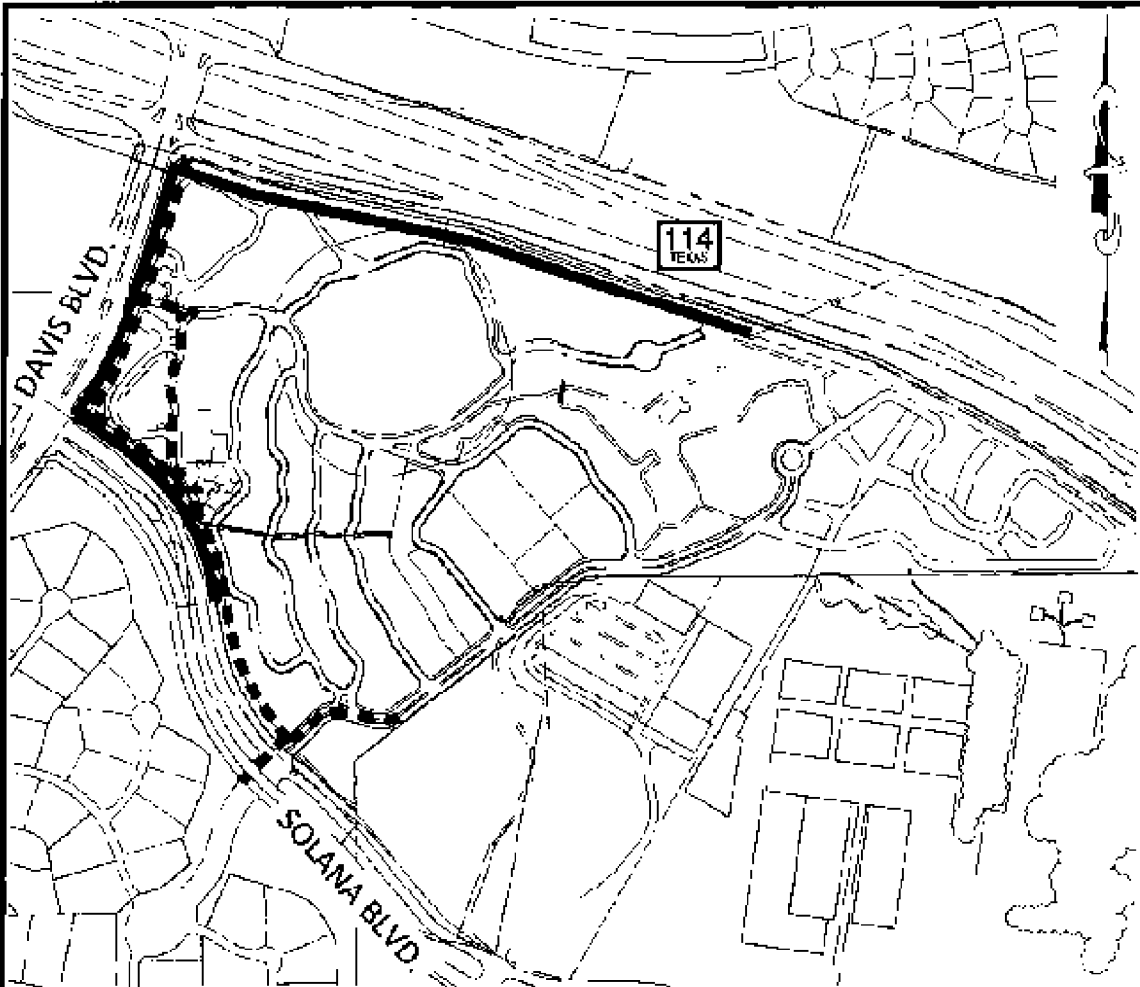
1. Responsibility for utility markings, location, depth, etc. shall be determined by the utility owner. It is the responsibility of the utility owner to provide accurate information to the engineer. The engineer shall not be responsible for utility markings, location, depth, etc. if the utility owner does not provide accurate information to the engineer.

EXHIBIT J-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS

West Residential: Roads, Water, Sanitary Sewer, and Drainage



WEST RESIDENTIAL IMPROVEMENTS





-  TOWN OF TROPHY CLUB
M.U.D. WATER LINE
-  TOWN OF WESTLAKE WATER
LINE IMPROVEMENTS

EXHIBIT A
PID COST ESTIMATE
FOR WATER IMPROVEMENTS
ENTRADA PHASE I
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

THE TOWN OF WESTLAKE WATER LINE IMPROVEMENTS DISTRICT IS A PUBLIC UTILITY DISTRICT. THE DISTRICT IS A PUBLIC UTILITY DISTRICT. THE DISTRICT IS A PUBLIC UTILITY DISTRICT.

	SITE PLANNING • CIVIL ENGINEERING • PLANNING CONSULTANTS, LLC LAND SURVEYING • LANDSCAPE ARCHITECTURE	TSP/ET/... No. 1700 TSP/ET/... No. 10047100
	1114 Trade Street • Denton, TX 76201 • P: 972.318.8711 • F: 972.318.8716 400 East North River Street • Rowlett, TX 75087 • P: 972.318.8712 • F: 972.318.8716	
DRAWN BY JOC • DATE: 04/14/2014 • SCALE: 1" = 500' JOB NO. 12139		

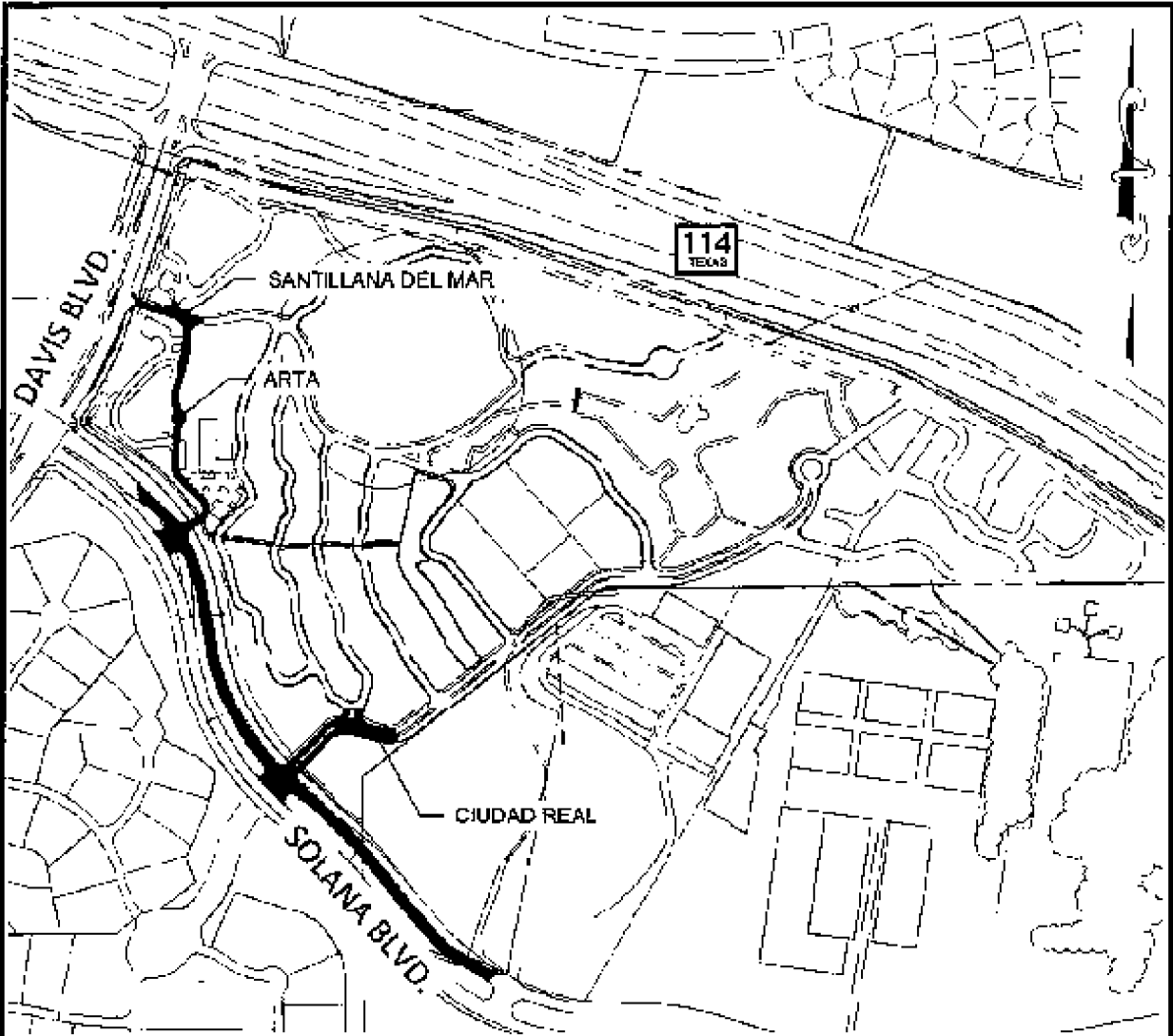


EXHIBIT A
 PID COST ESTIMATE
 FOR PAVEMENT IMPROVEMENTS
 ENTRADA PHASE I
 TOWN OF WESTLAKE
 DENTON COUNTY, TEXAS

15. 2/15/2024
 14. 2/15/2024
 13. 2/15/2024
 12. 2/15/2024
 11. 2/15/2024
 10. 2/15/2024
 9. 2/15/2024
 8. 2/15/2024
 7. 2/15/2024
 6. 2/15/2024
 5. 2/15/2024
 4. 2/15/2024
 3. 2/15/2024
 2. 2/15/2024
 1. 2/15/2024

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	8000 Elm No. 1790 TUMBLE FIVE No. 180000
	1111 Hockley Circle • DALLAS, TX 75207 • P: (214) 351-5712 • F: (972) 436-9715 610 Byron Hill Road • Suite 114 • Fort Worth, TX 76102 • P: (817) 431-5712 • F: (817) 292-0103	
	DRAWN BY: JCH DATE: 04/14/2024 SCALE: 1"=100' JOB NO: 12139	

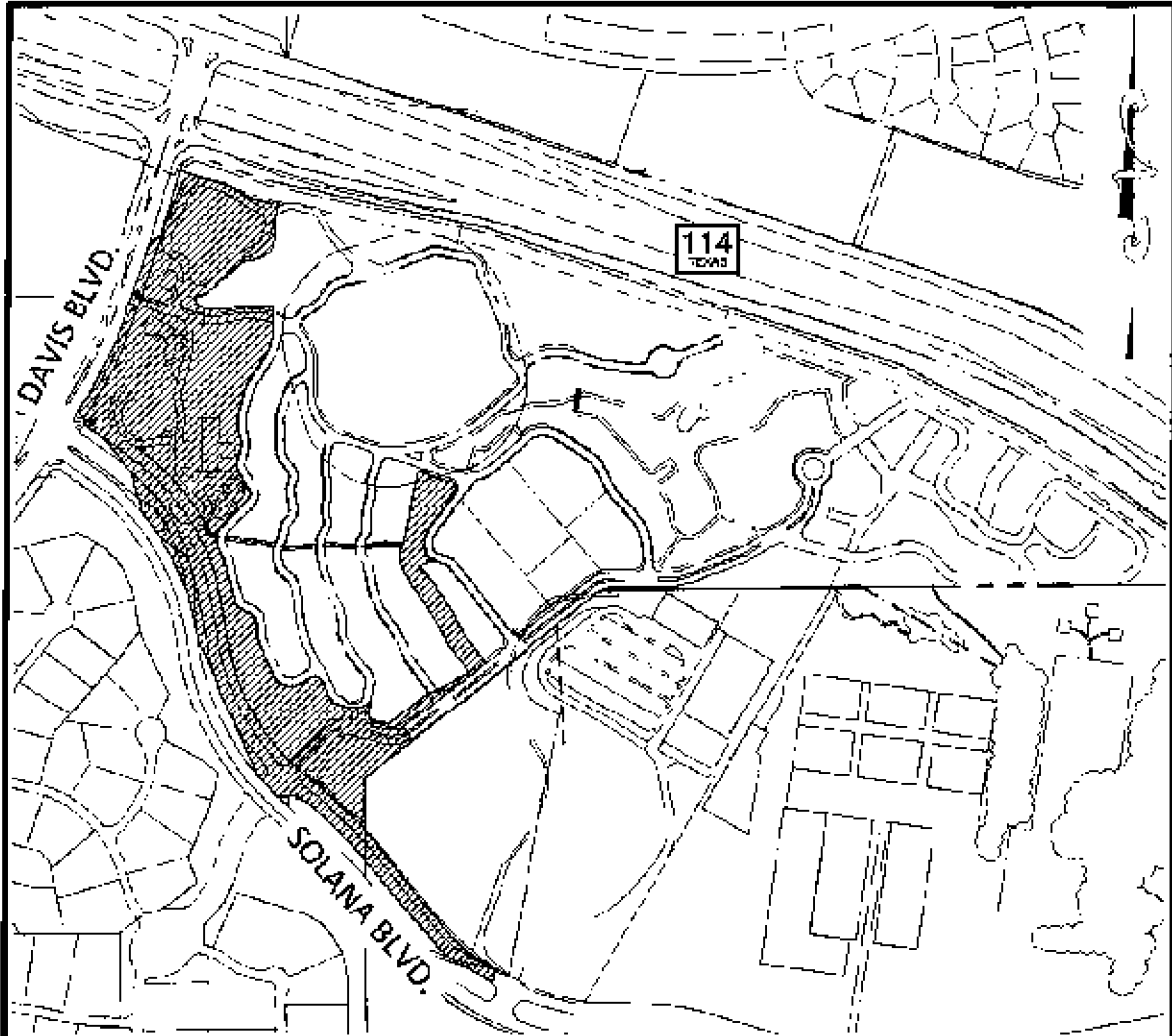


EXHIBIT A
 PID COST ESTIMATE
 LIMITS OF GRADING
 ENTRADA PHASE I
 TOWN OF WESTLAKE
 DENTON COUNTY, TEXAS

THE TOWN OF WESTLAKE, TEXAS, HAS ADOPTED THIS PLAN AS A PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN. THE PLAN IS SUBJECT TO THE APPROVAL OF THE DENTON COUNTY COMMISSION. THE PLAN IS SUBJECT TO THE APPROVAL OF THE DENTON COUNTY COMMISSION. THE PLAN IS SUBJECT TO THE APPROVAL OF THE DENTON COUNTY COMMISSION.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	TSP6 Form No. 1738
	<small> 111 Bridge Drive • Lakewood, TX 75067 • P: 972.436.9712 • F: 972.436.9716 810 Bryan Nelson Blvd. Ste 114 • Rockwall, TX 75087 • P: 972.981.9712 • F: 972.980.9443 </small>	TSP16 Form No. 10047A01
DRAWN BY JCH DATE 04/11/2014 SCALE 1"=500' JOB NO		12139

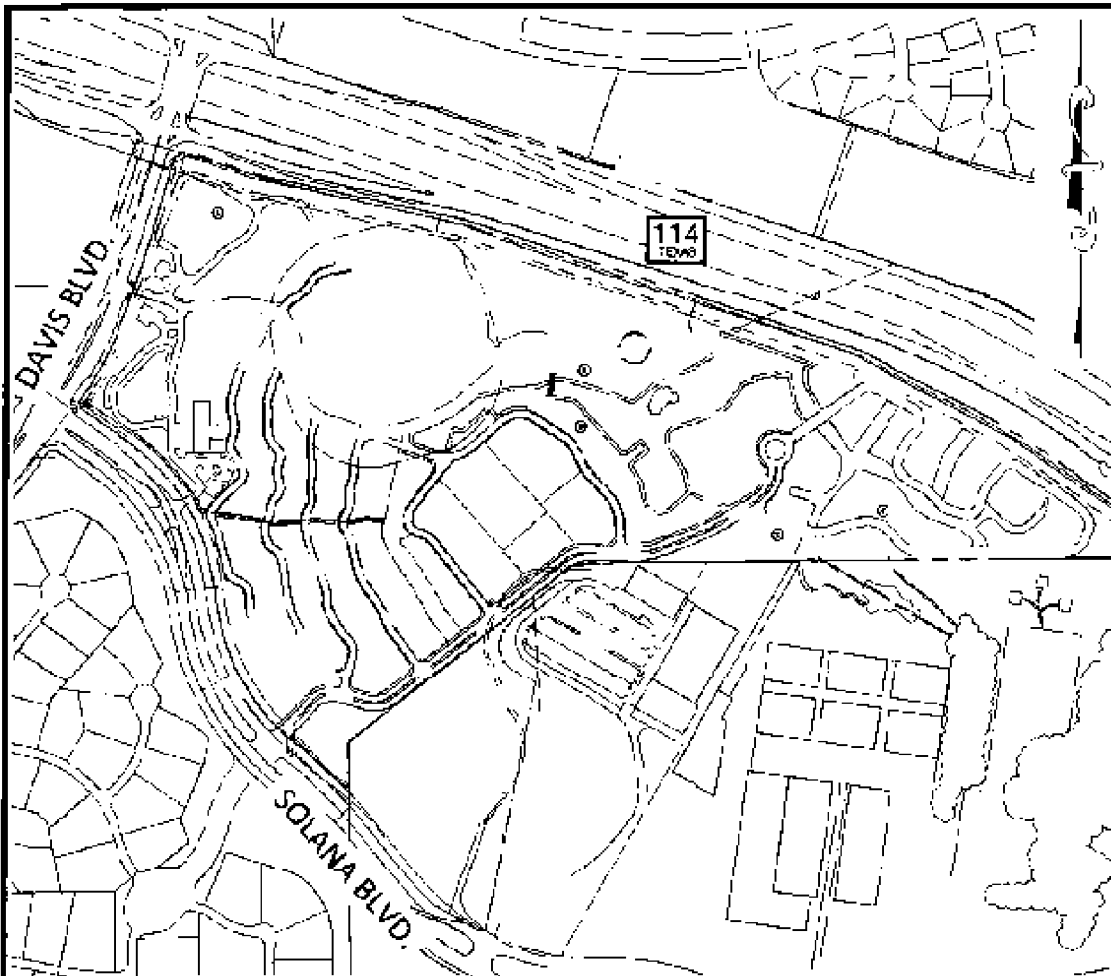


EXHIBIT A
PID COST ESTIMATE
FOR STORM IMPROVEMENTS
ENTRADA PHASE II
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

114 - TOWN OF WESTLAKE, DENTON COUNTY, TEXAS. PHASE II. ENTRADA PHASE II. STORM IMPROVEMENTS. PID COST ESTIMATE. 08/14/2014. SCALE 1"=100'. JCH.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	TRS/PLM No. 1798 10/10/2014
	111 Hince Drive, Lewisville, TX 75057 • P: 972.436.9100 • F: 972.436.0115 611 Byron Indian Blvd, Suite 14 - Rowlett, TX 75087 • P: 972.281.0112 • F: 972.281.0443	No. 12139/100
DRAWN BY: JCH DATE: 08/14/2014 SCALE: 1"=100' JOB NO. 12139		

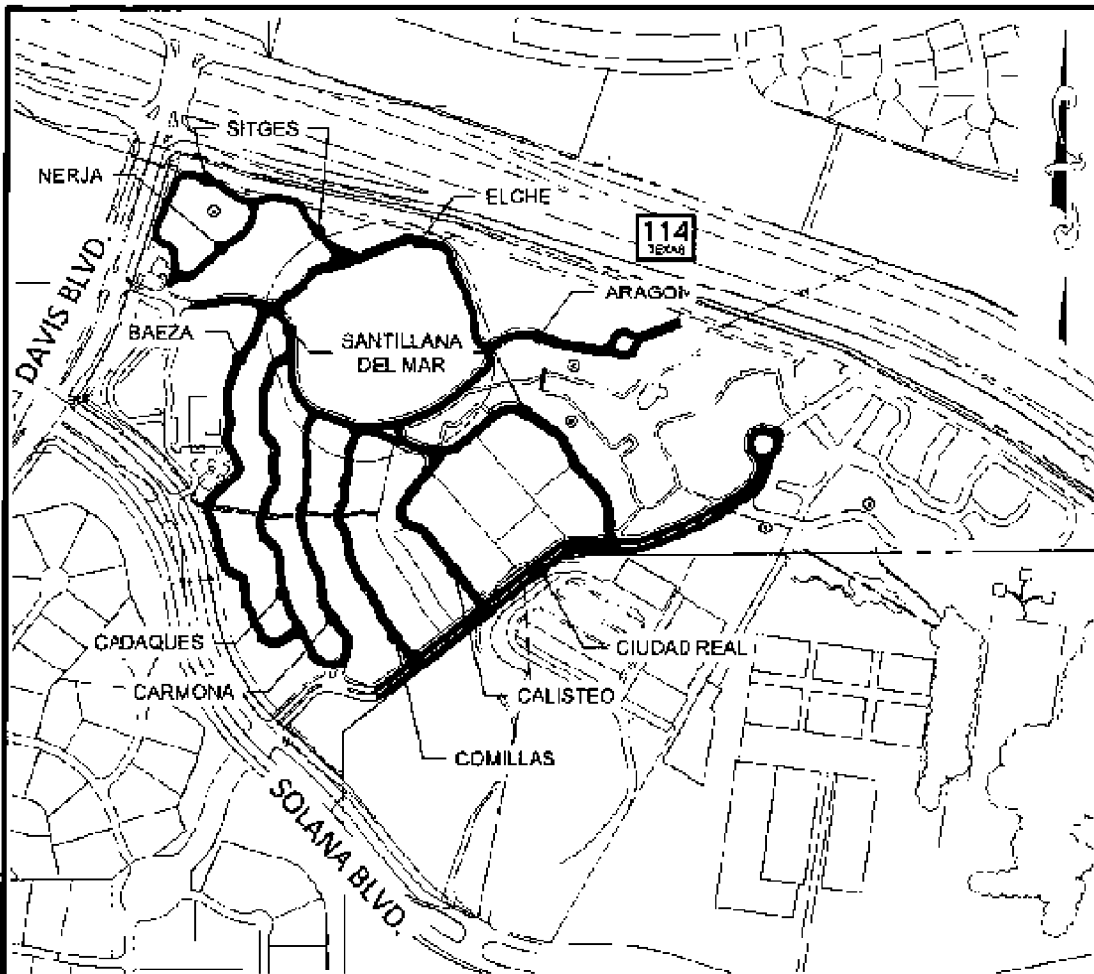


EXHIBIT A
 PID COST ESTIMATE
 FOR PAVEMENT IMPROVEMENTS
 ENTRADA PHASE II
 TOWN OF WESTLAKE
 DENTON COUNTY, TEXAS



SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hildebrand Drive, Suite 100 • Ft. Worth, TX 76104 • P: 817.446.8777 • F: 817.408.8775
 6105 Symmes Lane, Suite 50 • Ft. Worth, TX 76102 • P: 817.446.8777 • F: 817.408.8775

T&E File No. 1718
 I/MSL File No. 1718

DRAWN BY: JOY DATE: 04/14/2014 9:51 AM - 11:43 AM JOB NO. **12139**

Note: This map was prepared by the Town of Westlake, Texas. It is not to be used for any other purpose without the express written consent of the Town of Westlake, Texas.

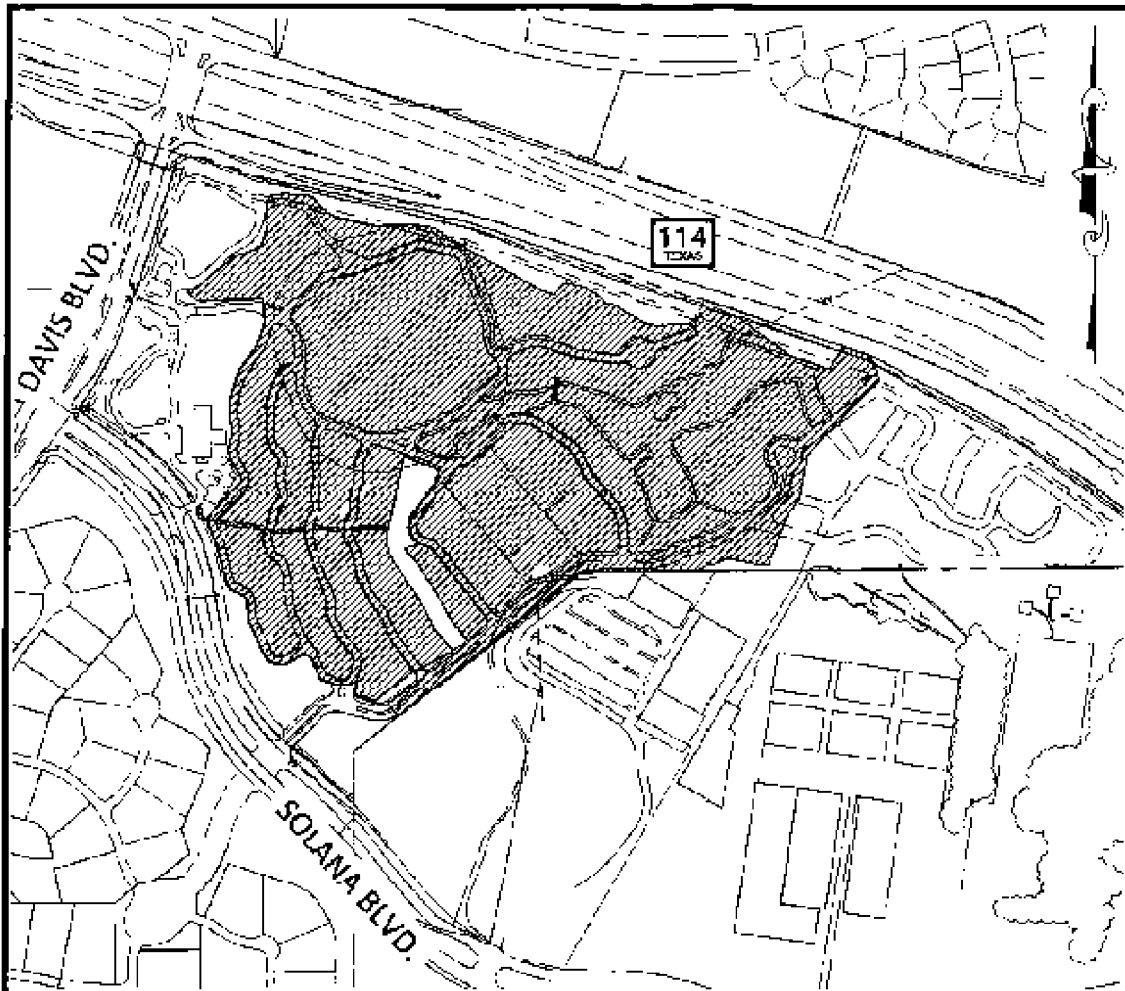
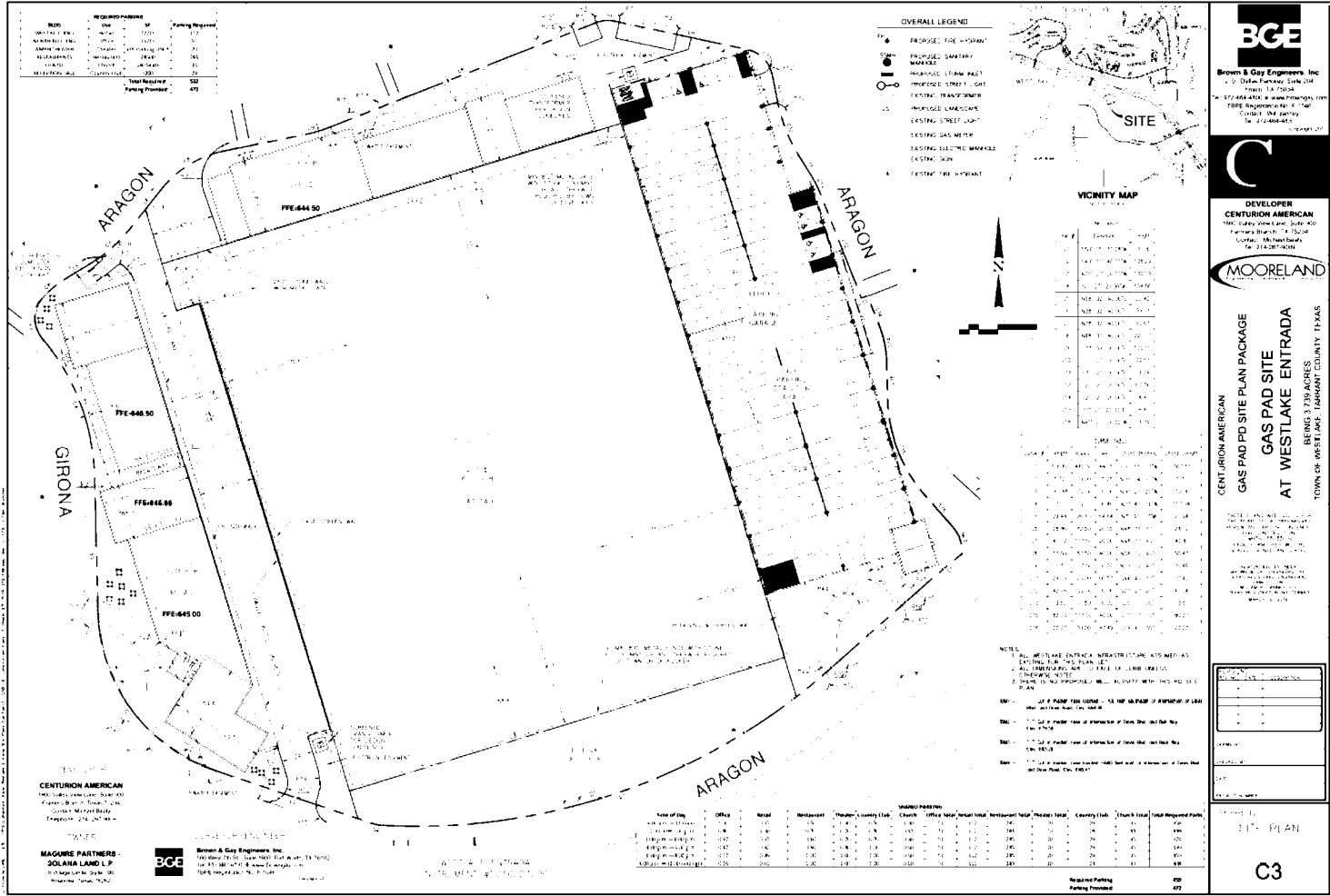
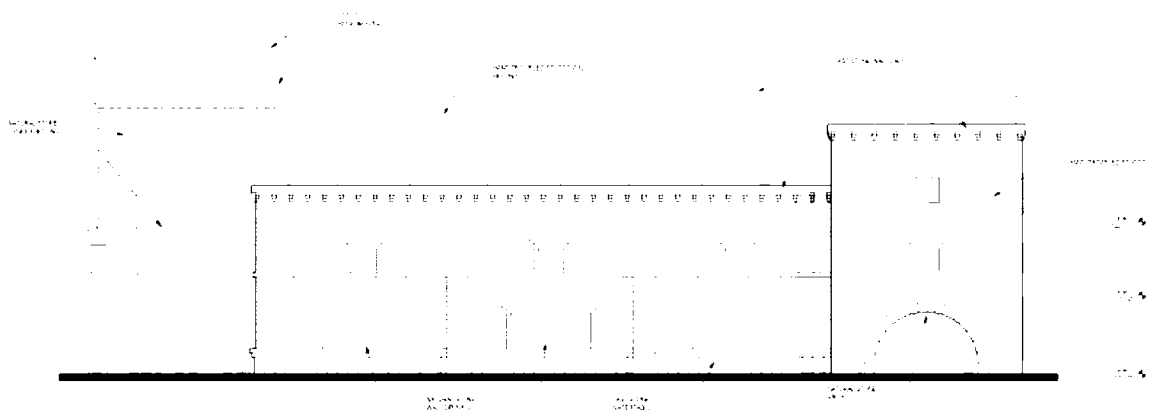


EXHIBIT A
 PID COST ESTIMATE
 LIMITS OF GRADING
 ENTRADA PHASE II
 TOWN OF WESTLAKE
 DENTON COUNTY, TEXAS

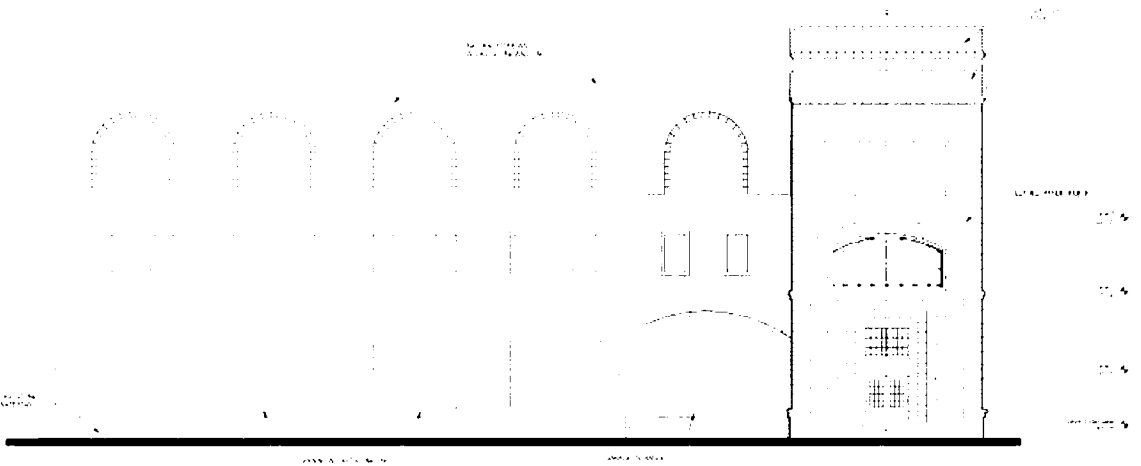
ALL RIGHTS RESERVED. No portion of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner.

	SITE PLANNING CIVIL ENGINEERING SURVEYING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	TYPED BY No. 1106 7/24/2014
	111 Fossil Drive • Lewisville, TX 75057 • P: 972.456.6711 • F: 972.438.1716 8170 Bryon Nelson Blvd. Ste 110 • Mesquite, TX 75262 • P: 972.611.8712 • F: 972.690.1443 No. 1008/1103	
DRAWN BY LCM DATE 04/14/2014 SCALE 1" = 500' JOB NO. 12139		



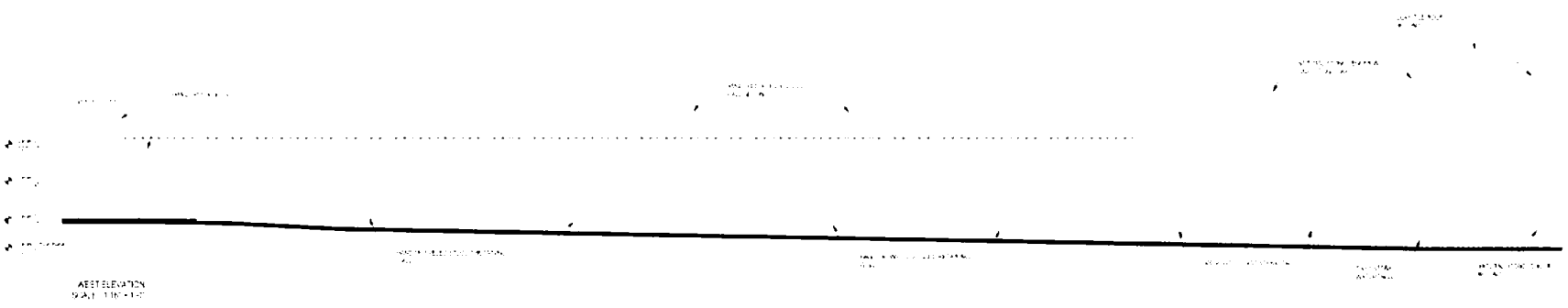
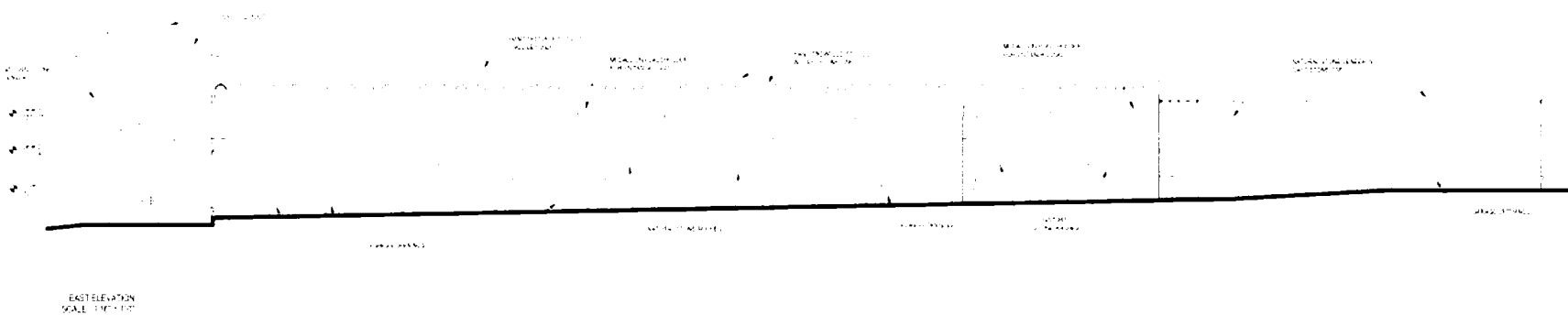


NORTH ELEVATION
SCALE 1/8\"/>

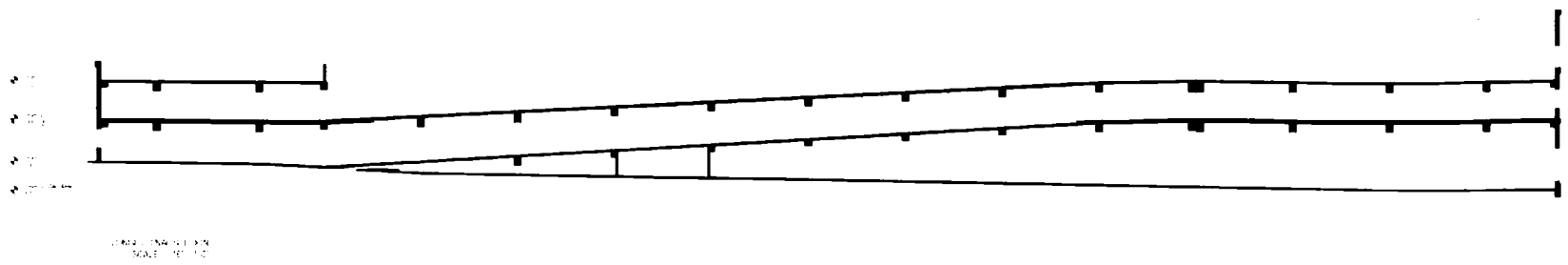


SOUTH ELEVATION
SCALE 1/8\"/>

ENTRADA GAS PAD SITE | PARKING GARAGE ELEVATIONS

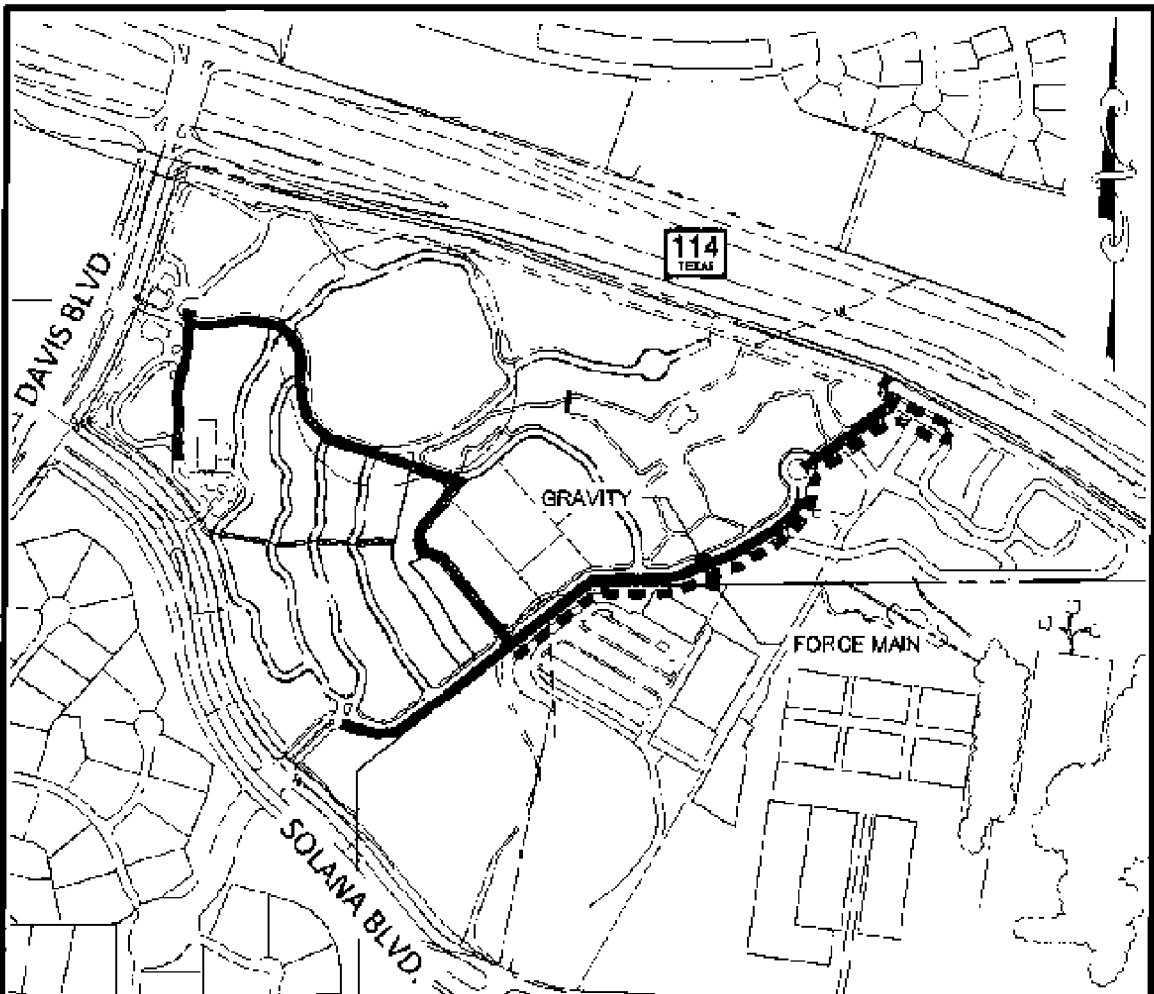


ENTRADA GAS PAD SITE | PARKING GARAGE ELEVATIONS



ENTRADA GAS PAD SITE | PARKING GARAGE SECTION

EXHIBIT J-3 – MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS



ALL RIGHTS RESERVED. NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF G&A CONSULTANTS, LLC.

EXHIBIT A
PID COST ESTIMATE
FOR SEWER IMPROVEMENTS
ENTRADA PHASE I
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS



ZIP PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hillside Drive - Lewisville, TX 75057 • P: 972.426.6711 • F: 972.426.0716
4501 Spring Meadows Road - Suite 110 - Rockwall, TX 75087 • P: 972.431.0712 • F: 972.431.0713

TABLE FHW
No. 1708
TSD & FHW
No. 10087700

DRAWN BY: JEM DATE: 04/27/2014 SCALE: 1" = 500' JOB NO. **12139**

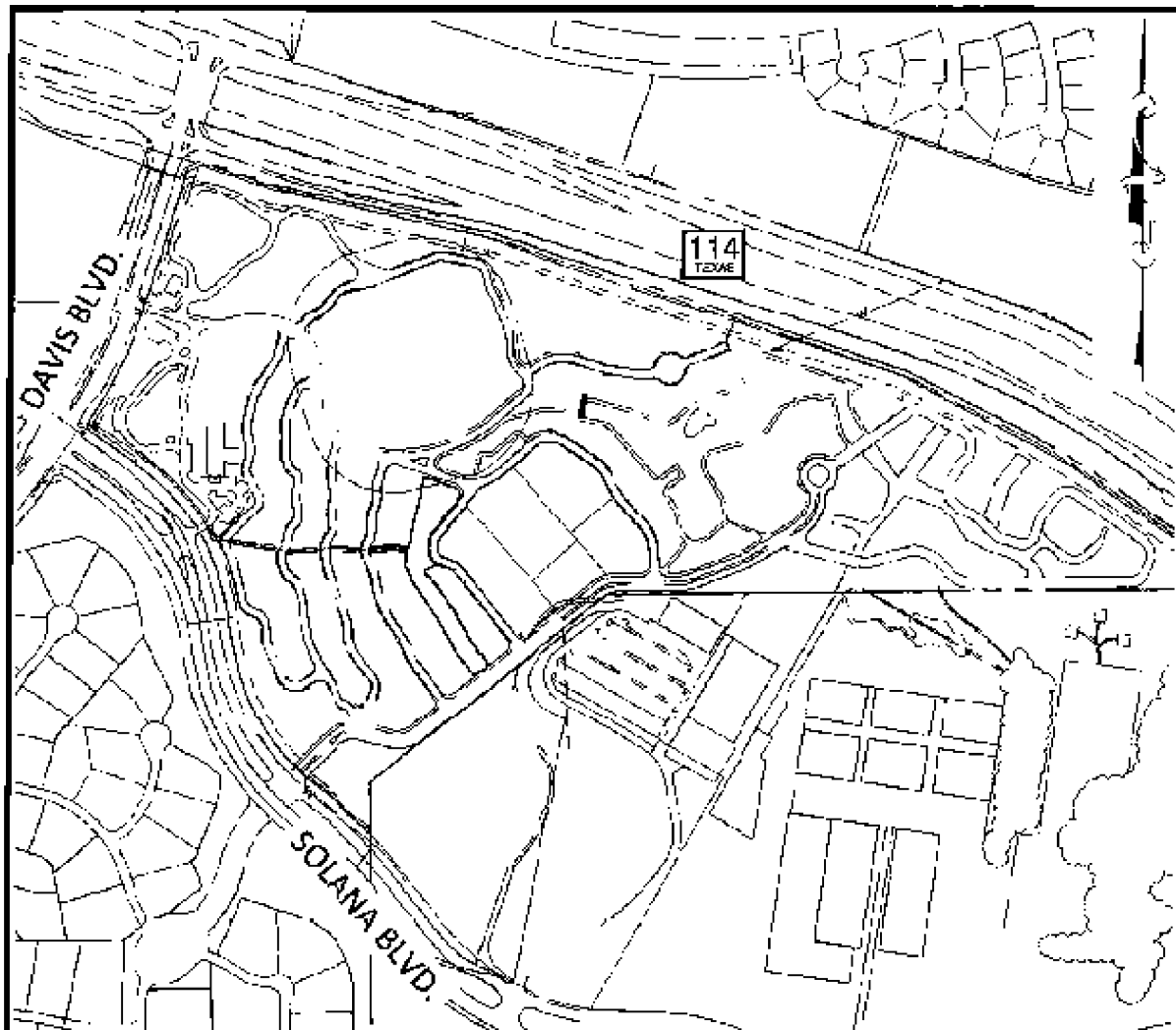


EXHIBIT A
PID COST ESTIMATE
FOR STORM IMPROVEMENTS
ENTRADA PHASE I
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED DATE 11/20/2018 BY 60322/UC/BAW/STP/STP


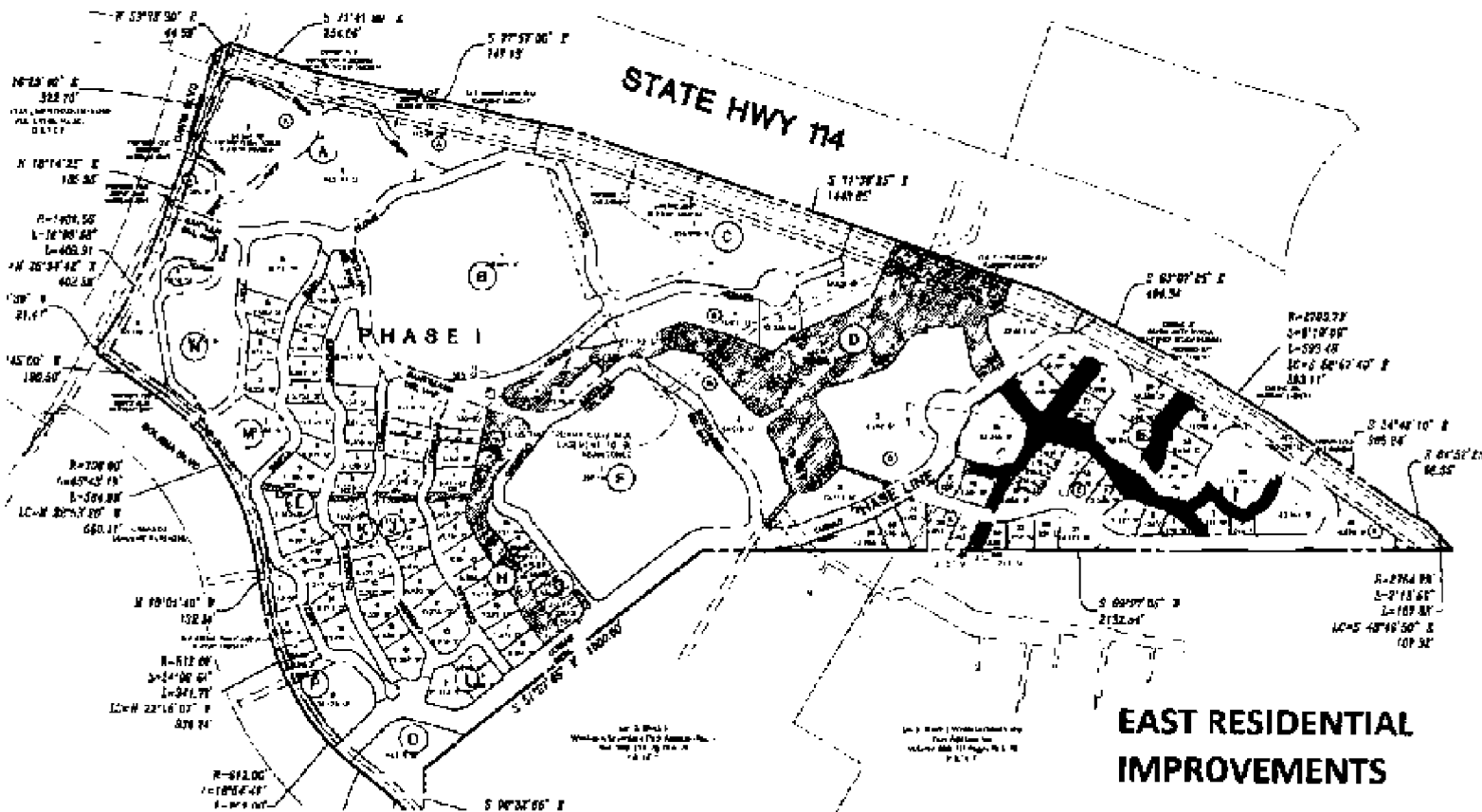
	<p style="font-size: small;">SITE PLANNING CIVIL ENGINEERING PLANNING</p> <p style="font-weight: bold; font-size: large;">CONSULTANTS, LLC</p> <p style="font-size: small;">LAND SURVEYING LANDSCAPE ARCHITECTURE</p>	TSPF Pfm No. 198 TRPLS Pfm No. 1004700
11100 South Drive - Lewisville, TX 76041 - P: 972.485.8118 - F: 972.485.8712 610 South Hattori Blvd. Ste 111 - Rowlett, TX 75087 - P: 972.677.9112 - F: 972.677.4044		
DRAWN BY: JCM DATE: 04/14/2019 SCALE: 1"=50' JOB. NO.		12139

EXHIBIT J-4 – MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS

East Residential: Roads, Water, Sanitary Sewer, and Drainage



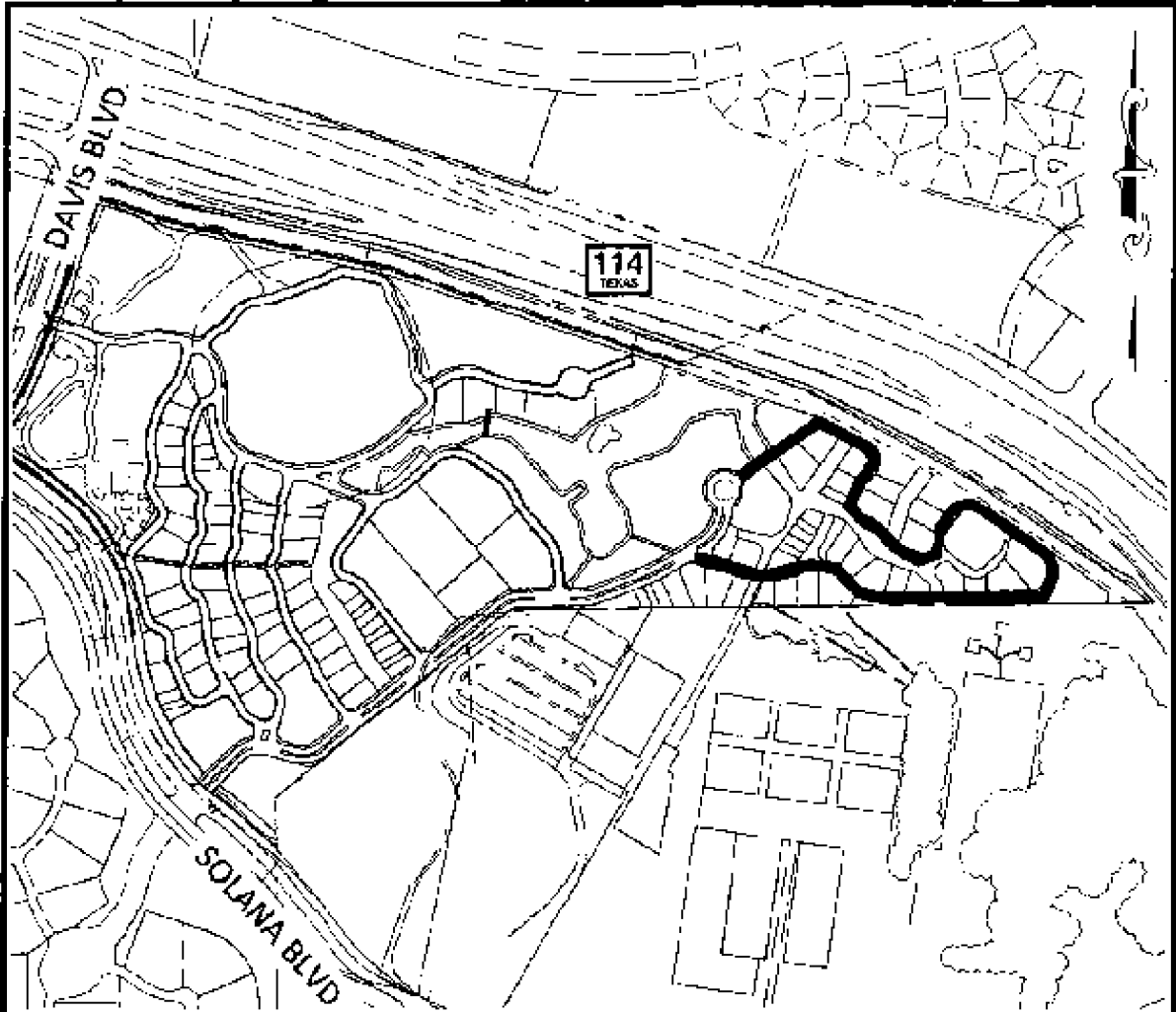


EXHIBIT A
PID COST ESTIMATE
FOR WATER IMPROVEMENTS
ENTRADA PHASE III
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

All drawings are the property of the Town of Westlake and shall not be used for any other project without the written consent of the Town of Westlake.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	<small>TXPE Firm No. 2752</small>
	<small>1111 Marsh Creek Lane, Suite 100, Westlake, TX 75087 • P: 572.426.6777 • F: 817.236.8010 5100 Byron Nelson Blvd., Suite 100 • McKinney, TX 75052 • P: 972.833.1717 • F: 972.891.4243</small>	<small>TBPLS Firm No. 150-2702</small>
DRAWN BY: JG DATE: 04/14/2014 SCALE: 1"=300' JOB NO: 12139		

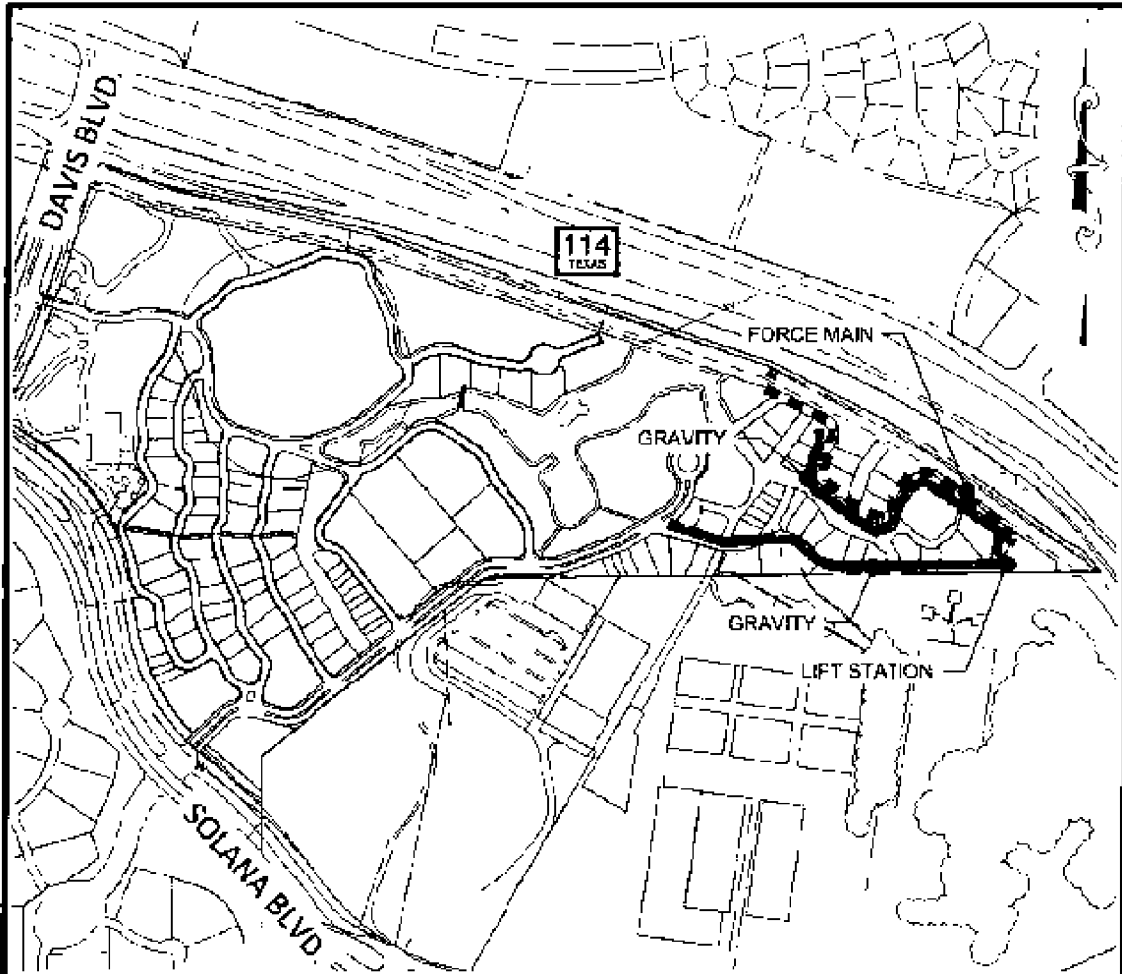


EXHIBIT A
PID COST ESTIMATE
FOR SEWER IMPROVEMENTS
ENTRADA PHASE III
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

The Town of Westlake, Texas, is a political subdivision of the State of Texas. It is a city and is not a municipality. It is not a city and is not a municipality. It is not a city and is not a municipality.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	TSPS Firm No. 2798 TSPES Firm No. 1004700
	111 Wilshire Drive • Irving, TX 75037 • P: 972.438.8710 • F: 972.438.8715 810 Bywater, Suite 800, 5th Floor • Houston, TX 77030 • P: 832.415.1970 • F: 832.415.1975	
DRAWN BY: JCS DATE: 04/14/2014 SCALE: 1"=500' JOB NO: 12139		

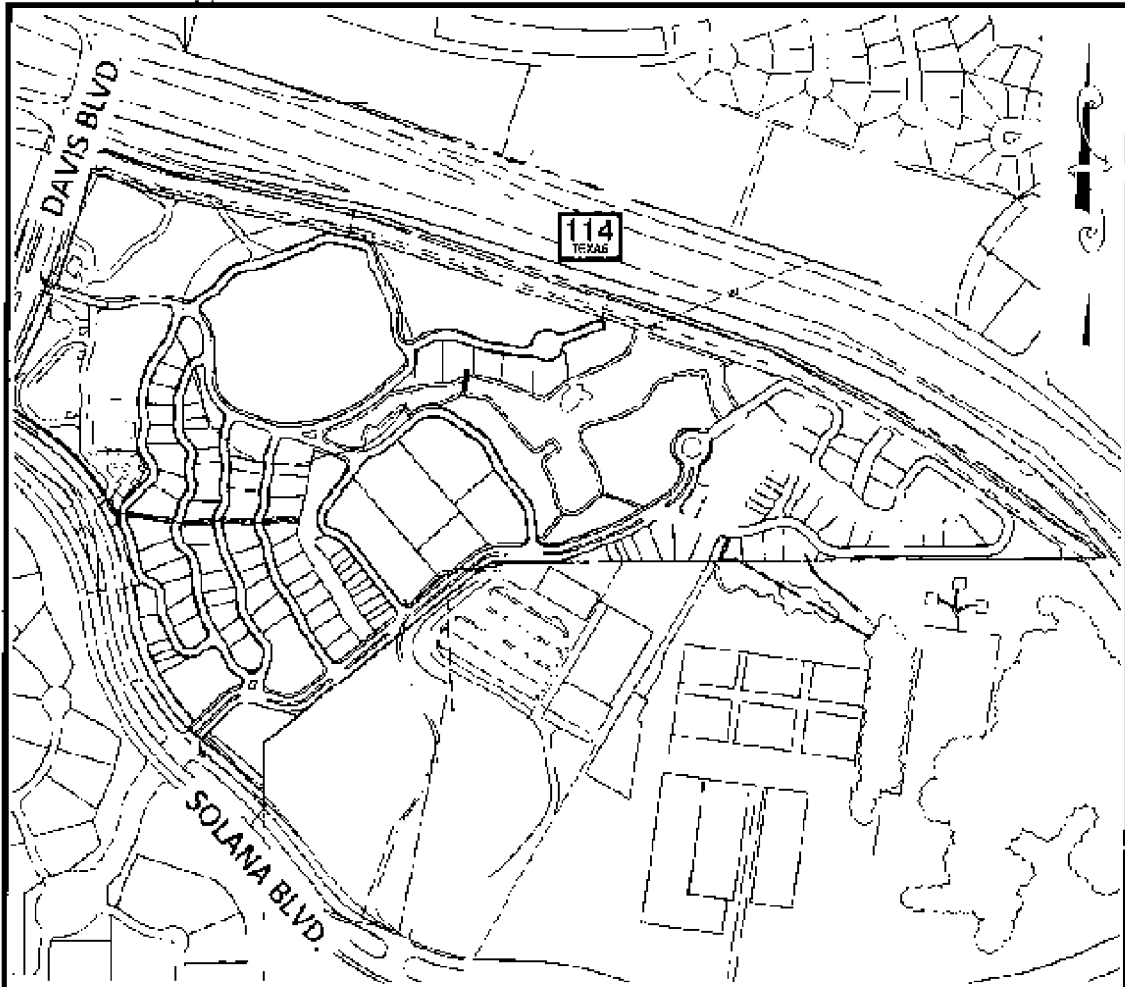


EXHIBIT A
PID COST ESTIMATE
FOR STORM IMPROVEMENTS
ENTRADA PHASE III
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

The Town of Westlake, Texas, is hereby authorized to execute this agreement with the State of Texas, effective as to the date of execution.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYING LANDSCAPE ARCHITECTURE	SHEET No. 374E OF 374E
	111 Hildebrand Drive • Lewisville, TX 75057 • P: 972.416.3112 • F: 972.438.9713 610 Dylon Hesser Blvd. Ste 114 • Rowlett, TX 75082 • P: 482.891.8712 • F: 017.480.4943	
DRAWN BY JOY DALE 12/14/2014 SCALE: 1"=500' JOB NO.		12139

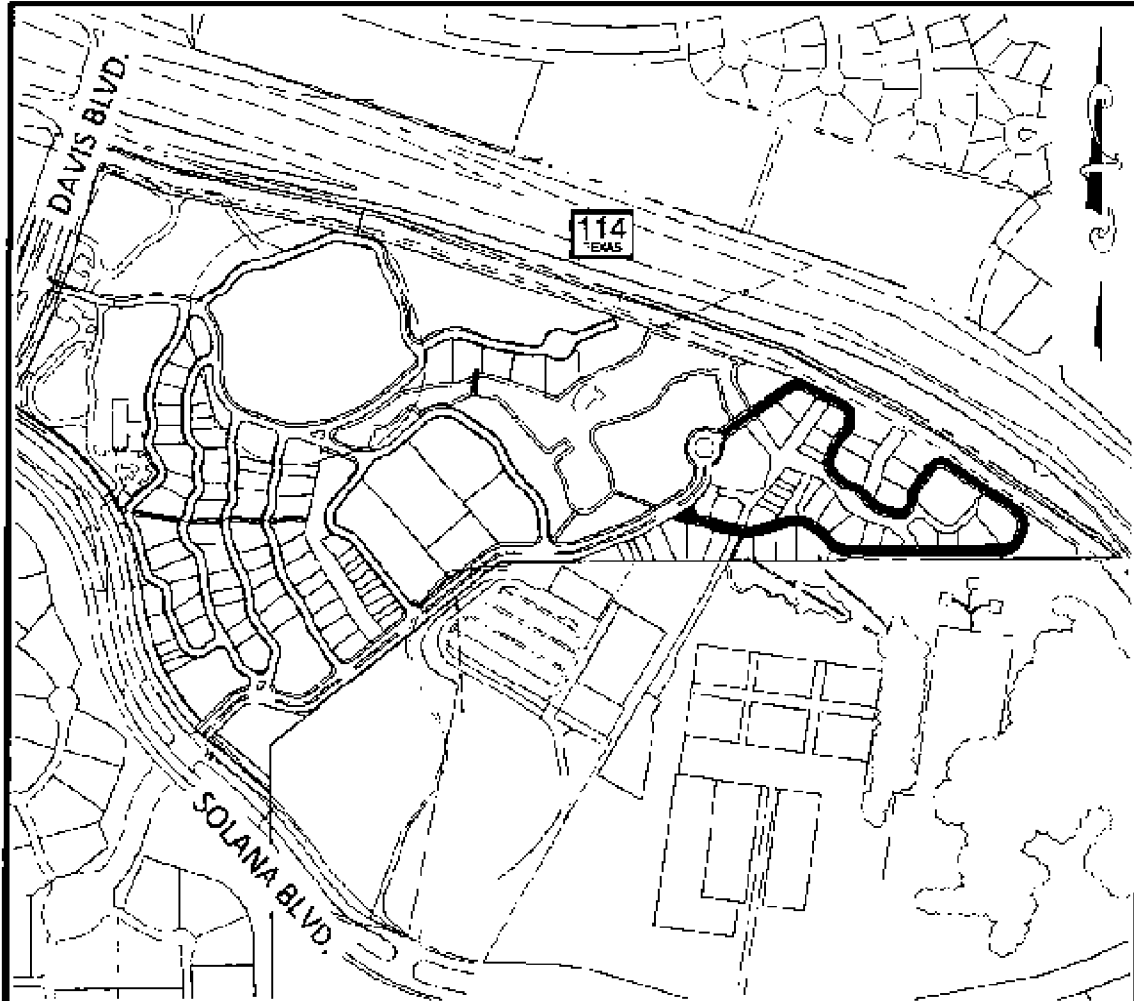


EXHIBIT A
PID COST ESTIMATE
FOR PAVEMENT IMPROVEMENTS
ENTRADA PHASE III
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS



SURVEYING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE

111 Hurst Drive • Lewisville, TX 75041 • P: 972.416.9711 • F: 972.416.2115
 810 Byron Nelson Blvd. Ste 114 • Rowlett, TX 75082 • P: 972.211.5712 • F: 972.894.4543

T&E Form
 No. 3706
 1/16/15 Rev

DRAWN BY JCF DATE 04/14/2024 SCALE 1" = 500' JOB NO **12139**

ALL RIGHTS RESERVED BY THE TOWN OF WESTLAKE. THIS DOCUMENT IS THE PROPERTY OF THE TOWN OF WESTLAKE AND IS TO BE USED ONLY FOR THE PROJECT AND AREA SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE TOWN OF WESTLAKE.

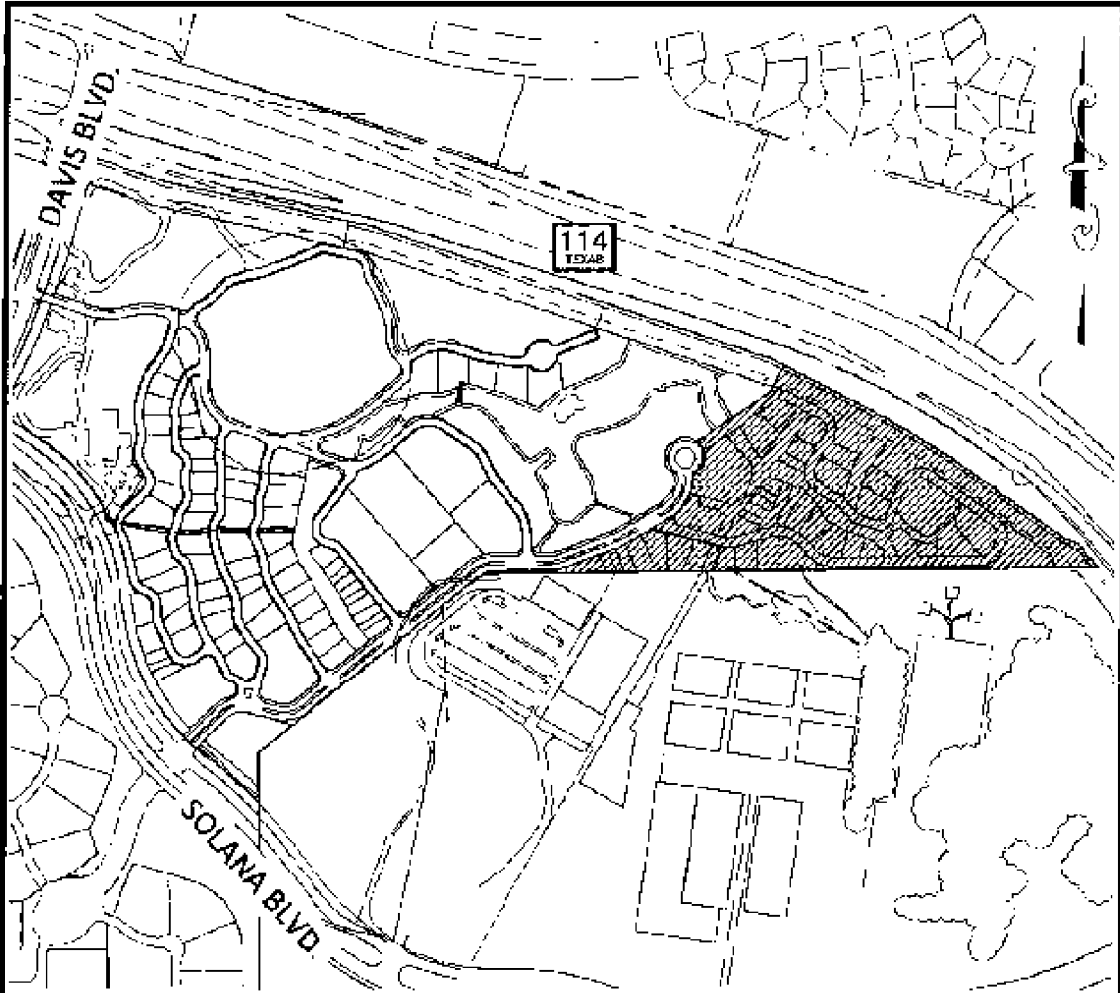


EXHIBIT A
PID COST ESTIMATE
LIMITS OF GRADING
ENTRADA PHASE III
TOWN OF WESTLAKE
DENTON COUNTY, TEXAS

THIS EXHIBIT IS A PART OF A SET OF PLANS FOR THE ENTRADA PHASE III DEVELOPMENT. IT IS TO BE USED IN CONJUNCTION WITH THE MAIN PLAN AND SHALL NOT BE USED SEPARATELY.

	SITE PLANNING CIVIL ENGINEERING PLANNING CONSULTANTS, LLC LAND SURVEYOR LANDSCAPE ARCHITECTURE	TUBE PLOT No. 1768 8.5x11.5 PLOT
	112 Hillside Drive, Denton, TX 76201 • P. 972.436.9701 • F. 972.436.9715 810 Byron Road, Suite 104, Rockwall, TX 75087 • P. 972.911.8712 • F. 972.911.8715	No. 1007700
DRAWN BY JCM 12.11.24 11/26/24 SCALE: 1"=500' JOB NO.		12139

EXHIBIT K – FORM OF NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC
 9284 Huntington Square, Suite 100
 North Richland Hills, TX 76182

[Date]
 Tarrant County Clerk's Office
 Honorable [County Clerk]
 109 S Jackson St
 2nd Floor
 Waxahachie, TX 75165

Re: Town of Westlake Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the Town of Westlake is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

Town of Westlake
 Attn: Town Secretary
 731 E. Rock Island
 Westlake, TX 76023

Please contact me if you have any questions or need additional information.

Sincerely,
 [Signature]

P3Works, LLC
 (817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[Town Secretary Name]
731 E. Rock Island
Westlake, TX 76023

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS:**
COUNTY OF TARRANT §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the Town of Westlake, Texas, a Texas general law municipality (the "Town").

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "Town Council") of the Town of Westlake, Texas is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the Town; and

WHEREAS, on March 19, 2019, the Town Council of the Town approved Resolution No. R-2019-003-0001 creating the Town of Westlake, Texas Solana Public Improvement District (the "District"); and

WHEREAS, the District consists of approximately 151.181 contiguous acres within the corporate limits of the Town; and

WHEREAS, on _____, the Town Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Tarrant County, TX; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

[legal description], an addition to the Town of [Town], [County], Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Tarrant County, Texas (the "Property"); and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the Town/County hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that it affects and encumbers the Property.

EXECUTED to be EFFECTIVE this the ____ day of _____, 20__.

TOWN OF WESTLAKE, TEXAS,
A Texas general law municipality,

By: _____
[Administrator Name], Town Manager

ATTEST:

[Secretary Name], Town Secretary

STATE OF TEXAS §
 §
COUNTY OF TARRANT §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Town Administrator], Town Administrator for the Town of Westlake, Texas, a Texas general law municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT L – DEBT SERVICE SCHEDULE FOR SERIES 2015 BONDS
--

DEBT SERVICE REQUIREMENTS

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

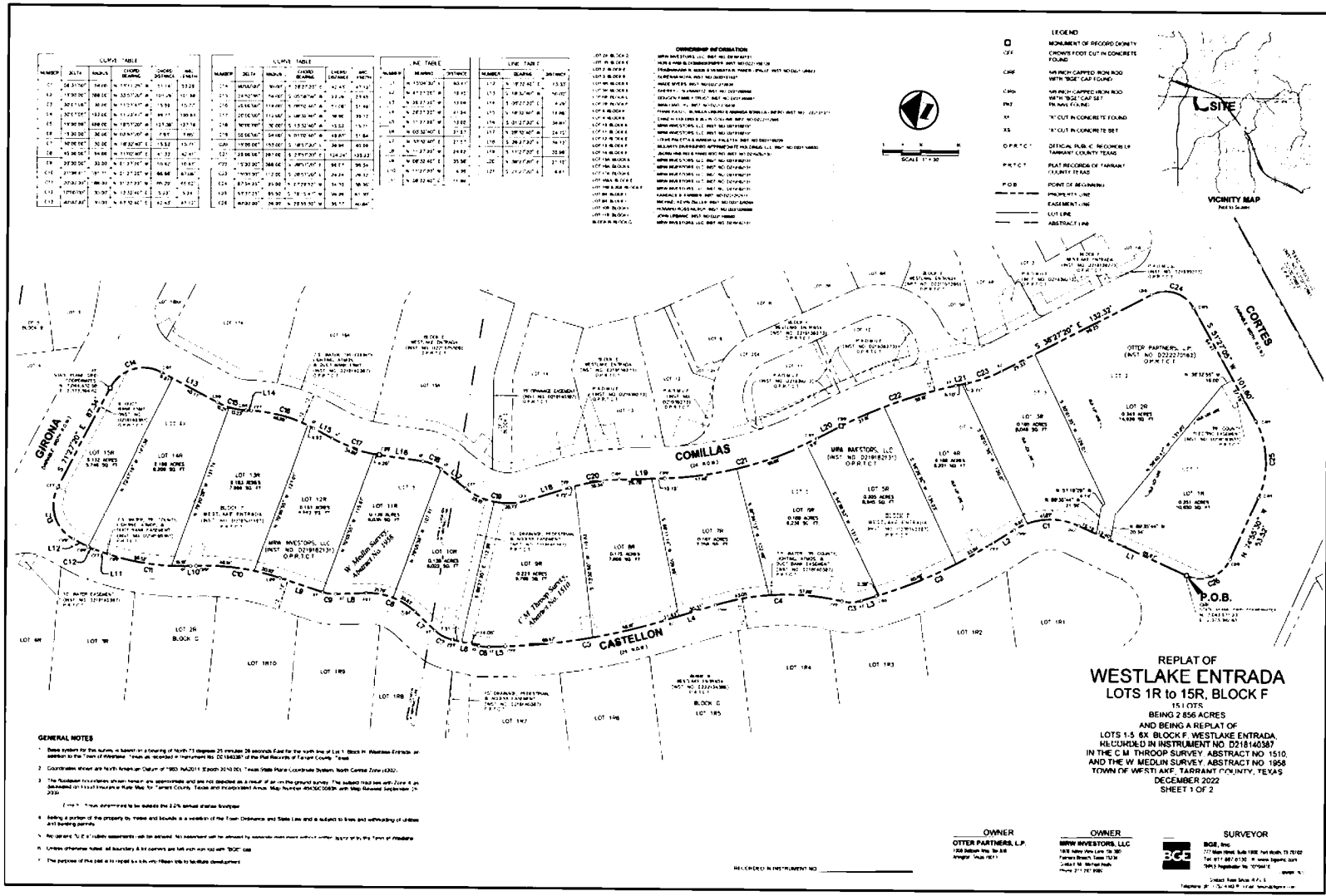
<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest*</u>	<u>Total*</u>
2015	\$ ---	\$ 920,347.92	\$ 920,347.92
2016	---	1,608,375.00	1,608,375.00
2017	325,000	1,608,375.00	1,933,375.00
2018	350,000	1,590,500.00	1,940,500.00
2019	375,000	1,571,250.00	1,946,250.00
2020	400,000	1,550,625.00	1,950,625.00
2021	425,000	1,528,625.00	1,953,625.00
2022	450,000	1,505,250.00	1,955,250.00
2023	475,000	1,480,500.00	1,955,500.00
2024	500,000	1,454,375.00	1,954,375.00
2025	525,000	1,426,875.00	1,951,875.00
2026	575,000	1,398,000.00	1,973,000.00
2027	600,000	1,362,781.26	1,962,781.26
2028	650,000	1,326,031.26	1,976,031.26
2029	675,000	1,286,218.76	1,961,218.76
2030	725,000	1,244,875.00	1,969,875.00
2031	775,000	1,200,468.76	1,975,468.76
2032	825,000	1,153,000.00	1,978,000.00
2033	875,000	1,102,468.76	1,977,468.76
2034	950,000	1,048,875.00	1,998,875.00
2035	1,000,000	990,687.50	1,990,687.50
2036	1,075,000	929,437.50	2,004,437.50
2037	1,150,000	862,250.00	2,012,250.00
2038	1,225,000	790,375.00	2,015,375.00
2039	1,300,000	713,812.50	2,013,812.50
2040	1,400,000	632,562.50	2,032,562.50
2041	1,475,000	545,062.50	2,020,062.50
2042	1,600,000	451,031.26	2,051,031.26
2043	1,700,000	349,031.26	2,049,031.26
2044	1,825,000	240,656.26	2,065,656.26
2045	<u>1,950,000</u>	<u>124,312.50</u>	<u>2,074,312.50</u>
Total	<u>\$ 26,175,000</u>	<u>\$33,997,035.50</u>	<u>\$60,172,035.50</u>

*Totals may not add due to rounding

**EXHIBIT M – ANNUAL INSTALLMENT SCHEDULE FOR REIMBURSEMENT
AGREEMENT – PART B**

Due 1/31	Principal	Interest	Administrative Expenses	Annual Installment
2025	\$ 40,334.87	\$ 92,900.51	\$ -	\$ 133,235.39
2026	\$ 42,696.48	\$ 90,538.91	\$ -	\$ 133,235.39
2027	\$ 45,196.36	\$ 88,039.03	\$ -	\$ 133,235.39
2028	\$ 47,842.60	\$ 85,392.78	\$ -	\$ 133,235.39
2029	\$ 50,643.79	\$ 82,591.60	\$ -	\$ 133,235.39
2030	\$ 53,608.98	\$ 79,626.40	\$ -	\$ 133,235.39
2031	\$ 56,747.79	\$ 76,487.60	\$ -	\$ 133,235.39
2032	\$ 60,070.37	\$ 73,165.01	\$ -	\$ 133,235.39
2033	\$ 63,587.49	\$ 69,647.89	\$ -	\$ 133,235.39
2034	\$ 67,310.54	\$ 65,924.85	\$ -	\$ 133,235.39
2035	\$ 71,251.57	\$ 61,983.82	\$ -	\$ 133,235.39
2036	\$ 75,423.35	\$ 57,812.04	\$ -	\$ 133,235.39
2037	\$ 79,839.39	\$ 53,396.00	\$ -	\$ 133,235.39
2038	\$ 84,513.98	\$ 48,721.40	\$ -	\$ 133,235.39
2039	\$ 89,462.28	\$ 43,773.11	\$ -	\$ 133,235.39
2040	\$ 94,700.29	\$ 38,535.09	\$ -	\$ 133,235.39
2041	\$ 100,245.00	\$ 32,990.39	\$ -	\$ 133,235.39
2042	\$ 106,114.34	\$ 27,121.05	\$ -	\$ 133,235.39
2043	\$ 112,327.33	\$ 20,908.05	\$ -	\$ 133,235.39
2044	\$ 118,904.10	\$ 14,331.29	\$ -	\$ 133,235.39
2045	\$ 125,865.94	\$ 7,369.45	\$ -	\$ 133,235.39
Total	\$ 1,586,686.84	\$ 1,211,256.26	\$ -	\$ 2,797,943.10

EXHIBIT N-1 – LOTS 1R TO 15R, BLOCK F REPLAT



OWNER CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE OF THE S&S 606 1/4 124 838 square feet of land situated in the C.M. Throop Survey Abtract No. 1512 and the 1/4 Section Survey Abtract No. 1528 in the Town of Westlake, Tarrant County, Texas...

BEFOREME, at a 5/8 inch iron rod with "BGCE" cap found for corner and beginning of the south line of said Block F, said point being the west right-of-way line of Laddition 184 (see right-of-way).

The 1/2 1/4 1/4 of said Block F and the south line of said Laddition 184 (see right-of-way) containing the following bearings and distances:

- North 15 degrees 34 minutes 30 seconds East a distance of 50.47 feet to an iron nail found for corner and beginning of a curve to the left
North 15 degrees 34 minutes 30 seconds East a distance of 50.47 feet to an iron nail found for corner and beginning of a curve to the left
North 15 degrees 34 minutes 30 seconds East a distance of 50.47 feet to an iron nail found for corner and beginning of a curve to the left

CONTRACT

- A north-south boundary with said curve to the left an arc length of 25.52 feet having a radius of 112.03 feet a central angle of 11 degrees 50 minutes 10 seconds and a chord which bears South 28 degrees 27 minutes 21 seconds West 51.16 feet to a 5/8 inch iron rod with "BGCE" cap found for corner
South 36 degrees 27 minutes 21 seconds East a distance of 132.33 feet to a 5/8 inch iron rod with "BGCE" cap found for corner and beginning of a curve to the right

OWNER'S DECLARATION

I, the undersigned authority, a Notary Public in and for said county and state, on this day personally examined the following instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and that he is the person whose name and in the act and deed herein stated

MW Investors, LLC
I HEREBY SET MY HAND AND SEAL OF OFFICE THIS 3 DAY OF JANUARY 2023

Signature: [Signature]
Printed Name: Tia

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally examined the following instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF JANUARY 2023

Signature: [Signature]
Printed Name: Tia

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF DALLAS
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally examined the following instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 3 DAY OF JANUARY 2023

Signature: [Signature]
Printed Name: Tia

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

This is to certify that I prepared this plat and the field notes make a part thereof from actual and accurate surveys of the land and that the corner monuments thereon were properly placed upon the general agreement of the parties to the survey and approved by the Town of Westlake, Texas

Dated at the City of Tarrant County, Texas, this 12th day of January, 2023



NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, a Notary Public in and for said county and state, on this day personally examined the following instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and that he is the person whose name and in the act and deed herein stated

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12 DAY OF JANUARY 2023

Signature: [Signature]
Printed Name: Tia



NOTICE: PUBLIC NOTICE TO THE STATE OF TEXAS
I HEREBY ADVISE YOU THAT I HAVE BEEN APPOINTED AS A REPLYING AGENT FOR THE PREPARATION OF A FINAL PLAT

Signature: [Signature]
Date: 1/12/23

Signature: [Signature]
Date: 01/11/2023

Signature: [Signature]
Date: 12/17/22

Signature: [Signature]
Date: 11/21/23

Signature: [Signature]
Date: 11/21/23

REPLAT OF WESTLAKE ENTRADA LOTS 1R to 15R, BLOCK F, 15 LOTS BEING 2,856 ACRES AND BEING A REPLAT OF LOTS 1-5, 8-K, BLOCK F, WESTLAKE ENTRADA, RECORDED IN INSTRUMENT NO. D210140307 IN THE C.M. THROOP SURVEY, ABSTRACT NO. 1510 AND THE W.M. WEDLIN SURVEY, ABSTRACT NO. 1958 TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS DECEMBER 2022 SHEET 2 OF 2



OWNER
OTIER PARTNERS, L.P.
1901 S.W. 10th St, Suite 1100
Fort Worth, Texas 76106
Phone: 817.339.8000

SURVEYOR
BGE, Inc.
172 West Street, Suite 1400, Fort Worth, TX 76102
Phone: 817.339.8000
Fax: 817.339.8001
Email: info@bge.com

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, being the owner of the land described in the plat of Westlake Entrada...

SECTION 1. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 2. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 3. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 4. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 5. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 6. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 7. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 8. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 9. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 10. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 11. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 12. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

SECTION 13. The plat of Westlake Entrada Block J, recorded in Instrument No. 1510, is the plat of the same...

OWNER'S DEDICATION

NOTICE TO PROPERTY OWNERS OF THE PUBLIC IMPROVEMENT DISTRICT OF WESTLAKE ENTRADA, BLOCK J, 8 LOTS, BEING 1.490 ACRES...

WITNESSETH THAT THE STATE OF TEXAS...

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, being a Notary Public in and for the State of Texas...



SURVIVOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, being the owner of the land described in the plat of Westlake Entrada...

NOTARY CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT
I, the undersigned, being a Notary Public in and for the State of Texas...



LEGAL AGREEMENT BY THE TOWN OF WESTLAKE ENTRADA...

Handwritten signatures and dates for the legal agreement.

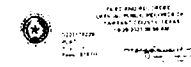
LEGAL AGREEMENT BY THE TOWN OF WESTLAKE ENTRADA...

Handwritten signatures and dates for the legal agreement.

REPLAT OF WESTLAKE ENTRADA LOTS 1R to 7R, & 8RX BLOCK J 8 LOTS BEING 1.490 ACRES

AND BEING A REPLAT OF LOT 1 BLOCK J, WESTLAKE ENTRADA RECORDED IN INSTRUMENT NO. J2181418/J IN THE C.M. THROOP SURVEY ABSTRACT NO. 1510 AND THE 'W' MEDIAN SURVEY ABSTRACT NO. 1958 TOWN OF WESTLAKE, TARRANT COUNTY TEXAS

MAY 2023 SHEET 2 OF 2



OWNER MHW INVESTORS, LLC



SURVEYOR BGE, INC.

EXHIBIT N-4 – LOTS 1R AND 1RX, BLOCK L REPLAT

VICINITY MAP
(2024)

GENERAL NOTES

- Survey was conducted by the Surveyor General of Texas, State of Texas, on the 27th day of August, 2024, at the office of the Surveyor General, State of Texas, in the County of Tarrant, State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
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- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.
- The Survey was conducted in accordance with the provisions of the Surveying Act, Chapter 131, Texas Government Code, and the Rules and Regulations of the Surveying Board of the State of Texas.

OWNER'S CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas, and that the same is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas.

WITNESSED my hand and the seal of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas, on the 27th day of August, 2024.

Surveyor

P.O.B.

GIRONA

William H. Plea Survey Abstract No. 1240

William H. Plea Survey Abstract No. 1240

William H. Plea Survey Abstract No. 1240

OWNER'S DEDICATION

TO THE PUBLIC

I, the undersigned, being a duly qualified and licensed Surveyor of the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas, and that the same is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas.

WITNESSED my hand and the seal of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas, on the 27th day of August, 2024.

Surveyor

NOTARY CERTIFICATE

STATE OF TEXAS

COUNTY OF TARRANT

I, the undersigned, being a duly qualified and licensed Notary Public for the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas, and that the same is a true and correct copy of the original survey as the same appears on the records of the Surveying Board of the State of Texas, in the County of Tarrant, State of Texas.

WITNESSED my hand and the seal of the Notary Public for the State of Texas, in the County of Tarrant, State of Texas, on the 27th day of August, 2024.

Notary Public

REPLAT OF WESTLAKE ENTRADA LOTS 1R and 1RX, BLOCK L

21.01

BEING 0.649 ACRES AND BEING A REPLAT OF LOT 1, BLOCK L, WESTLAKE ENTRADA RECORDED ON INSTRUMENT NUMBER D21840387 IN THE W. H. PLEA SURVEY ABSTRACT NO. 1240 & WILLIAM H. PLEA SURVEY ABSTRACT NO. 1240, TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS

MAY 2024

OWNER: MRW INVESTORS, LLC

SURVEYOR: BOE, INC.

EXHIBIT N-5 – LOTS 1XRR, 2XRR, 3R-14R & 15XR BLOCK I REPLAT

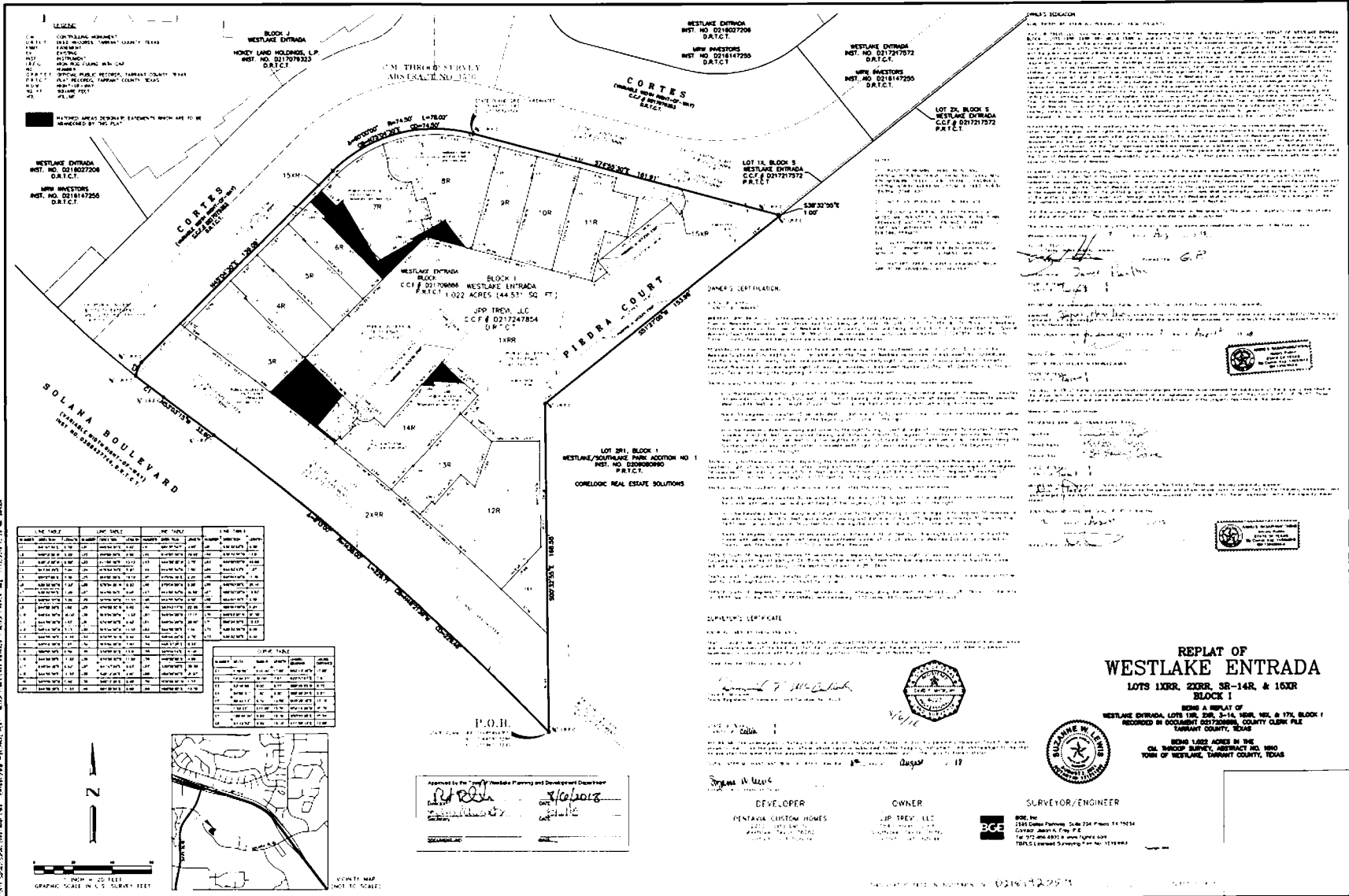
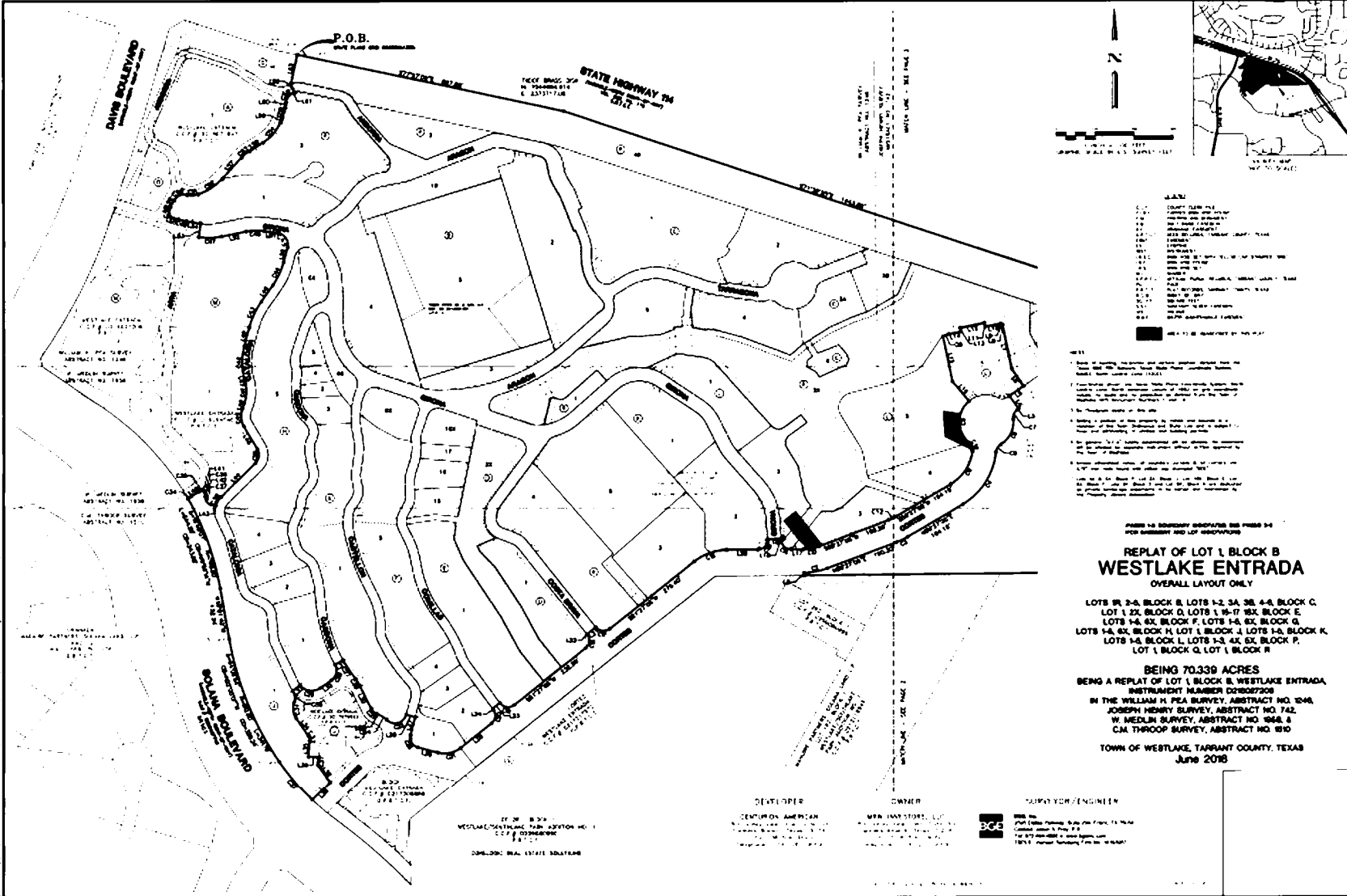
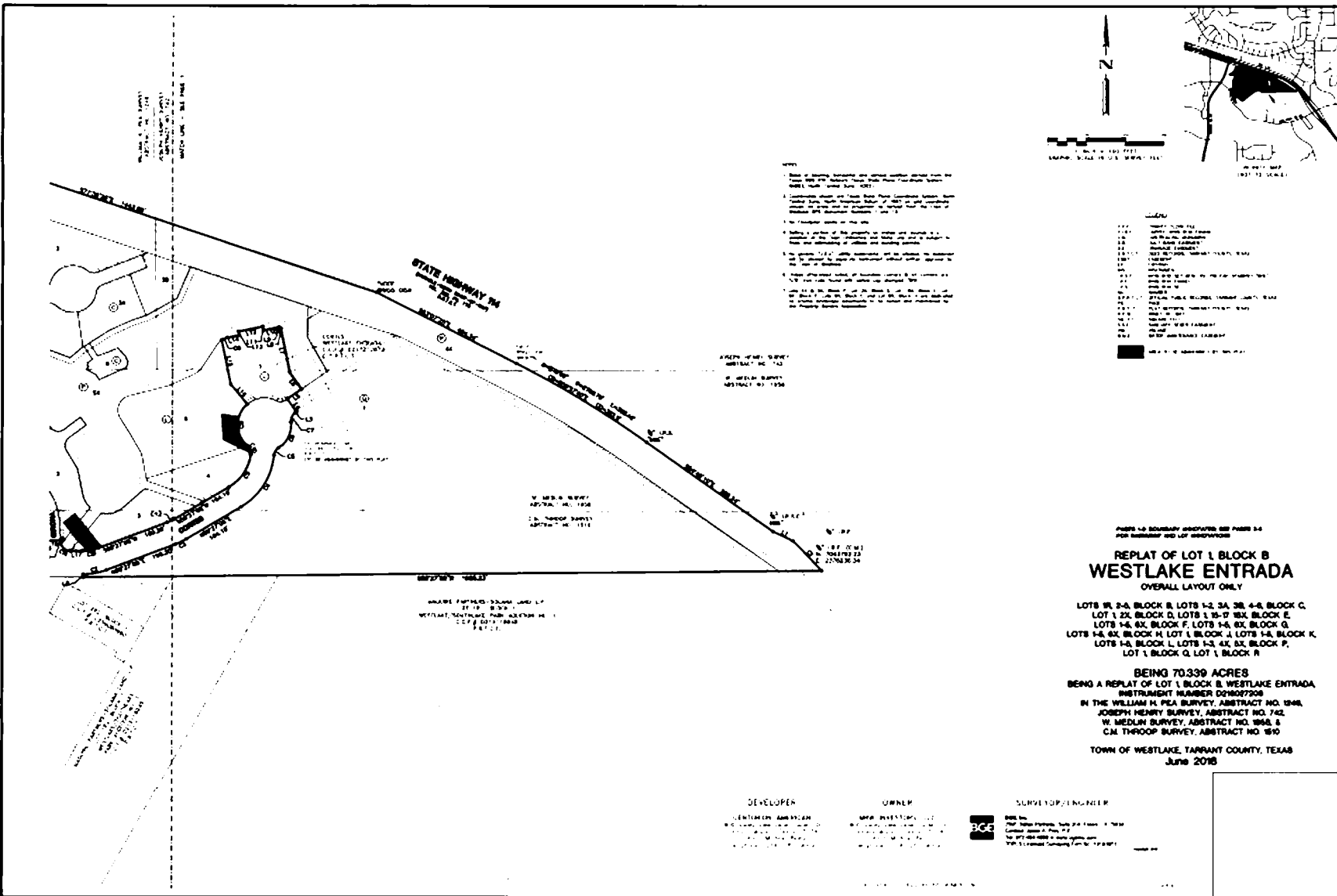
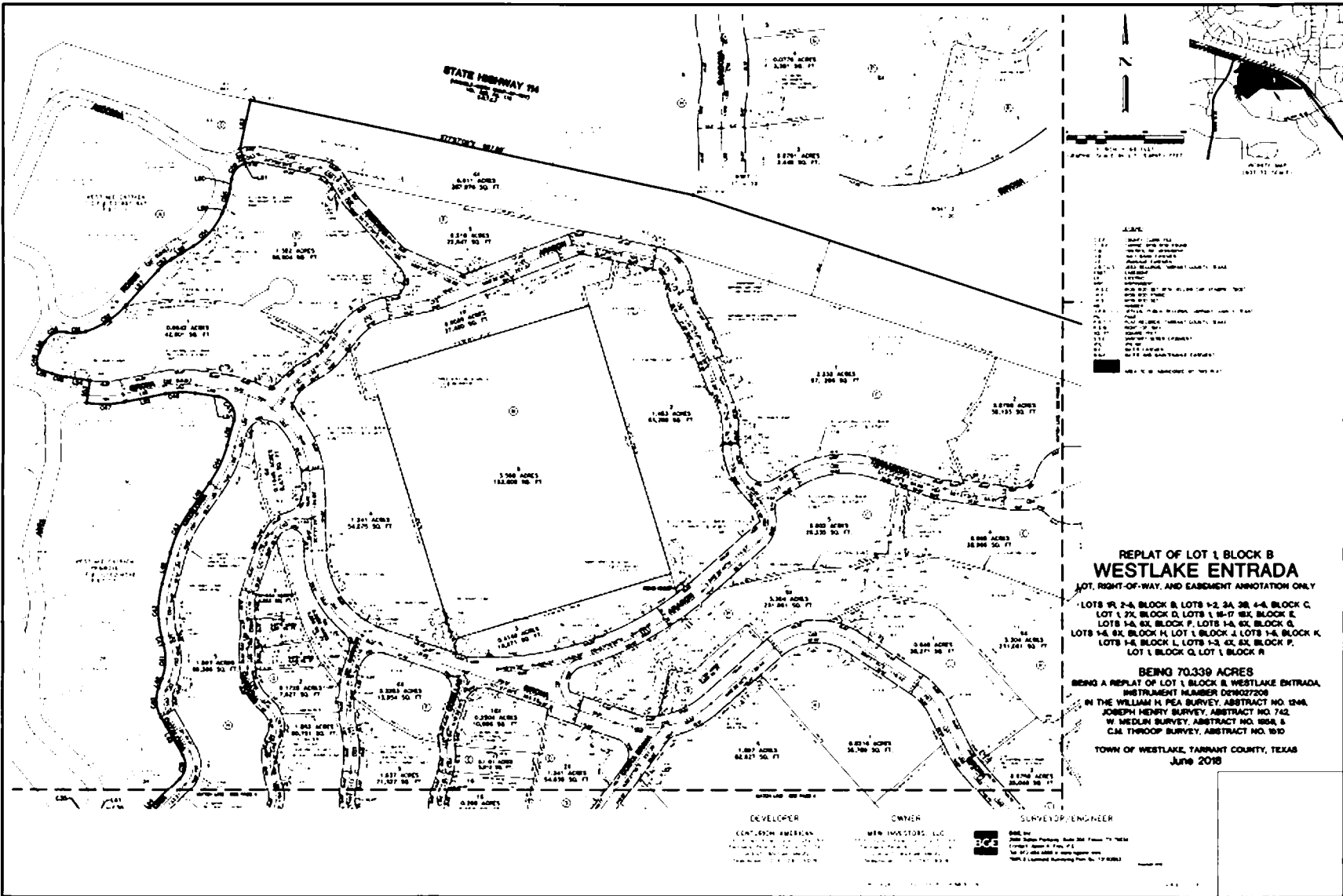
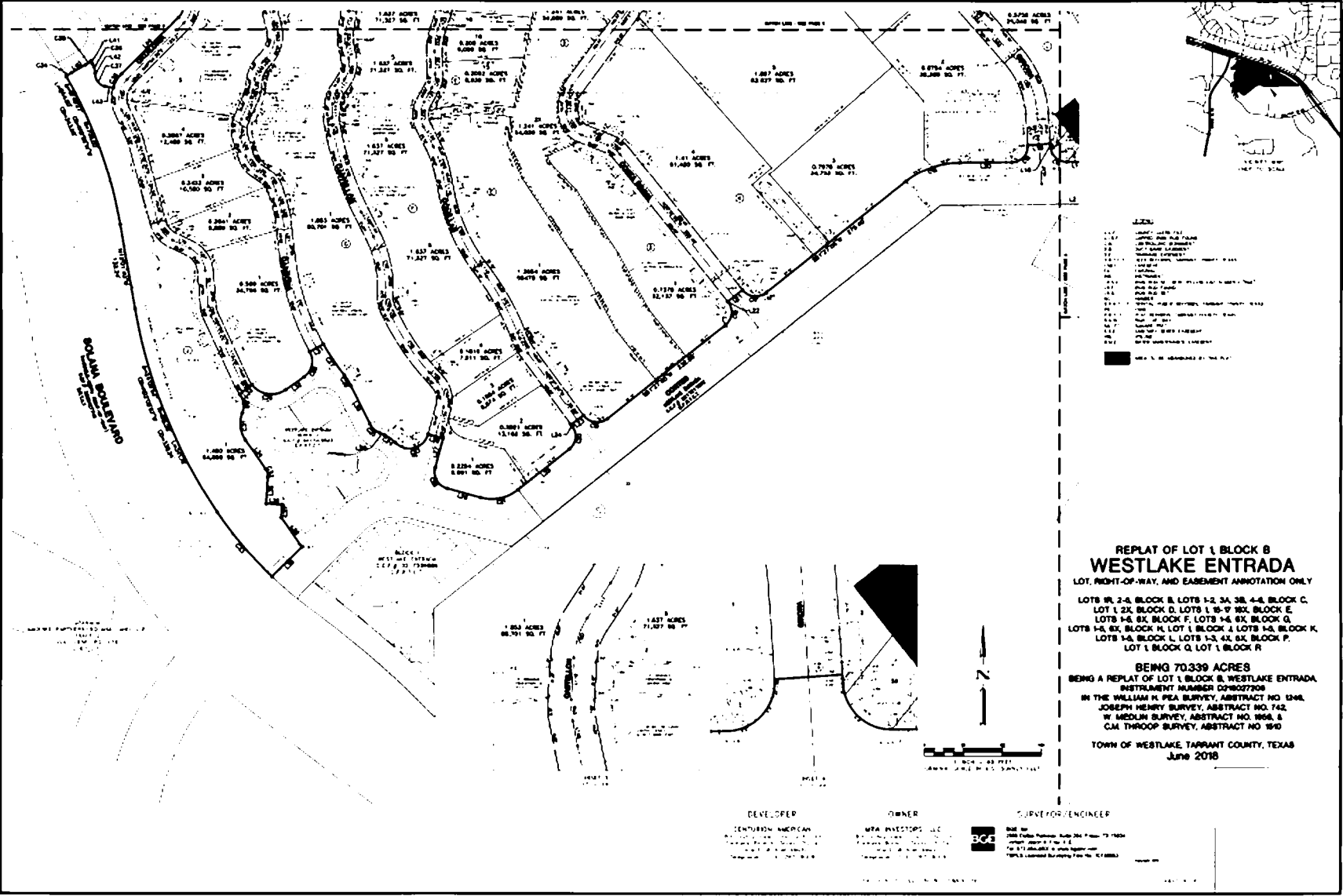


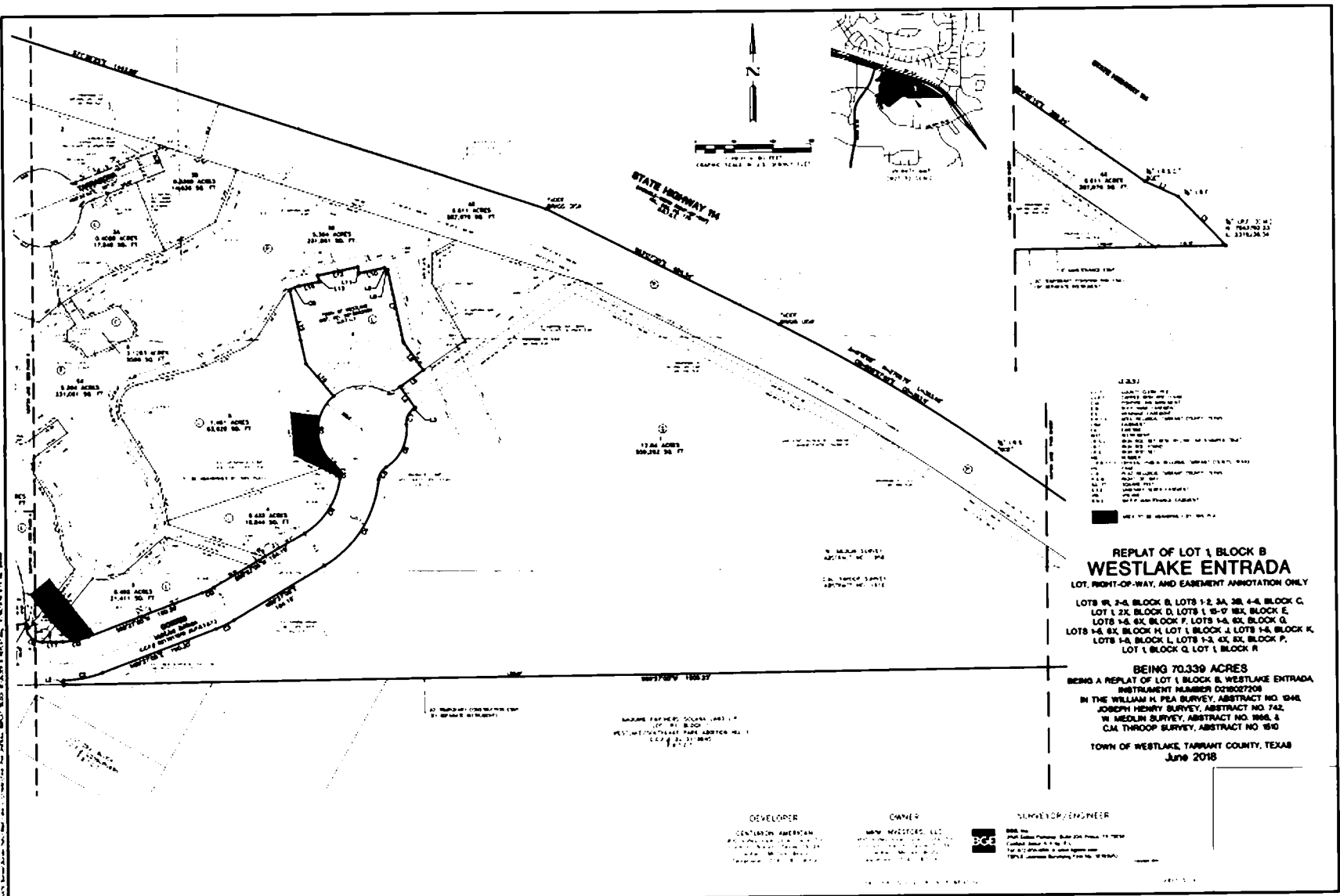
EXHIBIT N-8 – LOT 1, BLOCK B REPLAT

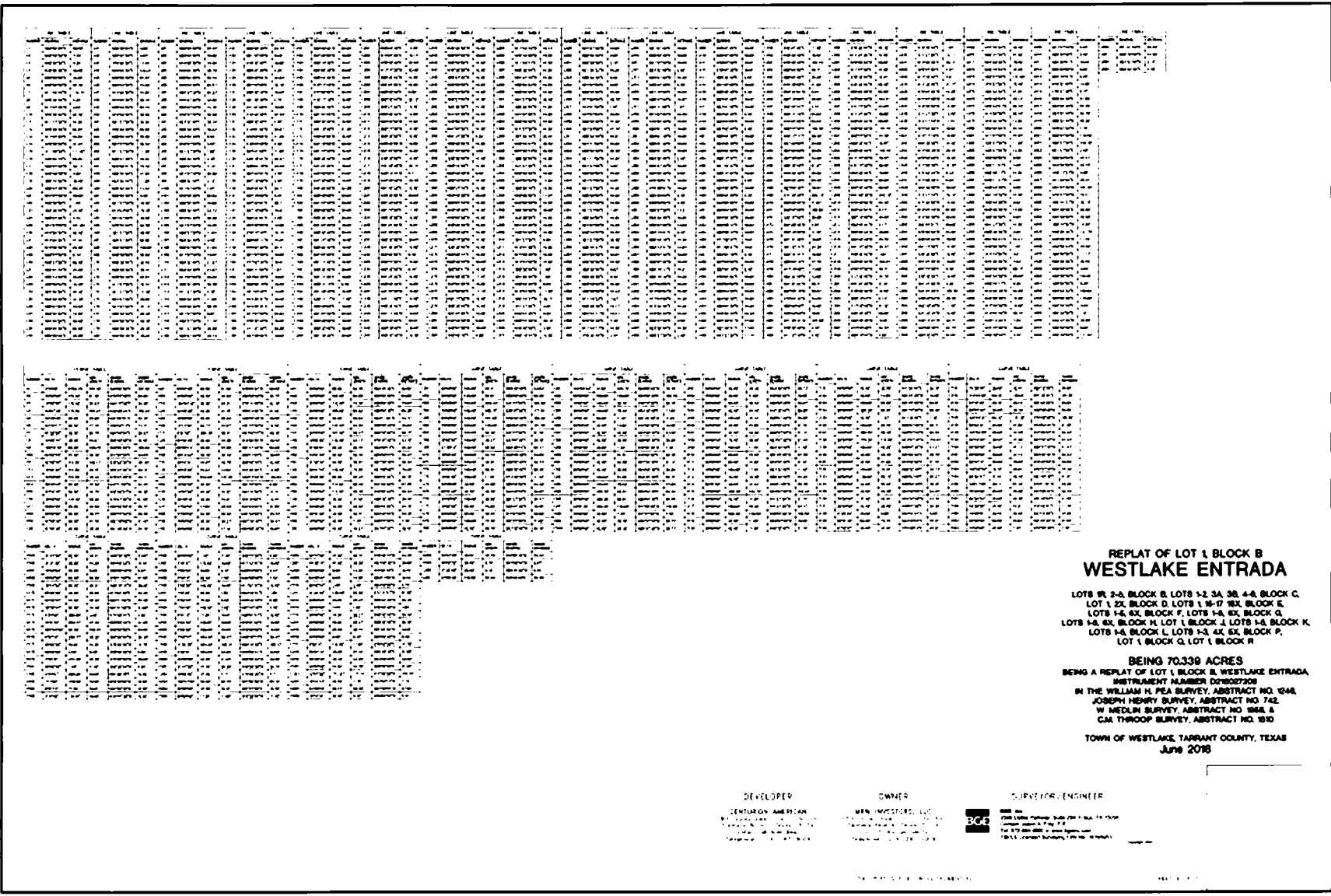












OWNER'S CERTIFICATION

SECTION 1.01
GENERAL NOTES

1.01.01. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.02. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.03. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.04. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.05. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.06. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.07. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.08. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.09. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.10. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.11. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.12. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.13. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.14. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.15. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.16. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.17. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.18. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.19. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.20. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.21. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.22. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.23. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.24. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.25. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

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1.01.31. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.32. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.33. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

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1.01.36. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.37. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

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1.01.39. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.40. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

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1.01.42. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.43. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.44. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.45. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.46. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.47. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.48. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.49. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

1.01.50. The owner certifies that the information provided in this plat is true and correct to the best of their knowledge and belief.

By: MRW INVESTORS, LLC
 a Texas limited liability partnership

By: *Mahrad Masrudi*
 Mahrad Masrudi
 Mahrad Masrudi

STATE OF TEXAS
 COUNTY OF DALLAS

By: THE TOWN OF WESTLAKE

By: *Laura Wheat*
 Laura Wheat
 Laura Wheat

STATE OF TEXAS
 COUNTY OF TARRANT

DEED BE: the undersigned a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESSE MY HAND AND SEAL OF OFFICE this 16th day of December, 2016.

Patricia Doherty
 Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

I, David F. McCallum, a Notary Public, certify that I prepared this plat and the field notes made a part hereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed upon my personal observation and in accordance with the subdivision regulations of the State of Texas.

Dated this 16th day of December, 2016.

David F. McCallum
 Notary Public, State of Texas

STATE OF TEXAS
 COUNTY OF COLLIN

DEED BE: the undersigned a Notary Public in and for the State of Texas, on this day personally appeared _____ known to me to be the person and whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

WITNESSE MY HAND AND SEAL OF OFFICE this 16th day of December, 2016.

Patricia Doherty
 Notary Public, State of Texas

OWNER'S DECLARATION

THE UNDERSIGNED HEREBY DECLARES THAT THE INFORMATION PROVIDED IN THIS PLAT IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.

APPROVED BY THE TOWN BOARD OF WESTLAKE, TEXAS

ATTEST:
Laura Wheat
 Mayor

Patricia Doherty
 Notary Public, State of Texas

REPLAT OF WESTLAKE ENTRADA
 BLOCK L, LOT 4 & BLOCK B, LOT 1
 BEING A REPLAT OF WESTLAKE ENTRADA BLOCK L, LOT 1
 RECORDED IN DOCUMENT 08482208

COUNTY CLERK RECORD, TARRANT COUNTY, TEXAS
 BEING A TOTAL OF 3.36 ACRES AS SHOWN IN C.M. THROCK SURVEY, ABSTRACT NO. 1819
 JOSEPH SURVEY, ABSTRACT NO. 78
 TOWN OF WESTLAKE, TEXAS TARRANT COUNTY, TEXAS
 DECEMBER 2016

NOTES:

1. Base of bearing, horizontal and vertical position derived from the Texas NDS RTN Network-Texas State Plane Coordinate System, NAD83, North Central Zone (4922)
2. No floodplain exists on this site.
3. Setting a portion of the property by means and bounds is a violation of the Texas Ordinance and State Law and is subject to fines and penalties of utilities and building permits.
4. Unless otherwise noted, all boundary corners & lot corners are 5/8" iron rod set with yellow cap stamp "TWP".
5. Purpose of the plat is to develop block L, Lot B.

DEVELOPER
 MAGNUS PARTNERS - BOLLANA LAND L.P.
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75244
 Contact: Michael Busby
 Telephone: (214) 287-8028

OWNERS
 MRW INVESTORS, LLC
 1800 Valley View Lane, Suite 300
 Farmers Branch, Texas 75244
 Contact: Michael Busby
 Telephone: (214) 287-8028

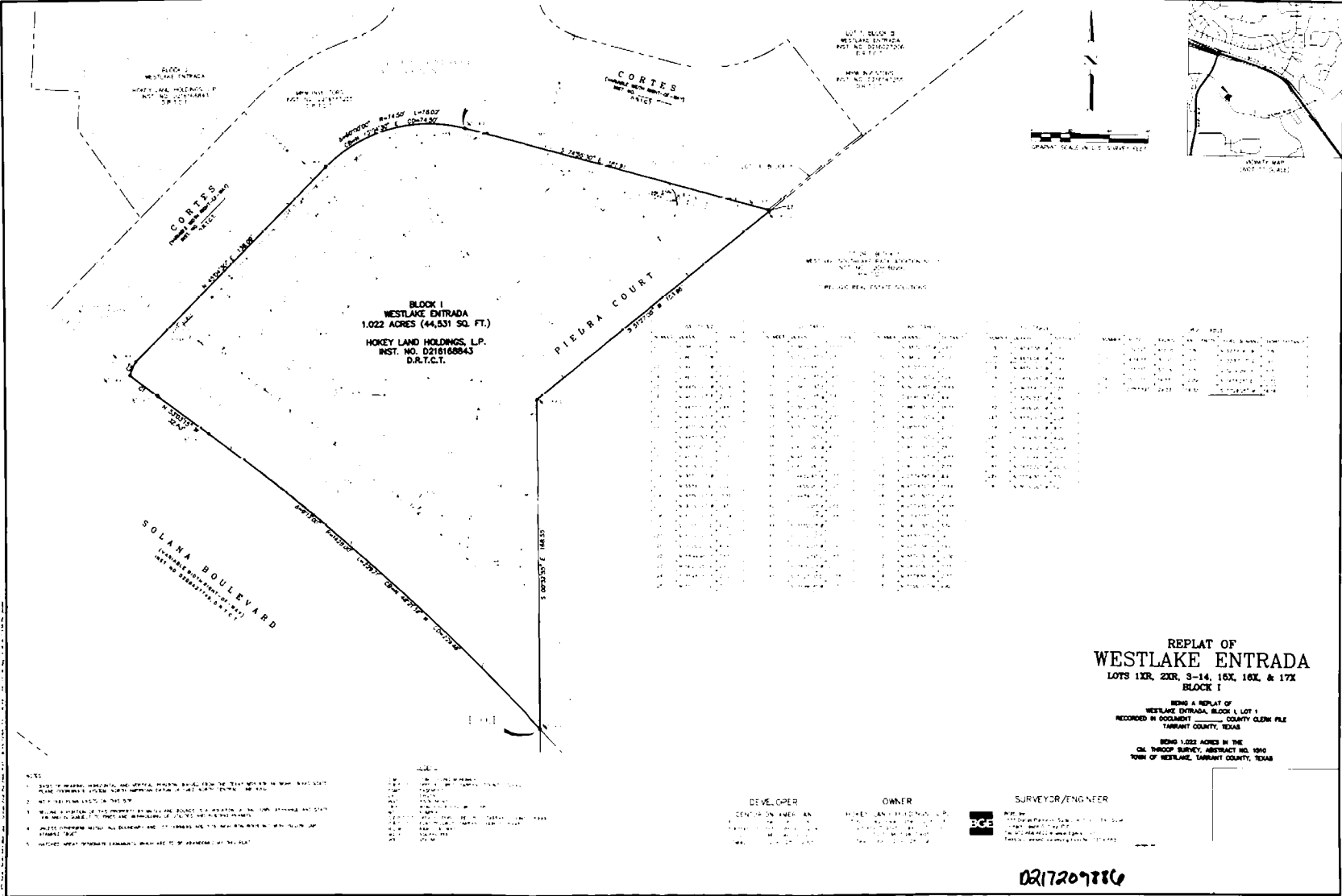
TOWN OF WESTLAKE
 1204 Bolander Boulevard
 Building 1, Suite 4200
 Westlake, TX 76082
 (817) 428-8811

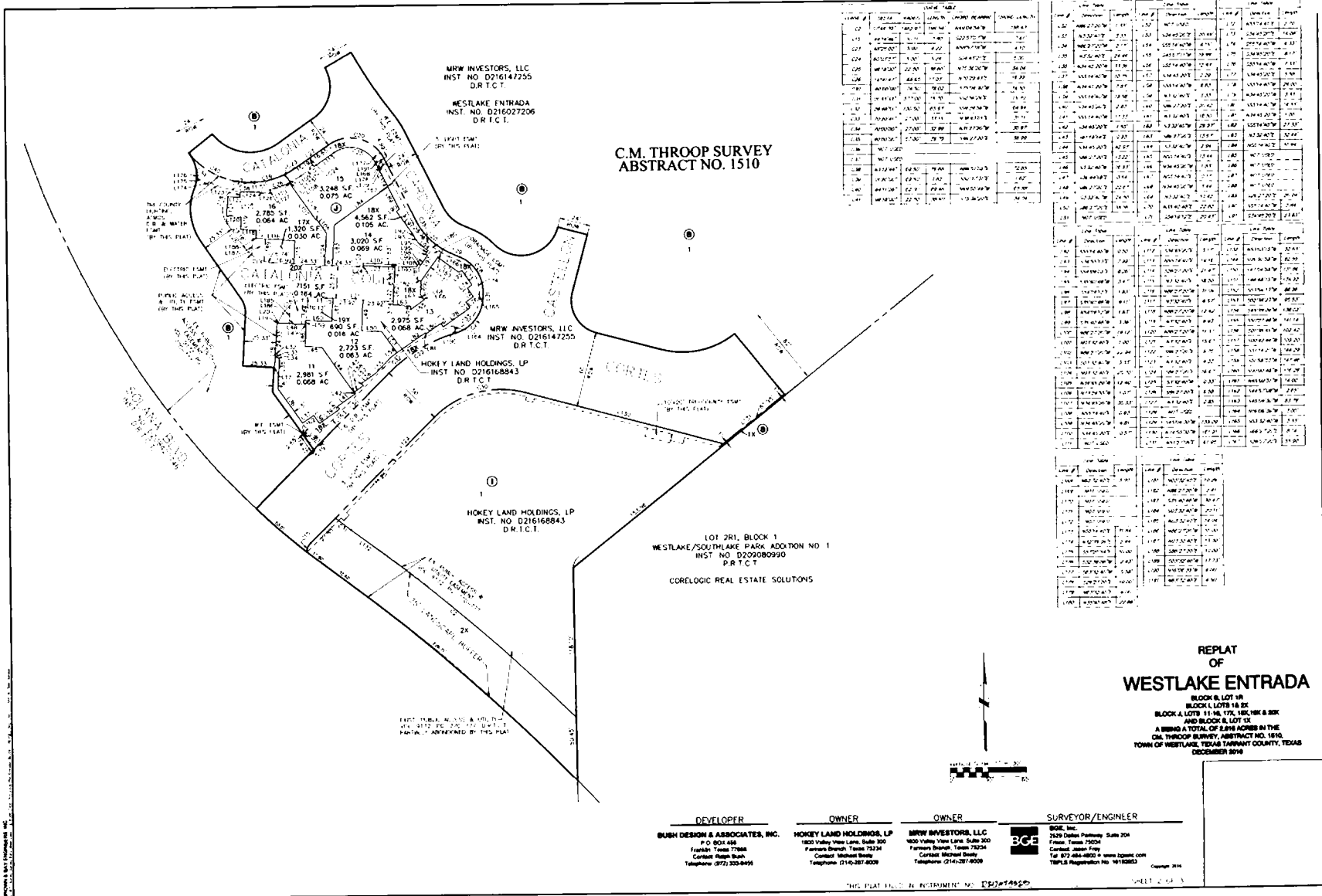
SURVEYOR/ENGINEER
 BGE
 3024 Dallas Parkway, Suite 204
 Frisco, Texas 75034
 Contact: James P. E.
 Tel: 877-484-6822 • www.bge.com
 TPLS Registration No. 17190903

THIS PLAT FILED IN INSTRUMENT NO. **D224151983** SHEET 2 OF 2

**TOWN OF WESTLAKE SOLANA PUBLIC IMPROVEMENT DISTRICT
 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

EXHIBIT N-12 – LOTS 1XR, 2XR, 3-14, 15X, 16X & 17X, BLOCK I REPLAT





OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT


OWNERS CERTIFICATE

SHOW ALL MEN BY THESE PRESENTS

That I, **Daniel M. Calkin**, do hereby certify that I prepared this plat and the plat notes made in part thereof in accordance with the provisions of the act to that effect and that the corner monuments shown thereon were correctly placed under the personal supervision of the undersigned and are registered with the County of Tarrant, Texas.

Dated this **6th** day of **December**, **2016**.

Daniel M. Calkin
Daniel M. Calkin
Texas Registered Professional Land Surveyor No. 6421




STATE OF TEXAS
COUNTY OF TARRANT

That I, the undersigned, **Pati Doherty**, do and for the State of Texas in this capacity prepared this plat and notes in and to be the person and officer whose name is subscribed to the foregoing plat and notes and who has executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this **6th** day of **December**, **2016**.

Pati Doherty
Pati Doherty
Texas Registered Professional Land Surveyor No. 6421



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Tarrant and the State of Texas at Dallas, Texas, this **6th** day of **December**, **2016**.

OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

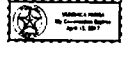
OWNERS CERTIFICATE

SHOW ALL MEN BY THESE PRESENTS

That I, **Michael McGeach**, do hereby certify that I prepared this plat and the plat notes made in part thereof in accordance with the provisions of the act to that effect and that the corner monuments shown thereon were correctly placed under the personal supervision of the undersigned and are registered with the County of Tarrant, Texas.

Dated this **6th** day of **December**, **2016**.

Michael McGeach
Michael McGeach
Texas Registered Professional Land Surveyor No. 6421

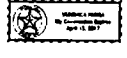


STATE OF TEXAS
COUNTY OF TARRANT

That I, the undersigned, **Pati Doherty**, do and for the State of Texas in this capacity prepared this plat and notes in and to be the person and officer whose name is subscribed to the foregoing plat and notes and who has executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this **6th** day of **December**, **2016**.

Pati Doherty
Pati Doherty
Texas Registered Professional Land Surveyor No. 6421



IN WITNESS WHEREOF, I have hereunto set my hand and the seal of the County of Tarrant and the State of Texas at Dallas, Texas, this **6th** day of **December**, **2016**.

TO ALL WHOM THESE PRESENTS SHALL COME, I HEREBY GIVE NOTICE THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE FACTS AND CONDITIONS AS TO THE MATTER HEREIN REFERRED TO AND THAT THE SAME ARE THE PROPERTY OF THE STATE OF TEXAS AND THE COUNTY OF TARRANT, TEXAS.

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS

on this **10th** day of **February**, **2017**

ATTEST:
Tom Britton
Tom Britton
Town Planning & Zoning Commission

ATTEST:
Clayton Edwards
Clayton Edwards
City Secretary

APPROVED BY THE TOWN PLANNING AND ZONING COMMISSION OF WESTLAKE, TEXAS

on this **10th** day of **February**, **2017**

ATTEST:
Tom Britton
Tom Britton
Town Planning & Zoning Commission

ATTEST:
Clayton Edwards
Clayton Edwards
City Secretary

REPLAT OF WESTLAKE ENTRADA

BLOCK 8, LOT 18
AND BLOCK 8, LOT 19
A BEING A TOTAL OF 8.846 ACRES IN THE
041 THROOP SURVEY, ABSTRACT NO. 1616,
TOWN OF WESTLAKE, TARRANT COUNTY, TEXAS
DECEMBER 2016

DEVELOPER
BUSH DESIGN & ASSOCIATES, INC.
P.O. BOX 448
Farmsville, Texas 77030
Contact: Hugh Bush
Telephone: (713) 353-8666

OWNER
HOKEY LAND HOLDINGS, LP
1620 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Bealy
Telephone: (214) 387-8028

OWNER
MRW INVESTORS, LLC
1620 Valley View Lane, Suite 300
Farmers Branch, Texas 75234
Contact: Michael Bealy
Telephone: (214) 387-8028

SURVEYOR/ENGINEER
BCE, Inc.
3529 Dallas Parkway, Suite 204
Farmsville, Texas 77034
Contact: Jason Fry
Tel: 877-664-4800 or www.bce.com
TSPS Registration No. 10193963
Survey No. 2016

THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF THE PLAT ACT, CHAPTER 63, SUBCHAPTER D, TITLE 5, GOVERNMENT CODE, TEXAS.

PLAT NO. 2016-168

SHEET 3 OF 3

EXHIBIT N-14 – LOTS 1R1 TO 1R10, 2R, 3R, 4R & 5R, BLOCK G REPLAT

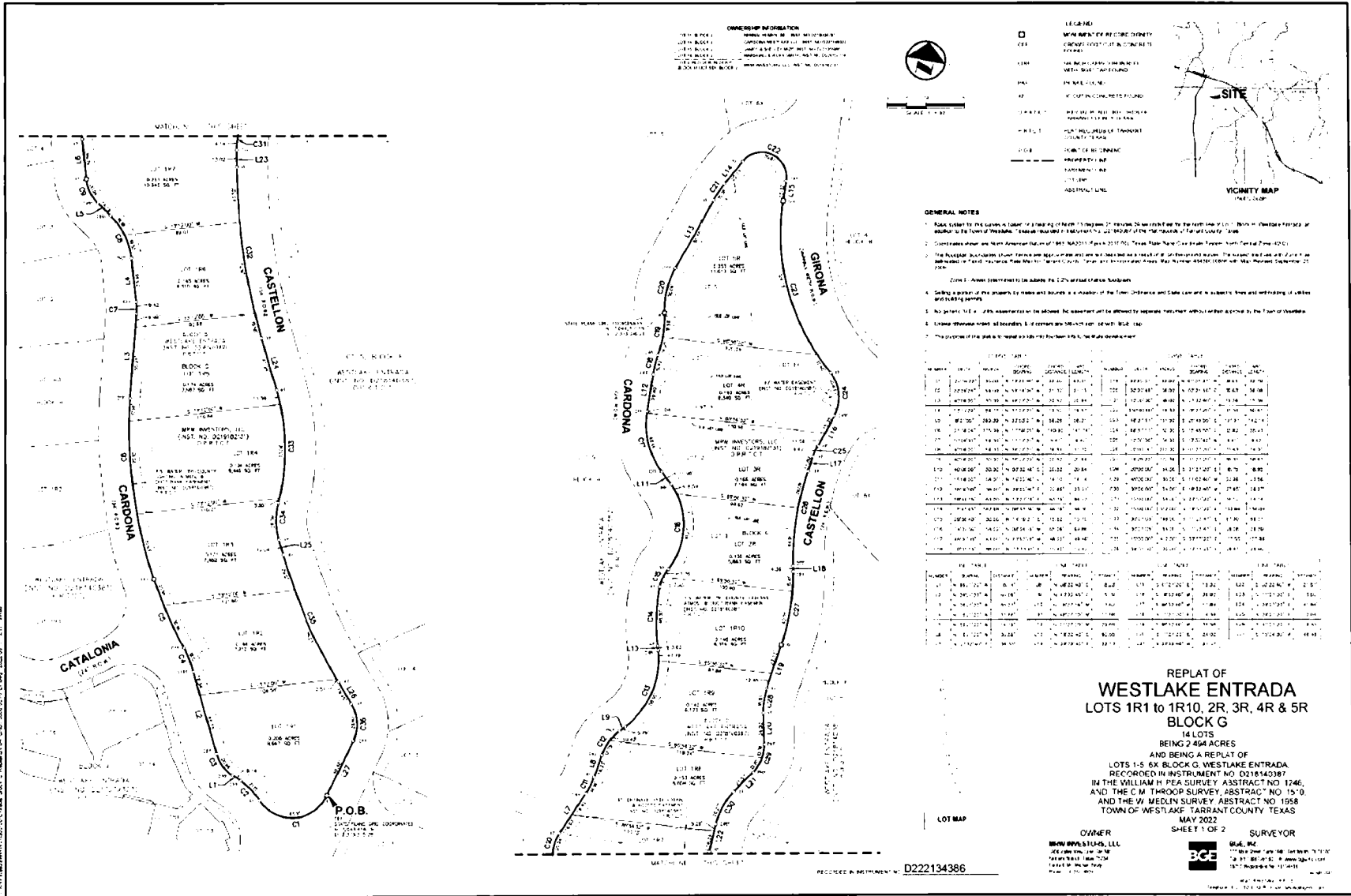
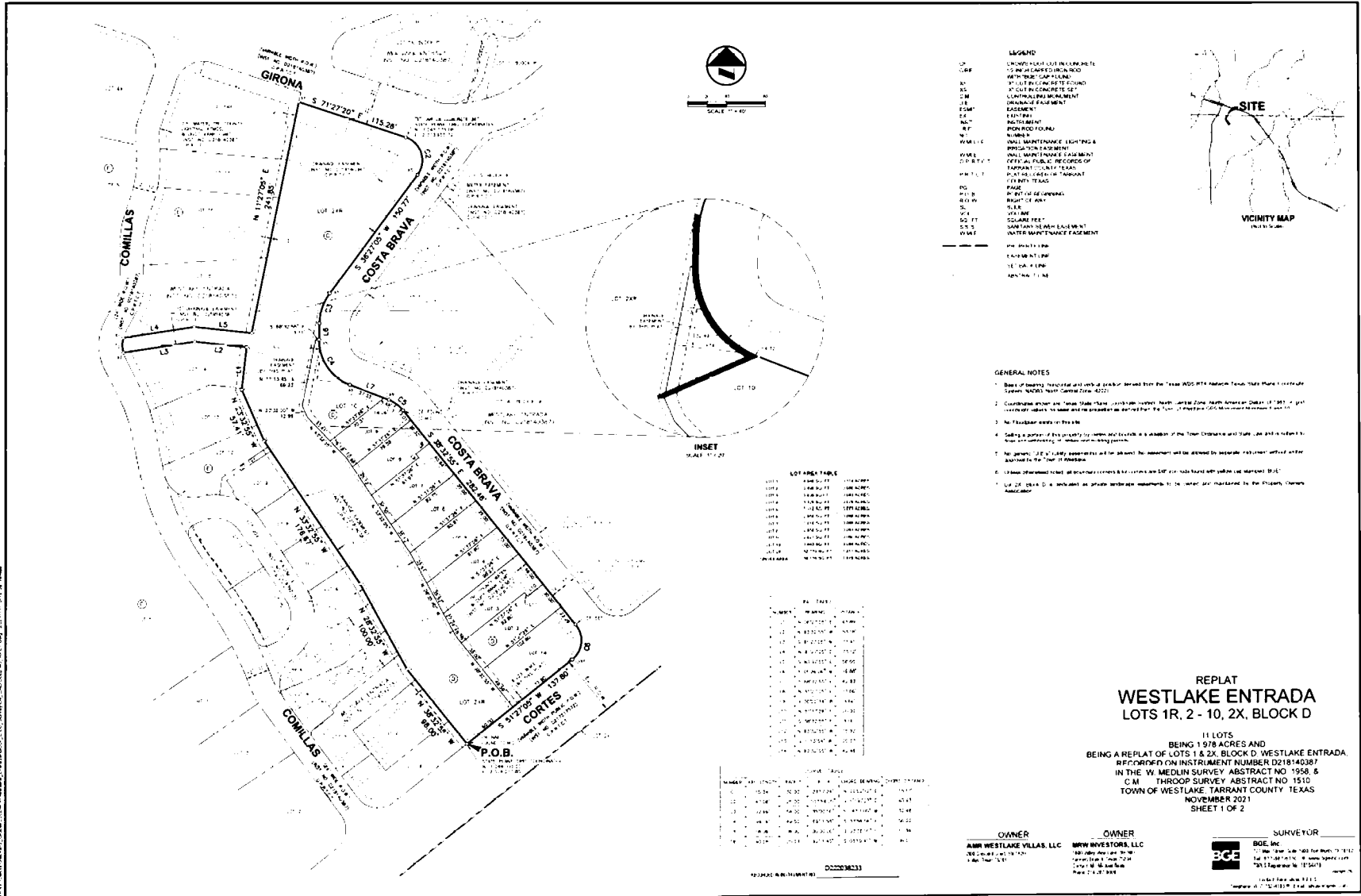


EXHIBIT N-16 – LOTS 1R, 2-10, 2X, BLOCK D REPLAT



OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

WESTLAKE ENTRADA LOTS 1 & 2X AND WESTLAKE VILLAS L.L.C. are the owners of that 1.978 acre 100% undivided tract of land located in the C.M. Throop Survey, Abilene, Tarrant County, Texas...

BEING: a 1.978 acre tract of land located in the southwest corner of Block D, Westlake Entrada, Tarrant County, Texas, as shown on the plat of said Block D...

- North 81 12 00 East a distance of 112.00 feet to a point for corner
North 24 02 00 West a distance of 170.00 feet to a point for corner
North 21 00 00 West a distance of 170.00 feet to a point for corner
North 29 02 00 East a distance of 170.00 feet to a point for corner
North 81 12 00 East a distance of 112.00 feet to a point for corner

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

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THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

THE N.E. 1/4 of the 1/4 Section 24, Range 10N, East 10E, Tarrant County, Texas, as shown on the plat of said Section 24...

OWNER'S DECLARATION

NOW THE MEDICAL KNOW ALL PERSONS BY THESE PRESENTS
THAT AMR WESTLAKE VILLAS L.L.C. AND MRW INVESTORS, L.L.C. are the owners of that 1.978 acre 100% undivided property...

THAT AMR WESTLAKE VILLAS L.L.C. AND MRW INVESTORS, L.L.C. are the owners of that 1.978 acre 100% undivided property...

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THAT AMR WESTLAKE VILLAS L.L.C. AND MRW INVESTORS, L.L.C. are the owners of that 1.978 acre 100% undivided property...

SURVEYOR'S CERTIFICATE

STATE OF TEXAS
COUNTY OF TARRANT

I, the undersigned authority, a Notary Public in and for said County and State of this day personally appeared the parties...

I, the undersigned authority, a Notary Public in and for said County and State of this day personally appeared the parties...

I, the undersigned authority, a Notary Public in and for said County and State of this day personally appeared the parties...

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I, the undersigned authority, a Notary Public in and for said County and State of this day personally appeared the parties...

I, the undersigned authority, a Notary Public in and for said County and State of this day personally appeared the parties...



REPLAT WESTLAKE ENTRADA LOTS 1R, 2 - 10, 2X, BLOCK D

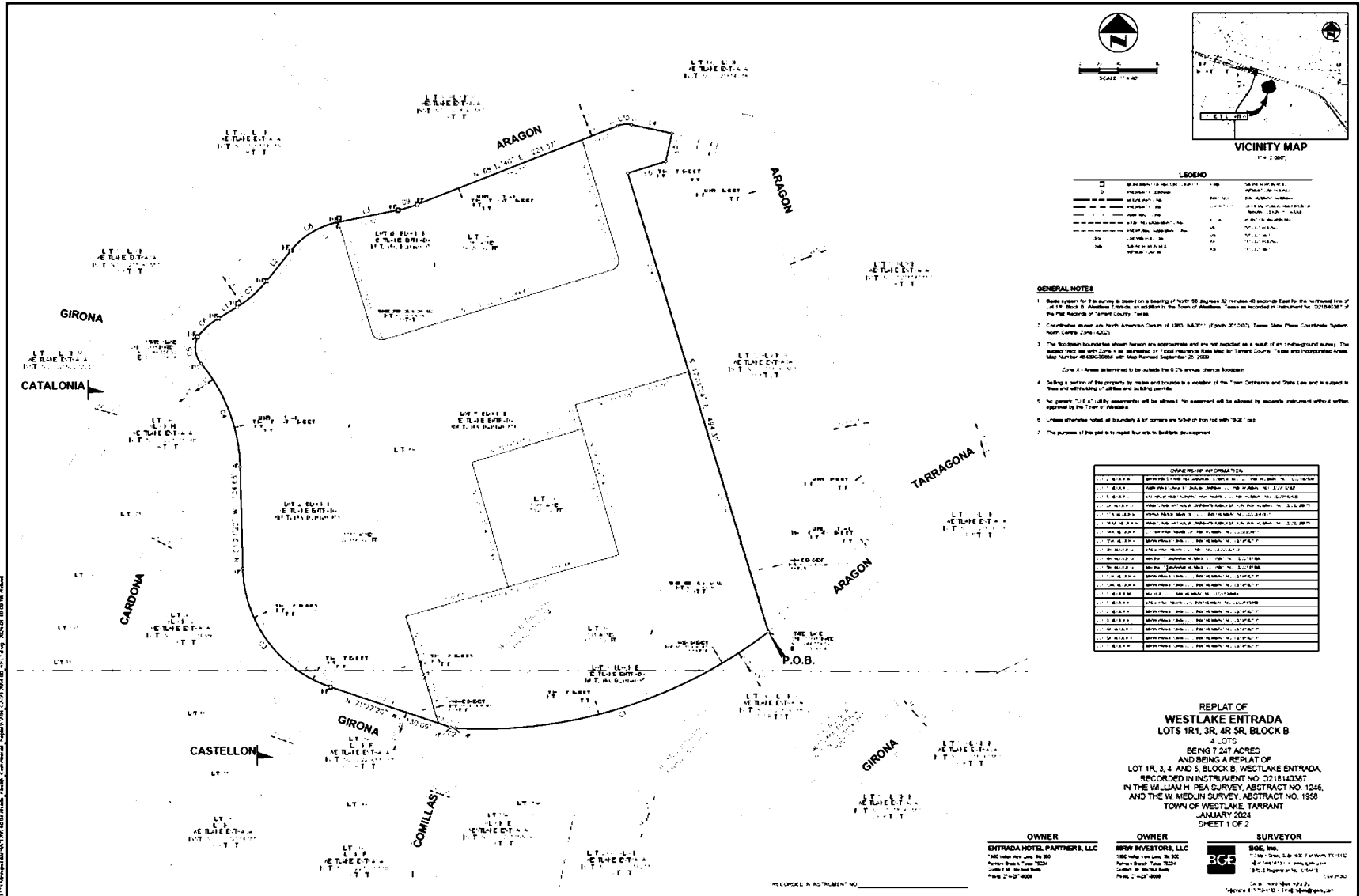
11 LOTS BEING 1.978 ACRES AND BEING A REPLAT OF LOTS 1 & 2X, BLOCK D, WESTLAKE ENTRADA RECORDED ON INSTRUMENT NUMBER 0218140387 IN THE W. MEDLIN SURVEY, ABSTRACT NO. 1958, & C.M. THROOP SURVEY, ABSTRACT NO. 1510 TOWN OF WESTLAKE, TARRANT COUNTY TEXAS NOVEMBER 2021 SHEET 2 OF 2

OWNER AMR WESTLAKE VILLAS, L.L.C.

OWNER MRW INVESTORS, L.L.C.

SURVEYOR BGE, Inc.

EXHIBIT N-17 – LOTS 1R1, 3R, 4R, 5R, BLOCK B REPLAT



APPENDIX A – ENGINEER’S REPORT

[Remainder of page left intentionally blank.]

[Developer to provide]

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following proposed uses are shown in this Exhibit.

Improvement Area #1

- Commercial – Retail (per 1,000 sf)
- Commercial – Office (per 1,000 sf)
- Commercial – Hospitality (per 1,000 sf)
- Commercial – Institutional (per 1,000 sf)
- Condo (More than 3,600 sf)
- Condo (2,500 to 3,600 sf)
- Condo (Under 2,500 sf)

Improvement Area #2

- Villa – West Residential (More than 3,600 sf)
- Villa – West Residential (2,500 sf to 3,600 sf)
- Villa – West Residential (Under 2,500 sf)

Improvement Area #3

- Villa – East Residential (More than 3,600 sf)
- Villa – East Residential (2,500 sf to 3,600 sf)
- Villa – East Residential (Under 2,500 sf)

<p style="text-align: center;">SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – COMMERCIAL – RETAIL (PER 1,000 SF) – BUYER DISCLOSURE</p>
--

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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #1 – COMMERCIAL – RETAIL (PER 1,000 SF)
PRINCIPAL ASSESSMENT: \$10,063.79

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

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 Tarrant 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 Tarrant

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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 –
COMMERCIAL – RETAIL (PER 1,000 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 243.79	\$ 623.45	\$ 44.94	\$ 37.16	\$ 949.35
2026	\$ 256.33	\$ 609.94	\$ 43.86	\$ 37.91	\$ 948.03
2027	\$ 273.33	\$ 594.32	\$ 42.72	\$ 38.67	\$ 949.03
2028	\$ 290.42	\$ 577.66	\$ 41.51	\$ 39.44	\$ 949.03
2029	\$ 307.63	\$ 559.96	\$ 40.22	\$ 40.23	\$ 948.03
2030	\$ 327.13	\$ 541.21	\$ 38.85	\$ 41.03	\$ 948.22
2031	\$ 348.93	\$ 521.27	\$ 37.40	\$ 41.85	\$ 949.46
2032	\$ 370.86	\$ 500.00	\$ 35.85	\$ 42.69	\$ 949.40
2033	\$ 392.93	\$ 477.40	\$ 34.20	\$ 43.54	\$ 948.06
2034	\$ 419.50	\$ 453.45	\$ 32.45	\$ 44.41	\$ 949.81
2035	\$ 444.03	\$ 427.87	\$ 30.58	\$ 45.30	\$ 947.79
2036	\$ 473.10	\$ 400.81	\$ 28.60	\$ 46.21	\$ 948.71
2037	\$ 504.52	\$ 371.44	\$ 26.49	\$ 47.13	\$ 949.58
2038	\$ 536.11	\$ 340.12	\$ 24.24	\$ 48.08	\$ 948.54
2039	\$ 570.07	\$ 306.84	\$ 21.84	\$ 49.04	\$ 947.79
2040	\$ 608.60	\$ 271.45	\$ 19.30	\$ 50.02	\$ 949.37
2041	\$ 647.35	\$ 233.67	\$ 16.57	\$ 51.02	\$ 948.60
2042	\$ 690.68	\$ 192.75	\$ 13.68	\$ 52.04	\$ 949.15
2043	\$ 736.43	\$ 149.10	\$ 10.58	\$ 53.08	\$ 949.19
2044	\$ 784.62	\$ 102.54	\$ 7.28	\$ 54.14	\$ 948.58
2045	\$ 837.44	\$ 52.94	\$ 3.76	\$ 55.22	\$ 949.37
Total	\$ 10,063.79	\$ 8,308.19	\$ 594.93	\$ 958.20	\$ 19,925.11

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

<p style="text-align: center;">SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – COMMERCIAL – OFFICE (PER 1,000 SF) – BUYER DISCLOSURE</p>
--

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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #1 – COMMERCIAL – OFFICE (PER 1,000 SF)
PRINCIPAL ASSESSMENT: \$9,148.90

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

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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[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.

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SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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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

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County.

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STATE OF TEXAS

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COUNTY OF _____

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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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 –
COMMERCIAL – OFFICE (PER 1,000 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 221.63	\$ 566.77	\$ 40.86	\$ 33.79	\$ 863.04
2026	\$ 233.02	\$ 554.49	\$ 39.87	\$ 34.46	\$ 861.85
2027	\$ 248.48	\$ 540.29	\$ 38.84	\$ 35.15	\$ 862.76
2028	\$ 264.02	\$ 525.14	\$ 37.74	\$ 35.85	\$ 862.76
2029	\$ 279.66	\$ 509.05	\$ 36.56	\$ 36.57	\$ 861.85
2030	\$ 297.39	\$ 492.01	\$ 35.32	\$ 37.30	\$ 862.02
2031	\$ 317.21	\$ 473.88	\$ 34.00	\$ 38.05	\$ 863.14
2032	\$ 337.15	\$ 454.55	\$ 32.59	\$ 38.81	\$ 863.09
2033	\$ 357.20	\$ 434.00	\$ 31.09	\$ 39.58	\$ 861.87
2034	\$ 381.36	\$ 412.22	\$ 29.50	\$ 40.38	\$ 863.46
2035	\$ 403.67	\$ 388.98	\$ 27.80	\$ 41.18	\$ 861.63
2036	\$ 430.09	\$ 364.37	\$ 26.00	\$ 42.01	\$ 862.47
2037	\$ 458.65	\$ 337.67	\$ 24.08	\$ 42.85	\$ 863.25
2038	\$ 487.37	\$ 309.20	\$ 22.03	\$ 43.70	\$ 862.31
2039	\$ 518.25	\$ 278.95	\$ 19.86	\$ 44.58	\$ 861.63
2040	\$ 553.28	\$ 246.77	\$ 17.54	\$ 45.47	\$ 863.06
2041	\$ 588.50	\$ 212.43	\$ 15.07	\$ 46.38	\$ 862.37
2042	\$ 627.89	\$ 175.23	\$ 12.43	\$ 47.31	\$ 862.86
2043	\$ 669.48	\$ 135.54	\$ 9.62	\$ 48.25	\$ 862.90
2044	\$ 713.29	\$ 93.22	\$ 6.62	\$ 49.22	\$ 862.35
2045	\$ 761.31	\$ 48.13	\$ 3.42	\$ 50.20	\$ 863.06
Total	\$ 9,148.90	\$ 7,552.90	\$ 540.84	\$ 871.09	\$ 18,113.73

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
COMMERCIAL – HOSPITALITY (PER 1,000 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #1 – COMMERCIAL – HOSPITALITY (PER 1,000 SF)
PRINCIPAL ASSESSMENT: \$9,606.35

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

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 Tarrant 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 Tarrant

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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 –
COMMERCIAL – HOSPITALITY (PER 1,000 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 232.71	\$ 595.11	\$ 42.90	\$ 35.47	\$ 906.19
2026	\$ 244.67	\$ 582.21	\$ 41.87	\$ 36.18	\$ 904.94
2027	\$ 260.90	\$ 567.30	\$ 40.78	\$ 36.91	\$ 905.89
2028	\$ 277.22	\$ 551.40	\$ 39.62	\$ 37.65	\$ 905.89
2029	\$ 293.64	\$ 534.51	\$ 38.39	\$ 38.40	\$ 904.94
2030	\$ 312.26	\$ 516.61	\$ 37.09	\$ 39.17	\$ 905.12
2031	\$ 333.07	\$ 497.58	\$ 35.70	\$ 39.95	\$ 906.30
2032	\$ 354.01	\$ 477.27	\$ 34.22	\$ 40.75	\$ 906.25
2033	\$ 375.06	\$ 455.70	\$ 32.64	\$ 41.56	\$ 904.97
2034	\$ 400.43	\$ 432.83	\$ 30.97	\$ 42.40	\$ 906.63
2035	\$ 423.85	\$ 408.43	\$ 29.19	\$ 43.24	\$ 904.71
2036	\$ 451.59	\$ 382.59	\$ 27.30	\$ 44.11	\$ 905.59
2037	\$ 481.58	\$ 354.56	\$ 25.29	\$ 44.99	\$ 906.42
2038	\$ 511.74	\$ 324.66	\$ 23.14	\$ 45.89	\$ 905.43
2039	\$ 544.16	\$ 292.89	\$ 20.85	\$ 46.81	\$ 904.71
2040	\$ 580.94	\$ 259.11	\$ 18.42	\$ 47.74	\$ 906.22
2041	\$ 617.92	\$ 223.05	\$ 15.82	\$ 48.70	\$ 905.49
2042	\$ 659.28	\$ 183.99	\$ 13.05	\$ 49.67	\$ 906.00
2043	\$ 702.96	\$ 142.32	\$ 10.10	\$ 50.67	\$ 906.04
2044	\$ 748.95	\$ 97.88	\$ 6.95	\$ 51.68	\$ 905.47
2045	\$ 799.37	\$ 50.54	\$ 3.59	\$ 52.71	\$ 906.21
Total	\$ 9,606.35	\$ 7,930.54	\$ 567.88	\$ 914.65	\$ 19,019.42

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
COMMERCIAL – INSTITUTIONAL (PER 1,000 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #1 – COMMERCIAL – INSTITUTIONAL (PER 1,000 SF)
 PRINCIPAL ASSESSMENT: \$8,691.46**

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

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 Tarrant 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 _____

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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]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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 –
COMMERCIAL – INSTITUTIONAL (PER 1,000 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 210.55	\$ 538.43	\$ 38.81	\$ 32.10	\$ 819.89
2026	\$ 221.37	\$ 526.77	\$ 37.88	\$ 32.74	\$ 818.76
2027	\$ 236.05	\$ 513.27	\$ 36.90	\$ 33.39	\$ 819.62
2028	\$ 250.82	\$ 498.89	\$ 35.85	\$ 34.06	\$ 819.62
2029	\$ 265.68	\$ 483.60	\$ 34.74	\$ 34.74	\$ 818.76
2030	\$ 282.52	\$ 467.41	\$ 33.56	\$ 35.44	\$ 818.92
2031	\$ 301.35	\$ 450.19	\$ 32.30	\$ 36.15	\$ 819.98
2032	\$ 320.29	\$ 431.82	\$ 30.96	\$ 36.87	\$ 819.94
2033	\$ 339.34	\$ 412.30	\$ 29.53	\$ 37.61	\$ 818.78
2034	\$ 362.29	\$ 391.61	\$ 28.02	\$ 38.36	\$ 820.29
2035	\$ 383.48	\$ 369.53	\$ 26.41	\$ 39.12	\$ 818.55
2036	\$ 408.59	\$ 346.15	\$ 24.70	\$ 39.91	\$ 819.34
2037	\$ 435.72	\$ 320.79	\$ 22.88	\$ 40.71	\$ 820.09
2038	\$ 463.00	\$ 293.74	\$ 20.93	\$ 41.52	\$ 819.20
2039	\$ 492.33	\$ 265.00	\$ 18.86	\$ 42.35	\$ 818.55
2040	\$ 525.61	\$ 234.44	\$ 16.66	\$ 43.20	\$ 819.91
2041	\$ 559.07	\$ 201.80	\$ 14.31	\$ 44.06	\$ 819.25
2042	\$ 596.50	\$ 166.47	\$ 11.81	\$ 44.94	\$ 819.72
2043	\$ 636.01	\$ 128.76	\$ 9.14	\$ 45.84	\$ 819.75
2044	\$ 677.63	\$ 88.56	\$ 6.29	\$ 46.76	\$ 819.23
2045	\$ 723.24	\$ 45.72	\$ 3.25	\$ 47.69	\$ 819.91
Total	\$ 8,691.46	\$ 7,175.25	\$ 513.80	\$ 827.54	\$ 17,208.05

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – CONDO
(MORE THAN 3,600 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #1 – CONDO (MORE THAN 3,600 SF)
PRINCIPAL ASSESSMENT: \$45,744.52

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

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 Tarrant 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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§
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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – CONDO
(MORE THAN 3,600 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 1,108.15	\$ 2,833.84	\$ 204.29	\$ 168.93	\$ 4,315.21
2026	\$ 1,165.12	\$ 2,772.45	\$ 199.37	\$ 172.30	\$ 4,309.24
2027	\$ 1,242.39	\$ 2,701.44	\$ 194.20	\$ 175.75	\$ 4,313.78
2028	\$ 1,320.11	\$ 2,625.72	\$ 188.69	\$ 179.27	\$ 4,313.78
2029	\$ 1,398.31	\$ 2,545.26	\$ 182.82	\$ 182.85	\$ 4,309.24
2030	\$ 1,486.95	\$ 2,460.04	\$ 176.61	\$ 186.51	\$ 4,310.10
2031	\$ 1,586.06	\$ 2,369.41	\$ 170.00	\$ 190.24	\$ 4,315.71
2032	\$ 1,685.74	\$ 2,272.74	\$ 162.94	\$ 194.04	\$ 4,315.46
2033	\$ 1,786.02	\$ 2,169.98	\$ 155.44	\$ 197.92	\$ 4,309.37
2034	\$ 1,906.81	\$ 2,061.12	\$ 147.49	\$ 201.88	\$ 4,317.30
2035	\$ 2,018.34	\$ 1,944.89	\$ 138.99	\$ 205.92	\$ 4,308.14
2036	\$ 2,150.45	\$ 1,821.85	\$ 130.00	\$ 210.04	\$ 4,312.34
2037	\$ 2,293.25	\$ 1,688.37	\$ 120.41	\$ 214.24	\$ 4,316.27
2038	\$ 2,436.85	\$ 1,546.01	\$ 110.17	\$ 218.52	\$ 4,311.56
2039	\$ 2,591.23	\$ 1,394.74	\$ 99.29	\$ 222.89	\$ 4,308.15
2040	\$ 2,766.38	\$ 1,233.87	\$ 87.71	\$ 227.35	\$ 4,315.32
2041	\$ 2,942.48	\$ 1,062.13	\$ 75.33	\$ 231.90	\$ 4,311.84
2042	\$ 3,139.45	\$ 876.15	\$ 62.17	\$ 236.54	\$ 4,314.30
2043	\$ 3,347.42	\$ 677.71	\$ 48.10	\$ 241.27	\$ 4,314.50
2044	\$ 3,566.45	\$ 466.11	\$ 33.10	\$ 246.09	\$ 4,311.75
2045	\$ 3,806.54	\$ 240.65	\$ 17.09	\$ 251.01	\$ 4,315.30
Total	\$ 45,744.52	\$ 37,764.48	\$ 2,704.21	\$ 4,355.47	\$ 90,568.67

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

<p style="text-align: center;">SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – CONDO (2,500 SF TO 3,600 SF) – BUYER DISCLOSURE</p>
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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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #1 – CONDO (2,500 SF TO 3,600 SF)
 PRINCIPAL ASSESSMENT: \$26,629.63**

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

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 Tarrant 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 Tarrant

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 Tarrant County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – CONDO (2,500 SF TO 3,600 SF)

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 645.10	\$ 1,649.69	\$ 118.92	\$ 98.34	\$ 2,512.05
2026	\$ 678.26	\$ 1,613.95	\$ 116.06	\$ 100.30	\$ 2,508.57
2027	\$ 723.24	\$ 1,572.61	\$ 113.05	\$ 102.31	\$ 2,511.22
2028	\$ 768.49	\$ 1,528.53	\$ 109.84	\$ 104.36	\$ 2,511.22
2029	\$ 814.01	\$ 1,481.70	\$ 106.43	\$ 106.44	\$ 2,508.57
2030	\$ 865.61	\$ 1,432.08	\$ 102.81	\$ 108.57	\$ 2,509.08
2031	\$ 923.31	\$ 1,379.32	\$ 98.96	\$ 110.74	\$ 2,512.34
2032	\$ 981.34	\$ 1,323.05	\$ 94.86	\$ 112.96	\$ 2,512.20
2033	\$ 1,039.71	\$ 1,263.23	\$ 90.49	\$ 115.22	\$ 2,508.65
2034	\$ 1,110.03	\$ 1,199.86	\$ 85.86	\$ 117.52	\$ 2,513.27
2035	\$ 1,174.95	\$ 1,132.19	\$ 80.91	\$ 119.87	\$ 2,507.93
2036	\$ 1,251.86	\$ 1,060.57	\$ 75.68	\$ 122.27	\$ 2,510.38
2037	\$ 1,334.99	\$ 982.86	\$ 70.09	\$ 124.72	\$ 2,512.66
2038	\$ 1,418.59	\$ 899.99	\$ 64.13	\$ 127.21	\$ 2,509.92
2039	\$ 1,508.46	\$ 811.93	\$ 57.80	\$ 129.76	\$ 2,507.94
2040	\$ 1,610.42	\$ 718.28	\$ 51.06	\$ 132.35	\$ 2,512.11
2041	\$ 1,712.93	\$ 618.30	\$ 43.86	\$ 135.00	\$ 2,510.09
2042	\$ 1,827.59	\$ 510.04	\$ 36.19	\$ 137.70	\$ 2,511.52
2043	\$ 1,948.66	\$ 394.52	\$ 28.00	\$ 140.45	\$ 2,511.63
2044	\$ 2,076.17	\$ 271.34	\$ 19.27	\$ 143.26	\$ 2,510.03
2045	\$ 2,215.93	\$ 140.09	\$ 9.95	\$ 146.13	\$ 2,512.10
Total	\$ 26,629.63	\$ 21,984.14	\$ 1,574.22	\$ 2,535.48	\$ 52,723.47

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – CONDO
(UNDER 2,500 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #1 – CONDO (UNDER 2,500 SF)
PRINCIPAL ASSESSMENT: \$27,446.71

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

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 Tarrant 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 _____

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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]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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§
§

COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 – CONDO
(UNDER 2,500 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 664.89	\$ 1,700.30	\$ 122.57	\$ 101.36	\$ 2,589.12
2026	\$ 699.07	\$ 1,663.47	\$ 119.62	\$ 103.38	\$ 2,585.55
2027	\$ 745.43	\$ 1,620.87	\$ 116.52	\$ 105.45	\$ 2,588.27
2028	\$ 792.06	\$ 1,575.43	\$ 113.21	\$ 107.56	\$ 2,588.27
2029	\$ 838.98	\$ 1,527.16	\$ 109.69	\$ 109.71	\$ 2,585.55
2030	\$ 892.17	\$ 1,476.02	\$ 105.97	\$ 111.90	\$ 2,586.06
2031	\$ 951.64	\$ 1,421.65	\$ 102.00	\$ 114.14	\$ 2,589.43
2032	\$ 1,011.45	\$ 1,363.64	\$ 97.77	\$ 116.43	\$ 2,589.28
2033	\$ 1,071.61	\$ 1,301.99	\$ 93.26	\$ 118.75	\$ 2,585.62
2034	\$ 1,144.09	\$ 1,236.67	\$ 88.49	\$ 121.13	\$ 2,590.38
2035	\$ 1,211.00	\$ 1,166.93	\$ 83.40	\$ 123.55	\$ 2,584.88
2036	\$ 1,290.27	\$ 1,093.11	\$ 78.00	\$ 126.02	\$ 2,587.40
2037	\$ 1,375.95	\$ 1,013.02	\$ 72.24	\$ 128.54	\$ 2,589.76
2038	\$ 1,462.11	\$ 927.61	\$ 66.10	\$ 131.11	\$ 2,586.93
2039	\$ 1,554.74	\$ 836.84	\$ 59.57	\$ 133.74	\$ 2,584.89
2040	\$ 1,659.83	\$ 740.32	\$ 52.63	\$ 136.41	\$ 2,589.19
2041	\$ 1,765.49	\$ 637.28	\$ 45.20	\$ 139.14	\$ 2,587.10
2042	\$ 1,883.67	\$ 525.69	\$ 37.30	\$ 141.92	\$ 2,588.58
2043	\$ 2,008.45	\$ 406.62	\$ 28.86	\$ 144.76	\$ 2,588.70
2044	\$ 2,139.87	\$ 279.66	\$ 19.86	\$ 147.66	\$ 2,587.05
2045	\$ 2,283.92	\$ 144.39	\$ 10.26	\$ 150.61	\$ 2,589.18
Total	\$ 27,446.71	\$ 22,658.69	\$ 1,622.52	\$ 2,613.28	\$ 54,341.20

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (MORE THAN 3,600 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #2 – VILLA – WEST RESIDENTIAL (MORE THAN 3,600 SF)
 PRINCIPAL ASSESSMENT: \$39,965.14**

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

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 Tarrant 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 Tarrant

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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (MORE THAN 3,600 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 962.43	\$ 2,492.06	\$ 199.83	\$ 149.55	\$ 3,803.87
2026	\$ 1,011.04	\$ 2,439.13	\$ 195.01	\$ 152.54	\$ 3,797.72
2027	\$ 1,079.09	\$ 2,377.20	\$ 189.96	\$ 155.59	\$ 3,801.84
2028	\$ 1,147.14	\$ 2,311.11	\$ 184.56	\$ 158.70	\$ 3,801.51
2029	\$ 1,215.19	\$ 2,240.85	\$ 178.83	\$ 161.88	\$ 3,796.74
2030	\$ 1,292.96	\$ 2,166.41	\$ 172.75	\$ 165.11	\$ 3,797.24
2031	\$ 1,380.45	\$ 2,087.22	\$ 166.29	\$ 168.42	\$ 3,802.38
2032	\$ 1,467.95	\$ 2,002.67	\$ 159.38	\$ 171.78	\$ 3,801.79
2033	\$ 1,555.44	\$ 1,912.76	\$ 152.04	\$ 175.22	\$ 3,795.46
2034	\$ 1,662.38	\$ 1,817.49	\$ 144.27	\$ 178.73	\$ 3,802.86
2035	\$ 1,759.59	\$ 1,715.66	\$ 135.96	\$ 182.30	\$ 3,793.51
2036	\$ 1,876.25	\$ 1,607.89	\$ 127.16	\$ 185.95	\$ 3,797.24
2037	\$ 2,002.63	\$ 1,490.62	\$ 117.78	\$ 189.66	\$ 3,800.70
2038	\$ 2,129.01	\$ 1,365.46	\$ 107.76	\$ 193.46	\$ 3,795.69
2039	\$ 2,265.11	\$ 1,232.40	\$ 97.12	\$ 197.33	\$ 3,791.95
2040	\$ 2,420.66	\$ 1,090.83	\$ 85.79	\$ 201.27	\$ 3,798.55
2041	\$ 2,576.20	\$ 939.54	\$ 73.69	\$ 205.30	\$ 3,794.72
2042	\$ 2,751.19	\$ 775.30	\$ 60.81	\$ 209.40	\$ 3,796.70
2043	\$ 2,935.90	\$ 599.91	\$ 47.05	\$ 213.59	\$ 3,796.46
2044	\$ 3,130.33	\$ 412.75	\$ 32.37	\$ 217.86	\$ 3,793.32
2045	\$ 3,344.20	\$ 213.19	\$ 16.72	\$ 222.22	\$ 3,796.34
Total	\$ 39,965.14	\$ 33,290.45	\$ 2,645.13	\$ 3,855.87	\$ 79,756.59

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (2,500 SF TO 3,600 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #2 – VILLA – WEST RESIDENTIAL (2,500 SF TO 3,600 SF)
 PRINCIPAL ASSESSMENT: \$27,364.07**

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

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 Tarrant 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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (2,500 SF TO 3,600 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 658.97	\$ 1,706.31	\$ 136.82	\$ 102.40	\$ 2,604.50
2026	\$ 692.26	\$ 1,670.07	\$ 133.53	\$ 104.44	\$ 2,600.29
2027	\$ 738.85	\$ 1,627.67	\$ 130.06	\$ 106.53	\$ 2,603.11
2028	\$ 785.44	\$ 1,582.41	\$ 126.37	\$ 108.66	\$ 2,602.89
2029	\$ 832.04	\$ 1,534.30	\$ 122.44	\$ 110.84	\$ 2,599.62
2030	\$ 885.29	\$ 1,483.34	\$ 118.28	\$ 113.05	\$ 2,599.97
2031	\$ 945.20	\$ 1,429.12	\$ 113.86	\$ 115.31	\$ 2,603.48
2032	\$ 1,005.10	\$ 1,371.22	\$ 109.13	\$ 117.62	\$ 2,603.08
2033	\$ 1,065.01	\$ 1,309.66	\$ 104.10	\$ 119.97	\$ 2,598.75
2034	\$ 1,138.23	\$ 1,244.43	\$ 98.78	\$ 122.37	\$ 2,603.81
2035	\$ 1,204.79	\$ 1,174.71	\$ 93.09	\$ 124.82	\$ 2,597.41
2036	\$ 1,284.67	\$ 1,100.92	\$ 87.06	\$ 127.32	\$ 2,599.97
2037	\$ 1,371.20	\$ 1,020.63	\$ 80.64	\$ 129.86	\$ 2,602.33
2038	\$ 1,457.73	\$ 934.93	\$ 73.79	\$ 132.46	\$ 2,598.90
2039	\$ 1,550.92	\$ 843.82	\$ 66.50	\$ 135.11	\$ 2,596.34
2040	\$ 1,657.42	\$ 746.89	\$ 58.74	\$ 137.81	\$ 2,600.86
2041	\$ 1,763.92	\$ 643.30	\$ 50.45	\$ 140.57	\$ 2,598.24
2042	\$ 1,883.73	\$ 530.85	\$ 41.64	\$ 143.38	\$ 2,599.60
2043	\$ 2,010.20	\$ 410.76	\$ 32.22	\$ 146.25	\$ 2,599.43
2044	\$ 2,143.33	\$ 282.61	\$ 22.17	\$ 149.17	\$ 2,597.28
2045	\$ 2,289.77	\$ 145.97	\$ 11.45	\$ 152.16	\$ 2,599.35
Total	\$ 27,364.07	\$ 22,793.92	\$ 1,811.11	\$ 2,640.11	\$ 54,609.21

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (UNDER 2,500 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #2 – VILLA – WEST RESIDENTIAL (UNDER 2,500 SF)
PRINCIPAL ASSESSMENT: \$20,766.76

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

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 Tarrant 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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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§

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #2 – VILLA –
WEST RESIDENTIAL (UNDER 2,500 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 500.10	\$ 1,294.93	\$ 103.83	\$ 77.71	\$ 1,976.57
2026	\$ 525.36	\$ 1,267.42	\$ 101.33	\$ 79.26	\$ 1,973.38
2027	\$ 560.72	\$ 1,235.25	\$ 98.71	\$ 80.85	\$ 1,975.52
2028	\$ 596.08	\$ 1,200.90	\$ 95.90	\$ 82.47	\$ 1,975.35
2029	\$ 631.44	\$ 1,164.39	\$ 92.92	\$ 84.11	\$ 1,972.87
2030	\$ 671.85	\$ 1,125.72	\$ 89.77	\$ 85.80	\$ 1,973.13
2031	\$ 717.31	\$ 1,084.57	\$ 86.41	\$ 87.51	\$ 1,975.80
2032	\$ 762.78	\$ 1,040.63	\$ 82.82	\$ 89.26	\$ 1,975.49
2033	\$ 808.24	\$ 993.91	\$ 79.01	\$ 91.05	\$ 1,972.21
2034	\$ 863.81	\$ 944.41	\$ 74.96	\$ 92.87	\$ 1,976.05
2035	\$ 914.32	\$ 891.50	\$ 70.65	\$ 94.73	\$ 1,971.19
2036	\$ 974.94	\$ 835.49	\$ 66.07	\$ 96.62	\$ 1,973.13
2037	\$ 1,040.61	\$ 774.56	\$ 61.20	\$ 98.55	\$ 1,974.92
2038	\$ 1,106.28	\$ 709.52	\$ 56.00	\$ 100.52	\$ 1,972.32
2039	\$ 1,177.00	\$ 640.38	\$ 50.46	\$ 102.54	\$ 1,970.38
2040	\$ 1,257.83	\$ 566.82	\$ 44.58	\$ 104.59	\$ 1,973.81
2041	\$ 1,338.65	\$ 488.20	\$ 38.29	\$ 106.68	\$ 1,971.82
2042	\$ 1,429.58	\$ 402.86	\$ 31.60	\$ 108.81	\$ 1,972.85
2043	\$ 1,525.56	\$ 311.73	\$ 24.45	\$ 110.99	\$ 1,972.72
2044	\$ 1,626.59	\$ 214.47	\$ 16.82	\$ 113.21	\$ 1,971.09
2045	\$ 1,737.72	\$ 110.78	\$ 8.69	\$ 115.47	\$ 1,972.66
Total	\$ 20,766.76	\$ 17,298.44	\$ 1,374.47	\$ 2,003.60	\$ 41,443.27

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – VILLA –
EAST RESIDENTIAL (MORE THAN 3,600 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #3 – VILLA – EAST RESIDENTIAL (MORE THAN 3,600 SF)
 PRINCIPAL ASSESSMENT: \$59,902.63**

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

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 Tarrant 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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – VILLA – EAST
RESIDENTIAL (MORE THAN 3,600 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 1,442.56	\$ 3,735.28	\$ 299.51	\$ 224.24	\$ 5,701.59
2026	\$ 1,515.42	\$ 3,655.94	\$ 292.30	\$ 228.73	\$ 5,692.38
2027	\$ 1,617.41	\$ 3,563.12	\$ 284.72	\$ 233.30	\$ 5,698.56
2028	\$ 1,719.41	\$ 3,464.05	\$ 276.64	\$ 237.97	\$ 5,698.07
2029	\$ 1,821.41	\$ 3,358.74	\$ 268.04	\$ 242.73	\$ 5,690.92
2030	\$ 1,937.98	\$ 3,247.18	\$ 258.93	\$ 247.58	\$ 5,691.67
2031	\$ 2,069.13	\$ 3,128.48	\$ 249.24	\$ 252.53	\$ 5,699.38
2032	\$ 2,200.27	\$ 3,001.74	\$ 238.90	\$ 257.58	\$ 5,698.49
2033	\$ 2,331.41	\$ 2,866.98	\$ 227.90	\$ 262.73	\$ 5,689.01
2034	\$ 2,491.69	\$ 2,724.18	\$ 216.24	\$ 267.99	\$ 5,700.10
2035	\$ 2,637.41	\$ 2,571.56	\$ 203.78	\$ 273.35	\$ 5,686.10
2036	\$ 2,812.26	\$ 2,410.02	\$ 190.59	\$ 278.82	\$ 5,691.69
2037	\$ 3,001.69	\$ 2,234.25	\$ 176.53	\$ 284.39	\$ 5,696.87
2038	\$ 3,191.12	\$ 2,046.65	\$ 161.52	\$ 290.08	\$ 5,689.37
2039	\$ 3,395.11	\$ 1,847.20	\$ 145.57	\$ 295.88	\$ 5,683.77
2040	\$ 3,628.25	\$ 1,635.01	\$ 128.59	\$ 301.80	\$ 5,693.65
2041	\$ 3,861.40	\$ 1,408.24	\$ 110.45	\$ 307.84	\$ 5,687.92
2042	\$ 4,123.68	\$ 1,162.08	\$ 91.14	\$ 313.99	\$ 5,690.89
2043	\$ 4,400.53	\$ 899.20	\$ 70.53	\$ 320.27	\$ 5,690.53
2044	\$ 4,691.96	\$ 618.66	\$ 48.52	\$ 326.68	\$ 5,685.82
2045	\$ 5,012.53	\$ 319.55	\$ 25.06	\$ 333.21	\$ 5,690.35
Total	\$ 59,902.63	\$ 49,898.12	\$ 3,964.71	\$ 5,781.68	\$ 119,547.13

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – VILLA –
EAST RESIDENTIAL (2,500 SF TO 3,600 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

**IMPROVEMENT AREA #3 – VILLA – EAST RESIDENTIAL (2,500 SF TO 3,600 SF)
 PRINCIPAL ASSESSMENT: \$40,733.79**

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

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 Tarrant 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 Tarrant

County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas]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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – VILLA – EAST
RESIDENTIAL (2,500 SF TO 3,600 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 980.94	\$ 2,539.99	\$ 203.67	\$ 152.48	\$ 3,877.08
2026	\$ 1,030.48	\$ 2,486.04	\$ 198.76	\$ 155.53	\$ 3,870.82
2027	\$ 1,099.84	\$ 2,422.92	\$ 193.61	\$ 158.64	\$ 3,875.02
2028	\$ 1,169.20	\$ 2,355.56	\$ 188.11	\$ 161.82	\$ 3,874.69
2029	\$ 1,238.56	\$ 2,283.94	\$ 182.27	\$ 165.05	\$ 3,869.82
2030	\$ 1,317.83	\$ 2,208.08	\$ 176.07	\$ 168.35	\$ 3,870.34
2031	\$ 1,407.01	\$ 2,127.36	\$ 169.48	\$ 171.72	\$ 3,875.58
2032	\$ 1,496.18	\$ 2,041.19	\$ 162.45	\$ 175.16	\$ 3,874.97
2033	\$ 1,585.36	\$ 1,949.54	\$ 154.97	\$ 178.66	\$ 3,868.53
2034	\$ 1,694.35	\$ 1,852.44	\$ 147.04	\$ 182.23	\$ 3,876.07
2035	\$ 1,793.44	\$ 1,748.66	\$ 138.57	\$ 185.88	\$ 3,866.55
2036	\$ 1,912.34	\$ 1,638.81	\$ 129.60	\$ 189.59	\$ 3,870.35
2037	\$ 2,041.15	\$ 1,519.29	\$ 120.04	\$ 193.39	\$ 3,873.87
2038	\$ 2,169.96	\$ 1,391.72	\$ 109.84	\$ 197.25	\$ 3,868.77
2039	\$ 2,308.68	\$ 1,256.10	\$ 98.99	\$ 201.20	\$ 3,864.96
2040	\$ 2,467.21	\$ 1,111.81	\$ 87.44	\$ 205.22	\$ 3,871.69
2041	\$ 2,625.75	\$ 957.61	\$ 75.11	\$ 209.33	\$ 3,867.79
2042	\$ 2,804.10	\$ 790.21	\$ 61.98	\$ 213.51	\$ 3,869.81
2043	\$ 2,992.36	\$ 611.45	\$ 47.96	\$ 217.78	\$ 3,869.56
2044	\$ 3,190.53	\$ 420.69	\$ 33.00	\$ 222.14	\$ 3,866.36
2045	\$ 3,408.52	\$ 217.29	\$ 17.04	\$ 226.58	\$ 3,869.44
Total	\$ 40,733.79	\$ 33,930.72	\$ 2,696.00	\$ 3,931.54	\$ 81,292.05

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**SOLANA PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – VILLA –
EAST RESIDENTIAL (UNDER 2,500 SF) – 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
 THE TOWN OF WESTLAKE, TEXAS
 CONCERNING THE FOLLOWING PROPERTY

 STREET ADDRESS

IMPROVEMENT AREA #3 – VILLA – EAST RESIDENTIAL (UNDER 2,500 SF)
PRINCIPAL ASSESSMENT: \$32,946.45

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

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 Tarrant 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 Tarrant

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:

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SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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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 Tarrant County.

**ANNUAL INSTALLMENTS – IMPROVEMENT AREA #3 – VILLA – EAST
RESIDENTIAL (UNDER 2,500 SF)**

Due 1/31	Principal	Interest	Delinquency and Prepayment Reserve	Administrative Expenses	Annual Installment
2025	\$ 793.41	\$ 2,054.40	\$ 164.73	\$ 123.33	\$ 3,135.88
2026	\$ 833.48	\$ 2,010.77	\$ 160.77	\$ 125.80	\$ 3,130.81
2027	\$ 889.58	\$ 1,959.72	\$ 156.60	\$ 128.32	\$ 3,134.21
2028	\$ 945.68	\$ 1,905.23	\$ 152.15	\$ 130.88	\$ 3,133.94
2029	\$ 1,001.78	\$ 1,847.31	\$ 147.42	\$ 133.50	\$ 3,130.00
2030	\$ 1,065.89	\$ 1,785.95	\$ 142.41	\$ 136.17	\$ 3,130.42
2031	\$ 1,138.02	\$ 1,720.66	\$ 137.08	\$ 138.89	\$ 3,134.66
2032	\$ 1,210.15	\$ 1,650.96	\$ 131.39	\$ 141.67	\$ 3,134.17
2033	\$ 1,282.27	\$ 1,576.84	\$ 125.34	\$ 144.50	\$ 3,128.96
2034	\$ 1,370.43	\$ 1,498.30	\$ 118.93	\$ 147.39	\$ 3,135.05
2035	\$ 1,450.57	\$ 1,414.36	\$ 112.08	\$ 150.34	\$ 3,127.35
2036	\$ 1,546.74	\$ 1,325.51	\$ 104.83	\$ 153.35	\$ 3,130.43
2037	\$ 1,650.93	\$ 1,228.84	\$ 97.09	\$ 156.42	\$ 3,133.28
2038	\$ 1,755.11	\$ 1,125.66	\$ 88.84	\$ 159.54	\$ 3,129.15
2039	\$ 1,867.31	\$ 1,015.96	\$ 80.06	\$ 162.73	\$ 3,126.07
2040	\$ 1,995.54	\$ 899.26	\$ 70.73	\$ 165.99	\$ 3,131.51
2041	\$ 2,123.77	\$ 774.53	\$ 60.75	\$ 169.31	\$ 3,128.36
2042	\$ 2,268.02	\$ 639.14	\$ 50.13	\$ 172.70	\$ 3,129.99
2043	\$ 2,420.29	\$ 494.56	\$ 38.79	\$ 176.15	\$ 3,129.79
2044	\$ 2,580.58	\$ 340.26	\$ 26.69	\$ 179.67	\$ 3,127.20
2045	\$ 2,756.89	\$ 175.75	\$ 13.78	\$ 183.27	\$ 3,129.69
Total	\$ 32,946.45	\$ 27,443.96	\$ 2,180.59	\$ 3,179.92	\$ 65,750.92

Notes:

The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

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