



LAKESIDE MEADOWS
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 26, 2025

INTRODUCTION

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

The District was created pursuant to the PID Act by Resolution No. 1763-20-05-12-0721 on May 12, 2020, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On May 14, 2024, the City passed and approved Ordinance No. 1626-24-05-14 accepting and approving the Service and Assessment Plan and the Assessment Rolls for the District. The SAP levied Assessments against the Assessed Property within the District and established a lien on such Assessed Property.

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

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

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Lakeside Meadows – Phase 1 was filed and recorded with the County on March 3, 2023, and consists of two mixed use lots totaling approximately 6.099 acres, one commercial lot consisting of approximately 95.465 acres and approximately 54.536 acres of parkland and public access.
- The final plat of Lakeside Meadows – Phases 4 & 5 was filed and recorded with the County on March 3, 2023, and consists of 100 single family lots and one mixed use lot consisting of approximately 2.636 acres.
- The condominium plat of Lakeside 130 Commercial Condominiums was filed and recorded with the County on April 19, 2023, and consists of 95.556 acre tract within the District and being all of Lot 2, Block Y and a portion of Lot 3, Block Y, Lakeside Meadows Phase 1.
- The final plat of Lakeside Meadows – Phase 2, included in this 2025 Annual Service Plan Update as **Exhibit D**, was filed and recorded with the County on August 28, 2024, and consists of 84 single family lots and 6 lots of Non-Benefited property.

Improvement Area #2

- The final plat of Lakeside Meadows Industrial Phase 1 was filed and recorded with the County on August 28, 2024, and consists of two commercial lots totaling approximately 21.487 acres along with approximately 0.642 acres of right of way.
- The final plat of Lakeside Meadows Industrial Phase 2 was filed and recorded with the County on August 4, 2021, and consists of two commercial lots totaling approximately 16.445 acres.
- The final plat of Lakeside Meadows Industrial Phase 3 was filed and recorded with the County on August 4, 2021, and consists of three commercial lots totaling approximately 32.313 acres along with right of way, public parkland and private open space totaling approximately 20.13 acres.
- The final plat of Lakeside Meadows Industrial Phase 4 was filed and recorded with the County on August 4, 2021, and consists of one commercial lot totaling approximately 5.586 acres.

See **Exhibit C** for the Lot Type Classification Map.

LOT AND HOME SALES

Per the Developer the Lot ownership composition is provided below:

Improvement Area #1

- Developer Owned:
 - Lot Type 1 - 0 lots
 - Lot Type 2 - 0 lots
 - Lot Type 3 - 190 units
 - Lot Type 4 - 0 units
 - Lot Type 5 - 0 square feet
 - Lot Type 6 - 0 units
 - Lot Type 7 - 0 square feet
- Homebuilder Owned:
 - Lot Type 1 - 245 lots
 - Lot Type 2 - 100 lots
 - Lot Type 3 - 0 lots
 - Lot Type 4 - 0 units
 - Lot Type 5 - 0 square feet
 - Lot Type 6 - 0 units
 - Lot Type 7 - 0 square feet
- End-User Owned:
 - Lot Type 1 - 1 lot
 - Lot Type 2 - 0 lots
 - Lot Type 3 - 0 lots
 - Lot Type 4 - 375 units
 - Lot Type 5 - 75,500 square feet
 - Lot Type 6 - 523 units
 - Lot Type 7 - 862,000 square feet

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Per the Developer, the final plats of parcels containing Lot type 5 and Lot Type 7 are required to contain the square footage and estimated values shown in the chart below; the final values shall be confirmed by the Appraisal District. As of March 31, 2025, construction on Parcel 9 Unit 4 is complete.

Parcel	Lot Description	Lot Type	Units/SQ FT	Estimated Buildout Value Per Unit	Estimated Buildout Value
5	Office/Retail - 1 - MX3	5	52,000	\$ 212.50	\$ 11,050,000
6	Office/Retail - 2 - MX3	5	23,500	\$ 212.50	\$ 4,993,750
9	Industrial Flex Space Unit 2	7	190,000	\$ 138.00	\$ 26,220,000
9	Industrial Flex Space Unit 3	7	258,000	\$ 138.00	\$ 35,604,000
9	Industrial Flex Space Unit 4	7	153,000	\$ 138.00	\$ 21,114,000

Upon submission of the final plat by the Developer to the City and included in this SAP Update, the Developer provided the City the gross building square footage and use type for each Lot anticipated to be created by the final plat considering factors that may impact value. If the final plat results in the Assessment per Lot for any Lot Type exceeding the Maximum Assessment, then prior to the City issuing any building permit for any such Lot described in the reviewed final plat, the Developer or landowner will make a Prepayment in an amount sufficient to reduce the Assessment for each Lot within such final plat to the Maximum Assessment.

Improvement Area #2

- Developer Owned:
 - Lot Type 8 - 0 square feet
 - Lot Type 9 - 0 square feet
- End-User Owned:
 - Lot Type 8 - 1,094,762 square feet
 - Lot Type 9 - 45,100 square feet

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

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AUTHORIZED IMPROVEMENTS

The budget for Improvement Area #1 remains unchanged as shown below:

Improvement Area #1 Authorized Improvement Budget	
Authorized Improvements	Budget
<i>Public Improvements</i>	
Streets	\$ 9,121,823.31
Water	\$ 939,305.93
Wastewater	\$ 828,381.30
Drainage & Detention	\$ 2,149,237.31
Erosion Controls	\$ 154,294.49
Parks, Trails & Landscaping	\$ 4,482,429.74
Offsite Water	\$ 713,540.93
Offsite Wastewater	\$ 1,303,116.23
Improvement Area #1 Soft Costs	\$ 264,616.57
Soft Costs	\$ 2,197,268.92
Total	\$ 22,154,014.73

The budget for Improvement Area #2 remains unchanged as shown below:

Improvement Area #2 Authorized Improvement Budget	
Authorized Improvements	Budget
<i>Public Improvements</i>	
Streets	\$ -
Water	\$ -
Wastewater	\$ -
Drainage & Detention	\$ 250,000.00
Erosion Controls	\$ -
Parks, Trails & Landscaping	\$ 68,969.53
Offsite Water	\$ 209,287.70
Offsite Wastewater	\$ 382,215.22
Improvement Area #1 Soft Costs	\$ -
Soft Costs	\$ 644,477.91
Total	\$ 1,554,950.36

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$24,508,491.49.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$1,672,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment is \$1,948,537.15.
- **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 Improvement Area #1 Annual Installment is \$93,430.35.

Improvement Area #1 Annual Collection Cost Breakdown		
PID Administrator	\$	29,342.11
City Auditor	\$	2,350.23
Filing Fees	\$	940.09
County Collection	\$	940.09
Draw Request Review	\$	3,400.00
Past Due P3Works, LLC Invoices	\$	46,457.83
Collection Cost Maintenance Balance	\$	10,000.00
Total	\$	93,430.35

Improvement Area #1 Annual Installment Due January 31, 2026		
Principal	\$	294,213.98
Interest	\$	1,654,323.18
Annual Collection Costs	\$	93,430.35
Total Annual Installment	\$	2,041,967.50

See **Exhibit B-1** for the debt service schedule for the Improvement Area #1 Reimbursement Obligation.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Improvement Area #2 Annual Installment is \$132,860.00.
- **Annual Collection Costs**– The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Improvement Area #2 Annual Installment is \$7,209.05.

Improvement Area #2 Annual Collection Cost Breakdown		
PID Administrator	\$	1,869.89
City Auditor	\$	149.77
Filing Fees	\$	59.91
County Collection	\$	59.91
Draw Request Review	\$	3,400.00
Collection Cost Maintenance Balance	\$	5,000.00
Less CCMB Credit from Prior Years	\$	(3,330.43)
Total	\$	7,209.05

Improvement Area #2 Annual Installment Due January 31, 2026		
Principal	\$	20,000.00
Interest	\$	112,860.00
Annual Collection Costs	\$	7,209.05
Total Annual Installment	\$	140,069.05

See **Exhibit B-2** for the debt service schedule for the Improvement Area #2 Reimbursement Obligation.

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

The following is a list of all Parcels or Lots that made a prepayment in full within Improvement Area #1:

Lakeside Meadows PID - Improvement Area #1			
Property ID	Address	Lot Type	Prepayment Date
987749	Colorado Sands Dr 1	Lot Type 7	4/3/2025

Improvement Area #2

No full prepayments of Assessments have occurred within Improvement Area #2.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial Prepayments of Assessments have occurred within Improvement Area #1.

Improvement Area #2

No partial Prepayments of Assessments have occurred within Improvement Area #2.

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.

Lakeside Meadows Public Improvement District						
Annual Installments		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #1 Reimbursement Obligation</i>						
Principal		\$ 294,213.98	\$ 312,894.23	\$ 331,574.48	\$ 354,924.80	\$ 378,275.12
Interest		1,654,323.18	1,634,463.73	1,613,343.37	1,590,962.09	1,567,004.67
	[1]	\$ 1,948,537.15	\$ 1,947,357.96	\$ 1,944,917.86	\$ 1,945,886.89	\$ 1,945,279.79
Annual Collection Costs	[2]	\$ 93,430.35	\$ 37,711.97	\$ 38,466.21	\$ 39,235.53	\$ 40,020.24
Total Annual Installment	[3] = [1] + [2]	\$ 2,041,967.50	\$ 1,985,069.93	\$ 1,983,384.07	\$ 1,985,122.43	\$ 1,985,300.03
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal		\$ 20,000.00	\$ 21,000.00	\$ 23,000.00	\$ 24,000.00	\$ 26,000.00
Interest		112,860.00	111,510.00	110,092.50	108,540.00	106,920.00
	[1]	\$ 132,860.00	\$ 132,510.00	\$ 133,092.50	\$ 132,540.00	\$ 132,920.00
Annual Collection Costs	[2]	\$ 7,209.05	\$ 5,650.27	\$ 5,763.27	\$ 5,878.54	\$ 5,996.11
Total Annual Installment	[3] = [1] + [2]	\$ 140,069.05	\$ 138,160.27	\$ 138,855.77	\$ 138,418.54	\$ 138,916.11

ASSESSMENT ROLLS

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-1** and **Exhibit A-2**. The Parcels or Lots shown on the Assessment Rolls 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-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
981229	Non-Benefited		\$ -	\$ -
958047	Parcel 7		\$ 4,751,913.53	\$ 394,718.56
981295	Parcel 3		\$ 1,559,298.46	\$ 129,523.41
962757	Parcel 3		\$ 167,018.12	\$ 13,873.39
997677	Parcel 4		\$ 3,407,203.78	\$ 283,020.00
952102	Parcel 1A Remainder		\$ 1,564,789.88	\$ 129,979.93
998413	Parcel 2		\$ 149,145.91	\$ 12,388.83
998414	Parcel 2		\$ 2,639,449.99	\$ 219,246.39
978014	Parcel 2		\$ 395,389.38	\$ 32,843.09
978013	Parcel 2		\$ 471,998.46	\$ 39,206.64
981234	Parcel 5		\$ 259,203.95	\$ 21,530.82
981233	Parcel 5		\$ 272,007.37	\$ 22,594.34
981235	Non-Benefited		\$ -	\$ -
981231	Non-Benefited		\$ -	\$ -
981232	Non-Benefited		\$ -	\$ -
998672	Non-Benefited		\$ -	\$ -
998681	1		\$ 25,238.55	\$ 2,096.44
998673	1		\$ 25,238.55	\$ 2,096.44
998674	1		\$ 25,238.55	\$ 2,096.44
998675	1		\$ 25,238.55	\$ 2,096.44
998676	1		\$ 25,238.55	\$ 2,096.44
998677	1		\$ 25,238.55	\$ 2,096.44
998678	1		\$ 25,238.55	\$ 2,096.44
998679	1		\$ 25,238.55	\$ 2,096.44
998680	1		\$ 25,238.55	\$ 2,096.44
998714	1		\$ 25,238.55	\$ 2,096.44
998715	Non-Benefited		\$ -	\$ -
998704	Non-Benefited		\$ -	\$ -
998703	1		\$ 25,238.55	\$ 2,096.44
998694	1		\$ 25,238.55	\$ 2,096.44
998693	1		\$ 25,238.55	\$ 2,096.44
998692	1		\$ 25,238.55	\$ 2,096.44
998691	1		\$ 25,238.55	\$ 2,096.44
998690	1		\$ 25,238.55	\$ 2,096.44
998689	1		\$ 25,238.55	\$ 2,096.44
998688	1		\$ 25,238.55	\$ 2,096.44
998687	Non-Benefited		\$ -	\$ -
998702	1		\$ 25,238.55	\$ 2,096.44
998701	1		\$ 25,238.55	\$ 2,096.44
998700	1		\$ 25,238.55	\$ 2,096.44

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
998699	1		\$ 25,238.55	\$ 2,096.44
998698	1		\$ 25,238.55	\$ 2,096.44
998697	1		\$ 25,238.55	\$ 2,096.44
998696	1		\$ 25,238.55	\$ 2,096.44
998695	1		\$ 25,238.55	\$ 2,096.44
998686	1		\$ 25,238.55	\$ 2,096.44
998685	1		\$ 25,238.55	\$ 2,096.44
998684	1		\$ 25,238.55	\$ 2,096.44
998683	1		\$ 25,238.55	\$ 2,096.44
998682	1		\$ 25,238.55	\$ 2,096.44
998732	1		\$ 25,238.55	\$ 2,096.44
998723	1		\$ 25,238.55	\$ 2,096.44
998722	1		\$ 25,238.55	\$ 2,096.44
998721	1		\$ 25,238.55	\$ 2,096.44
998720	1		\$ 25,238.55	\$ 2,096.44
998719	1		\$ 25,238.55	\$ 2,096.44
998718	1		\$ 25,238.55	\$ 2,096.44
998748	1		\$ 25,238.55	\$ 2,096.44
998747	1		\$ 25,238.55	\$ 2,096.44
998746	1		\$ 25,238.55	\$ 2,096.44
998745	1		\$ 25,238.55	\$ 2,096.44
998731	1		\$ 25,238.55	\$ 2,096.44
998744	1		\$ 25,238.55	\$ 2,096.44
998743	1		\$ 25,238.55	\$ 2,096.44
998742	1		\$ 25,238.55	\$ 2,096.44
998741	1		\$ 25,238.55	\$ 2,096.44
998740	1		\$ 25,238.55	\$ 2,096.44
998739	1		\$ 25,238.55	\$ 2,096.44
998738	1		\$ 25,238.55	\$ 2,096.44
998737	1		\$ 25,238.55	\$ 2,096.44
998736	1		\$ 25,238.55	\$ 2,096.44
998735	1		\$ 25,238.55	\$ 2,096.44
998730	1		\$ 25,238.55	\$ 2,096.44
998734	1		\$ 25,238.55	\$ 2,096.44
998733	Non-Benefited		\$ -	\$ -
998729	1		\$ 25,238.55	\$ 2,096.44
998728	1		\$ 25,238.55	\$ 2,096.44
998727	1		\$ 25,238.55	\$ 2,096.44
998726	1		\$ 25,238.55	\$ 2,096.44
998725	1		\$ 25,238.55	\$ 2,096.44

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
998724	1		\$ 25,238.55	\$ 2,096.44
998706	1		\$ 25,238.55	\$ 2,096.44
998713	1		\$ 25,238.55	\$ 2,096.44
998712	1		\$ 25,238.55	\$ 2,096.44
998711	1		\$ 25,238.55	\$ 2,096.44
998705	1		\$ 25,238.55	\$ 2,096.44
998710	1		\$ 25,238.55	\$ 2,096.44
998709	1		\$ 25,238.55	\$ 2,096.44
998708	1		\$ 25,238.55	\$ 2,096.44
998707	1		\$ 25,238.55	\$ 2,096.44
998749	Non-Benefited		\$ -	\$ -
998753	1		\$ 25,238.55	\$ 2,096.44
998752	1		\$ 25,238.55	\$ 2,096.44
998751	1		\$ 25,238.55	\$ 2,096.44
998750	1		\$ 25,238.55	\$ 2,096.44
998717	1		\$ 25,238.55	\$ 2,096.44
998716	1		\$ 25,238.55	\$ 2,096.44
998761	1		\$ 25,238.55	\$ 2,096.44
998760	1		\$ 25,238.55	\$ 2,096.44
998759	1		\$ 25,238.55	\$ 2,096.44
998758	1		\$ 25,238.55	\$ 2,096.44
998757	1		\$ 25,238.55	\$ 2,096.44
998756	1		\$ 25,238.55	\$ 2,096.44
998755	1		\$ 25,238.55	\$ 2,096.44
998754	1		\$ 25,238.55	\$ 2,096.44
995466	Parcel 6		\$ 240,066.65	\$ 19,941.18
995475	1		\$ 25,238.55	\$ 2,096.44
995476	1		\$ 25,238.55	\$ 2,096.44
995477	1		\$ 25,238.55	\$ 2,096.44
995478	1		\$ 25,238.55	\$ 2,096.44
995479	1		\$ 25,238.55	\$ 2,096.44
995480	1		\$ 25,238.55	\$ 2,096.44
995481	1		\$ 25,238.55	\$ 2,096.44
995482	1		\$ 25,238.55	\$ 2,096.44
995483	1		\$ 25,238.55	\$ 2,096.44
995484	1		\$ 25,238.55	\$ 2,096.44
995467	1		\$ 25,238.55	\$ 2,096.44
995485	1		\$ 25,238.55	\$ 2,096.44
995486	1		\$ 25,238.55	\$ 2,096.44
995487	1		\$ 25,238.55	\$ 2,096.44

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
995488	Non-Benefited		\$ -	\$ -
995468	1		\$ 25,238.55	\$ 2,096.44
995469	1		\$ 25,238.55	\$ 2,096.44
995470	1		\$ 25,238.55	\$ 2,096.44
995471	1		\$ 25,238.55	\$ 2,096.44
995472	1		\$ 25,238.55	\$ 2,096.44
995473	1		\$ 25,238.55	\$ 2,096.44
995474	1		\$ 25,238.55	\$ 2,096.44
995510	1		\$ 25,238.55	\$ 2,096.44
995509	1		\$ 25,238.55	\$ 2,096.44
995508	1		\$ 25,238.55	\$ 2,096.44
995507	1		\$ 25,238.55	\$ 2,096.44
995506	1		\$ 25,238.55	\$ 2,096.44
995505	1		\$ 25,238.55	\$ 2,096.44
995504	1		\$ 25,238.55	\$ 2,096.44
995503	1		\$ 25,238.55	\$ 2,096.44
995517	1		\$ 25,238.55	\$ 2,096.44
995516	1		\$ 25,238.55	\$ 2,096.44
995515	1		\$ 25,238.55	\$ 2,096.44
995514	1		\$ 25,238.55	\$ 2,096.44
995513	1		\$ 25,238.55	\$ 2,096.44
995512	1		\$ 25,238.55	\$ 2,096.44
995511	1		\$ 25,238.55	\$ 2,096.44
995522	1		\$ 25,238.55	\$ 2,096.44
995537	1		\$ 25,238.55	\$ 2,096.44
995536	1		\$ 25,238.55	\$ 2,096.44
995535	1		\$ 25,238.55	\$ 2,096.44
995534	1		\$ 25,238.55	\$ 2,096.44
995533	1		\$ 25,238.55	\$ 2,096.44
995532	1		\$ 25,238.55	\$ 2,096.44
995531	1		\$ 25,238.55	\$ 2,096.44
995530	1		\$ 25,238.55	\$ 2,096.44
995528	1		\$ 25,238.55	\$ 2,096.44
995527	1		\$ 25,238.55	\$ 2,096.44
995521	1		\$ 25,238.55	\$ 2,096.44
995526	1		\$ 25,238.55	\$ 2,096.44
995525	1		\$ 25,238.55	\$ 2,096.44
995524	1		\$ 25,238.55	\$ 2,096.44
995523	1		\$ 25,238.55	\$ 2,096.44
995529	Non-Benefited		\$ -	\$ -

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
995520	1		\$ 25,238.55	\$ 2,096.44
995519	1		\$ 25,238.55	\$ 2,096.44
995518	1		\$ 25,238.55	\$ 2,096.44
995541	1		\$ 25,238.55	\$ 2,096.44
995540	1		\$ 25,238.55	\$ 2,096.44
995539	1		\$ 25,238.55	\$ 2,096.44
995538	1		\$ 25,238.55	\$ 2,096.44
995542	1		\$ 25,238.55	\$ 2,096.44
995551	1		\$ 25,238.55	\$ 2,096.44
995552	1		\$ 25,238.55	\$ 2,096.44
995553	1		\$ 25,238.55	\$ 2,096.44
995555	1		\$ 25,238.55	\$ 2,096.44
995556	1		\$ 25,238.55	\$ 2,096.44
995557	1		\$ 25,238.55	\$ 2,096.44
995568	1		\$ 25,238.55	\$ 2,096.44
995569	1		\$ 25,238.55	\$ 2,096.44
995570	1		\$ 25,238.55	\$ 2,096.44
995558	1		\$ 25,238.55	\$ 2,096.44
995543	1		\$ 25,238.55	\$ 2,096.44
995559	1		\$ 25,238.55	\$ 2,096.44
995560	1		\$ 25,238.55	\$ 2,096.44
995561	1		\$ 25,238.55	\$ 2,096.44
995562	1		\$ 25,238.55	\$ 2,096.44
995563	1		\$ 25,238.55	\$ 2,096.44
995564	1		\$ 25,238.55	\$ 2,096.44
995565	1		\$ 25,238.55	\$ 2,096.44
995566	1		\$ 25,238.55	\$ 2,096.44
995567	1		\$ 25,238.55	\$ 2,096.44
995554	Non-Benefited		\$ -	\$ -
995544	1		\$ 25,238.55	\$ 2,096.44
995545	1		\$ 25,238.55	\$ 2,096.44
995546	1		\$ 25,238.55	\$ 2,096.44
995547	1		\$ 25,238.55	\$ 2,096.44
995548	1		\$ 25,238.55	\$ 2,096.44
995549	1		\$ 25,238.55	\$ 2,096.44
995550	1		\$ 25,238.55	\$ 2,096.44
995490	1		\$ 25,238.55	\$ 2,096.44
995499	1		\$ 25,238.55	\$ 2,096.44
995500	1		\$ 25,238.55	\$ 2,096.44
995501	1		\$ 25,238.55	\$ 2,096.44

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
995502	1		\$ 25,238.55	\$ 2,096.44
995489	Non-Benefited		\$ -	\$ -
995491	1		\$ 25,238.55	\$ 2,096.44
995492	1		\$ 25,238.55	\$ 2,096.44
995493	1		\$ 25,238.55	\$ 2,096.44
995494	1		\$ 25,238.55	\$ 2,096.44
995495	1		\$ 25,238.55	\$ 2,096.44
995496	1		\$ 25,238.55	\$ 2,096.44
995497	1		\$ 25,238.55	\$ 2,096.44
995498	1		\$ 25,238.55	\$ 2,096.44
987749	Parcel 9	[c]	\$ -	\$ -
987750	Parcel 9		\$ 1,260,485.12	\$ 104,702.42
987751	Parcel 9		\$ 1,711,606.11	\$ 142,174.87
987752	Parcel 9		\$ 1,015,022.23	\$ 84,313.01
Total			\$ 24,508,491.49	\$ 2,035,801.84

Footnotes:

[a] The Property IDs shown in the Assessment Roll is subject to change based on the final certified rolls provided by the County prior billing.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

[c] Assessment fully prepaid.

EXHIBIT A-1 - IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Description	Parcel	Outstanding Assessment	Annual Installment due 1/31/26 ^[b]
956587	LAKESIDE MEADOWS INDUSTRIAL PHS 2 BLK A LOT 2	10	\$ 162,047.00	\$ 14,842.27
956586	LAKESIDE MEADOWS INDUSTRIAL PHS 2 BLK A LOT 3	10	\$ 243,097.16	\$ 22,265.85
956580	LAKESIDE MEADOWS INDUSTRIAL PHS 1 BLK A LOT 4	10	\$ 243,097.16	\$ 22,265.85
956579	LAKESIDE MEADOWS INDUSTRIAL PHS 1 BLK A LOT 5	10	\$ 243,097.16	\$ 22,265.85
956592	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 6	10	\$ 223,865.46	\$ 20,504.38
956591	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 7	10	\$ 222,056.72	\$ 20,338.71
956594	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 8	10	\$ 240,537.55	\$ 22,031.41
956589	LAKESIDE MEADOWS INDUSTRIAL PHS 4 BLK A LOT 1	11	\$ 94,201.80	\$ 8,628.17
Total			\$ 1,672,000.00	\$ 153,142.50

Footnotes:

- [a] The Property IDs shown in the Assessment Roll is subject to change based on the final certified rolls provided by the County prior billing.
 [b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

EXHIBIT B-1 - IMPROVEMENT AREA #1 REIMBURSEMENT SCHEDULE

Improvement Area #1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 294,213.98	\$ 1,654,323.18	\$ 87,265.13	\$ 2,035,802.28
2027	\$ 312,894.23	\$ 1,634,463.73	\$ 35,223.46	\$ 1,982,581.42
2028	\$ 331,574.48	\$ 1,613,343.37	\$ 35,927.93	\$ 1,980,845.78
2029	\$ 354,924.80	\$ 1,590,962.09	\$ 36,646.48	\$ 1,982,533.38
2030	\$ 378,275.12	\$ 1,567,004.67	\$ 37,379.41	\$ 1,982,659.20
2031	\$ 406,295.50	\$ 1,541,471.10	\$ 38,127.00	\$ 1,985,893.60
2032	\$ 434,315.87	\$ 1,514,046.15	\$ 38,889.54	\$ 1,987,251.57
2033	\$ 462,336.25	\$ 1,484,729.83	\$ 39,667.33	\$ 1,986,733.42
2034	\$ 495,026.70	\$ 1,453,522.13	\$ 40,460.68	\$ 1,989,009.51
2035	\$ 527,717.14	\$ 1,420,107.83	\$ 41,269.89	\$ 1,989,094.86
2036	\$ 560,407.58	\$ 1,384,486.93	\$ 42,095.29	\$ 1,986,989.80
2037	\$ 602,438.15	\$ 1,346,659.41	\$ 42,937.20	\$ 1,992,034.76
2038	\$ 639,798.65	\$ 1,305,994.84	\$ 43,795.94	\$ 1,989,589.43
2039	\$ 686,499.29	\$ 1,262,808.43	\$ 44,671.86	\$ 1,993,979.58
2040	\$ 733,199.92	\$ 1,216,469.73	\$ 45,565.30	\$ 1,995,234.94
2041	\$ 779,900.55	\$ 1,166,978.73	\$ 46,476.60	\$ 1,993,355.89
2042	\$ 831,271.24	\$ 1,114,335.45	\$ 47,406.14	\$ 1,993,012.83
2043	\$ 887,312.00	\$ 1,058,224.64	\$ 48,354.26	\$ 1,993,890.90
2044	\$ 948,022.82	\$ 998,331.08	\$ 49,321.34	\$ 1,995,675.24
2045	\$ 1,013,403.71	\$ 934,339.54	\$ 50,307.77	\$ 1,998,051.01
2046	\$ 1,083,454.65	\$ 865,934.79	\$ 51,313.93	\$ 2,000,703.37
2047	\$ 1,153,505.60	\$ 792,801.60	\$ 52,340.20	\$ 1,998,647.40
2048	\$ 1,232,896.68	\$ 714,939.97	\$ 53,387.01	\$ 2,001,223.65
2049	\$ 1,316,957.81	\$ 631,719.44	\$ 54,454.75	\$ 2,003,132.00
2050	\$ 1,405,689.01	\$ 542,824.79	\$ 55,543.84	\$ 2,004,057.65
2051	\$ 1,499,090.28	\$ 447,940.78	\$ 56,654.72	\$ 2,003,685.78
2052	\$ 1,601,831.67	\$ 346,752.19	\$ 57,787.81	\$ 2,006,371.67
2053	\$ 1,709,243.12	\$ 238,628.55	\$ 58,943.57	\$ 2,006,815.24
2054	\$ 1,825,994.70	\$ 123,254.64	\$ 60,122.44	\$ 2,009,371.78
Total	\$ 24,508,491.49	\$ 31,967,399.63	\$ 1,392,336.83	\$ 57,868,227.95

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

EXHIBIT B-2 - IMPROVEMENT AREA #2 REIMBURSEMENT SCHEDULE

Improvement Area #2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 20,000.00	\$ 112,860.00	\$ 7,209.05	\$ 140,069.05
2027	\$ 21,000.00	\$ 111,510.00	\$ 5,650.27	\$ 138,160.27
2028	\$ 23,000.00	\$ 110,092.50	\$ 5,763.27	\$ 138,855.77
2029	\$ 24,000.00	\$ 108,540.00	\$ 5,878.54	\$ 138,418.54
2030	\$ 26,000.00	\$ 106,920.00	\$ 5,996.11	\$ 138,916.11
2031	\$ 28,000.00	\$ 105,165.00	\$ 6,116.03	\$ 139,281.03
2032	\$ 29,000.00	\$ 103,275.00	\$ 6,238.35	\$ 138,513.35
2033	\$ 31,000.00	\$ 101,317.50	\$ 6,363.12	\$ 138,680.62
2034	\$ 34,000.00	\$ 99,225.00	\$ 6,490.38	\$ 139,715.38
2035	\$ 36,000.00	\$ 96,930.00	\$ 6,620.19	\$ 139,550.19
2036	\$ 38,000.00	\$ 94,500.00	\$ 6,752.60	\$ 139,252.60
2037	\$ 41,000.00	\$ 91,935.00	\$ 6,887.65	\$ 139,822.65
2038	\$ 44,000.00	\$ 89,167.50	\$ 7,025.40	\$ 140,192.90
2039	\$ 47,000.00	\$ 86,197.50	\$ 7,165.91	\$ 140,363.41
2040	\$ 50,000.00	\$ 83,025.00	\$ 7,309.23	\$ 140,334.23
2041	\$ 53,000.00	\$ 79,650.00	\$ 7,455.41	\$ 140,105.41
2042	\$ 57,000.00	\$ 76,072.50	\$ 7,604.52	\$ 140,677.02
2043	\$ 61,000.00	\$ 72,225.00	\$ 7,756.61	\$ 140,981.61
2044	\$ 65,000.00	\$ 68,107.50	\$ 7,911.74	\$ 141,019.24
2045	\$ 69,000.00	\$ 63,720.00	\$ 8,069.98	\$ 140,789.98
2046	\$ 74,000.00	\$ 59,062.50	\$ 8,231.38	\$ 141,293.88
2047	\$ 79,000.00	\$ 54,067.50	\$ 8,396.00	\$ 141,463.50
2048	\$ 84,000.00	\$ 48,735.00	\$ 8,563.92	\$ 141,298.92
2049	\$ 90,000.00	\$ 43,065.00	\$ 8,735.20	\$ 141,800.20
2050	\$ 96,000.00	\$ 36,990.00	\$ 8,909.91	\$ 141,899.91
2051	\$ 102,000.00	\$ 30,510.00	\$ 9,088.10	\$ 141,598.10
2052	\$ 109,000.00	\$ 23,625.00	\$ 9,269.87	\$ 141,894.87
2053	\$ 117,000.00	\$ 16,267.50	\$ 9,455.26	\$ 142,722.76
2054	\$ 124,000.00	\$ 8,370.00	\$ 9,644.37	\$ 142,014.37
Total	\$ 1,672,000.00	\$ 2,181,127.50	\$ 216,558.38	\$ 4,069,685.88

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

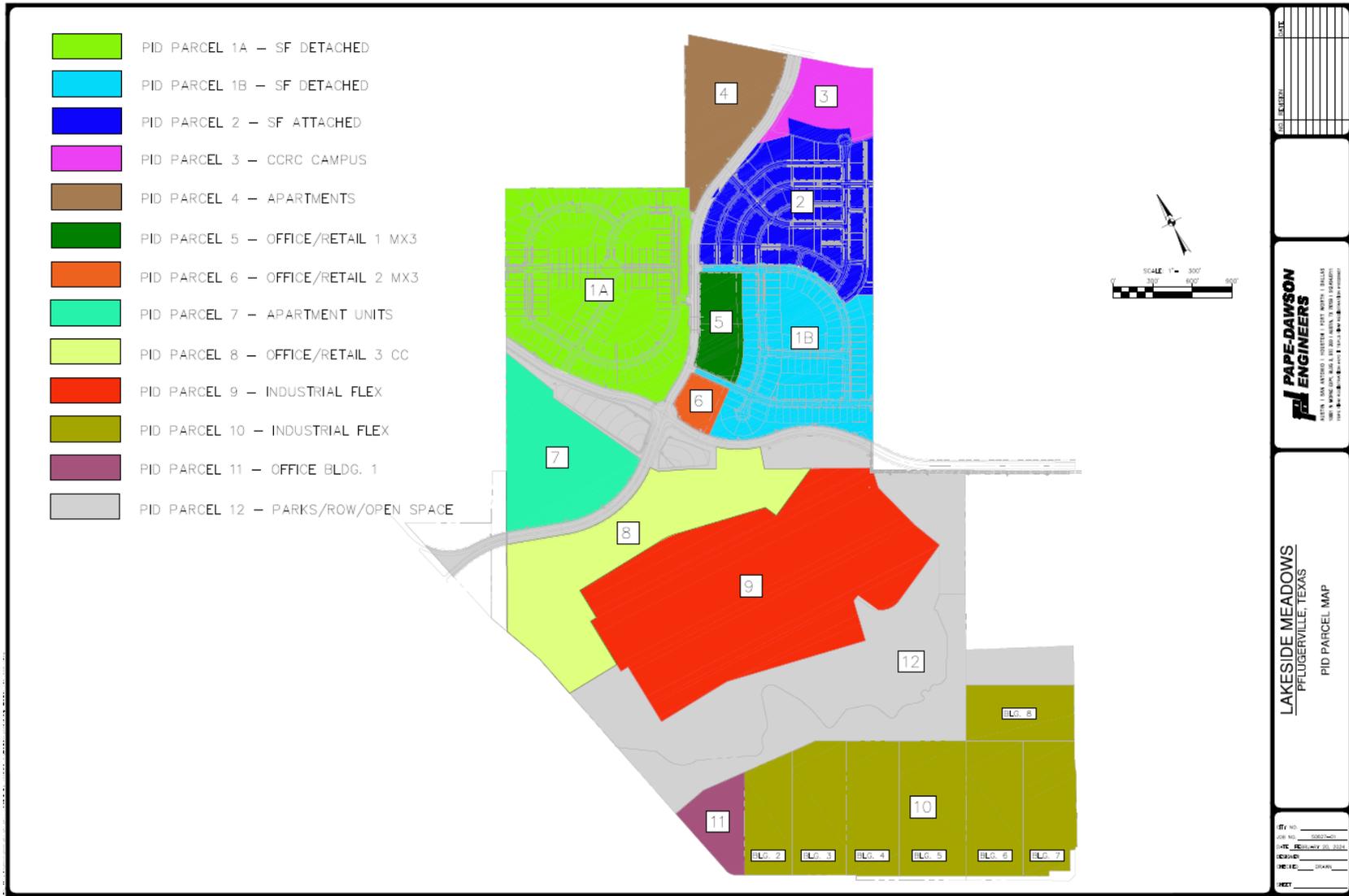
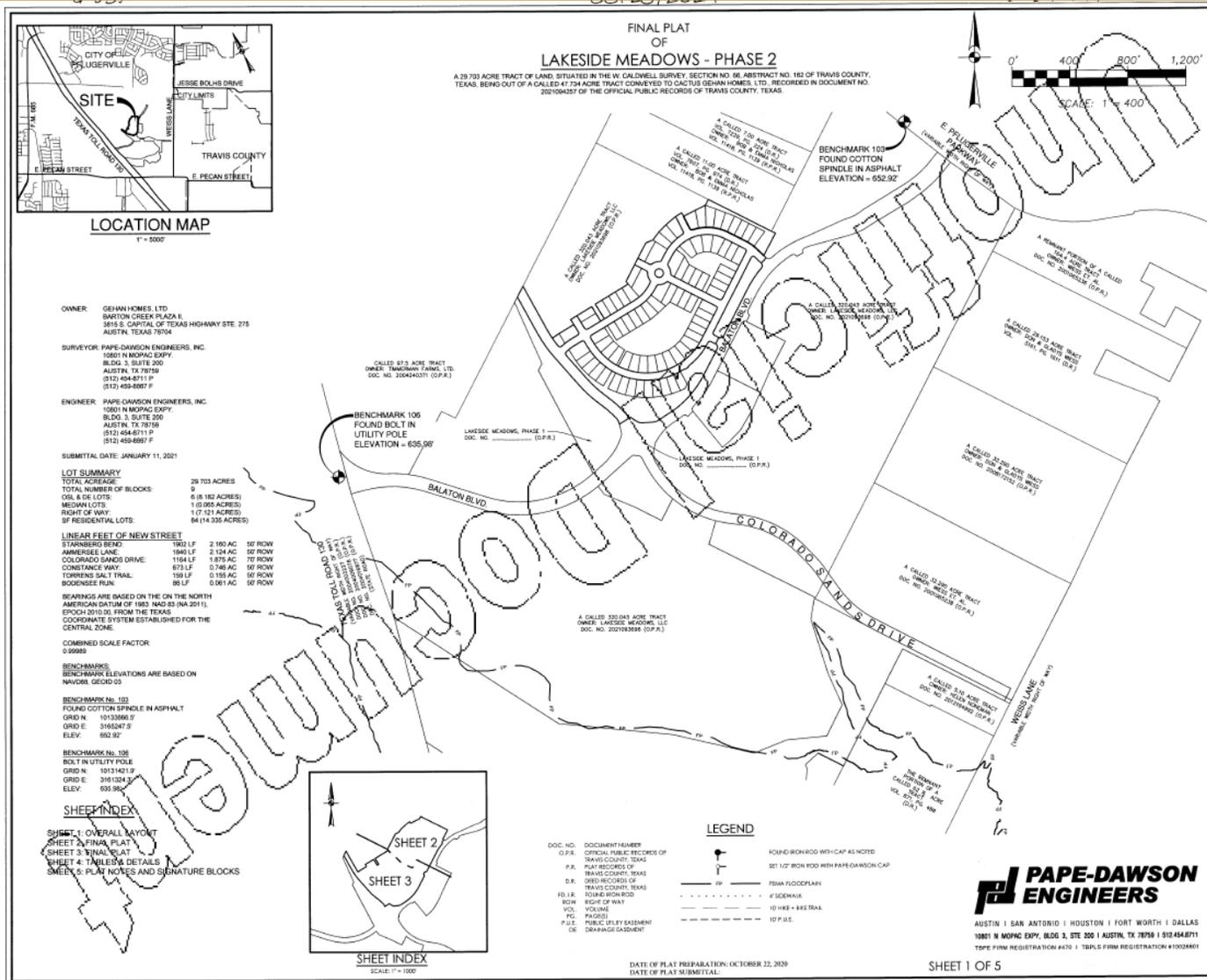
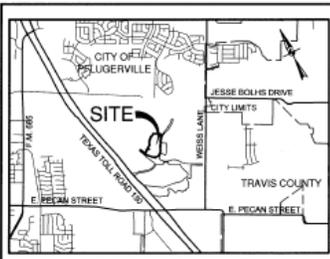


EXHIBIT D – LAKESIDE MEADOWS – PHASE 2 FINAL PLAT

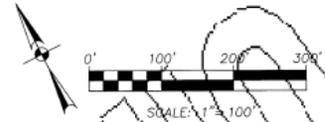




LOCATION MAP
1" = 4000'

FINAL PLAT
OF
LAKESIDE MEADOWS - PHASE 2

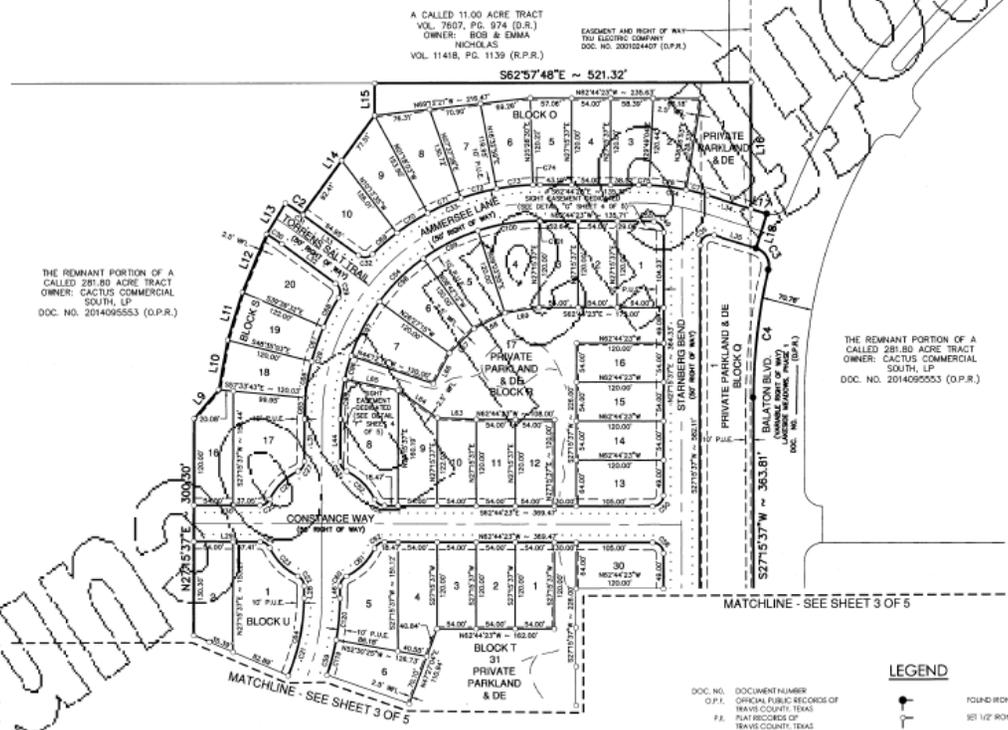
A 28.703 ACRE TRACT OF LAND, SITUATED IN THE W CALDWELL SURVEY, SECTION NO. 06, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 47.734 ACRE TRACT CONVEYED TO CACTUS OBIAN HOMES, L.P.O. RECORDED IN DOCUMENT NO. 202104257 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.



CURVE TABLE				
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C02	306.24	054°50'00"	S29°50'00"W	38.27
C03	25.00	080°10'00"	S02°30'00"E	34.18
C04	760.00	033°17'00"	S33°04'11"W	176.87
C21	275.00	033°04'48"	N43°01'30"E	148.43
C22	15.00	085°10'17"	N65°17'31"W	18.14
C23	80.00	040°11'52"	N17°44'23"W	94.96
C24	15.00	087°42'00"	N09°29'27"W	15.83
C25	15.00	085°10'47"	N84°42'34"E	18.14
C26	80.00	040°11'52"	N07°15'37"E	94.96
C27	15.00	085°10'47"	N48°02'07"E	18.14
C28	325.00	037°10'00"	N42°46'00"E	174.10
C29	15.00	085°10'39"	N15°48'40"E	20.29
C30	275.00	033°12'10"	N09°23'03"W	24.96
C31	325.00	000°13'00"	S28°48'36"E	1.23
C32	15.00	081°21'12"	S87°27'30"E	19.55
C33	325.00	045°23'48"	S85°26'17"E	250.87
C34	325.00	07°10'00"	S24°14'01"E	18.13
C35	15.00	107°00'00"	S69°45'35"W	24.12
C40	15.00	085°10'07"	N19°30'23"W	20.38
C41	15.00	085°10'07"	N07°15'37"E	21.27
C42	15.00	085°10'37"	S30°11'28"E	18.14
C43	80.00	040°11'52"	S17°44'23"E	94.96
C44	15.00	085°10'38"	S05°17'20"E	18.14
C45	275.00	089°10'00"	S72°19'37"E	388.87
C46	275.00	045°13'00"	N69°10'27"W	25.10
C48	15.00	080°20'00"	N17°44'23"W	21.27
C49	325.00	037°04'48"	S43°01'32"E	178.60
C50	15.00	085°10'32"	S59°48'37"W	18.14
C51	80.00	040°11'52"	S72°19'37"E	94.96
C52	15.00	085°10'38"	S84°42'40"W	18.14
C54	275.00	02°10'21"	S38°46'53"W	109.80
C55	325.00	02°10'40"	S09°03'37"W	24.38
C56	325.00	02°05'40"	S28°02'37"W	50.07
C57	325.00	008°05'31"	S45°02'43"W	50.58
C58	325.00	008°10'08"	S54°29'23"W	45.30
C59	325.00	007°15'34"	S75°49'07"W	44.83
C70	325.00	008°30'31"	S84°14'11"W	50.58
C71	325.00	008°30'31"	N88°50'48"W	50.58
C72	325.00	000°30'31"	N77°54'47"W	50.58
C73	325.00	000°30'31"	N69°10'27"W	50.58
C74	325.00	007°14'07"	N05°21'17"E	74.51
C75	325.00	002°32'37"	N41°27'47"W	14.29
C76	325.00	000°04'24"	N02°38'50"E	21.40
C77	325.00	000°22'10"	N44°14'36"E	30.46
C93	275.00	007°10'52"	N44°14'36"E	55.88
C95	275.00	006°56'30"	N42°16'20"E	33.27
C97	275.00	007°10'52"	N44°14'36"E	55.88
C98	275.00	007°10'52"	N44°14'36"E	55.88
C99	275.00	007°10'52"	N44°14'36"E	55.88
C100	275.00	007°10'52"	N44°14'36"E	55.88
C101	275.00	007°10'52"	N44°14'36"E	55.88
C102	275.00	007°10'52"	N44°14'36"E	55.88
C103	275.00	007°10'52"	N44°14'36"E	55.88

THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OWNER: CACTUS COMMERCIAL SOUTH, LP DOC. NO. 2014095553 (O.P.R.)

THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT OWNER: CACTUS COMMERCIAL SOUTH, LP DOC. NO. 2014095553 (O.P.R.)

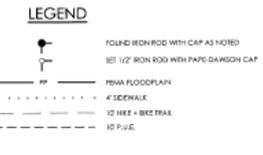


LINE TABLE		
LINE #	BEARING	LENGTH
L9	N47°26'38"E	52.69
L10	N30°31'17"E	89.66
L11	N44°13'36"E	89.43
L12	N49°44'37"E	86.89
L13	N48°03'07"E	90.07
L14	N02°13'02"E	189.82
L15	N07°10'42"E	44.79
L16	S27°09'27"W	115.57
L17	S43°43'46"E	22.69
L18	S44°07'37"W	50.00

LINE TABLE		
LINE #	BEARING	LENGTH
L28	N27°15'37"E	16.91
L29	N62°41'32"E	81.41
L30	S62°44'23"E	91.00
L31	N27°15'37"E	16.91
L32	N38°44'36"W	92.31
L33	S28°46'58"E	84.89
L34	S40°43'46"E	84.57
L35	N48°43'46"W	82.68
L44	S27°10'37"W	58.83
L46	S27°10'37"W	16.91

LINE TABLE		
LINE #	BEARING	LENGTH
L83	N80°25'15"W	34.04
L84	N27°29'18"W	68.13
L85	N51°08'24"W	75.57
L86	S04°47'47"E	47.87
L87	N72°23'17"E	47.87
L88	S89°49'08"E	47.89
L89	S72°05'42"E	47.88

DOC. NO. DOCUMENT NUMBER
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R. PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
F.L.L. FOUND IRON ROD
S.O.W. SIDE OF WAY
VOL. VOLUME
P.S. PARCELS
P.U. PUBLIC UTILITY EASEMENT
D.R. DRIVEWAY
W.L. WALL/DRAINAGE/CAPSCAPE



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
18025 N MOPC EXP, BLDG 3, STE 200 | AUSTIN, TX 78758 | 512.454.8711
TYPE FIRM REGISTRATION #410 | TSPS FIRM REGISTRATION #10028001

DATE OF PLAT PREPARATION: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 2 OF 5

FINAL PLAT
OF
LAKESIDE MEADOWS - PHASE 2

A 28.703 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 06, ABSTRACT NO. 182 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 47.734 ACRE TRACT CONVEYED TO CACTUS GEM HOMES, LTD., RECORDED IN DOCUMENT NO. 202104027 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BLOCK T		
LOT #	AREA (SQ. FT.)	LAND USE
1	6,480	RESIDENTIAL
2	6,480	RESIDENTIAL
3	6,480	RESIDENTIAL
4	6,138	RESIDENTIAL
5	6,812	RESIDENTIAL
6	7,367	RESIDENTIAL
7	7,162	RESIDENTIAL
8	6,763	RESIDENTIAL
9	6,480	RESIDENTIAL
10	6,480	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	7,632	RESIDENTIAL
14	7,267	RESIDENTIAL
15	7,322	RESIDENTIAL
16	7,140	RESIDENTIAL
17	7,322	RESIDENTIAL
18	7,322	RESIDENTIAL
19	7,322	RESIDENTIAL
20	7,322	RESIDENTIAL
21	7,322	RESIDENTIAL
22	7,322	RESIDENTIAL
23	7,322	RESIDENTIAL
24	7,322	RESIDENTIAL
25	7,713	RESIDENTIAL
26	6,513	RESIDENTIAL
27	6,480	RESIDENTIAL
28	6,480	RESIDENTIAL
29	6,480	RESIDENTIAL
30	7,632	RESIDENTIAL
31	116,676	PRIVATE FORELAND & DE

BLOCK O		
LOT #	AREA (SQ. FT.)	LAND USE
1	23,174	RESIDENTIAL
2	7,246	RESIDENTIAL
3	6,667	RESIDENTIAL
4	6,480	RESIDENTIAL
5	6,623	RESIDENTIAL
6	7,140	RESIDENTIAL
7	7,503	RESIDENTIAL
8	8,703	RESIDENTIAL
9	8,525	RESIDENTIAL
10	8,585	RESIDENTIAL

BLOCK P		
LOT #	AREA (SQ. FT.)	LAND USE
1	4,159	RESIDENTIAL
2	4,314	PRIVATE FORELAND & DE

BLOCK Q		
LOT #	AREA (SQ. FT.)	LAND USE
1	4,159	RESIDENTIAL
2	4,314	PRIVATE FORELAND & DE

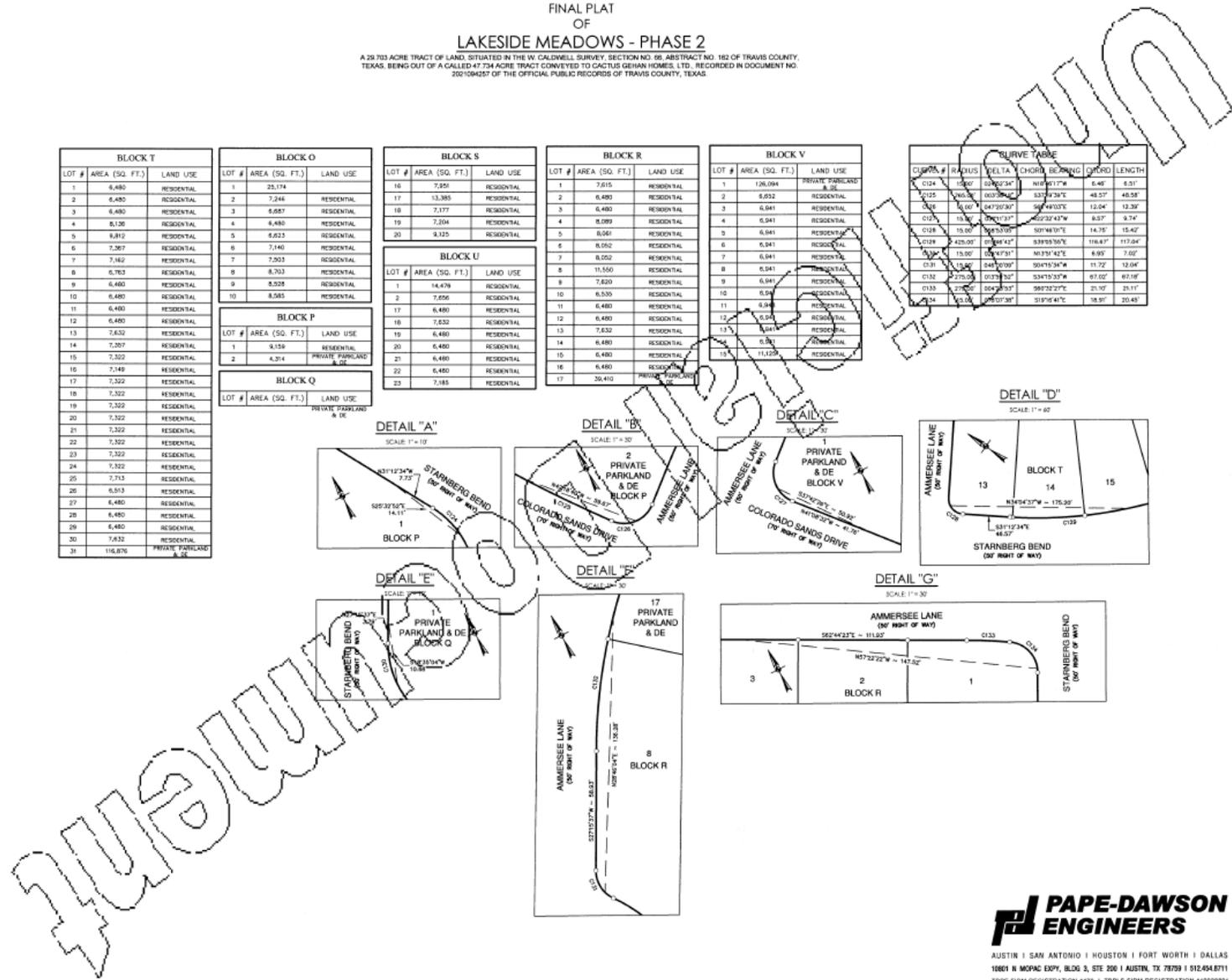
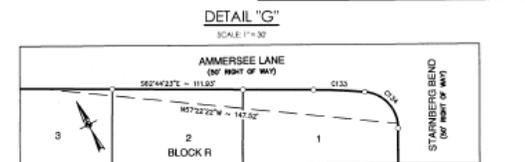
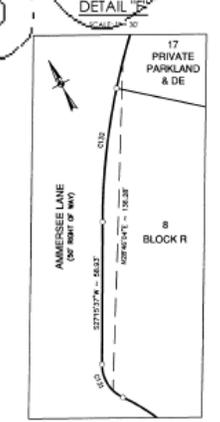
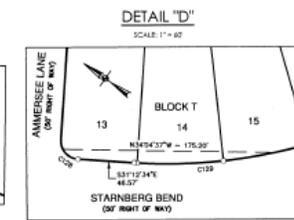
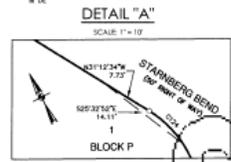
BLOCK S		
LOT #	AREA (SQ. FT.)	LAND USE
16	7,951	RESIDENTIAL
17	13,385	RESIDENTIAL
18	7,177	RESIDENTIAL
19	7,204	RESIDENTIAL
20	8,125	RESIDENTIAL

BLOCK U		
LOT #	AREA (SQ. FT.)	LAND USE
1	14,478	RESIDENTIAL
2	7,656	RESIDENTIAL
17	6,480	RESIDENTIAL
18	7,632	RESIDENTIAL
19	6,480	RESIDENTIAL
20	6,480	RESIDENTIAL
21	6,480	RESIDENTIAL
22	6,480	RESIDENTIAL
23	7,185	RESIDENTIAL

BLOCK R		
LOT #	AREA (SQ. FT.)	LAND USE
1	7,915	RESIDENTIAL
2	6,480	RESIDENTIAL
3	6,480	RESIDENTIAL
4	8,089	RESIDENTIAL
5	8,061	RESIDENTIAL
6	8,062	RESIDENTIAL
7	8,062	RESIDENTIAL
8	15,560	RESIDENTIAL
9	7,820	RESIDENTIAL
10	6,535	RESIDENTIAL
11	6,480	RESIDENTIAL
12	6,480	RESIDENTIAL
13	7,833	RESIDENTIAL
14	6,480	RESIDENTIAL
15	6,480	RESIDENTIAL
16	6,480	RESIDENTIAL
17	36,410	PRIVATE FORELAND & DE

BLOCK V		
LOT #	AREA (SQ. FT.)	LAND USE
1	126,094	PRIVATE FORELAND & DE
2	8,032	RESIDENTIAL
3	6,941	RESIDENTIAL
4	6,941	RESIDENTIAL
5	6,941	RESIDENTIAL
6	6,941	RESIDENTIAL
7	6,941	RESIDENTIAL
8	6,941	RESIDENTIAL
9	6,941	RESIDENTIAL
10	6,941	RESIDENTIAL
11	6,941	RESIDENTIAL
12	6,941	RESIDENTIAL
13	6,941	RESIDENTIAL
14	6,941	RESIDENTIAL
15	6,941	RESIDENTIAL
16	6,941	RESIDENTIAL
17	36,410	PRIVATE FORELAND & DE

SURVEY TABLE						
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	
0124	15.00'	330°12'34"	N10°11'17"W	8.48'	8.57'	
0125	15.00'	330°12'34"	S37°39'39"W	48.57'	48.58'	
0126	15.00'	84°20'30"	S64°49'03"E	12.04'	12.39'	
0127	15.00'	70°17'37"	S57°32'43"W	8.57'	8.74'	
0128	15.00'	28°53'09"	S07°48'51"E	14.76'	15.42'	
0129	425.00'	18°18'42"	S39°55'50"E	118.47'	117.04'	
0130	15.00'	330°12'34"	N10°11'42"E	8.99'	7.02'	
0131	15.00'	340°27'09"	S09°19'34"W	11.72'	13.04'	
0132	275.00'	107°19'30"	S34°19'30"W	87.00'	87.98'	
0133	275.00'	304°27'09"	S89°32'21"E	25.10'	25.11'	
0134	15.00'	280°07'38"	S18°16'41"E	18.97'	20.43'	



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10008001

DATE OF PLAT PREPARATION: OCTOBER 22, 2020
DATE OF PLAT SUBMITTAL:

SHEET 4 OF 5

LAKESIDE MEADOWS - PHASE 2

Survey Job No. 50627-04

DATE PLOTTED: 10/22/2020 10:58:00 AM. PLOT FILE: P:\2020\102020\102020_P2.dwg

202400149

FINAL PLAT OF LAKESIDE MEADOWS - PHASE 2

A 29.703 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 06, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 47.734 ACRE TRACT CONVEYED TO CACTUS GEM HOMES, LTD., RECORDED IN DOCUMENT NO. 202104627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STANDARD PLAT NOTES

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1203-15-02-24. THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. 4-FT SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS SHOWN HEREON IN ACCORDANCE WITH THE LAKESIDE MEADOWS PUD.
8. STREETLIGHTS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL STREETLIGHTS SHALL BE IN CONFORMANCE WITH ALL CITY OF PFLUGERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND FULL CUT OFF TYPE.
9. WHERE APPLICABLE, THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #1203-15-02-24.
10. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ACCESSSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
11. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE.
13. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
14. SUBDIVISION CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
15. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
16. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RELATINGS MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
17. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
18. PRIVATE OPEN SPACE AND DRAINAGE EASEMENT LOTS, INCLUDING TO HIKE AND BIKE TRAIL CONTAINED WITHIN THEM, ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION (HOA).
19. NEIGHBORHOOD MAILBOX UNITS SHALL BE PROVIDED IN ACCORDANCE TO THE CITY OF PFLUGERVILLE STANDARDS. RIGHT-OF-WAY SHALL BE WIDENED TO A MINIMUM OF FOUR (4) FEET AND MINIMUM LENGTH TWENTY (20) FEET TO ACCOMMODATE TURNOUTS WHERE NEIGHBORHOOD MAILBOX UNITS ARE LOCATED.
20. FOR INFORMATION RELATED TO THE HOMEOWNER ASSOCIATION (HOA) AND ITS ESTABLISHMENT, REFERENCE IS MADE TO DOCUMENT NO. 2021100968.
21. WALL, FENCE, AND LANDSCAPING (NO) EASEMENTS ARE INTENDED FOR LANDSCAPING PURPOSES WHICH IS MAINTAINED BY HOA.
22. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATING TO TREE PRESERVATION PER CITY ORDINANCE #1203-15-02-24 AND #170-20-11-24.
23. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 30 YEAR, AND 100-YEAR STORM EVENTS.
24. LAKESIDE MEADOWS PHASE 3 ARE TO COMPLY WITH ALL OF THE APPROVED LAKESIDE MEADOWS PUD AGREEMENT REQUIREMENTS FOR RV-3 SINGLE FAMILY HOMES USE. PUD DESIGN INCLUDE, BUT ARE NOT LIMITED TO, HOUSE DESIGN, HOUSE SETBACKS, DRIVEWAYS, LOT TREES, AND LANDSCAPING, AND FENCING.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOWN ALL MEN BY THESE PRESENTS

THAT, CACTUS GEM HOMES, LTD., BEING THE OWNER OF A CALLED 47.734 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NUMBER 202104627 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 06, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 29.703 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS, PHASE 2" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 21st DAY OF December, 2024 AD

NAME Chris Lynch
TITLE Vice President of Land operations

ACKNOWLEDGMENT:

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Chris Lynch, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF December, 2024

Dorian Frius
Notary Public, State of Texas
Commission Expires 06-04-2025
Notary ID: 133130303

CITY CERTIFICATION:

APPROVED THIS 13 DAY OF October, 2024, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

Emily Bessie
PLANNING AND DEVELOPMENT SERVICES DIRECTOR

THIS PLAT REPRESENTS THE APPROVAL GRANTED BY THE PLANNING AND ZONING COMMISSION ON THE DATE INDICATED ABOVE.

Jerome Frantz
ATTEST
TRISTA EVANS, CITY SECRETARY



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM NO. 484530001A, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

I, JAMES A. HUFFCUT, JR., AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

James A. Huffcut, Jr. 12-22-2021
JAMES A. HUFFCUT, JR. 55253
PAPER-DAWSON ENGINEERS
8001 N. MOPAC EXPY.
BLDG. 3, SUITE 220
AUSTIN, TEXAS 78759
512-454-8711



SURVEYOR'S CERTIFICATION:

I, VALERIE ZÜRCHER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT, WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT ALL BOUNDARY CORNERS, ANGLE POINTS AND POINTS OF CURVATURE AND OTHER POINTS OF REFERENCE HAVE BEEN MARKED ON THE GROUND AS SHOWN HEREON.

Valerie Zürcher 12-22-2021
VALERIE ZÜRCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222



SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 220
AUSTIN, TEXAS 78759
512-454-8711

* Diana Limon-Mercado
I, Diana Limon-Mercado, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 28th DAY OF August, 2024 AD, AT 1:51 O'CLOCK P.M. AND DULY RECORD ON THE 28th DAY OF August, 2024 AD, AT 1:51 O'CLOCK P.M. IN DOCUMENT NUMBER 202400149 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 28th DAY OF August, 2024 AD.

* Diana Limon-Mercado
COUNTY CLERK
TRAVIS COUNTY, TEXAS

Diana Limon-Mercado
DEPUTY P. MACEDO



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
1801 N. MOPAC EXPY., BLDG. 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TOPIC FIRM REGISTRATION #4702 | TRPLS FIRM REGISTRATION #10008891

DATE OF PLAT PREPARATION: OCTOBER 22, 2024
DATE OF PLAT SUBMITTAL:

SHEET 5 OF 5

LAKESIDE MEADOWS PHASE 2 Survey Job No. 58227-04

EXHIBIT E – BUYER DISCLOSURES

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

Improvement Area #1

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 3 – 981295
- Lot Type 3 – 962757
- Lot Type 4
- Lot Type 4 – 997677
- Lot Type 5
- Lot Type 5 – 981234
- Lot Type 5 – 981233
- Lot Type 6
- Lot Type 6 – 958047
- Lot Type 7 – 987750
- Lot Type 7 – 987751
- Lot Type 7 – 987752

Improvement Area #2

- Lot Type 8 – 956587
- Lot Type 8 – 956586
- Lot Type 8 – 956580
- Lot Type 8 – 956579
- Lot Type 8 – 956592
- Lot Type 8 – 956591
- Lot Type 8 – 956594
- Lot Type 9 – 956589

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 1 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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: \$25,238.55

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 ^[a]	Annual Collection Costs	Total Annual Installment ^[b]	
2026	\$ 302.98	\$ 1,703.60	\$ 89.86	\$ 2,096.44	
2027	\$ 322.21	\$ 1,683.15	\$ 36.27	\$ 2,041.64	
2028	\$ 341.45	\$ 1,661.40	\$ 37.00	\$ 2,039.85	
2029	\$ 365.50	\$ 1,638.35	\$ 37.74	\$ 2,041.59	
2030	\$ 389.54	\$ 1,613.68	\$ 38.49	\$ 2,041.72	
2031	\$ 418.40	\$ 1,587.39	\$ 39.26	\$ 2,045.05	
2032	\$ 447.25	\$ 1,559.15	\$ 40.05	\$ 2,046.45	
2033	\$ 476.11	\$ 1,528.96	\$ 40.85	\$ 2,045.91	
2034	\$ 509.77	\$ 1,496.82	\$ 41.67	\$ 2,048.26	
2035	\$ 543.44	\$ 1,462.41	\$ 42.50	\$ 2,048.35	
2036	\$ 577.10	\$ 1,425.73	\$ 43.35	\$ 2,046.18	
2037	\$ 620.38	\$ 1,386.77	\$ 44.22	\$ 2,051.37	
2038	\$ 658.86	\$ 1,344.90	\$ 45.10	\$ 2,048.86	
2039	\$ 706.95	\$ 1,300.42	\$ 46.00	\$ 2,053.38	
2040	\$ 755.04	\$ 1,252.71	\$ 46.92	\$ 2,054.67	
2041	\$ 803.13	\$ 1,201.74	\$ 47.86	\$ 2,052.73	
2042	\$ 856.03	\$ 1,147.53	\$ 48.82	\$ 2,052.38	
2043	\$ 913.74	\$ 1,089.75	\$ 49.79	\$ 2,053.28	
2044	\$ 976.26	\$ 1,028.07	\$ 50.79	\$ 2,055.12	
2045	\$ 1,043.59	\$ 962.17	\$ 51.81	\$ 2,057.57	
2046	\$ 1,115.73	\$ 891.73	\$ 52.84	\$ 2,060.30	
2047	\$ 1,187.87	\$ 816.42	\$ 53.90	\$ 2,058.18	
2048	\$ 1,269.62	\$ 736.24	\$ 54.98	\$ 2,060.84	
2049	\$ 1,356.19	\$ 650.54	\$ 56.08	\$ 2,062.80	
2050	\$ 1,447.56	\$ 558.99	\$ 57.20	\$ 2,063.75	
2051	\$ 1,543.74	\$ 461.28	\$ 58.34	\$ 2,063.37	
2052	\$ 1,649.55	\$ 357.08	\$ 59.51	\$ 2,066.14	
2053	\$ 1,760.16	\$ 245.74	\$ 60.70	\$ 2,066.59	
2054	\$ 1,880.39	\$ 126.93	\$ 61.91	\$ 2,069.23	
Total	\$ 25,238.55	\$ 32,919.64	\$ 1,433.81	\$ 59,592.00	

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 2 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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: \$18,464.56

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 ^[a]	Annual Collection Costs	Total Annual Installment ^[b]	
2026	\$ 221.66	\$ 1,246.36	\$ 65.75	\$	1,533.76
2027	\$ 235.73	\$ 1,231.40	\$ 26.54	\$	1,493.67
2028	\$ 249.81	\$ 1,215.48	\$ 27.07	\$	1,492.36
2029	\$ 267.40	\$ 1,198.62	\$ 27.61	\$	1,493.63
2030	\$ 284.99	\$ 1,180.57	\$ 28.16	\$	1,493.72
2031	\$ 306.10	\$ 1,161.34	\$ 28.72	\$	1,496.16
2032	\$ 327.21	\$ 1,140.67	\$ 29.30	\$	1,497.18
2033	\$ 348.32	\$ 1,118.59	\$ 29.89	\$	1,496.79
2034	\$ 372.95	\$ 1,095.08	\$ 30.48	\$	1,498.51
2035	\$ 397.58	\$ 1,069.90	\$ 31.09	\$	1,498.57
2036	\$ 422.21	\$ 1,043.06	\$ 31.71	\$	1,496.99
2037	\$ 453.87	\$ 1,014.57	\$ 32.35	\$	1,500.79
2038	\$ 482.02	\$ 983.93	\$ 33.00	\$	1,498.95
2039	\$ 517.20	\$ 951.39	\$ 33.66	\$	1,502.25
2040	\$ 552.39	\$ 916.48	\$ 34.33	\$	1,503.20
2041	\$ 587.57	\$ 879.20	\$ 35.02	\$	1,501.78
2042	\$ 626.28	\$ 839.53	\$ 35.72	\$	1,501.53
2043	\$ 668.50	\$ 797.26	\$ 36.43	\$	1,502.19
2044	\$ 714.24	\$ 752.14	\$ 37.16	\$	1,503.53
2045	\$ 763.49	\$ 703.93	\$ 37.90	\$	1,505.32
2046	\$ 816.27	\$ 652.39	\$ 38.66	\$	1,507.32
2047	\$ 869.04	\$ 597.29	\$ 39.43	\$	1,505.77
2048	\$ 928.86	\$ 538.63	\$ 40.22	\$	1,507.71
2049	\$ 992.19	\$ 475.93	\$ 41.03	\$	1,509.15
2050	\$ 1,059.04	\$ 408.96	\$ 41.85	\$	1,509.85
2051	\$ 1,129.41	\$ 337.48	\$ 42.68	\$	1,509.57
2052	\$ 1,206.81	\$ 261.24	\$ 43.54	\$	1,511.59
2053	\$ 1,287.73	\$ 179.78	\$ 44.41	\$	1,511.92
2054	\$ 1,375.69	\$ 92.86	\$ 45.30	\$	1,513.85
Total	\$ 18,464.56	\$ 24,084.07	\$ 1,048.98	\$	43,597.61

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 3 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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 3 PRINCIPAL ASSESSMENT: \$9,085.88

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 3

Lot Type 3 Annual Installments						
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]		
2026	\$ 109.07	\$ 613.30	\$ 32.35	\$ 754.72		
2027	\$ 116.00	\$ 605.93	\$ 13.06	\$ 734.99		
2028	\$ 122.92	\$ 598.10	\$ 13.32	\$ 734.35		
2029	\$ 131.58	\$ 589.81	\$ 13.59	\$ 734.97		
2030	\$ 140.24	\$ 580.93	\$ 13.86	\$ 735.02		
2031	\$ 150.62	\$ 571.46	\$ 14.13	\$ 736.22		
2032	\$ 161.01	\$ 561.29	\$ 14.42	\$ 736.72		
2033	\$ 171.40	\$ 550.42	\$ 14.71	\$ 736.53		
2034	\$ 183.52	\$ 538.85	\$ 15.00	\$ 737.37		
2035	\$ 195.64	\$ 526.47	\$ 15.30	\$ 737.40		
2036	\$ 207.76	\$ 513.26	\$ 15.61	\$ 736.62		
2037	\$ 223.34	\$ 499.24	\$ 15.92	\$ 738.49		
2038	\$ 237.19	\$ 484.16	\$ 16.24	\$ 737.59		
2039	\$ 254.50	\$ 468.15	\$ 16.56	\$ 739.22		
2040	\$ 271.81	\$ 450.97	\$ 16.89	\$ 739.68		
2041	\$ 289.13	\$ 432.63	\$ 17.23	\$ 738.98		
2042	\$ 308.17	\$ 413.11	\$ 17.57	\$ 738.86		
2043	\$ 328.95	\$ 392.31	\$ 17.93	\$ 739.18		
2044	\$ 351.45	\$ 370.10	\$ 18.28	\$ 739.84		
2045	\$ 375.69	\$ 346.38	\$ 18.65	\$ 740.72		
2046	\$ 401.66	\$ 321.02	\$ 19.02	\$ 741.71		
2047	\$ 427.63	\$ 293.91	\$ 19.40	\$ 740.95		
2048	\$ 457.06	\$ 265.05	\$ 19.79	\$ 741.90		
2049	\$ 488.23	\$ 234.19	\$ 20.19	\$ 742.61		
2050	\$ 521.12	\$ 201.24	\$ 20.59	\$ 742.95		
2051	\$ 555.75	\$ 166.06	\$ 21.00	\$ 742.81		
2052	\$ 593.84	\$ 128.55	\$ 21.42	\$ 743.81		
2053	\$ 633.66	\$ 88.47	\$ 21.85	\$ 743.97		
2054	\$ 676.94	\$ 45.69	\$ 22.29	\$ 744.92		
Total	\$ 9,085.88	\$ 11,851.07	\$ 516.17	\$ 21,453.12		

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 3 - 981295 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

981295 PRINCIPAL ASSESSMENT: \$1,559,298.46

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 3 - 981295

981295 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 18,718.71	\$ 105,252.65	\$ 5,552.05	\$ 129,523.41
2027	\$ 19,907.20	\$ 103,989.13	\$ 2,241.01	\$ 126,137.35
2028	\$ 21,095.69	\$ 102,645.40	\$ 2,285.83	\$ 126,026.92
2029	\$ 22,581.30	\$ 101,221.44	\$ 2,331.55	\$ 126,134.29
2030	\$ 24,066.92	\$ 99,697.20	\$ 2,378.18	\$ 126,142.30
2031	\$ 25,849.65	\$ 98,072.68	\$ 2,425.75	\$ 126,348.08
2032	\$ 27,632.39	\$ 96,327.83	\$ 2,474.26	\$ 126,434.48
2033	\$ 29,415.12	\$ 94,462.65	\$ 2,523.75	\$ 126,401.51
2034	\$ 31,494.98	\$ 92,477.12	\$ 2,574.22	\$ 126,546.32
2035	\$ 33,574.83	\$ 90,351.21	\$ 2,625.71	\$ 126,551.75
2036	\$ 35,654.69	\$ 88,084.91	\$ 2,678.22	\$ 126,417.82
2037	\$ 38,328.79	\$ 85,678.22	\$ 2,731.78	\$ 126,738.80
2038	\$ 40,705.77	\$ 83,091.03	\$ 2,786.42	\$ 126,583.22
2039	\$ 43,677.00	\$ 80,343.39	\$ 2,842.15	\$ 126,862.53
2040	\$ 46,648.22	\$ 77,395.19	\$ 2,898.99	\$ 126,942.40
2041	\$ 49,619.44	\$ 74,246.44	\$ 2,956.97	\$ 126,822.85
2042	\$ 52,887.79	\$ 70,897.12	\$ 3,016.11	\$ 126,801.02
2043	\$ 56,453.26	\$ 67,327.20	\$ 3,076.43	\$ 126,856.89
2044	\$ 60,315.85	\$ 63,516.60	\$ 3,137.96	\$ 126,970.41
2045	\$ 64,475.57	\$ 59,445.28	\$ 3,200.72	\$ 127,121.57
2046	\$ 68,932.40	\$ 55,093.18	\$ 3,264.73	\$ 127,290.32
2047	\$ 73,389.24	\$ 50,440.24	\$ 3,330.03	\$ 127,159.51
2048	\$ 78,440.32	\$ 45,486.47	\$ 3,396.63	\$ 127,323.42
2049	\$ 83,788.52	\$ 40,191.75	\$ 3,464.56	\$ 127,444.83
2050	\$ 89,433.85	\$ 34,536.02	\$ 3,533.85	\$ 127,503.73
2051	\$ 95,376.30	\$ 28,499.24	\$ 3,604.53	\$ 127,480.07
2052	\$ 101,912.99	\$ 22,061.34	\$ 3,676.62	\$ 127,650.95
2053	\$ 108,746.81	\$ 15,182.21	\$ 3,750.15	\$ 127,679.17
2054	\$ 116,174.87	\$ 7,841.80	\$ 3,825.16	\$ 127,841.83
Total	\$ 1,559,298.46	\$ 2,033,854.96	\$ 88,584.35	\$ 3,681,737.77

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 3 - 962757 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

962757 PRINCIPAL ASSESSMENT: \$167,018.12

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 3 - 962757

962757 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,004.98	\$ 11,273.72	\$ 594.69	\$ 13,873.39
2027	\$ 2,132.28	\$ 11,138.39	\$ 240.04	\$ 13,510.71
2028	\$ 2,259.58	\$ 10,994.46	\$ 244.84	\$ 13,498.88
2029	\$ 2,418.71	\$ 10,841.94	\$ 249.73	\$ 13,510.38
2030	\$ 2,577.83	\$ 10,678.67	\$ 254.73	\$ 13,511.24
2031	\$ 2,768.78	\$ 10,504.67	\$ 259.82	\$ 13,533.28
2032	\$ 2,959.73	\$ 10,317.78	\$ 265.02	\$ 13,542.53
2033	\$ 3,150.68	\$ 10,117.99	\$ 270.32	\$ 13,539.00
2034	\$ 3,373.46	\$ 9,905.32	\$ 275.73	\$ 13,554.51
2035	\$ 3,596.24	\$ 9,677.61	\$ 281.24	\$ 13,555.09
2036	\$ 3,819.01	\$ 9,434.87	\$ 286.87	\$ 13,540.75
2037	\$ 4,105.44	\$ 9,177.09	\$ 292.60	\$ 13,575.13
2038	\$ 4,360.04	\$ 8,899.97	\$ 298.46	\$ 13,558.46
2039	\$ 4,678.29	\$ 8,605.67	\$ 304.43	\$ 13,588.38
2040	\$ 4,996.54	\$ 8,289.88	\$ 310.51	\$ 13,596.94
2041	\$ 5,314.79	\$ 7,952.61	\$ 316.72	\$ 13,584.13
2042	\$ 5,664.87	\$ 7,593.87	\$ 323.06	\$ 13,581.79
2043	\$ 6,046.77	\$ 7,211.49	\$ 329.52	\$ 13,587.78
2044	\$ 6,460.50	\$ 6,803.33	\$ 336.11	\$ 13,599.94
2045	\$ 6,906.05	\$ 6,367.25	\$ 342.83	\$ 13,616.13
2046	\$ 7,383.42	\$ 5,901.09	\$ 349.69	\$ 13,634.20
2047	\$ 7,860.80	\$ 5,402.71	\$ 356.68	\$ 13,620.19
2048	\$ 8,401.83	\$ 4,872.10	\$ 363.82	\$ 13,637.75
2049	\$ 8,974.68	\$ 4,304.98	\$ 371.09	\$ 13,650.75
2050	\$ 9,579.35	\$ 3,699.19	\$ 378.51	\$ 13,657.06
2051	\$ 10,215.86	\$ 3,052.58	\$ 386.09	\$ 13,654.53
2052	\$ 10,916.01	\$ 2,363.01	\$ 393.81	\$ 13,672.83
2053	\$ 11,647.99	\$ 1,626.18	\$ 401.68	\$ 13,675.85
2054	\$ 12,443.61	\$ 839.94	\$ 409.72	\$ 13,693.27
Total	\$ 167,018.12	\$ 217,848.37	\$ 9,488.36	\$ 394,354.86

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 4 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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 4 PRINCIPAL ASSESSMENT: \$9,085.88

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 4

Lot Type 4 Annual Installments						
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]		
2026	\$ 109.07	\$ 613.30	\$ 32.35	\$ 754.72		
2027	\$ 116.00	\$ 605.93	\$ 13.06	\$ 734.99		
2028	\$ 122.92	\$ 598.10	\$ 13.32	\$ 734.35		
2029	\$ 131.58	\$ 589.81	\$ 13.59	\$ 734.97		
2030	\$ 140.24	\$ 580.93	\$ 13.86	\$ 735.02		
2031	\$ 150.62	\$ 571.46	\$ 14.13	\$ 736.22		
2032	\$ 161.01	\$ 561.29	\$ 14.42	\$ 736.72		
2033	\$ 171.40	\$ 550.42	\$ 14.71	\$ 736.53		
2034	\$ 183.52	\$ 538.85	\$ 15.00	\$ 737.37		
2035	\$ 195.64	\$ 526.47	\$ 15.30	\$ 737.40		
2036	\$ 207.76	\$ 513.26	\$ 15.61	\$ 736.62		
2037	\$ 223.34	\$ 499.24	\$ 15.92	\$ 738.49		
2038	\$ 237.19	\$ 484.16	\$ 16.24	\$ 737.59		
2039	\$ 254.50	\$ 468.15	\$ 16.56	\$ 739.22		
2040	\$ 271.81	\$ 450.97	\$ 16.89	\$ 739.68		
2041	\$ 289.13	\$ 432.63	\$ 17.23	\$ 738.98		
2042	\$ 308.17	\$ 413.11	\$ 17.57	\$ 738.86		
2043	\$ 328.95	\$ 392.31	\$ 17.93	\$ 739.18		
2044	\$ 351.45	\$ 370.10	\$ 18.28	\$ 739.84		
2045	\$ 375.69	\$ 346.38	\$ 18.65	\$ 740.72		
2046	\$ 401.66	\$ 321.02	\$ 19.02	\$ 741.71		
2047	\$ 427.63	\$ 293.91	\$ 19.40	\$ 740.95		
2048	\$ 457.06	\$ 265.05	\$ 19.79	\$ 741.90		
2049	\$ 488.23	\$ 234.19	\$ 20.19	\$ 742.61		
2050	\$ 521.12	\$ 201.24	\$ 20.59	\$ 742.95		
2051	\$ 555.75	\$ 166.06	\$ 21.00	\$ 742.81		
2052	\$ 593.84	\$ 128.55	\$ 21.42	\$ 743.81		
2053	\$ 633.66	\$ 88.47	\$ 21.85	\$ 743.97		
2054	\$ 676.94	\$ 45.69	\$ 22.29	\$ 744.92		
Total	\$ 9,085.88	\$ 11,851.07	\$ 516.17	\$ 21,453.12		

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 4 - 997677 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

997677 PRINCIPAL ASSESSMENT: \$3,407,203.78

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 4 - 997677

997677 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 40,902.03	\$ 229,986.25	\$ 12,131.72	\$ 283,020.00
2027	\$ 43,498.98	\$ 227,225.37	\$ 4,896.81	\$ 275,621.16
2028	\$ 46,095.94	\$ 224,289.19	\$ 4,994.75	\$ 275,379.87
2029	\$ 49,342.13	\$ 221,177.71	\$ 5,094.64	\$ 275,614.48
2030	\$ 52,588.32	\$ 217,847.12	\$ 5,196.54	\$ 275,631.98
2031	\$ 56,483.75	\$ 214,297.41	\$ 5,300.47	\$ 276,081.63
2032	\$ 60,379.18	\$ 210,484.75	\$ 5,406.48	\$ 276,270.41
2033	\$ 64,274.61	\$ 206,409.16	\$ 5,514.61	\$ 276,198.38
2034	\$ 68,819.28	\$ 202,070.62	\$ 5,624.90	\$ 276,514.80
2035	\$ 73,363.95	\$ 197,425.32	\$ 5,737.40	\$ 276,526.67
2036	\$ 77,908.62	\$ 192,473.25	\$ 5,852.14	\$ 276,234.02
2037	\$ 83,751.77	\$ 187,214.42	\$ 5,969.19	\$ 276,935.38
2038	\$ 88,945.68	\$ 181,561.18	\$ 6,088.57	\$ 276,595.43
2039	\$ 95,438.06	\$ 175,557.34	\$ 6,210.34	\$ 277,205.75
2040	\$ 101,930.45	\$ 169,115.27	\$ 6,334.55	\$ 277,380.27
2041	\$ 108,422.83	\$ 162,234.97	\$ 6,461.24	\$ 277,119.04
2042	\$ 115,564.46	\$ 154,916.43	\$ 6,590.47	\$ 277,071.35
2043	\$ 123,355.32	\$ 147,115.83	\$ 6,722.27	\$ 277,193.42
2044	\$ 131,795.42	\$ 138,789.34	\$ 6,856.72	\$ 277,441.48
2045	\$ 140,884.76	\$ 129,893.15	\$ 6,993.85	\$ 277,771.77
2046	\$ 150,623.34	\$ 120,383.43	\$ 7,133.73	\$ 278,140.50
2047	\$ 160,361.92	\$ 110,216.36	\$ 7,276.41	\$ 277,854.68
2048	\$ 171,398.97	\$ 99,391.93	\$ 7,421.93	\$ 278,212.83
2049	\$ 183,085.26	\$ 87,822.50	\$ 7,570.37	\$ 278,478.13
2050	\$ 195,420.80	\$ 75,464.24	\$ 7,721.78	\$ 278,606.82
2051	\$ 208,405.57	\$ 62,273.34	\$ 7,876.22	\$ 278,555.12
2052	\$ 222,688.81	\$ 48,205.96	\$ 8,033.74	\$ 278,928.51
2053	\$ 237,621.30	\$ 33,174.47	\$ 8,194.42	\$ 278,990.18
2054	\$ 253,852.26	\$ 17,135.03	\$ 8,358.30	\$ 279,345.59
Total	\$ 3,407,203.78	\$ 4,444,151.32	\$ 193,564.56	\$ 8,044,919.65

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 5 - BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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 5 PRINCIPAL ASSESSMENT: \$10.22 PER SQUARE FOOT

**PH 1 BLOCK C LOT 1 & PH 1 BLOCK C LOT 2 REQUIRED TOTAL
CONSTRUCTION OF 52,000 BUILDING SQUARE FEET. ESTIMATED VALUE IS
\$11,050.00, AND FINAL VALUE IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 5

Lot Type 5 Annual Installments							
Annual Installments Due 1/31	Principal		Interest ^[a]		Annual Collection Costs		Total Annual Installment ^[b]
2026	\$	0.12	\$	0.69	\$	0.04	\$ 0.85
2027	\$	0.13	\$	0.68	\$	0.01	\$ 0.83
2028	\$	0.14	\$	0.67	\$	0.01	\$ 0.83
2029	\$	0.15	\$	0.66	\$	0.02	\$ 0.83
2030	\$	0.16	\$	0.65	\$	0.02	\$ 0.83
2031	\$	0.17	\$	0.64	\$	0.02	\$ 0.83
2032	\$	0.18	\$	0.63	\$	0.02	\$ 0.83
2033	\$	0.19	\$	0.62	\$	0.02	\$ 0.83
2034	\$	0.21	\$	0.61	\$	0.02	\$ 0.83
2035	\$	0.22	\$	0.59	\$	0.02	\$ 0.83
2036	\$	0.23	\$	0.58	\$	0.02	\$ 0.83
2037	\$	0.25	\$	0.56	\$	0.02	\$ 0.83
2038	\$	0.27	\$	0.54	\$	0.02	\$ 0.83
2039	\$	0.29	\$	0.53	\$	0.02	\$ 0.83
2040	\$	0.31	\$	0.51	\$	0.02	\$ 0.83
2041	\$	0.33	\$	0.49	\$	0.02	\$ 0.83
2042	\$	0.35	\$	0.46	\$	0.02	\$ 0.83
2043	\$	0.37	\$	0.44	\$	0.02	\$ 0.83
2044	\$	0.40	\$	0.42	\$	0.02	\$ 0.83
2045	\$	0.42	\$	0.39	\$	0.02	\$ 0.83
2046	\$	0.45	\$	0.36	\$	0.02	\$ 0.83
2047	\$	0.48	\$	0.33	\$	0.02	\$ 0.83
2048	\$	0.51	\$	0.30	\$	0.02	\$ 0.83
2049	\$	0.55	\$	0.26	\$	0.02	\$ 0.83
2050	\$	0.59	\$	0.23	\$	0.02	\$ 0.84
2051	\$	0.62	\$	0.19	\$	0.02	\$ 0.84
2052	\$	0.67	\$	0.14	\$	0.02	\$ 0.84
2053	\$	0.71	\$	0.10	\$	0.02	\$ 0.84
2054	\$	0.76	\$	0.05	\$	0.03	\$ 0.84
Total	\$	10.22	\$	13.32	\$	0.58	\$ 24.12

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 5 - 981234 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

981234 PRINCIPAL ASSESSMENT: \$259,203.95

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 5 - 981234

981234 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 3,111.63	\$ 17,496.27	\$ 922.92	\$ 21,530.82
2027	\$ 3,309.20	\$ 17,286.23	\$ 372.53	\$ 20,967.95
2028	\$ 3,506.76	\$ 17,062.86	\$ 379.98	\$ 20,949.60
2029	\$ 3,753.72	\$ 16,826.15	\$ 387.58	\$ 20,967.45
2030	\$ 4,000.67	\$ 16,572.78	\$ 395.33	\$ 20,968.78
2031	\$ 4,297.02	\$ 16,302.73	\$ 403.23	\$ 21,002.98
2032	\$ 4,593.36	\$ 16,012.68	\$ 411.30	\$ 21,017.35
2033	\$ 4,889.71	\$ 15,702.63	\$ 419.53	\$ 21,011.87
2034	\$ 5,235.45	\$ 15,372.58	\$ 427.92	\$ 21,035.94
2035	\$ 5,581.18	\$ 15,019.18	\$ 436.47	\$ 21,036.84
2036	\$ 5,926.92	\$ 14,642.45	\$ 445.20	\$ 21,014.58
2037	\$ 6,371.44	\$ 14,242.39	\$ 454.11	\$ 21,067.93
2038	\$ 6,766.57	\$ 13,812.32	\$ 463.19	\$ 21,042.07
2039	\$ 7,260.48	\$ 13,355.57	\$ 472.45	\$ 21,088.50
2040	\$ 7,754.39	\$ 12,865.49	\$ 481.90	\$ 21,101.78
2041	\$ 8,248.30	\$ 12,342.07	\$ 491.54	\$ 21,081.91
2042	\$ 8,791.60	\$ 11,785.31	\$ 501.37	\$ 21,078.28
2043	\$ 9,384.29	\$ 11,191.88	\$ 511.40	\$ 21,087.56
2044	\$ 10,026.37	\$ 10,558.44	\$ 521.63	\$ 21,106.44
2045	\$ 10,717.85	\$ 9,881.66	\$ 532.06	\$ 21,131.56
2046	\$ 11,458.71	\$ 9,158.20	\$ 542.70	\$ 21,159.61
2047	\$ 12,199.58	\$ 8,384.74	\$ 553.55	\$ 21,137.87
2048	\$ 13,039.22	\$ 7,561.27	\$ 564.63	\$ 21,165.12
2049	\$ 13,928.26	\$ 6,681.12	\$ 575.92	\$ 21,185.30
2050	\$ 14,866.69	\$ 5,740.96	\$ 587.44	\$ 21,195.09
2051	\$ 15,854.51	\$ 4,737.46	\$ 599.19	\$ 21,191.16
2052	\$ 16,941.11	\$ 3,667.28	\$ 611.17	\$ 21,219.56
2053	\$ 18,077.10	\$ 2,523.76	\$ 623.39	\$ 21,224.25
2054	\$ 19,311.88	\$ 1,303.55	\$ 635.86	\$ 21,251.29
Total	\$ 259,203.95	\$ 338,090.01	\$ 14,725.48	\$ 612,019.43

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 5 - 981233 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

981233 PRINCIPAL ASSESSMENT: \$272,007.37

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 5 - 981233

981233 Annual Installments								
Annual Installments Due 1/31	Principal		Interest ^[a]		Annual Collection Costs	Total Annual Installment ^[b]		
2026	\$	3,265.33	\$	18,360.50	\$	968.51	\$	22,594.34
2027	\$	3,472.66	\$	18,140.09	\$	390.93	\$	22,003.67
2028	\$	3,679.98	\$	17,905.68	\$	398.75	\$	21,984.41
2029	\$	3,939.13	\$	17,657.28	\$	406.72	\$	22,003.14
2030	\$	4,198.28	\$	17,391.39	\$	414.86	\$	22,004.53
2031	\$	4,509.27	\$	17,108.01	\$	423.15	\$	22,040.43
2032	\$	4,820.25	\$	16,803.63	\$	431.62	\$	22,055.50
2033	\$	5,131.24	\$	16,478.27	\$	440.25	\$	22,049.75
2034	\$	5,494.05	\$	16,131.91	\$	449.05	\$	22,075.01
2035	\$	5,856.87	\$	15,761.06	\$	458.03	\$	22,075.96
2036	\$	6,219.68	\$	15,365.72	\$	467.19	\$	22,052.60
2037	\$	6,686.16	\$	14,945.89	\$	476.54	\$	22,108.59
2038	\$	7,100.80	\$	14,494.58	\$	486.07	\$	22,081.45
2039	\$	7,619.11	\$	14,015.27	\$	495.79	\$	22,130.17
2040	\$	8,137.42	\$	13,500.98	\$	505.71	\$	22,144.10
2041	\$	8,655.72	\$	12,951.71	\$	515.82	\$	22,123.25
2042	\$	9,225.86	\$	12,367.45	\$	526.14	\$	22,119.44
2043	\$	9,847.83	\$	11,744.70	\$	536.66	\$	22,129.19
2044	\$	10,521.63	\$	11,079.97	\$	547.39	\$	22,148.99
2045	\$	11,247.26	\$	10,369.76	\$	558.34	\$	22,175.36
2046	\$	12,024.72	\$	9,610.57	\$	569.51	\$	22,204.80
2047	\$	12,802.18	\$	8,798.90	\$	580.90	\$	22,181.98
2048	\$	13,683.30	\$	7,934.76	\$	592.52	\$	22,210.57
2049	\$	14,616.25	\$	7,011.13	\$	604.37	\$	22,231.75
2050	\$	15,601.03	\$	6,024.54	\$	616.45	\$	22,242.02
2051	\$	16,637.65	\$	4,971.47	\$	628.78	\$	22,237.90
2052	\$	17,777.92	\$	3,848.43	\$	641.36	\$	22,267.71
2053	\$	18,970.03	\$	2,648.42	\$	654.18	\$	22,272.63
2054	\$	20,265.79	\$	1,367.94	\$	667.27	\$	22,301.00
Total	\$	272,007.37	\$	354,790.02	\$	15,452.84	\$	642,250.23

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 6 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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 6 PRINCIPAL ASSESSMENT: \$9,085.88

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 6

Lot Type 6 Annual Installments						
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]		
2026	\$ 109.07	\$ 613.30	\$ 32.35	\$ 754.72		
2027	\$ 116.00	\$ 605.93	\$ 13.06	\$ 734.99		
2028	\$ 122.92	\$ 598.10	\$ 13.32	\$ 734.35		
2029	\$ 131.58	\$ 589.81	\$ 13.59	\$ 734.97		
2030	\$ 140.24	\$ 580.93	\$ 13.86	\$ 735.02		
2031	\$ 150.62	\$ 571.46	\$ 14.13	\$ 736.22		
2032	\$ 161.01	\$ 561.29	\$ 14.42	\$ 736.72		
2033	\$ 171.40	\$ 550.42	\$ 14.71	\$ 736.53		
2034	\$ 183.52	\$ 538.85	\$ 15.00	\$ 737.37		
2035	\$ 195.64	\$ 526.47	\$ 15.30	\$ 737.40		
2036	\$ 207.76	\$ 513.26	\$ 15.61	\$ 736.62		
2037	\$ 223.34	\$ 499.24	\$ 15.92	\$ 738.49		
2038	\$ 237.19	\$ 484.16	\$ 16.24	\$ 737.59		
2039	\$ 254.50	\$ 468.15	\$ 16.56	\$ 739.22		
2040	\$ 271.81	\$ 450.97	\$ 16.89	\$ 739.68		
2041	\$ 289.13	\$ 432.63	\$ 17.23	\$ 738.98		
2042	\$ 308.17	\$ 413.11	\$ 17.57	\$ 738.86		
2043	\$ 328.95	\$ 392.31	\$ 17.93	\$ 739.18		
2044	\$ 351.45	\$ 370.10	\$ 18.28	\$ 739.84		
2045	\$ 375.69	\$ 346.38	\$ 18.65	\$ 740.72		
2046	\$ 401.66	\$ 321.02	\$ 19.02	\$ 741.71		
2047	\$ 427.63	\$ 293.91	\$ 19.40	\$ 740.95		
2048	\$ 457.06	\$ 265.05	\$ 19.79	\$ 741.90		
2049	\$ 488.23	\$ 234.19	\$ 20.19	\$ 742.61		
2050	\$ 521.12	\$ 201.24	\$ 20.59	\$ 742.95		
2051	\$ 555.75	\$ 166.06	\$ 21.00	\$ 742.81		
2052	\$ 593.84	\$ 128.55	\$ 21.42	\$ 743.81		
2053	\$ 633.66	\$ 88.47	\$ 21.85	\$ 743.97		
2054	\$ 676.94	\$ 45.69	\$ 22.29	\$ 744.92		
Total	\$ 9,085.88	\$ 11,851.07	\$ 516.17	\$ 21,453.12		

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 6 - 958047 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

958047 PRINCIPAL ASSESSMENT: \$4,751,913.53

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 6 - 958047

958047 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 57,044.69	\$ 320,754.16	\$ 16,919.70	\$ 394,718.56
2027	\$ 60,666.58	\$ 316,903.65	\$ 6,829.42	\$ 384,399.65
2028	\$ 64,288.46	\$ 312,808.65	\$ 6,966.01	\$ 384,063.13
2029	\$ 68,815.82	\$ 308,469.18	\$ 7,105.33	\$ 384,390.33
2030	\$ 73,343.18	\$ 303,824.11	\$ 7,247.44	\$ 384,414.73
2031	\$ 78,776.01	\$ 298,873.45	\$ 7,392.39	\$ 385,041.84
2032	\$ 84,208.83	\$ 293,556.07	\$ 7,540.23	\$ 385,305.14
2033	\$ 89,641.66	\$ 287,871.97	\$ 7,691.04	\$ 385,204.67
2034	\$ 95,979.96	\$ 281,821.16	\$ 7,844.86	\$ 385,645.98
2035	\$ 102,318.26	\$ 275,342.51	\$ 8,001.76	\$ 385,662.53
2036	\$ 108,656.56	\$ 268,436.03	\$ 8,161.79	\$ 385,254.38
2037	\$ 116,805.80	\$ 261,101.71	\$ 8,325.03	\$ 386,232.54
2038	\$ 124,049.57	\$ 253,217.32	\$ 8,491.53	\$ 385,758.42
2039	\$ 133,104.29	\$ 244,843.97	\$ 8,661.36	\$ 386,609.62
2040	\$ 142,159.00	\$ 235,859.44	\$ 8,834.59	\$ 386,853.02
2041	\$ 151,213.71	\$ 226,263.70	\$ 9,011.28	\$ 386,488.69
2042	\$ 161,173.90	\$ 216,056.78	\$ 9,191.50	\$ 386,422.18
2043	\$ 172,039.55	\$ 205,177.54	\$ 9,375.33	\$ 386,592.42
2044	\$ 183,810.68	\$ 193,564.87	\$ 9,562.84	\$ 386,938.39
2045	\$ 196,487.28	\$ 181,157.65	\$ 9,754.10	\$ 387,399.02
2046	\$ 210,069.35	\$ 167,894.76	\$ 9,949.18	\$ 387,913.28
2047	\$ 223,651.42	\$ 153,715.08	\$ 10,148.16	\$ 387,514.66
2048	\$ 239,044.43	\$ 138,618.61	\$ 10,351.12	\$ 388,014.16
2049	\$ 255,342.91	\$ 122,483.11	\$ 10,558.15	\$ 388,384.17
2050	\$ 272,546.87	\$ 105,247.46	\$ 10,769.31	\$ 388,563.64
2051	\$ 290,656.30	\$ 86,850.55	\$ 10,984.70	\$ 388,491.54
2052	\$ 310,576.67	\$ 67,231.25	\$ 11,204.39	\$ 389,012.30
2053	\$ 331,402.51	\$ 46,267.32	\$ 11,428.48	\$ 389,098.31
2054	\$ 354,039.29	\$ 23,897.65	\$ 11,657.05	\$ 389,593.99
Total	\$ 4,751,913.53	\$ 6,198,109.70	\$ 269,958.04	\$ 11,219,981.27

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 7 - 987750 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

987750 PRINCIPAL ASSESSMENT: \$1,260,485.12

**NP LAKESIDE CONDOMINIUM UNIT 2 REQUIRED CONSTRUCTION OF 190,000
BUILDING SQUARE FEET. ESTIMATED VALUE IS \$26,220,000.00, AND FINAL
VALUE IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 7 - 987750

Lot Type 7 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 15,131.59	\$ 85,082.75	\$ 4,488.09	\$ 104,702.42
2027	\$ 16,092.32	\$ 84,061.36	\$ 1,811.56	\$ 101,965.25
2028	\$ 17,053.06	\$ 82,975.13	\$ 1,847.79	\$ 101,875.98
2029	\$ 18,253.98	\$ 81,824.05	\$ 1,884.75	\$ 101,962.78
2030	\$ 19,454.90	\$ 80,591.91	\$ 1,922.44	\$ 101,969.25
2031	\$ 20,896.00	\$ 79,278.70	\$ 1,960.89	\$ 102,135.59
2032	\$ 22,337.10	\$ 77,868.22	\$ 2,000.11	\$ 102,205.44
2033	\$ 23,778.21	\$ 76,360.47	\$ 2,040.11	\$ 102,178.79
2034	\$ 25,459.49	\$ 74,755.44	\$ 2,080.91	\$ 102,295.85
2035	\$ 27,140.78	\$ 73,036.92	\$ 2,122.53	\$ 102,300.24
2036	\$ 28,822.07	\$ 71,204.92	\$ 2,164.98	\$ 102,191.97
2037	\$ 30,983.72	\$ 69,259.43	\$ 2,208.28	\$ 102,451.44
2038	\$ 32,905.19	\$ 67,168.03	\$ 2,252.45	\$ 102,325.67
2039	\$ 35,307.03	\$ 64,946.93	\$ 2,297.50	\$ 102,551.46
2040	\$ 37,708.87	\$ 62,563.70	\$ 2,343.45	\$ 102,616.02
2041	\$ 40,110.71	\$ 60,018.35	\$ 2,390.32	\$ 102,519.38
2042	\$ 42,752.73	\$ 57,310.88	\$ 2,438.12	\$ 102,501.74
2043	\$ 45,634.94	\$ 54,425.07	\$ 2,486.89	\$ 102,546.90
2044	\$ 48,757.33	\$ 51,344.71	\$ 2,536.62	\$ 102,638.67
2045	\$ 52,119.91	\$ 48,053.59	\$ 2,587.36	\$ 102,760.86
2046	\$ 55,722.67	\$ 44,535.50	\$ 2,639.10	\$ 102,897.27
2047	\$ 59,325.42	\$ 40,774.22	\$ 2,691.89	\$ 102,791.53
2048	\$ 63,408.55	\$ 36,769.75	\$ 2,745.72	\$ 102,924.03
2049	\$ 67,731.86	\$ 32,489.68	\$ 2,800.64	\$ 103,022.17
2050	\$ 72,295.35	\$ 27,917.78	\$ 2,856.65	\$ 103,069.78
2051	\$ 77,099.03	\$ 23,037.84	\$ 2,913.78	\$ 103,050.66
2052	\$ 82,383.08	\$ 17,833.65	\$ 2,972.06	\$ 103,188.79
2053	\$ 87,907.31	\$ 12,272.80	\$ 3,031.50	\$ 103,211.61
2054	\$ 93,911.91	\$ 6,339.05	\$ 3,092.13	\$ 103,343.09
Total	\$ 1,260,485.12	\$ 1,644,100.85	\$ 71,608.64	\$ 2,976,194.61

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 7 - 987751 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

987751 PRINCIPAL ASSESSMENT: \$1,711,606.11

**NP LAKESIDE CONDOMINIUM UNIT 3 REQUIRED CONSTRUCTION OF 258,000
BUILDING SQUARE FEET. ESTIMATED VALUE IS \$35,604,000.00, AND FINAL
VALUE IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 7 - 987751

Lot Type 7 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 20,547.10	\$ 115,533.41	\$ 6,094.36	\$ 142,174.87
2027	\$ 21,851.68	\$ 114,146.48	\$ 2,459.91	\$ 138,458.07
2028	\$ 23,156.26	\$ 112,671.50	\$ 2,509.11	\$ 138,336.86
2029	\$ 24,786.98	\$ 111,108.45	\$ 2,559.29	\$ 138,454.72
2030	\$ 26,417.70	\$ 109,435.33	\$ 2,610.48	\$ 138,463.50
2031	\$ 28,374.57	\$ 107,652.13	\$ 2,662.69	\$ 138,689.39
2032	\$ 30,331.43	\$ 105,736.85	\$ 2,715.94	\$ 138,784.22
2033	\$ 32,288.30	\$ 103,689.48	\$ 2,770.26	\$ 138,748.04
2034	\$ 34,571.31	\$ 101,510.02	\$ 2,825.66	\$ 138,906.99
2035	\$ 36,854.32	\$ 99,176.45	\$ 2,882.18	\$ 138,912.95
2036	\$ 39,137.33	\$ 96,688.79	\$ 2,939.82	\$ 138,765.94
2037	\$ 42,072.64	\$ 94,047.02	\$ 2,998.62	\$ 139,118.27
2038	\$ 44,681.79	\$ 91,207.11	\$ 3,058.59	\$ 138,947.49
2039	\$ 47,943.24	\$ 88,191.09	\$ 3,119.76	\$ 139,254.09
2040	\$ 51,204.68	\$ 84,954.92	\$ 3,182.16	\$ 139,341.76
2041	\$ 54,466.12	\$ 81,498.61	\$ 3,245.80	\$ 139,210.53
2042	\$ 58,053.71	\$ 77,822.14	\$ 3,310.72	\$ 139,186.57
2043	\$ 61,967.45	\$ 73,903.52	\$ 3,376.93	\$ 139,247.89
2044	\$ 66,207.32	\$ 69,720.72	\$ 3,444.47	\$ 139,372.51
2045	\$ 70,773.35	\$ 65,251.72	\$ 3,513.36	\$ 139,538.43
2046	\$ 75,665.51	\$ 60,474.52	\$ 3,583.62	\$ 139,723.66
2047	\$ 80,557.68	\$ 55,367.10	\$ 3,655.30	\$ 139,580.08
2048	\$ 86,102.14	\$ 49,929.46	\$ 3,728.40	\$ 139,759.99
2049	\$ 91,972.74	\$ 44,117.56	\$ 3,802.97	\$ 139,893.27
2050	\$ 98,169.48	\$ 37,909.40	\$ 3,879.03	\$ 139,957.91
2051	\$ 104,692.37	\$ 31,282.96	\$ 3,956.61	\$ 139,931.94
2052	\$ 111,867.55	\$ 24,216.23	\$ 4,035.74	\$ 140,119.52
2053	\$ 119,368.87	\$ 16,665.17	\$ 4,116.46	\$ 140,150.50
2054	\$ 127,522.48	\$ 8,607.77	\$ 4,198.79	\$ 140,329.04
Total	\$ 1,711,606.11	\$ 2,232,515.89	\$ 97,237.00	\$ 4,041,359.00

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#1 - LOT TYPE 7 - 987752 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

987752 PRINCIPAL ASSESSMENT: \$1,015,022.23

**NP LAKESIDE CONDOMINIUM UNIT 4 REQUIRED CONSTRUCTION OF 153,000
BUILDING SQUARE FEET. ESTIMATED VALUE IS \$21,114,000.00, AND FINAL
VALUE IS DETERMINED BY THE APPRAISAL DISTRICT.**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of 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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 7 987752

Lot Type 7 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 12,184.91	\$ 68,514.00	\$ 3,614.10	\$ 84,313.01
2027	\$ 12,958.55	\$ 67,691.52	\$ 1,458.78	\$ 82,108.86
2028	\$ 13,732.20	\$ 66,816.82	\$ 1,487.96	\$ 82,036.97
2029	\$ 14,699.25	\$ 65,889.89	\$ 1,517.72	\$ 82,106.87
2030	\$ 15,666.31	\$ 64,897.69	\$ 1,548.07	\$ 82,112.08
2031	\$ 16,826.78	\$ 63,840.22	\$ 1,579.03	\$ 82,246.03
2032	\$ 17,987.25	\$ 62,704.41	\$ 1,610.62	\$ 82,302.27
2033	\$ 19,147.71	\$ 61,490.27	\$ 1,642.83	\$ 82,280.81
2034	\$ 20,501.59	\$ 60,197.80	\$ 1,675.68	\$ 82,375.08
2035	\$ 21,855.47	\$ 58,813.94	\$ 1,709.20	\$ 82,378.61
2036	\$ 23,209.35	\$ 57,338.70	\$ 1,743.38	\$ 82,291.43
2037	\$ 24,950.05	\$ 55,772.07	\$ 1,778.25	\$ 82,500.37
2038	\$ 26,497.34	\$ 54,087.94	\$ 1,813.81	\$ 82,399.09
2039	\$ 28,431.45	\$ 52,299.37	\$ 1,850.09	\$ 82,580.91
2040	\$ 30,365.57	\$ 50,380.25	\$ 1,887.09	\$ 82,632.90
2041	\$ 32,299.68	\$ 48,330.57	\$ 1,924.83	\$ 82,555.08
2042	\$ 34,427.20	\$ 46,150.34	\$ 1,963.33	\$ 82,540.87
2043	\$ 36,748.14	\$ 43,826.51	\$ 2,002.60	\$ 82,577.24
2044	\$ 39,262.48	\$ 41,346.01	\$ 2,042.65	\$ 82,651.14
2045	\$ 41,970.24	\$ 38,695.79	\$ 2,083.50	\$ 82,749.53
2046	\$ 44,871.41	\$ 35,862.80	\$ 2,125.17	\$ 82,859.38
2047	\$ 47,772.58	\$ 32,833.98	\$ 2,167.68	\$ 82,774.23
2048	\$ 51,060.57	\$ 29,609.33	\$ 2,211.03	\$ 82,880.93
2049	\$ 54,541.97	\$ 26,162.74	\$ 2,255.25	\$ 82,959.96
2050	\$ 58,216.79	\$ 22,481.16	\$ 2,300.36	\$ 82,998.30
2051	\$ 62,085.01	\$ 18,551.52	\$ 2,346.36	\$ 82,982.90
2052	\$ 66,340.06	\$ 14,360.79	\$ 2,393.29	\$ 83,094.13
2053	\$ 70,788.52	\$ 9,882.83	\$ 2,441.16	\$ 83,112.50
2054	\$ 75,623.80	\$ 5,104.61	\$ 2,489.98	\$ 83,218.38
Total	\$ 1,015,022.23	\$ 1,323,933.84	\$ 57,663.80	\$ 2,396,619.87

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 – LOT TYPE 8 - 956587 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

956587 PRINCIPAL ASSESSMENT: \$162,047.00

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 8 - 956587

956587 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 1,938.36	\$ 10,938.17	\$ 698.69	\$ 13,575.22
2027	\$ 2,035.28	\$ 10,807.33	\$ 547.61	\$ 13,390.23
2028	\$ 2,229.12	\$ 10,669.95	\$ 558.57	\$ 13,457.63
2029	\$ 2,326.03	\$ 10,519.49	\$ 569.74	\$ 13,415.26
2030	\$ 2,519.87	\$ 10,362.48	\$ 581.13	\$ 13,463.48
2031	\$ 2,713.71	\$ 10,192.39	\$ 592.75	\$ 13,498.85
2032	\$ 2,810.62	\$ 10,009.21	\$ 604.61	\$ 13,424.45
2033	\$ 3,004.46	\$ 9,819.50	\$ 616.70	\$ 13,440.66
2034	\$ 3,295.21	\$ 9,616.69	\$ 629.04	\$ 13,540.94
2035	\$ 3,489.05	\$ 9,394.27	\$ 641.62	\$ 13,524.93
2036	\$ 3,682.89	\$ 9,158.76	\$ 654.45	\$ 13,496.09
2037	\$ 3,973.64	\$ 8,910.16	\$ 667.54	\$ 13,551.34
2038	\$ 4,264.39	\$ 8,641.94	\$ 680.89	\$ 13,587.22
2039	\$ 4,555.15	\$ 8,354.09	\$ 694.51	\$ 13,603.75
2040	\$ 4,845.90	\$ 8,046.62	\$ 708.40	\$ 13,600.92
2041	\$ 5,136.66	\$ 7,719.52	\$ 722.56	\$ 13,578.74
2042	\$ 5,524.33	\$ 7,372.80	\$ 737.02	\$ 13,634.14
2043	\$ 5,912.00	\$ 6,999.91	\$ 751.76	\$ 13,663.66
2044	\$ 6,299.67	\$ 6,600.85	\$ 766.79	\$ 13,667.31
2045	\$ 6,687.35	\$ 6,175.62	\$ 782.13	\$ 13,645.09
2046	\$ 7,171.94	\$ 5,724.22	\$ 797.77	\$ 13,693.93
2047	\$ 7,656.53	\$ 5,240.12	\$ 813.72	\$ 13,710.37
2048	\$ 8,141.12	\$ 4,723.30	\$ 830.00	\$ 13,694.42
2049	\$ 8,722.63	\$ 4,173.78	\$ 846.60	\$ 13,743.00
2050	\$ 9,304.13	\$ 3,585.00	\$ 863.53	\$ 13,752.66
2051	\$ 9,885.64	\$ 2,956.97	\$ 880.80	\$ 13,723.41
2052	\$ 10,564.07	\$ 2,289.69	\$ 898.42	\$ 13,752.18
2053	\$ 11,339.41	\$ 1,576.61	\$ 916.39	\$ 13,832.41
2054	\$ 12,017.84	\$ 811.20	\$ 934.71	\$ 13,763.76
Total	\$ 162,047.00	\$ 211,390.65	\$ 20,988.42	\$ 394,426.07

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956856 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

956856 PRINCIPAL ASSESSMENT: \$243,097.16

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 8 - 956856

956856 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,907.86	\$ 16,409.06	\$ 1,048.15	\$ 20,365.06
2027	\$ 3,053.25	\$ 16,212.78	\$ 821.51	\$ 20,087.54
2028	\$ 3,344.04	\$ 16,006.68	\$ 837.94	\$ 20,188.66
2029	\$ 3,489.43	\$ 15,780.96	\$ 854.70	\$ 20,125.09
2030	\$ 3,780.22	\$ 15,545.42	\$ 871.79	\$ 20,197.44
2031	\$ 4,071.01	\$ 15,290.26	\$ 889.23	\$ 20,250.49
2032	\$ 4,216.40	\$ 15,015.47	\$ 907.01	\$ 20,138.88
2033	\$ 4,507.18	\$ 14,730.86	\$ 925.15	\$ 20,163.20
2034	\$ 4,943.36	\$ 14,426.62	\$ 943.66	\$ 20,313.64
2035	\$ 5,234.15	\$ 14,092.95	\$ 962.53	\$ 20,289.63
2036	\$ 5,524.94	\$ 13,739.64	\$ 981.78	\$ 20,246.36
2037	\$ 5,961.11	\$ 13,366.71	\$ 1,001.42	\$ 20,329.24
2038	\$ 6,397.29	\$ 12,964.33	\$ 1,021.44	\$ 20,383.07
2039	\$ 6,833.47	\$ 12,532.52	\$ 1,041.87	\$ 20,407.86
2040	\$ 7,269.65	\$ 12,071.26	\$ 1,062.71	\$ 20,403.62
2041	\$ 7,705.83	\$ 11,580.56	\$ 1,083.96	\$ 20,370.35
2042	\$ 8,287.40	\$ 11,060.41	\$ 1,105.64	\$ 20,453.46
2043	\$ 8,868.98	\$ 10,501.01	\$ 1,127.76	\$ 20,497.74
2044	\$ 9,450.55	\$ 9,902.36	\$ 1,150.31	\$ 20,503.22
2045	\$ 10,032.12	\$ 9,264.44	\$ 1,173.32	\$ 20,469.88
2046	\$ 10,759.08	\$ 8,587.28	\$ 1,196.78	\$ 20,543.15
2047	\$ 11,486.05	\$ 7,861.04	\$ 1,220.72	\$ 20,567.81
2048	\$ 12,213.02	\$ 7,085.73	\$ 1,245.13	\$ 20,543.88
2049	\$ 13,085.37	\$ 6,261.35	\$ 1,270.04	\$ 20,616.76
2050	\$ 13,957.73	\$ 5,378.09	\$ 1,295.44	\$ 20,631.26
2051	\$ 14,830.09	\$ 4,435.94	\$ 1,321.35	\$ 20,587.38
2052	\$ 15,847.84	\$ 3,434.91	\$ 1,347.77	\$ 20,630.53
2053	\$ 17,010.99	\$ 2,365.18	\$ 1,374.73	\$ 20,750.90
2054	\$ 18,028.74	\$ 1,216.94	\$ 1,402.22	\$ 20,647.90
Total	\$ 243,097.16	\$ 317,120.76	\$ 31,486.08	\$ 591,704.00

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956580 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

956580 PRINCIPAL ASSESSMENT: \$243,097.16

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 8 - 956580

956580 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,907.86	\$ 16,409.06	\$ 1,048.15	\$ 20,365.06
2027	\$ 3,053.25	\$ 16,212.78	\$ 821.51	\$ 20,087.54
2028	\$ 3,344.04	\$ 16,006.68	\$ 837.94	\$ 20,188.66
2029	\$ 3,489.43	\$ 15,780.96	\$ 854.70	\$ 20,125.09
2030	\$ 3,780.22	\$ 15,545.42	\$ 871.79	\$ 20,197.44
2031	\$ 4,071.01	\$ 15,290.26	\$ 889.23	\$ 20,250.49
2032	\$ 4,216.40	\$ 15,015.47	\$ 907.01	\$ 20,138.88
2033	\$ 4,507.18	\$ 14,730.86	\$ 925.15	\$ 20,163.20
2034	\$ 4,943.36	\$ 14,426.62	\$ 943.66	\$ 20,313.64
2035	\$ 5,234.15	\$ 14,092.95	\$ 962.53	\$ 20,289.63
2036	\$ 5,524.94	\$ 13,739.64	\$ 981.78	\$ 20,246.36
2037	\$ 5,961.11	\$ 13,366.71	\$ 1,001.42	\$ 20,329.24
2038	\$ 6,397.29	\$ 12,964.33	\$ 1,021.44	\$ 20,383.07
2039	\$ 6,833.47	\$ 12,532.52	\$ 1,041.87	\$ 20,407.86
2040	\$ 7,269.65	\$ 12,071.26	\$ 1,062.71	\$ 20,403.62
2041	\$ 7,705.83	\$ 11,580.56	\$ 1,083.96	\$ 20,370.35
2042	\$ 8,287.40	\$ 11,060.41	\$ 1,105.64	\$ 20,453.46
2043	\$ 8,868.98	\$ 10,501.01	\$ 1,127.76	\$ 20,497.74
2044	\$ 9,450.55	\$ 9,902.36	\$ 1,150.31	\$ 20,503.22
2045	\$ 10,032.12	\$ 9,264.44	\$ 1,173.32	\$ 20,469.88
2046	\$ 10,759.08	\$ 8,587.28	\$ 1,196.78	\$ 20,543.15
2047	\$ 11,486.05	\$ 7,861.04	\$ 1,220.72	\$ 20,567.81
2048	\$ 12,213.02	\$ 7,085.73	\$ 1,245.13	\$ 20,543.88
2049	\$ 13,085.37	\$ 6,261.35	\$ 1,270.04	\$ 20,616.76
2050	\$ 13,957.73	\$ 5,378.09	\$ 1,295.44	\$ 20,631.26
2051	\$ 14,830.09	\$ 4,435.94	\$ 1,321.35	\$ 20,587.38
2052	\$ 15,847.84	\$ 3,434.91	\$ 1,347.77	\$ 20,630.53
2053	\$ 17,010.99	\$ 2,365.18	\$ 1,374.73	\$ 20,750.90
2054	\$ 18,028.74	\$ 1,216.94	\$ 1,402.22	\$ 20,647.90
Total	\$ 243,097.16	\$ 317,120.76	\$ 31,486.08	\$ 591,704.00

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956579 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

956579 PRINCIPAL ASSESSMENT: \$243,097.16

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 - 956579

956579 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,907.86	\$ 16,409.06	\$ 1,048.15	\$ 20,365.06
2027	\$ 3,053.25	\$ 16,212.78	\$ 821.51	\$ 20,087.54
2028	\$ 3,344.04	\$ 16,006.68	\$ 837.94	\$ 20,188.66
2029	\$ 3,489.43	\$ 15,780.96	\$ 854.70	\$ 20,125.09
2030	\$ 3,780.22	\$ 15,545.42	\$ 871.79	\$ 20,197.44
2031	\$ 4,071.01	\$ 15,290.26	\$ 889.23	\$ 20,250.49
2032	\$ 4,216.40	\$ 15,015.47	\$ 907.01	\$ 20,138.88
2033	\$ 4,507.18	\$ 14,730.86	\$ 925.15	\$ 20,163.20
2034	\$ 4,943.36	\$ 14,426.62	\$ 943.66	\$ 20,313.64
2035	\$ 5,234.15	\$ 14,092.95	\$ 962.53	\$ 20,289.63
2036	\$ 5,524.94	\$ 13,739.64	\$ 981.78	\$ 20,246.36
2037	\$ 5,961.11	\$ 13,366.71	\$ 1,001.42	\$ 20,329.24
2038	\$ 6,397.29	\$ 12,964.33	\$ 1,021.44	\$ 20,383.07
2039	\$ 6,833.47	\$ 12,532.52	\$ 1,041.87	\$ 20,407.86
2040	\$ 7,269.65	\$ 12,071.26	\$ 1,062.71	\$ 20,403.62
2041	\$ 7,705.83	\$ 11,580.56	\$ 1,083.96	\$ 20,370.35
2042	\$ 8,287.40	\$ 11,060.41	\$ 1,105.64	\$ 20,453.46
2043	\$ 8,868.98	\$ 10,501.01	\$ 1,127.76	\$ 20,497.74
2044	\$ 9,450.55	\$ 9,902.36	\$ 1,150.31	\$ 20,503.22
2045	\$ 10,032.12	\$ 9,264.44	\$ 1,173.32	\$ 20,469.88
2046	\$ 10,759.08	\$ 8,587.28	\$ 1,196.78	\$ 20,543.15
2047	\$ 11,486.05	\$ 7,861.04	\$ 1,220.72	\$ 20,567.81
2048	\$ 12,213.02	\$ 7,085.73	\$ 1,245.13	\$ 20,543.88
2049	\$ 13,085.37	\$ 6,261.35	\$ 1,270.04	\$ 20,616.76
2050	\$ 13,957.73	\$ 5,378.09	\$ 1,295.44	\$ 20,631.26
2051	\$ 14,830.09	\$ 4,435.94	\$ 1,321.35	\$ 20,587.38
2052	\$ 15,847.84	\$ 3,434.91	\$ 1,347.77	\$ 20,630.53
2053	\$ 17,010.99	\$ 2,365.18	\$ 1,374.73	\$ 20,750.90
2054	\$ 18,028.74	\$ 1,216.94	\$ 1,402.22	\$ 20,647.90
Total	\$ 243,097.16	\$ 317,120.76	\$ 31,486.08	\$ 591,704.00

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956592 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

956952 PRINCIPAL ASSESSMENT: \$223,865.46

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 8 - 956592

956592 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,677.82	\$ 15,110.92	\$ 965.23	\$ 18,753.96
2027	\$ 2,811.71	\$ 14,930.17	\$ 756.52	\$ 18,498.39
2028	\$ 3,079.49	\$ 14,740.38	\$ 771.65	\$ 18,591.51
2029	\$ 3,213.38	\$ 14,532.51	\$ 787.08	\$ 18,532.97
2030	\$ 3,481.16	\$ 14,315.61	\$ 802.82	\$ 18,599.59
2031	\$ 3,748.94	\$ 14,080.63	\$ 818.88	\$ 18,648.45
2032	\$ 3,882.83	\$ 13,827.57	\$ 835.26	\$ 18,545.67
2033	\$ 4,150.62	\$ 13,565.48	\$ 851.96	\$ 18,568.06
2034	\$ 4,552.29	\$ 13,285.32	\$ 869.00	\$ 18,706.61
2035	\$ 4,820.07	\$ 12,978.04	\$ 886.38	\$ 18,684.49
2036	\$ 5,087.85	\$ 12,652.68	\$ 904.11	\$ 18,644.64
2037	\$ 5,489.52	\$ 12,309.25	\$ 922.19	\$ 18,720.97
2038	\$ 5,891.20	\$ 11,938.71	\$ 940.64	\$ 18,770.54
2039	\$ 6,292.87	\$ 11,541.05	\$ 959.45	\$ 18,793.37
2040	\$ 6,694.54	\$ 11,116.29	\$ 978.64	\$ 18,789.47
2041	\$ 7,096.21	\$ 10,664.40	\$ 998.21	\$ 18,758.83
2042	\$ 7,631.78	\$ 10,185.41	\$ 1,018.18	\$ 18,835.36
2043	\$ 8,167.34	\$ 9,670.26	\$ 1,038.54	\$ 18,876.14
2044	\$ 8,702.90	\$ 9,118.97	\$ 1,059.31	\$ 18,881.18
2045	\$ 9,238.47	\$ 8,531.52	\$ 1,080.50	\$ 18,850.49
2046	\$ 9,907.92	\$ 7,907.93	\$ 1,102.11	\$ 18,917.95
2047	\$ 10,577.38	\$ 7,239.14	\$ 1,124.15	\$ 18,940.66
2048	\$ 11,246.83	\$ 6,525.17	\$ 1,146.63	\$ 18,918.63
2049	\$ 12,050.17	\$ 5,766.01	\$ 1,169.56	\$ 18,985.75
2050	\$ 12,853.52	\$ 4,952.62	\$ 1,192.95	\$ 18,999.10
2051	\$ 13,656.86	\$ 4,085.01	\$ 1,216.81	\$ 18,958.69
2052	\$ 14,594.10	\$ 3,163.17	\$ 1,241.15	\$ 18,998.42
2053	\$ 15,665.23	\$ 2,178.07	\$ 1,265.97	\$ 19,109.27
2054	\$ 16,602.46	\$ 1,120.67	\$ 1,291.29	\$ 19,014.42
Total	\$ 223,865.46	\$ 292,032.96	\$ 28,995.18	\$ 544,893.59

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956591 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

956591 PRINCIPAL ASSESSMENT: \$222,056.72

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 8 - 956591

956591 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,656.18	\$ 14,988.83	\$ 957.43	\$ 18,602.44
2027	\$ 2,788.99	\$ 14,809.54	\$ 750.41	\$ 18,348.93
2028	\$ 3,054.61	\$ 14,621.28	\$ 765.42	\$ 18,441.30
2029	\$ 3,187.42	\$ 14,415.09	\$ 780.72	\$ 18,383.23
2030	\$ 3,453.04	\$ 14,199.94	\$ 796.34	\$ 18,449.32
2031	\$ 3,718.65	\$ 13,966.86	\$ 812.26	\$ 18,497.78
2032	\$ 3,851.46	\$ 13,715.85	\$ 828.51	\$ 18,395.83
2033	\$ 4,117.08	\$ 13,455.88	\$ 845.08	\$ 18,418.04
2034	\$ 4,515.51	\$ 13,177.98	\$ 861.98	\$ 18,555.47
2035	\$ 4,781.13	\$ 12,873.18	\$ 879.22	\$ 18,533.53
2036	\$ 5,046.74	\$ 12,550.45	\$ 896.81	\$ 18,494.00
2037	\$ 5,445.17	\$ 12,209.80	\$ 914.74	\$ 18,569.71
2038	\$ 5,843.60	\$ 11,842.25	\$ 933.04	\$ 18,618.88
2039	\$ 6,242.02	\$ 11,447.81	\$ 951.70	\$ 18,641.53
2040	\$ 6,640.45	\$ 11,026.47	\$ 970.73	\$ 18,637.65
2041	\$ 7,038.88	\$ 10,578.24	\$ 990.15	\$ 18,607.27
2042	\$ 7,570.12	\$ 10,103.12	\$ 1,009.95	\$ 18,683.18
2043	\$ 8,101.35	\$ 9,592.13	\$ 1,030.15	\$ 18,723.63
2044	\$ 8,632.59	\$ 9,045.29	\$ 1,050.75	\$ 18,728.63
2045	\$ 9,163.82	\$ 8,462.59	\$ 1,071.77	\$ 18,698.18
2046	\$ 9,827.87	\$ 7,844.03	\$ 1,093.20	\$ 18,765.10
2047	\$ 10,491.91	\$ 7,180.65	\$ 1,115.07	\$ 18,787.63
2048	\$ 11,155.96	\$ 6,472.45	\$ 1,137.37	\$ 18,765.77
2049	\$ 11,952.81	\$ 5,719.42	\$ 1,160.11	\$ 18,832.35
2050	\$ 12,749.67	\$ 4,912.61	\$ 1,183.32	\$ 18,845.59
2051	\$ 13,546.52	\$ 4,052.00	\$ 1,206.98	\$ 18,805.51
2052	\$ 14,476.19	\$ 3,137.61	\$ 1,231.12	\$ 18,844.92
2053	\$ 15,538.66	\$ 2,160.47	\$ 1,255.74	\$ 18,954.87
2054	\$ 16,468.32	\$ 1,111.61	\$ 1,280.86	\$ 18,860.79
Total	\$ 222,056.72	\$ 289,673.45	\$ 28,760.91	\$ 540,491.08

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 - LOT TYPE 8 - 956594 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

956594 PRINCIPAL ASSESSMENT: \$240,537.55

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 *Lakeside Meadows Public Improvement District – Improvement Area #1* (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 8 956594

956594 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 2,877.24	\$ 16,236.28	\$ 1,037.11	\$ 20,150.64
2027	\$ 3,021.11	\$ 16,042.07	\$ 812.86	\$ 19,876.04
2028	\$ 3,308.83	\$ 15,838.15	\$ 829.12	\$ 19,976.09
2029	\$ 3,452.69	\$ 15,614.80	\$ 845.70	\$ 19,913.19
2030	\$ 3,740.42	\$ 15,381.74	\$ 862.61	\$ 19,984.77
2031	\$ 4,028.14	\$ 15,129.26	\$ 879.87	\$ 20,037.27
2032	\$ 4,172.00	\$ 14,857.37	\$ 897.46	\$ 19,926.83
2033	\$ 4,459.73	\$ 14,575.76	\$ 915.41	\$ 19,950.89
2034	\$ 4,891.31	\$ 14,274.72	\$ 933.72	\$ 20,099.76
2035	\$ 5,179.04	\$ 13,944.56	\$ 952.40	\$ 20,075.99
2036	\$ 5,466.76	\$ 13,594.97	\$ 971.44	\$ 20,033.18
2037	\$ 5,898.35	\$ 13,225.97	\$ 990.87	\$ 20,115.19
2038	\$ 6,329.94	\$ 12,827.83	\$ 1,010.69	\$ 20,168.45
2039	\$ 6,761.52	\$ 12,400.56	\$ 1,030.90	\$ 20,192.98
2040	\$ 7,193.11	\$ 11,944.16	\$ 1,051.52	\$ 20,188.79
2041	\$ 7,624.69	\$ 11,458.62	\$ 1,072.55	\$ 20,155.87
2042	\$ 8,200.14	\$ 10,943.95	\$ 1,094.00	\$ 20,238.10
2043	\$ 8,775.59	\$ 10,390.45	\$ 1,115.88	\$ 20,281.92
2044	\$ 9,351.04	\$ 9,798.09	\$ 1,138.20	\$ 20,287.33
2045	\$ 9,926.49	\$ 9,166.90	\$ 1,160.96	\$ 20,254.35
2046	\$ 10,645.80	\$ 8,496.86	\$ 1,184.18	\$ 20,326.84
2047	\$ 11,365.11	\$ 7,778.27	\$ 1,207.87	\$ 20,351.25
2048	\$ 12,084.42	\$ 7,011.12	\$ 1,232.02	\$ 20,327.57
2049	\$ 12,947.60	\$ 6,195.42	\$ 1,256.67	\$ 20,399.68
2050	\$ 13,810.77	\$ 5,321.46	\$ 1,281.80	\$ 20,414.03
2051	\$ 14,673.94	\$ 4,389.23	\$ 1,307.43	\$ 20,370.61
2052	\$ 15,680.98	\$ 3,398.74	\$ 1,333.58	\$ 20,413.30
2053	\$ 16,831.87	\$ 2,340.28	\$ 1,360.25	\$ 20,532.41
2054	\$ 17,838.91	\$ 1,204.13	\$ 1,387.46	\$ 20,430.50
Total	\$ 240,537.55	\$ 313,781.73	\$ 31,154.56	\$ 585,473.83

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.

**LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA
#2 – LOT TYPE 9 - 956589 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

956589 PRINCIPAL ASSESSMENT: \$94,201.80

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 *Lakeside Meadows Public Improvement District – Improvement Area #2* (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 9 - 956587

956589 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2026	\$ 1,126.82	\$ 6,358.62	\$ 406.16	\$ 7,891.60
2027	\$ 1,183.16	\$ 6,282.56	\$ 318.34	\$ 7,784.06
2028	\$ 1,295.84	\$ 6,202.70	\$ 324.71	\$ 7,823.24
2029	\$ 1,352.18	\$ 6,115.23	\$ 331.20	\$ 7,798.61
2030	\$ 1,464.86	\$ 6,023.96	\$ 337.83	\$ 7,826.64
2031	\$ 1,577.54	\$ 5,925.08	\$ 344.58	\$ 7,847.20
2032	\$ 1,633.88	\$ 5,818.59	\$ 351.47	\$ 7,803.95
2033	\$ 1,746.56	\$ 5,708.31	\$ 358.50	\$ 7,813.38
2034	\$ 1,915.59	\$ 5,590.41	\$ 365.67	\$ 7,871.67
2035	\$ 2,028.27	\$ 5,461.11	\$ 372.99	\$ 7,862.37
2036	\$ 2,140.95	\$ 5,324.20	\$ 380.45	\$ 7,845.60
2037	\$ 2,309.97	\$ 5,179.69	\$ 388.06	\$ 7,877.72
2038	\$ 2,478.99	\$ 5,023.77	\$ 395.82	\$ 7,898.58
2039	\$ 2,648.02	\$ 4,856.44	\$ 403.73	\$ 7,908.19
2040	\$ 2,817.04	\$ 4,677.69	\$ 411.81	\$ 7,906.54
2041	\$ 2,986.06	\$ 4,487.54	\$ 420.04	\$ 7,893.65
2042	\$ 3,211.42	\$ 4,285.98	\$ 428.44	\$ 7,925.85
2043	\$ 3,436.79	\$ 4,069.21	\$ 437.01	\$ 7,943.02
2044	\$ 3,662.15	\$ 3,837.23	\$ 445.75	\$ 7,945.14
2045	\$ 3,887.51	\$ 3,590.04	\$ 454.67	\$ 7,932.22
2046	\$ 4,169.22	\$ 3,327.63	\$ 463.76	\$ 7,960.61
2047	\$ 4,450.92	\$ 3,046.21	\$ 473.04	\$ 7,970.17
2048	\$ 4,732.63	\$ 2,745.77	\$ 482.50	\$ 7,960.89
2049	\$ 5,070.67	\$ 2,426.32	\$ 492.15	\$ 7,989.14
2050	\$ 5,408.72	\$ 2,084.05	\$ 501.99	\$ 7,994.75
2051	\$ 5,746.76	\$ 1,718.96	\$ 512.03	\$ 7,977.75
2052	\$ 6,141.15	\$ 1,331.05	\$ 522.27	\$ 7,994.47
2053	\$ 6,591.87	\$ 916.52	\$ 532.72	\$ 8,041.11
2054	\$ 6,986.26	\$ 471.57	\$ 543.37	\$ 8,001.20
Total	\$ 94,201.80	\$ 122,886.44	\$ 12,201.07	\$ 229,289.31

Footnotes:

[a] Interest on the Reimbursement Agreement is calculated at a rate of 6.75%.

[b] 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.