



MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT 2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 12, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the 2022 Service and Assessment Plan (the “2022 SAP”).

The District was created pursuant to the PID Act by Resolution No. 1928-20-12-08-0804 on December 8, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On January 25, 2022, the City passed and approved Ordinance No. 159-22-01-25 accepting and approving a service and assessment plan (the “2022 SAP”) and Assessment Roll for the District. The 2022 SAP levied Assessments against the Assessed Property within the District and established a lien on such Assessed Property.

On September 13, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 1558-22-09-13, which updated the Assessment Roll for 2022.

On September 26, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 1610-23-09-26, which updated the Assessment Roll for 2023.

On September 10, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 1632-24-09-10, which updated the Assessment Roll for 2024.

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

- The final plat of The Enclave at Cele Section 1 was filed and recorded with the County on April 20, 2023, and consists of 68 residential Lots and 8 Lots of Non-Benefited Property.
- The final plat of The Enclave at Cele Section 2 was filed and recorded with the County on April 26, 2023, and consists of 55 residential Lots and 4 Lots of Non-Benefited Property.

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

LOT AND HOME SALES

Per the Owner the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 35 Lots
 - Lot Type 2: 4 Lots
- Homebuilder Owned:
 - Lot Type 1: 17 Lots
 - Lot Type 2: 5 Lots
- End-User Owned:
 - Lot Type 1: 50 Lots
 - Lot Type 2: 12 Lots

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

AUTHORIZED IMPROVEMENTS

The Owner has completed the Authorized Improvements listed in the 2022 SAP and they were dedicated to the City on July 18, 2023.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$5,002,651.00.

ANNUAL INSTALLMENT DUE 1/31/2026

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$301,108.69.
- **Annual Collection Costs**– The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$34,108.19.

Annual Collection Costs	
P3Works Administration	\$ 19,101.74
City Auditor	\$ 2,500.00
Filing Fees	\$ 1,000.00
County Collection	\$ 576.45
Draw Request Review	\$ 1,000.00
Past Due P3 Works, LLC Invoices	\$ 4,930.00
Collection Cost Maintenance Balance	\$ 5,000.00
Less CCMB Credit from Prior Years	\$ -
Total	\$ 34,108.19

Due January 31, 2026	
Principal	\$ 96,000.00
Interest	\$ 205,108.69
Annual Collection Cost	\$ 34,108.19
Total Annual Installment	\$335,216.88

See **Exhibit B** for the reimbursement schedule for the District.

PREPAYMENT OF ASSESSMENTS IN FULL

No full Prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayments of Assessments have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 96,000.00	\$ 100,000.00	\$ 104,000.00	\$ 108,000.00	\$ 113,000.00
Interest		\$ 205,108.69	\$ 201,172.69	\$ 197,072.69	\$ 192,808.69	\$ 188,380.69
	(1)	\$ 301,108.69	\$ 301,172.69	\$ 301,072.69	\$ 300,808.69	\$ 301,380.69
Annual Collection Costs	(2)	\$ 34,108.19	\$ 24,661.75	\$ 25,154.99	\$ 25,658.09	\$ 26,171.25
Total Annual Installment	(3) = (1) + (2)	\$ 335,216.88	\$ 325,834.44	\$ 326,227.68	\$ 326,466.78	\$ 327,551.94

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026. The list of Parcels shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.

EXHIBIT A – ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
980153	Non-Benefited	\$ -	\$ -
980154	Non-Benefited	\$ -	\$ -
980155	2	\$ 47,893.09	\$ 3,209.21
980156	1	\$ 39,185.26	\$ 2,625.72
980157	1	\$ 39,185.26	\$ 2,625.72
980158	2	\$ 47,893.09	\$ 3,209.21
980159	2	\$ 47,893.09	\$ 3,209.21
980160	2	\$ 47,893.09	\$ 3,209.21
980161	Non-Benefited	\$ -	\$ -
980162	1	\$ 39,185.26	\$ 2,625.72
980163	1	\$ 39,185.26	\$ 2,625.72
980164	1	\$ 39,185.26	\$ 2,625.72
980165	2	\$ 47,893.09	\$ 3,209.21
980166	Non-Benefited	\$ -	\$ -
980167	Non-Benefited	\$ -	\$ -
980175	2	\$ 47,893.09	\$ 3,209.21
980176	2	\$ 47,893.09	\$ 3,209.21
980177	2	\$ 47,893.09	\$ 3,209.21
980178	1	\$ 39,185.26	\$ 2,625.72
980179	1	\$ 39,185.26	\$ 2,625.72
980180	1	\$ 39,185.26	\$ 2,625.72
980181	1	\$ 39,185.26	\$ 2,625.72
980168	1	\$ 39,185.26	\$ 2,625.72
980169	1	\$ 39,185.26	\$ 2,625.72
980170	1	\$ 39,185.26	\$ 2,625.72
980171	Non-Benefited	\$ -	\$ -
980172	1	\$ 39,185.26	\$ 2,625.72
980173	1	\$ 39,185.26	\$ 2,625.72
980174	1	\$ 39,185.26	\$ 2,625.72
980182	1	\$ 39,185.26	\$ 2,625.72
980183	1	\$ 39,185.26	\$ 2,625.72
980184	1	\$ 39,185.26	\$ 2,625.72
980185	2	\$ 47,893.09	\$ 3,209.21
980186	2	\$ 47,893.09	\$ 3,209.21
980187	2	\$ 47,893.09	\$ 3,209.21
980188	2	\$ 47,893.09	\$ 3,209.21
980189	2	\$ 47,893.09	\$ 3,209.21
980190	2	\$ 47,893.09	\$ 3,209.21
980191	2	\$ 47,893.09	\$ 3,209.21
980192	1	\$ 39,185.26	\$ 2,625.72

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
980193	1	\$ 39,185.26	\$ 2,625.72
980194	1	\$ 39,185.26	\$ 2,625.72
980195	1	\$ 39,185.26	\$ 2,625.72
980196	1	\$ 39,185.26	\$ 2,625.72
980197	1	\$ 39,185.26	\$ 2,625.72
980198	1	\$ 39,185.26	\$ 2,625.72
980199	1	\$ 39,185.26	\$ 2,625.72
980200	1	\$ 39,185.26	\$ 2,625.72
980201	1	\$ 39,185.26	\$ 2,625.72
980202	2	\$ 47,893.09	\$ 3,209.21
980203	Non-Benefited	\$ -	\$ -
980204	1	\$ 39,185.26	\$ 2,625.72
980205	1	\$ 39,185.26	\$ 2,625.72
980206	1	\$ 39,185.26	\$ 2,625.72
980207	1	\$ 39,185.26	\$ 2,625.72
980208	1	\$ 39,185.26	\$ 2,625.72
980209	1	\$ 39,185.26	\$ 2,625.72
980210	1	\$ 39,185.26	\$ 2,625.72
980211	1	\$ 39,185.26	\$ 2,625.72
980212	1	\$ 39,185.26	\$ 2,625.72
980213	1	\$ 39,185.26	\$ 2,625.72
980214	1	\$ 39,185.26	\$ 2,625.72
980215	1	\$ 39,185.26	\$ 2,625.72
980216	2	\$ 47,893.09	\$ 3,209.21
980217	2	\$ 47,893.09	\$ 3,209.21
980218	1	\$ 39,185.26	\$ 2,625.72
980220	1	\$ 39,185.26	\$ 2,625.72
980221	1	\$ 39,185.26	\$ 2,625.72
980222	1	\$ 39,185.26	\$ 2,625.72
980223	1	\$ 39,185.26	\$ 2,625.72
980224	1	\$ 39,185.26	\$ 2,625.72
980225	1	\$ 39,185.26	\$ 2,625.72
980226	1	\$ 39,185.26	\$ 2,625.72
980227	1	\$ 39,185.26	\$ 2,625.72
980228	1	\$ 39,185.26	\$ 2,625.72
980152	Non-Benefited	\$ -	\$ -
980258	Non-Benefited	\$ -	\$ -
980259	1	\$ 39,185.26	\$ 2,625.72
980260	1	\$ 39,185.26	\$ 2,625.72
980261	1	\$ 39,185.26	\$ 2,625.72

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
980262	1	\$ 39,185.26	\$ 2,625.72
980263	1	\$ 39,185.26	\$ 2,625.72
980264	1	\$ 39,185.26	\$ 2,625.72
980265	1	\$ 39,185.26	\$ 2,625.72
980266	1	\$ 39,185.26	\$ 2,625.72
980267	1	\$ 39,185.26	\$ 2,625.72
980268	1	\$ 39,185.26	\$ 2,625.72
980269	1	\$ 39,185.26	\$ 2,625.72
980270	1	\$ 39,185.26	\$ 2,625.72
980271	1	\$ 39,185.26	\$ 2,625.72
980272	1	\$ 39,185.26	\$ 2,625.72
980273	1	\$ 39,185.26	\$ 2,625.72
980274	Non-Benefited	\$ -	\$ -
980294	1	\$ 39,185.26	\$ 2,625.72
980295	1	\$ 39,185.26	\$ 2,625.72
980296	1	\$ 39,185.26	\$ 2,625.72
980297	1	\$ 39,185.26	\$ 2,625.72
980298	1	\$ 39,185.26	\$ 2,625.72
980299	1	\$ 39,185.26	\$ 2,625.72
980300	1	\$ 39,185.26	\$ 2,625.72
980301	1	\$ 39,185.26	\$ 2,625.72
980302	1	\$ 39,185.26	\$ 2,625.72
980303	1	\$ 39,185.26	\$ 2,625.72
980304	1	\$ 39,185.26	\$ 2,625.72
980305	1	\$ 39,185.26	\$ 2,625.72
980306	1	\$ 39,185.26	\$ 2,625.72
980307	1	\$ 39,185.26	\$ 2,625.72
980308	1	\$ 39,185.26	\$ 2,625.72
980309	1	\$ 39,185.26	\$ 2,625.72
980310	1	\$ 39,185.26	\$ 2,625.72
980311	1	\$ 39,185.26	\$ 2,625.72
980312	1	\$ 39,185.26	\$ 2,625.72
980313	1	\$ 39,185.26	\$ 2,625.72
980314	1	\$ 39,185.26	\$ 2,625.72
980315	1	\$ 39,185.26	\$ 2,625.72
980316	1	\$ 39,185.26	\$ 2,625.72
980317	1	\$ 39,185.26	\$ 2,625.72
980318	1	\$ 39,185.26	\$ 2,625.72
980319	1	\$ 39,185.26	\$ 2,625.72
980441	2	\$ 47,893.09	\$ 3,209.21

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
980442	2	\$ 47,893.09	\$ 3,209.21
980443	2	\$ 47,893.09	\$ 3,209.21
980444	Non-Benefited	\$ -	\$ -
980445	1	\$ 39,185.26	\$ 2,625.72
980446	1	\$ 39,185.26	\$ 2,625.72
980447	1	\$ 39,185.26	\$ 2,625.72
980448	1	\$ 39,185.26	\$ 2,625.72
980449	Non-Benefited	\$ -	\$ -
980450	1	\$ 39,185.26	\$ 2,625.72
980451	1	\$ 39,185.26	\$ 2,625.72
980452	1	\$ 39,185.26	\$ 2,625.72
980453	1	\$ 39,185.26	\$ 2,625.72
980454	1	\$ 39,185.26	\$ 2,625.72
980455	1	\$ 39,185.26	\$ 2,625.72
980456	1	\$ 39,185.26	\$ 2,625.72
Total		\$ 5,002,651.41	\$ 335,216.85

Footnotes:

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

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

EXHIBIT B – REIMBURSEMENT SCHEDULE

District Total Debt Service Schedule			
Annual Installments Due 1/31	Principal	Interest ^[a]	Total Debt Service
2026	\$ 96,000.00	\$ 205,108.69	\$ 301,108.69
2027	\$ 100,000.00	\$ 201,172.69	\$ 301,172.69
2028	\$ 104,000.00	\$ 197,072.69	\$ 301,072.69
2029	\$ 108,000.00	\$ 192,808.69	\$ 300,808.69
2030	\$ 113,000.00	\$ 188,380.69	\$ 301,380.69
2031	\$ 117,000.00	\$ 183,747.69	\$ 300,747.69
2032	\$ 122,000.00	\$ 178,950.69	\$ 300,950.69
2033	\$ 128,000.00	\$ 173,948.69	\$ 301,948.69
2034	\$ 133,000.00	\$ 168,700.69	\$ 301,700.69
2035	\$ 139,000.00	\$ 163,247.69	\$ 302,247.69
2036	\$ 145,000.00	\$ 157,548.69	\$ 302,548.69
2037	\$ 151,000.00	\$ 151,603.69	\$ 302,603.69
2038	\$ 157,000.00	\$ 145,412.69	\$ 302,412.69
2039	\$ 164,000.00	\$ 138,975.69	\$ 302,975.69
2040	\$ 171,000.00	\$ 132,251.69	\$ 303,251.69
2041	\$ 179,000.00	\$ 125,240.69	\$ 304,240.69
2042	\$ 187,000.00	\$ 117,901.69	\$ 304,901.69
2043	\$ 195,000.00	\$ 110,234.69	\$ 305,234.69
2044	\$ 204,000.00	\$ 102,239.69	\$ 306,239.69
2045	\$ 212,000.00	\$ 93,875.69	\$ 305,875.69
2046	\$ 222,000.00	\$ 85,183.69	\$ 307,183.69
2047	\$ 232,000.00	\$ 76,081.69	\$ 308,081.69
2048	\$ 242,000.00	\$ 66,569.69	\$ 308,569.69
2049	\$ 253,000.00	\$ 56,647.69	\$ 309,647.69
2050	\$ 264,000.00	\$ 46,274.69	\$ 310,274.69
2051	\$ 276,000.00	\$ 35,450.69	\$ 311,450.69
2052	\$ 288,000.00	\$ 24,134.69	\$ 312,134.69
2053	\$ 300,651.00	\$ 12,326.69	\$ 312,977.69
Total	\$ 5,002,651.00	\$ 3,531,093.35	\$ 8,533,744.35

Footnotes:

[a] The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

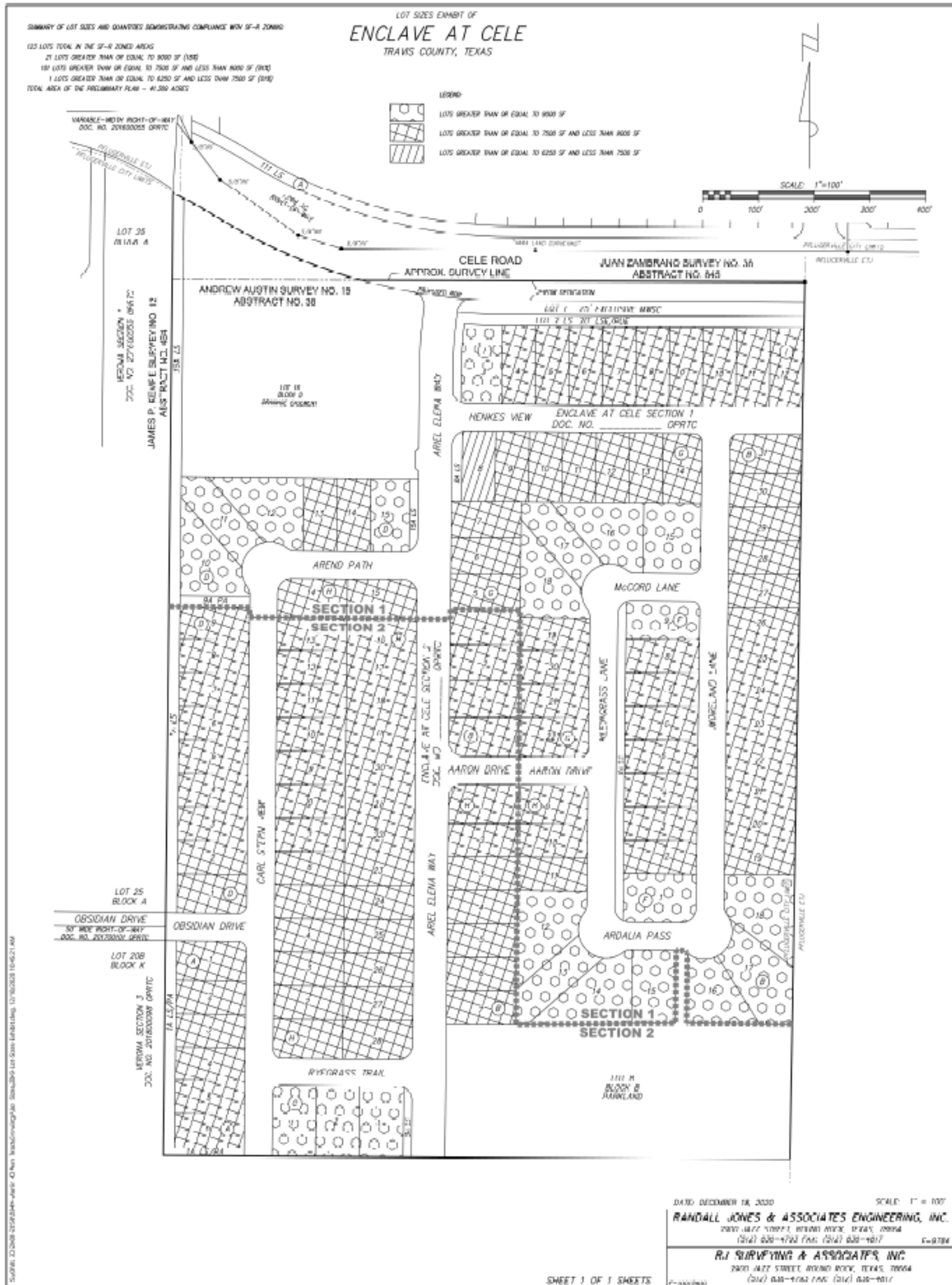


EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1
- Lot Type 2

MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$39,185.26

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Pflugerville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Martin Tract Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Pflugerville. The exact amount of each annual installment will be approved each year by the Pflugerville City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Pflugerville.

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

¹ To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Lot Type 1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[b]	Annual Collection Costs	Total Annual Installment ^[a]
2026	751.96	1,606.60	267.17	2,625.72
2027	783.29	1,575.77	193.17	2,552.23
2028	814.62	1,543.65	197.04	2,555.31
2029	845.95	1,510.25	200.98	2,557.18
2030	885.12	1,475.57	205.00	2,565.68
2031	916.45	1,439.28	209.10	2,564.82
2032	955.61	1,401.70	213.28	2,570.59
2033	1,002.61	1,362.52	217.54	2,582.68
2034	1,041.78	1,321.42	221.90	2,585.09
2035	1,088.77	1,278.70	226.33	2,593.81
2036	1,135.77	1,234.06	230.86	2,600.69
2037	1,182.77	1,187.50	235.48	2,605.74
2038	1,229.77	1,139.00	240.19	2,608.95
2039	1,284.60	1,088.58	244.99	2,618.17
2040	1,339.43	1,035.91	249.89	2,625.23
2041	1,402.09	981.00	254.89	2,637.97
2042	1,464.75	923.51	259.99	2,648.25
2043	1,527.42	863.46	265.19	2,656.06
2044	1,597.91	800.83	270.49	2,669.23
2045	1,660.57	735.32	275.90	2,671.79
2046	1,738.90	667.24	281.42	2,687.56
2047	1,817.23	595.94	287.04	2,700.22
2048	1,895.56	521.43	292.79	2,709.78
2049	1,981.72	443.72	298.64	2,724.08
2050	2,067.89	362.46	304.61	2,734.96
2051	2,161.88	277.68	310.71	2,750.27
2052	2,255.87	189.04	316.92	2,761.84
2053	2,354.97	96.55	323.26	2,774.78
Total	\$ 39,185.26	\$ 27,658.69	\$ 7,094.74	\$ 73,938.69

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$47,893.09

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Pflugerville, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the ***Martin Tract Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Pflugerville. The exact amount of each annual installment will be approved each year by the Pflugerville City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Pflugerville.

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

¹ To be included in a separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Lot Type 2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[b]	Annual Collection Costs	Total Annual Installment ^[a]
2026	919.06	1,963.62	326.54	3,209.21
2027	957.35	1,925.94	236.10	3,119.39
2028	995.65	1,886.68	240.82	3,123.15
2029	1,033.94	1,845.86	245.64	3,125.44
2030	1,081.81	1,803.47	250.55	3,135.83
2031	1,120.10	1,759.12	255.56	3,134.78
2032	1,167.97	1,713.19	260.67	3,141.84
2033	1,225.41	1,665.31	265.89	3,156.61
2034	1,273.28	1,615.06	271.21	3,159.55
2035	1,330.72	1,562.86	276.63	3,170.21
2036	1,388.16	1,508.30	282.16	3,178.62
2037	1,445.60	1,451.38	287.80	3,184.79
2038	1,503.05	1,392.11	293.56	3,188.72
2039	1,570.06	1,330.49	299.43	3,199.98
2040	1,637.08	1,266.12	305.42	3,208.61
2041	1,713.66	1,199.00	311.53	3,224.19
2042	1,790.25	1,128.74	317.76	3,236.75
2043	1,866.84	1,055.34	324.12	3,246.29
2044	1,953.00	978.80	330.60	3,262.40
2045	2,029.59	898.72	337.21	3,265.52
2046	2,125.33	815.51	343.95	3,284.79
2047	2,221.06	728.37	350.83	3,300.27
2048	2,316.80	637.31	357.85	3,311.95
2049	2,422.11	542.32	365.01	3,329.43
2050	2,527.42	443.01	372.31	3,342.73
2051	2,642.30	339.39	379.75	3,361.44
2052	2,757.18	231.05	387.35	3,375.58
2053	2,878.30	118.01	395.09	3,391.40
Total	\$ 47,893.09	\$ 33,805.07	\$ 8,671.34	\$ 90,369.50

Footnotes:

[a] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, interest earnings, or other available offsets could increase or decrease the amounts shown.

[b] The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.