

ORDINANCE NO. _____

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR, AND APPORTIONING THE COSTS OF, CERTAIN IMPROVEMENTS TO PROPERTY IN AND FOR THE MEADOWLARK PRESERVE PUBLIC IMPROVEMENT DISTRICT; FIXING A CHARGE AND LIEN AGAINST ALL PROPERTIES WITHIN THE DISTRICT, AND THE OWNERS THEREOF; PROVIDING FOR THE MANNER AND METHOD OF COLLECTION OF SUCH ASSESSMENTS; PROVIDING FOR PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY IN THE DISTRICT AND THE REAL AND TRUE OWNERS THEREOF; APPROVING A SERVICE AND ASSESSMENT PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, a petition was submitted and filed with the City Secretary (the "City Secretary") of the City of Pflugerville, Texas (the "City") on July 8, 2022 (the "Petition") pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act"), requesting the creation of a public improvement district located within the boundaries of the City to be known as Meadowlark Preserve Public Improvement District (the "District" or "PID") to provide public improvements within the District to include the design, acquisition, and construction of public improvement projects authorized by Section 372.003(b) of the PID Act that are necessary for development of the District, which public improvements will include, but not be limited to, roadway, wastewater, and drainage facilities and improvements, trail improvements and other improvement projects; and

WHEREAS, the Petition contained the signatures of the record owners of taxable real property representing more than 50% of the appraised value of the real property liable for assessments within the District (as determined by the most recent certified appraisal roll for Travis County), and the signatures of record property owners who own taxable real property that constitutes more than 50% of the area of all taxable property that is liable for assessment within the District; and

WHEREAS, on September 27, 2022, after due notice, the City Council of the City (the "City Council") held the public hearing in the manner required by law on the advisability of the improvement projects described in the Petition as required by Section 372.009 of the PID Act and on October 11, 2022 the City Council made the findings required by Section 372.009(b) of the PID Act and, by Resolution No. 1996-22-10-11-1038 (the "Creation Resolution"), adopted by a majority of the members of the City Council, authorized the creation of the District in accordance with its finding as to the advisability of the improvement projects; and

WHEREAS, following the adoption of the Creation Resolution, the City filed a copy of the Creation Resolution with the County Clerk of Travis County, Texas; and

WHEREAS, no written protests regarding the creation of the District from any owners of record of property within the District were filed with the City Secretary within 20 days after the effective date of the Creation Resolution; and

WHEREAS, pursuant to the PID Act, the proposed assessment roll for the assessed property in the District (the "Assessment Roll") and the Service and Assessment Plan (as defined herein) were filed with the City Secretary; and

WHEREAS, pursuant to Section 372.016(b) of the Act, the statutory notice of a public hearing to be held by the City Council on February 11, 2025 was published on January 22, 2025 in the *Pflugerville Pflag*, a newspaper of general circulation in the City, advising that the City Council would consider the levy of the proposed assessments on real property within the District (the "Assessments"); and

WHEREAS, pursuant to Section 372.016(c) of the PID Act, notice of the public hearing to consider the proposed Assessment Roll, the Service and Assessment Plan and the levy of the Assessments on property within the District was mailed to the address of record at Travis Central Appraisal District, such address being the last known address of the owners of the property liable for the Assessments; and

WHEREAS, after notice was provided as required by the PID Act, the City Council on February 11, 2025, held a public hearing to consider the levy of the proposed Assessments on property within the District, at which any and all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs (as defined in the attached Service and Assessment Plan) of the authorized improvements to be undertaken for the benefit of all property to be assessed within the District (the "Authorized Improvements"), the purposes of the Assessments, the special benefits of the Authorized Improvements, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments; and

WHEREAS, the City Council finds and determines that the Meadowlark Preserve Public Improvement District Service and Assessment Plan, which includes the Assessment Roll, in a form substantially similar to the attached **Exhibit A**, which final form shall be approved by the City Manager (the "Service and Assessment Plan"), and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance, the Service and Assessment Plan, and the Assessment Roll; and

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

WHEREAS, the City Council closed the public hearing on February 11, 2025, and, after considering all oral, written and documentary evidence presented at the hearing, including all

written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

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

Section 1. All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

Section 2. The action of the City Council holding and closing the public hearing in these proceedings is hereby ratified and confirmed.

Section 3. The Service and Assessment Plan attached to this Ordinance as **Exhibit A** has been presented to and reviewed by the City Council and the City Council hereby approves said Service and Assessment Plan and adopts the attached Service and Assessment Plan as the service plan and assessment plan for the District. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Service and Assessment Plan.

Section 4. The Authorized Improvements described in the preamble of this Ordinance and in the Service and Assessment Plan include the improvements that will benefit and serve all of the property within the District (the "Public Improvements"). The Public Improvements benefit and serve all of the property within the District and are set forth in Section III of the Service and Assessment Plan.

Section 5. The City Council hereby finds and determines upon the evidence presented in reference to the property located within the District that: (i) the enhancement and value to accrue to the District and the real and true owner or owners thereof by virtue of construction of the Authorized Improvements will be equal to or in excess of the amount of the cost of the proposed Authorized Improvements; (ii) that the apportionment of the costs of the Authorized Improvements and the Assessments here and below made are just and equitable and produce substantial equality, considering the benefits received and the burdens imposed thereby, and result in imposing equal shares of the cost of the Authorized Improvements on property similarly benefitted, and are in accordance with the laws of the State of Texas; (iii) the property assessed is specially benefitted by means of the said Authorized Improvements in the District in relation to the costs of such improvements; (iv) all procedures that have taken place heretofore with reference to the Authorized Improvements and Assessments are in all respects regular, proper, and valid; and (v) all prerequisites to the fixing of the assessment liens against the properties within the District, and the personal liability of the real and true owner or owners thereof, whether correctly named herein or not, have been in all things regularly and duly performed in compliance with the PID Act and the proceedings of the City Council. The cost of said Authorized Improvements is hereby assessed and levied as a special assessment against such properties and the real and true owner or owners

thereof in the amounts as described in Exhibit F of the Service and Assessment Plan attached hereto.

Section 6. There shall be and is hereby levied and assessed against the property within the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in Exhibit F of the Service and Assessment Plan attached hereto and made a part hereof shown for each of the respective parcels of property, and the assessed against the same, and the owners thereof.

Section 7. The sums assessed against property located within the District and the real and true owners or owner thereof, whether the owner or owners be named or correctly named, or the properties be correctly described therein or not, together with interest thereon at the rate per annum when required as set forth in the Service and Assessment Plan and with reasonable attorney's fees and all costs and expenses of collection, if incurred, are hereby declared to be and made a first and prior lien upon the respective parcels of property against which same are assessed from and after this date, and a personal liability and charge against the real and true owner or owners thereof, whether or not such owner or owners be correctly named herein, paramount and superior to all other liens, claims or titles except for lawful claims for state, county, school district, or municipality ad valorem taxes; and that the sum so assessed shall be payable to the City or its assigns in accordance with the Assessment Roll attached as Exhibit F to the Service and Assessment Plan.

Section 8. (a) The levy of the Assessments shall be effective on the date of adoption of this Ordinance levying assessments and strictly in accordance with the terms of the Service and Assessment Plan.

(b) The apportionment of the costs of the Authorized Improvements to be assessed against the property within the District, shall be as set forth in the Service and Assessment Plan.

(c) Assessments and Annual Installments shall be collected, administered and may be reallocated, and the costs of improvements paid, as set forth in: (i) this Ordinance; (ii) the Service and Assessment Plan and (iii) any ordinance, resolution, bond indenture or agreement approved by the City Council.

(d) Each Assessment may be paid in a lump sum or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

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

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

(g) Assessments and the interest thereon shall be deposited as and when received by the City into a separate fund to be used to pay the costs incurred for the Authorized Improvements,

including debt service on obligations issued to pay the costs of the Authorized Improvements, and the establishment of each such fund is hereby approved.

(h) The Annual Installments shall be reduced to equal the actual costs of repaying the related series of bonds and actual Annual Collection Costs (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Section 9. This Ordinance incorporates by reference all provisions and requirements of the PID Act.

Section 10. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 11. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

Section 12. The City Secretary is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and/or the Assessment Roll, to be filed with the Travis County Clerk, not later than the seventh day after the date the City Council adopts this ordinance approving the Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council not later than the seventh day after the date that the City Council approves each Annual Service Plan Update (or as otherwise required by the PID Act).

Section 14. (a) P3Works, LLC is hereby appointed and designated as the initial Administrator of the Service and Assessment Plan and of Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost.

(b) The Travis County Tax Assessor-Collector is hereby appointed and designated as the collector of the Assessments (the "*Collector*"). The Collector shall serve in such capacity unless and until replaced by subsequent action of the City Council.

EXHIBIT LIST:

Exhibit A –Service and Assessment Plan

PASSED AND APPROVED on First Reading on January 28, 2025.

PASSED, APPROVED AND ADOPTED on Second Reading on February 11, 2025.

THE CITY OF PFLUGERVILLE, TEXAS

Victor Gonzales, Mayor

ATTEST:

Trista Evans, City Secretary

[CITY SEAL]

EXHIBIT A

MEADOWLARK PRESERVE PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN

Meadowlark Preserve Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

JANUARY 28, 2025



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INTRODUCTION

Capitalized terms used in this preliminary Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this Service and Assessment Plan, or an Exhibit attached to and made a part of this Service and Assessment Plan for all purposes.

The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 97.882 acres located within the City, as described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**.

This Service and Assessment Plan serves to (1) identify the Authorized Improvements and the estimated costs thereof; (2) levy Assessments on Assessed Property; (3) issue PID Bonds; and (4) approve the Assessment Roll.

The PID Act requires a Service Plan that covers a period of at least five years, define the annual indebtedness and projected cost of the Authorized Improvements and includes a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the form of buyer disclosure notice is attached as **Exhibit L**.

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

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

SECTION I: DEFINITIONS

“Actual Costs” mean, with respect to the Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer:

- (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City;
- (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings;
- (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals;
- (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals;
- (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and
- (6) to implement, administer, and manage the above-described activities.

Actual Costs shall not include general contractor’s fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means an additional interest rate not to exceed 0.50% that may be charged on Assessments securing PID Bonds, pursuant to Section 372.018 of the PID Act.

“Administrator” means the City, or the person or independent firm designated by the City who shall have the responsibility provided in this Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

“Annual Collection Costs” mean the actual or budgeted costs and expenses relating to collecting the Annual Installments, including, but not limited to, costs and expenses for:

- (1) the Administrator and City staff;

- (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City;
- (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments;
- (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates;
- (5) issuing, paying, and redeeming PID Bonds;
- (6) investing or depositing Assessments and Annual Installments;
- (7) complying with this Service and Assessment Plan and the Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and
- (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel.

Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the Annual Installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to PID Bonds, if applicable.

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

“Appraisal District” means Travis Central Appraisal District.

“Assessed Property” means any Parcel within the District that benefits from the Authorized Improvements and on which an Assessment is levied.

“Assessment” means an Assessment levied against a Parcel within the District and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

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

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

benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means one or more assessment rolls for the Assessed Property within the District, as updated, modified or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Assessment Roll is included as **Exhibit F**.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, including Public Improvements, Bond Issuance Costs and the first year’s Annual Collection Costs, as more specifically described in **Section III** and depicted on **Exhibit J**.

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

“City” means the City of Pflugerville, Texas.

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

“County” means Travis County, Texas.

“Delinquent Collection Costs” mean, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including costs and expenses to foreclose liens.

“Developer” means Lennar Homes of Texas Land and Construction, LTD., a Texas limited liability company, and its successors and assigns.

“District” means the Meadowlark Preserve Public Improvement District containing approximately 97.882 acres located within the City and shown on **Exhibit B** and more specifically described in **Exhibit A**.

“Estimated Buildout Value” means the Estimated Buildout Value of an Assessed Property, assuming fully constructed horizontal and vertical improvements thereon, at the time Assessments are levied, and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

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

“Lot” means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council. The Lot Type classification map of the District is included as **Exhibit I**.

“Lot Type 1” means a Lot designated as a 40’ single-family residential lot by the Developer, as shown on the map attached as **Exhibit I**.

“Lot Type 2” means a Lot designated as a 45’ single-family residential lot by the Developer, as shown on the map attached as **Exhibit I**.

“Lot Type 3” means a Lot designated as a 50’ single-family residential lot by the Developer, as shown on the map attached as **Exhibit I**.

“Maximum Assessment” means, for each Lot an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown for each Lot Type on **Exhibit H**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

“Parcel(s)” means a property within the District, identified by either a tax map identification number assigned by the Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

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

“PID Bonds” means those certain “City of Pflugerville, Texas, Special Assessment Revenue Bonds, Series 2025 (Meadowlark Preserve Public Improvement District Project)”, that are secured by Assessments.

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

“Prepayment Costs” means interest and Annual Collection Costs incurred up to the date of Prepayment.

“Property ID” means a unique number assigned to each Parcel by the Appraisal District.

“Public Improvements” means those certain wastewater, drainage, streets, and associated soft costs described in **Section III.A** and depicted on **Exhibit J**.

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

“Trustee” means a trustee (or successor trustee) under the Indenture.

SECTION II: THE DISTRICT

The District includes approximately 97.882 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A** and depicted on **Exhibit B**. Development of the District is anticipated to include 375 single-family units.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Developer and their engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit C**, and maps depicting the Public Improvements are shown on **Exhibit J**.

A. Public Improvements

▪ *Wastewater*

Wastewater improvements will be provided via proposed 8" and 10" PVC gravity wastewater lines as part of the Authorized Improvements. Wastewater improvements include excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all other necessary appurtenances required to provide wastewater service to each Parcel within the District.

▪ *Drainage*

Drainage improvements include a system of curb and gutters, inlets, channels, concrete pipes and ponds and all other necessary appurtenances required to outfall storm water runoff into tributaries.

▪ *Streets/Paving*

Improvements consist of concrete curb and gutter, concrete valley gutter, ramps, street lights, intersections, signage, revegetation of disturbed areas and streets and alleys designed with a flexible and rigid pavement section. Street pavement design consists of prepared subgrade, crushed limestone base and hot mix asphaltic concrete. Sidewalks will be constructed along all public roadways on both sides of the street. Typical sedimentation and erosion control measures to be utilized during construction include silt fence, rock berms, stabilized construction entrances, inlet protection, soil detention blanket, diversion dike and hydromulching.

- *Soft Costs*

Estimated to be 15% of hard costs, inclusive of a 4% construction management fee.

B. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds, and includes a fee for underwriter's counsel.

- *Cost of Issuance*

Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

C. First Year Annual Collection Costs

The estimated cost of the 1st year's Annual Collection Costs will be funded with proceeds of the applicable series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated, at least annually, and approved by the City Council. **Exhibit D** summarizes the Service Plan for the District. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The buyer disclosures are attached hereto as **Exhibit L**.

Exhibit E summarizes the sources and uses of funds required to construct the Public Improvements and pay the required reserves and Bond Issuance Costs. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

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

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

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated based on Estimated Buildout Value as further described in **Section VI**.

B. Assessments

Assessments will be levied on the Assessed Property as shown on the Assessment Roll, attached hereto as **Exhibit F**, based on Estimated Buildout Value as described in **Section V.A**. The projected Annual Installments for the District are shown on **Exhibit G-1**, subject to revisions made during any Annual Service Plan Update.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

1. The costs of the Authorized Improvements equal \$19,540,010 as shown on **Exhibit C**; and

2. The Assessed Property receives special benefit from Authorized Improvements equal to or greater than the Actual Costs of the Authorized Improvements; and
3. The Assessed Property is allocated 100% of the Assessments levied on the Assessed Property for the Authorized Improvements, which equal \$14,772,000, as shown on the Assessment Roll attached hereto as **Exhibit F**; and
4. The special benefit (\geq \$19,540,010) received by the Assessed Property from the Authorized Improvements is greater than the amount of the Assessments (\$14,772,000) levied on the Assessed Property; and
5. At the time the City Council approves the Assessment Ordinance levying the Assessments, the Developer owned 100% of the Assessed Property. The Developer acknowledged that the Authorized Improvements confer a special benefit on the Assessed Property and consented to the imposition of the Assessments to pay for the Authorized Improvements associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Assessments on the Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel of Assessed Property based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Additional Interest

The interest rate on Assessments levied on the Assessed Property to pay the PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

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

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat and a Property ID has been assigned by the Appraisal District, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the newly subdivided Lots based on Estimated Buildout Value according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property

E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Estimated Buildout Value for a Lot shall be performed by the Administrator and confirmed by the City Council.

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

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update. The Assessment for any resulting Lot or Parcel may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C**.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Developer must partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-

Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or Authorized Improvements not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund, relating to the PID Bonds, that are not expected to be used for purposes of the project fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

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

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If PID Bonds are issued, interest costs from the date of Prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Lien Termination," a form of which is attached hereto as **Exhibit K**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised, accordingly by allocating the amount of the Prepayment pro rata to each remaining Annual Installment, or of PID Bonds were issued

secured by such Assessment, in accordance with the applicable Indenture; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a Result of Eminent Domain Proceeding or Taking

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the **“Remaining Property”**), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of prepayment, with any remainder credited against the assessment on the Remainder Property.

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

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall

be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90.

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

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

G. Payment of Assessment in Annual Installments

Exhibit G-1 shows the projected Annual Installments for the District. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the City Council for its review and approval, with a copy provided to the Developer contemporaneously therewith, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

The City reserves the right to refund PID Bonds in accordance with the PID Act and the applicable Indenture, if such bonds are issued. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2026.

SECTION VII: ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel within the Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

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

B. Amendments

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

C. Administration and Interpretation

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

D. Form of Buyer Disclosure

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

E. Severability

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

LIST OF EXHIBITS

Exhibit A	District Legal Description
Exhibit B	District Boundary Map
Exhibit C	Authorized Improvements
Exhibit D	Service Plan
Exhibit E	Sources and Uses
Exhibit F	Assessment Roll
Exhibit G-1	Annual Installments
Exhibit G-2	Debt Service Schedule
Exhibit H	Maximum Assessment Per Lot Type
Exhibit I	Lot Type Classification Map
Exhibit J	Maps of Public Improvements
Exhibit K	Notice of PID Assessment Lien Termination
Exhibit L	Form of Buyer Disclosure
Exhibit M	Engineering Report

EXHIBIT A - DISTRICT LEGAL DESCRIPTION

Exhibit A

**PAPE-DAWSON
ENGINEERS**

FIELD NOTES FOR "TRACT 1"

A 97.882 ACRE OR 4,263,759 SQUARE FOOT TRACT OF LAND, SITUATED IN THE JOHN LEISSE SURVEY, SECTION NO. 18, ABSTRACT NO. 496 IN TRAVIS COUNTY, TEXAS, BEING A CALLED 50 ACRE TRACT (FIRST TRACT), BEING A PORTION OF A CALLED 45 ACRE TRACT (SECOND TRACT), AND BEING ALL OF A CALLED 5.24 ACRE TRACT (THIRD TRACT), SAVE AND EXCEPT A 0.28 OF AN ACRE TO GEORGE S. MATTHEWS COUNTY JUDGE IN DEED DATED MAY 16, 1925, ALL AS NOTED IN AN EXECUTOR'S DEED RECORDED IN DOCUMENT NO. 2009129811 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 97.882 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at an iron rod with cap marked "SA Garza Engineers" found on a point in the south margin of Jesse Bohls Road, said point being in the west right-of-way line of Cameron Road, a variable width right-of-way, same being the northeast corner of said 50-acre tract for the northeast corner and **POINT OF BEGINNING** hereof;

THENCE S 27°09'09" W, with the west right-of-way line of said Cameron Road, same being the east boundary line of said 50-acre tract, and, in part, with the east boundary line of said 5.24-acre tract, a distance of 2519.38 feet to a found magnetic washer stamped "SPPC" found in the south side of a cedar fence post, being in the west right-of-way line of said Cameron Road, said point being the southeast corner of said 5.24-acre tract, same being the northeast corner of a called 10.290-acre tract (Tract 6) conveyed to SBJV Investments, LTD., recorded in Document No. 2017091667 of the Official Public Records of Travis County, Texas for the southeast corner hereof;

THENCE N 39°36'41" W, departing the west right-of-way line of said Cameron Road, with the south boundary line of said 5.24-acre tract, same being the north boundary line of said 10.290-acre tract, at a distance of 752.10 feet passing an iron rod with cap marked "Bryan Tech Services" found at the northwest corner of said 10.290-acre tract, same being the northeast corner of a called 84.3-acre tract (Tract 3) conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, continuing with the south boundary line of said 5.24-acre tract, same being the north boundary line of said 84.3-acre tract, a total distance of 1127.67 feet to a 1/2" iron rod with yellow cap marked "Pape-Dawson" found on a point in the east boundary line of a called 20.292-acre tract (Tract 5), conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, at the west corner of said 5.24-acre tract, same being the southwest corner of said 50-acre tract, also being the northwest corner of said 84.3-acre tract for the southernmost southwest corner hereof;

THENCE N 27°28'49" E, with the west boundary line of said 50-acre tract, same being the east boundary line of said 20.292-acre tract, a distance of 284.86 feet to an iron rod with cap marked "Bryan Tech Services" found on a point in the west boundary line of said 50-acre tract, said point being the southeast corner of said 45-acre tract, same being the northeast corner of said 20.292-acre tract for the southwest ell corner hereof;

THENCE N 63°15'45" W, departing the west boundary line of said 50-acre tract, with the south boundary line of said 45-acre tract, same being the north boundary line of said 20.292-acre tract, at a distance of

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telephone: 512-454-8711 address: 10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
Austin | San Antonio | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #20028002

Exhibit A

97.882 Acre
Job No. 51260-00
Page 2 of 2

722.42 feet passing an iron rod with cap marked "Bryan Tech Services" found at the northwest corner of said 20.292-acre tract, same being the northeast corner of a called 33.233-acre tract (Tract 4) conveyed to SBJV Investments LTD, recorded said Document No. 2017091667, continuing with the south boundary line of said 45-acre tract, same being the north boundary line of said 33.233-acre tract, a total distance of **1082.97 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set in the east boundary line of a called 18.90-acre tract (Tract 2), conveyed to CE Development, Inc., recorded in Document No. 2018072720 of the Official Public Records of Travis County, Texas, said point being the southwest corner of said 45-acre tract, same being the northwest corner of a called 33.233-acre tract for the westernmost southwest corner hereof;

THENCE with the west boundary line of said 45-acre tract, same being the east boundary line of said 18.90-acre tract, and, in part, with the east margin of said Jesse Bohls Road, the following (1) courses and distances:

1. **N 26°45'16" E**, a distance of **348.02 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof;
2. along the arc of a curve to the right, having a radius of **380.00 feet**, a central angle of **17°10'16"**, a chord bearing and distance of **N 35°20'24" E, 113.46 feet**, for an arc length of **113.88 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof;
3. along the arc of a curve to the left, having a radius of **560.00 feet**, a central angle of **17°07'55"**, a chord bearing and distance of **N 35°21'34" E, 166.82 feet**, for an arc length of **167.44 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof, and
4. **N 26°45'16" E**, a distance of **913.08 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof;

THENCE along the arc of a curve to the right, with the southwest margin of said Jesse Bohls Road, said curve having a radius of **260.00 feet**, a central angle of **90°29'11"**, a chord bearing and distance of **N 71°59'51" E, 369.25 feet**, for an arc length of **410.61 feet** to a $\frac{1}{2}$ " iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof;

THENCE **S 62°45'33" E**, with the north boundary line of said 45-acre tract, and, in part, with the north boundary line of said 50-acre tract, same being the south margin of said Jesse Bohls Road, a distance of **1825.91 feet** to the **POINT OF BEGINNING** and containing **97.882 acres** in Williamson County, Texas. Said tract being described in accordance with an on the ground survey prepared under Job No. 59014-21 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: May 17, 2021
JOB No.: 51160-00
DOC ID: H:\Survey\CIVIL\51260-00\Word\
FNS1060-00_97.882Ac_Tract 1.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



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phone: 512-834-8711 address: 10801 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
San Antonio | San Antonio | Houston | Fort Worth | Dallas | New Braunfels Texas Engineering Firm #470 Texas Surveying Firm #10028801

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photoduppy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Rebecca Guerrero
Rebecca Guerrero, County Clerk
Travis County, Texas

2022171249

Oct 24, 2022 03:55 PM

Fee: \$54.00

MARTIND

EXHIBIT B – DISTRICT BOUNDARY MAP

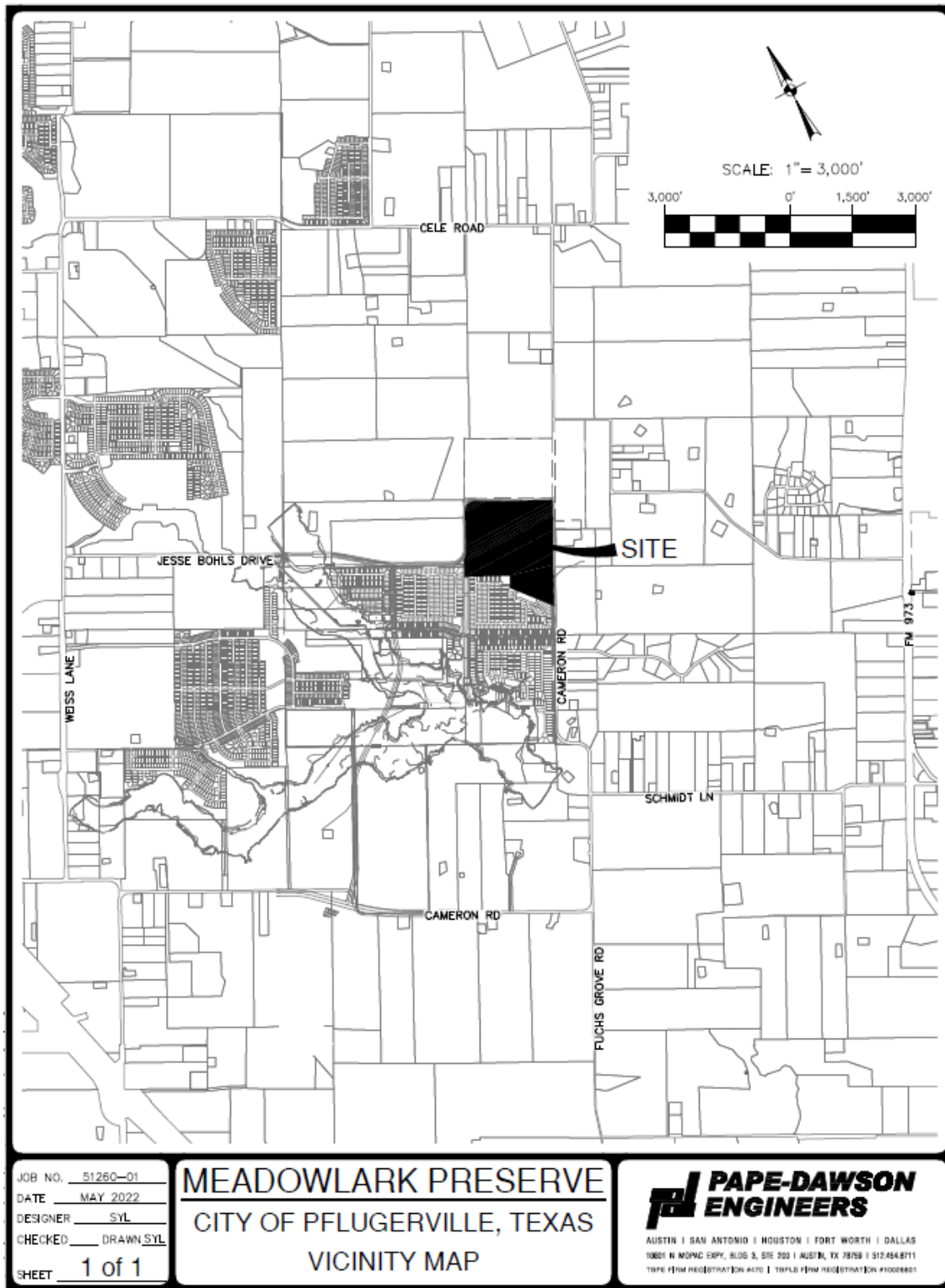


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs [a]
<i>Public Improvements</i>	
Wastewater	\$ 2,335,014
Drainage	4,714,873
Streets/Paving	7,044,111
Soft Costs	2,677,860
	\$ 16,771,858
 <i>Bond Issuance Costs</i>	
Debt Service Reserve Fund	\$ 1,016,869
Capitalized Interest	381,803
Underwriter Discount	443,160
Cost of Issuance	886,320
	\$ 2,728,152
 <i>Annual Collection Costs</i>	
First Year Annual Collection Costs	\$ 40,000
	\$ 40,000
 Total	 \$ 19,540,010

Notes:

[a] Costs were determined by the Engineer's Report prepared by Pape Dawson Engineers dated November 2024.

EXHIBIT D – SERVICE PLAN

Meadowlark Preserve PID						
Installments Due		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ -	\$ 237,000.00	\$ 227,000.00	\$ 238,000.00	\$ 250,000.00
Interest		360,591.96	763,606.50	752,645.26	742,146.50	731,139.00
Capitalized Interest		(360,591.96)	(21,211.29)	-	-	-
	(1)	\$ -	\$ 979,395.21	\$ 979,645.26	\$ 980,146.50	\$ 981,139.00
Annual Collection Costs	(2)	\$ -	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29
Additional Interest	(3)	\$ -	\$ 73,860.00	\$ 72,675.00	\$ 71,540.00	\$ 70,350.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ -	\$ 1,094,055.21	\$ 1,093,936.26	\$ 1,094,134.82	\$ 1,094,786.29

EXHIBIT E – SOURCES AND USES

Sources of Funds	
PID Bond Par	\$ 14,772,000
Developer Contribution [a]	\$ 4,768,010
Total Sources	\$ 19,540,010
Uses of Funds	
Authorized Improvements	\$ 16,771,858
	\$ 16,771,858
<i>Bond Issuance Costs</i>	
Debt Service Reserve Fund	\$ 1,016,869
Capitalized Interest	\$ 381,803
Underwriter Discount	\$ 443,160
Cost of Issuance	\$ 886,320
	\$ 2,728,152
<i>Annual Collection Costs</i>	
First Year Annual Collection Costs	\$ 40,000
	\$ 40,000
Total Uses	\$ 19,540,010

[a] Represents costs expended and/or to be expended by the Developer to construct the Authorized Improvements in excess of the Assessment. Not subject to reimbursement with PID Bonds.

EXHIBIT F – ASSESSMENT ROLL

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985225	MEADOWLARK PRESERVE PHS 1 BLK D LOT 4	INDIGO BUNTING LN	1	\$ 37,462.30	\$ -
985226	MEADOWLARK PRESERVE PHS 1 BLK D LOT 3	INDIGO BUNTING LN	1	\$ 37,462.30	\$ -
985227	MEADOWLARK PRESERVE PHS 1 BLK D LOT 2	INDIGO BUNTING LN	1	\$ 37,462.30	\$ -
985228	MEADOWLARK PRESERVE PHS 1 BLK D LOT 1	INDIGO BUNTING LN	1	\$ 37,462.30	\$ -
985229	MEADOWLARK PRESERVE PHS 1 BLK C LOT 2	PRAIRIE FALCON WAY	Non-Benefited	\$ -	\$ -
985230	MEADOWLARK PRESERVE PHS 1 BLK C LOT 3	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985231	MEADOWLARK PRESERVE PHS 1 BLK C LOT 4	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985232	MEADOWLARK PRESERVE PHS 1 BLK C LOT 5	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985233	MEADOWLARK PRESERVE PHS 1 BLK C LOT 6	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985234	MEADOWLARK PRESERVE PHS 1 BLK C LOT 7	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985235	MEADOWLARK PRESERVE PHS 1 BLK C LOT 8	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985236	MEADOWLARK PRESERVE PHS 1 BLK C LOT 9	PRAIRIE FOX PATH	1	\$ 37,462.30	\$ -
985237	MEADOWLARK PRESERVE PHS 1 BLK C LOT 10	PRAIRIE FOX PATH	1	\$ 37,462.30	\$ -
985238	MEADOWLARK PRESERVE PHS 1 BLK C LOT 11	PRAIRIE FOX PATH	1	\$ 37,462.30	\$ -
985239	MEADOWLARK PRESERVE PHS 1 BLK C LOT 12	PRAIRIE FOX PATH	1	\$ 37,462.30	\$ -
985240	MEADOWLARK PRESERVE PHS 1 BLK C LOT 1	PRAIRIE FOX PATH	Non-Benefited	\$ -	\$ -
985241	MEADOWLARK PRESERVE PHS 1 BLK B LOT 20	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985242	MEADOWLARK PRESERVE PHS 1 BLK B LOT 21	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985243	MEADOWLARK PRESERVE PHS 1 BLK B LOT 19	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985244	MEADOWLARK PRESERVE PHS 1 BLK B LOT 18	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985245	MEADOWLARK PRESERVE PHS 1 BLK B LOT 17	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985246	MEADOWLARK PRESERVE PHS 1 BLK B LOT 16	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985247	MEADOWLARK PRESERVE PHS 1 BLK B LOT 15	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985248	MEADOWLARK PRESERVE PHS 1 BLK B LOT 14	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985249	MEADOWLARK PRESERVE PHS 1 BLK B LOT 13	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985250	MEADOWLARK PRESERVE PHS 1 BLK B LOT 12	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985251	MEADOWLARK PRESERVE PHS 1 BLK B LOT 11	LARK SPARROW DR	3	\$ 42,204.36	\$ -
985252	MEADOWLARK PRESERVE PHS 1 BLK B LOT 10	LARK SPARROW DR	2	\$ 38,884.92	\$ -
985253	MEADOWLARK PRESERVE PHS 1 BLK B LOT 9	LARK SPARROW DR	2	\$ 38,884.92	\$ -
985254	MEADOWLARK PRESERVE PHS 1 BLK B LOT 8	LARK SPARROW DR	2	\$ 38,884.92	\$ -
985255	MEADOWLARK PRESERVE PHS 1 BLK B LOT 7	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985256	MEADOWLARK PRESERVE PHS 1 BLK B LOT 6	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985257	MEADOWLARK PRESERVE PHS 1 BLK B LOT 5	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985258	MEADOWLARK PRESERVE PHS 1 BLK B LOT 4	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985259	MEADOWLARK PRESERVE PHS 1 BLK B LOT 3	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985260	MEADOWLARK PRESERVE PHS 1 BLK B LOT 2	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985261	MEADOWLARK PRESERVE PHS 1 BLK B LOT 1	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985262	MEADOWLARK PRESERVE PHS 1 BLK L LOT 23	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985263	MEADOWLARK PRESERVE PHS 1 BLK L LOT 22	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985264	MEADOWLARK PRESERVE PHS 1 BLK L LOT 21	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985265	MEADOWLARK PRESERVE PHS 1 BLK L LOT 20	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985266	MEADOWLARK PRESERVE PHS 1 BLK L LOT 19	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985267	MEADOWLARK PRESERVE PHS 1 BLK L LOT 18	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985268	MEADOWLARK PRESERVE PHS 1 BLK L LOT 17	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985269	MEADOWLARK PRESERVE PHS 1 BLK L LOT 16	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985270	MEADOWLARK PRESERVE PHS 1 BLK L LOT 15	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985271	MEADOWLARK PRESERVE PHS 1 BLK L LOT 14	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985272	MEADOWLARK PRESERVE PHS 1 BLK L LOT 13	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985273	MEADOWLARK PRESERVE PHS 1 BLK L LOT 12	KINGFISHER RD	1	\$ 37,462.30	\$ -
985274	MEADOWLARK PRESERVE PHS 1 BLK L LOT 11	KINGFISHER RD	1	\$ 37,462.30	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985275	MEADOWLARK PRESERVE PHS 1 BLK L LOT 10	KINGFISHER RD	1	\$ 37,462.30	\$ -
985276	MEADOWLARK PRESERVE PHS 1 BLK L LOT 9	KINGFISHER RD	1	\$ 37,462.30	\$ -
985277	MEADOWLARK PRESERVE PHS 1 BLK L LOT 8	KINGFISHER RD	1	\$ 37,462.30	\$ -
985278	MEADOWLARK PRESERVE PHS 1 BLK L LOT 7	KINGFISHER RD	1	\$ 37,462.30	\$ -
985279	MEADOWLARK PRESERVE PHS 1 BLK L LOT 6	KINGFISHER RD	1	\$ 37,462.30	\$ -
985280	MEADOWLARK PRESERVE PHS 1 BLK L LOT 5	KINGFISHER RD	1	\$ 37,462.30	\$ -
985281	MEADOWLARK PRESERVE PHS 1 BLK L LOT 4	KINGFISHER RD	1	\$ 37,462.30	\$ -
985282	MEADOWLARK PRESERVE PHS 1 BLK L LOT 3	KINGFISHER RD	1	\$ 37,462.30	\$ -
985283	MEADOWLARK PRESERVE PHS 1 BLK L LOT 24	PFLUGERVILLE PKWY	Non-Benefited	\$ -	\$ -
985284	MEADOWLARK PRESERVE PHS 1 BLK L LOT 2	KINGFISHER RD	1	\$ 37,462.30	\$ -
985285	MEADOWLARK PRESERVE PHS 1 BLK L LOT 1	KINGFISHER RD	1	\$ 37,462.30	\$ -
985286	MEADOWLARK PRESERVE PHS 1 BLK G LOT 1	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985287	MEADOWLARK PRESERVE PHS 1 BLK G LOT 2	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985288	MEADOWLARK PRESERVE PHS 1 BLK G LOT 3	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985289	MEADOWLARK PRESERVE PHS 1 BLK G LOT 4	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985290	MEADOWLARK PRESERVE PHS 1 BLK G LOT 5	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985291	MEADOWLARK PRESERVE PHS 1 BLK G LOT 6	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985292	MEADOWLARK PRESERVE PHS 1 BLK G LOT 7	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985293	MEADOWLARK PRESERVE PHS 1 BLK G LOT 8	LARK SPARROW DR	Non-Benefited	\$ -	\$ -
985294	MEADOWLARK PRESERVE PHS 1 BLK G LOT 9	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985295	MEADOWLARK PRESERVE PHS 1 BLK G LOT 10	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985296	MEADOWLARK PRESERVE PHS 1 BLK G LOT 11	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985297	MEADOWLARK PRESERVE PHS 1 BLK G LOT 12	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985298	MEADOWLARK PRESERVE PHS 1 BLK G LOT 13	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985299	MEADOWLARK PRESERVE PHS 1 BLK G LOT 14	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985300	MEADOWLARK PRESERVE PHS 1 BLK M LOT 1	KINGFISHER RD	1	\$ 37,462.30	\$ -
985301	MEADOWLARK PRESERVE PHS 1 BLK M LOT 2	KINGFISHER RD	1	\$ 37,462.30	\$ -
985302	MEADOWLARK PRESERVE PHS 1 BLK M LOT 3	KINGFISHER RD	1	\$ 37,462.30	\$ -
985303	MEADOWLARK PRESERVE PHS 1 BLK M LOT 4	KINGFISHER RD	1	\$ 37,462.30	\$ -
985304	MEADOWLARK PRESERVE PHS 1 BLK M LOT 5	KINGFISHER RD	1	\$ 37,462.30	\$ -
985305	MEADOWLARK PRESERVE PHS 1 BLK M LOT 6	KINGFISHER RD	1	\$ 37,462.30	\$ -
985306	MEADOWLARK PRESERVE PHS 1 BLK M LOT 7	KINGFISHER RD	1	\$ 37,462.30	\$ -
985307	MEADOWLARK PRESERVE PHS 1 BLK N LOT 1	KINGFISHER RD	1	\$ 37,462.30	\$ -
985308	MEADOWLARK PRESERVE PHS 1 BLK N LOT 2	KINGFISHER RD	1	\$ 37,462.30	\$ -
985309	MEADOWLARK PRESERVE PHS 1 BLK N LOT 3	KINGFISHER RD	1	\$ 37,462.30	\$ -
985310	MEADOWLARK PRESERVE PHS 1 BLK N LOT 4	KINGFISHER RD	1	\$ 37,462.30	\$ -
985311	MEADOWLARK PRESERVE PHS 1 BLK N LOT 5	KINGFISHER RD	1	\$ 37,462.30	\$ -
985312	MEADOWLARK PRESERVE PHS 1 BLK N LOT 6	KINGFISHER RD	1	\$ 37,462.30	\$ -
985313	MEADOWLARK PRESERVE PHS 1 BLK N LOT 7	KINGFISHER RD	1	\$ 37,462.30	\$ -
985314	MEADOWLARK PRESERVE PHS 1 BLK N LOT 8	KINGFISHER RD	Non-Benefited	\$ -	\$ -
985315	MEADOWLARK PRESERVE PHS 1 BLK O LOT 1	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985316	MEADOWLARK PRESERVE PHS 1 BLK O LOT 2	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985317	MEADOWLARK PRESERVE PHS 1 BLK O LOT 3	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985318	MEADOWLARK PRESERVE PHS 1 BLK O LOT 4	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985319	MEADOWLARK PRESERVE PHS 1 BLK O LOT 5	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985320	MEADOWLARK PRESERVE PHS 1 BLK O LOT 6	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985321	MEADOWLARK PRESERVE PHS 1 BLK O LOT 7	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985322	MEADOWLARK PRESERVE PHS 1 BLK O LOT 8	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985323	MEADOWLARK PRESERVE PHS 1 BLK O LOT 9	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985324	MEADOWLARK PRESERVE PHS 1 BLK O LOT 10	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985325	MEADOWLARK PRESERVE PHS 1 BLK O LOT 11	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985326	MEADOWLARK PRESERVE PHS 1 BLK O LOT 12	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985327	MEADOWLARK PRESERVE PHS 1 BLK O LOT 13	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985328	MEADOWLARK PRESERVE PHS 1 BLK O LOT 14	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985329	MEADOWLARK PRESERVE PHS 1 BLK O LOT 15	CEDAR WAXWING WAY	1	\$ 37,462.30	\$ -
985330	MEADOWLARK PRESERVE PHS 1 BLK O LOT 16	CEDAR WAXWING WAY	Non-Benefited	\$ -	\$ -
985331	MEADOWLARK PRESERVE PHS 1 BLK P LOT 9	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985332	MEADOWLARK PRESERVE PHS 1 BLK P LOT 8	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985333	MEADOWLARK PRESERVE PHS 1 BLK P LOT 7	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985334	MEADOWLARK PRESERVE PHS 1 BLK P LOT 6	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985335	MEADOWLARK PRESERVE PHS 1 BLK P LOT 5	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985336	MEADOWLARK PRESERVE PHS 1 BLK P LOT 4	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985337	MEADOWLARK PRESERVE PHS 1 BLK P LOT 3	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985338	MEADOWLARK PRESERVE PHS 1 BLK P LOT 2	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985339	MEADOWLARK PRESERVE PHS 1 BLK P LOT 1	SAGE THRASHER DR	1	\$ 37,462.30	\$ -
985340	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 1	PFLUGERVILLE PKWY	Non-Benefited	\$ -	\$ -
985341	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 2	KINGFISHER RD	Non-Benefited	\$ -	\$ -
985342	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 3	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985343	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 4	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985344	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 5	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985345	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 6	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985346	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 7	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985347	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 8	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985348	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 9	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985349	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 10	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985350	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 11	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985351	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 12	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985352	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 13	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985353	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 14	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985354	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 15	CEDAR WAXWING WAY	2	\$ 38,884.92	\$ -
985355	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 16	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985356	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 17	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985357	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 18	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985358	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 19	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985359	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 20	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985360	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 21	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985361	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 22	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985362	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 23	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985363	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 24	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985364	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 25	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985365	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 26	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985366	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 27	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985367	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 28	SAGE THRASHER DR	2	\$ 38,884.92	\$ -
985368	MEADOWLARK PRESERVE PHS 1 BLK Q LOT 29	CAMERON RD	Non-Benefited	\$ -	\$ -
985371	MEADOWLARK PRESERVE PHS 1 BLK U LOT 1	PFLUGERVILLE PKWY	Non-Benefited	\$ -	\$ -
985372	MEADOWLARK PRESERVE PHS 1 BLK R LOT 1	PFLUGERVILLE PKWY	Non-Benefited	\$ -	\$ -
985781	MEADOWLARK PRESERVE PHS 2 BLK T LOT 25	CANTERA RUN	3	\$ 42,204.36	\$ -
985782	MEADOWLARK PRESERVE PHS 2 BLK T LOT 26	CANTERA RUN	3	\$ 42,204.36	\$ -
985787	MEADOWLARK PRESERVE PHS 2 BLK S LOT 1	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985788	MEADOWLARK PRESERVE PHS 2 BLK S LOT 2	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985789	MEADOWLARK PRESERVE PHS 2 BLK S LOT 3	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985790	MEADOWLARK PRESERVE PHS 2 BLK S LOT 4	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985791	MEADOWLARK PRESERVE PHS 2 BLK S LOT 5	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985792	MEADOWLARK PRESERVE PHS 2 BLK S LOT 6	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985793	MEADOWLARK PRESERVE PHS 2 BLK S LOT 7	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985794	MEADOWLARK PRESERVE PHS 2 BLK S LOT 8	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985795	MEADOWLARK PRESERVE PHS 2 BLK S LOT 9	PRAIRIE LARK LN	Non-Benefited	\$ -	\$ -
985796	MEADOWLARK PRESERVE PHS 2 BLK S LOT 10	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985797	MEADOWLARK PRESERVE PHS 2 BLK S LOT 11	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985798	MEADOWLARK PRESERVE PHS 2 BLK S LOT 12	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985799	MEADOWLARK PRESERVE PHS 2 BLK S LOT 13	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985800	MEADOWLARK PRESERVE PHS 2 BLK S LOT 14	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985801	MEADOWLARK PRESERVE PHS 2 BLK S LOT 15	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985802	MEADOWLARK PRESERVE PHS 2 BLK S LOT 16	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985803	MEADOWLARK PRESERVE PHS 2 BLK S LOT 17	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985804	MEADOWLARK PRESERVE PHS 2 BLK S LOT 18	CAMERON RD	Non-Benefited	\$ -	\$ -
985805	MEADOWLARK PRESERVE PHS 2 BLK R LOT 41	CAMERON RD	Non-Benefited	\$ -	\$ -
985806	MEADOWLARK PRESERVE PHS 2 BLK R LOT 39	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985807	MEADOWLARK PRESERVE PHS 2 BLK R LOT 38	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985808	MEADOWLARK PRESERVE PHS 2 BLK R LOT 37	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985809	MEADOWLARK PRESERVE PHS 2 BLK R LOT 36	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985810	MEADOWLARK PRESERVE PHS 2 BLK R LOT 35	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985811	MEADOWLARK PRESERVE PHS 2 BLK R LOT 34	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985812	MEADOWLARK PRESERVE PHS 2 BLK R LOT 33	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985813	MEADOWLARK PRESERVE PHS 2 BLK R LOT 32	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985814	MEADOWLARK PRESERVE PHS 2 BLK R LOT 31	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985815	MEADOWLARK PRESERVE PHS 2 BLK R LOT 30	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985816	MEADOWLARK PRESERVE PHS 2 BLK R LOT 29	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985817	MEADOWLARK PRESERVE PHS 2 BLK R LOT 28	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985818	MEADOWLARK PRESERVE PHS 2 BLK R LOT 27	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985819	MEADOWLARK PRESERVE PHS 2 BLK R LOT 26	PRAIRIE LARK LN	3	\$ 42,204.36	\$ -
985820	MEADOWLARK PRESERVE PHS 2 BLK R LOT 18	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985821	MEADOWLARK PRESERVE PHS 2 BLK R LOT 17	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985822	MEADOWLARK PRESERVE PHS 2 BLK R LOT 16	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985823	MEADOWLARK PRESERVE PHS 2 BLK R LOT 15	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985824	MEADOWLARK PRESERVE PHS 2 BLK R LOT 14	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985825	MEADOWLARK PRESERVE PHS 2 BLK R LOT 13	ORCHARD ORIEL WAY	Non-Benefited	\$ -	\$ -
985826	MEADOWLARK PRESERVE PHS 2 BLK R LOT 12	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985827	MEADOWLARK PRESERVE PHS 2 BLK R LOT 11	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985469	MEADOWLARK PRESERVE PHS 2 BLK L LOT 51	YELLOW WARBLER WAY	Non-Benefited	\$ -	\$ -
985470	MEADOWLARK PRESERVE PHS 2 BLK L LOT 47	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985471	MEADOWLARK PRESERVE PHS 2 BLK L LOT 46	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985472	MEADOWLARK PRESERVE PHS 2 BLK L LOT 45	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985473	MEADOWLARK PRESERVE PHS 2 BLK L LOT 44	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985474	MEADOWLARK PRESERVE PHS 2 BLK L LOT 43	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985475	MEADOWLARK PRESERVE PHS 2 BLK L LOT 42	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985476	MEADOWLARK PRESERVE PHS 2 BLK L LOT 41	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985494	MEADOWLARK PRESERVE PHS 2 BLK U LOT 2	ORCHARD ORIEL WAY	Non-Benefited	\$ -	\$ -
985495	MEADOWLARK PRESERVE PHS 2 BLK U LOT 3	PALOU AVE	3	\$ 42,204.36	\$ -
985496	MEADOWLARK PRESERVE PHS 2 BLK U LOT 4	PALOU AVE	3	\$ 42,204.36	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985497	MEADOWLARK PRESERVE PHS 2 BLK U LOT 5	PALOU AVE	3	\$ 42,204.36	\$ -
985498	MEADOWLARK PRESERVE PHS 2 BLK U LOT 6	PALOU AVE	3	\$ 42,204.36	\$ -
985499	MEADOWLARK PRESERVE PHS 2 BLK U LOT 7	PALOU AVE	Non-Benefited	\$ -	\$ -
985500	MEADOWLARK PRESERVE PHS 2 BLK U LOT 8	PALOU AVE	Non-Benefited	\$ -	\$ -
985507	MEADOWLARK PRESERVE PHS 2 BLK T LOT 20	ORCHARD ORIEL WAY	Non-Benefited	\$ -	\$ -
985508	MEADOWLARK PRESERVE PHS 2 BLK T LOT 1	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985509	MEADOWLARK PRESERVE PHS 2 BLK T LOT 2	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985510	MEADOWLARK PRESERVE PHS 2 BLK T LOT 3	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985511	MEADOWLARK PRESERVE PHS 2 BLK T LOT 4	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985548	MEADOWLARK PRESERVE PHS 2 BLK B LOT 22	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985549	MEADOWLARK PRESERVE PHS 2 BLK B LOT 23	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985550	MEADOWLARK PRESERVE PHS 2 BLK B LOT 24	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985551	MEADOWLARK PRESERVE PHS 2 BLK B LOT 25	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985552	MEADOWLARK PRESERVE PHS 2 BLK B LOT 26	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985553	MEADOWLARK PRESERVE PHS 2 BLK B LOT 27	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985554	MEADOWLARK PRESERVE PHS 2 BLK B LOT 28	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985555	MEADOWLARK PRESERVE PHS 2 BLK B LOT 29	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985556	MEADOWLARK PRESERVE PHS 2 BLK B LOT 30	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985557	MEADOWLARK PRESERVE PHS 2 BLK B LOT 31	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985558	MEADOWLARK PRESERVE PHS 2 BLK B LOT 32	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985559	MEADOWLARK PRESERVE PHS 2 BLK B LOT 33	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985560	MEADOWLARK PRESERVE PHS 2 BLK B LOT 35	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985561	MEADOWLARK PRESERVE PHS 2 BLK B LOT 34	PRAIRIE FALCON WAY	Non-Benefited	\$ -	\$ -
985562	MEADOWLARK PRESERVE PHS 2 BLK B LOT 36	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985563	MEADOWLARK PRESERVE PHS 2 BLK B LOT 37	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985564	MEADOWLARK PRESERVE PHS 2 BLK B LOT 38	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985565	MEADOWLARK PRESERVE PHS 2 BLK B LOT 39	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985566	MEADOWLARK PRESERVE PHS 2 BLK B LOT 40	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985567	MEADOWLARK PRESERVE PHS 2 BLK B LOT 41	PRAIRIE FALCON WAY	3	\$ 42,204.36	\$ -
985571	MEADOWLARK PRESERVE PHS 2 BLK B LOT 42	CHIPPING SPARROW CT	2	\$ 38,884.92	\$ -
985572	MEADOWLARK PRESERVE PHS 2 BLK B LOT 43	CHIPPING SPARROW CT	2	\$ 38,884.92	\$ -
985573	MEADOWLARK PRESERVE PHS 2 BLK B LOT 44	CHIPPING SPARROW CT	2	\$ 38,884.92	\$ -
985574	MEADOWLARK PRESERVE PHS 2 BLK B LOT 45	CHIPPING SPARROW CT	2	\$ 38,884.92	\$ -
985575	MEADOWLARK PRESERVE PHS 2 BLK B LOT 46	CHIPPING SPARROW CT	3	\$ 42,204.36	\$ -
985576	MEADOWLARK PRESERVE PHS 2 BLK B LOT 47	CHIPPING SPARROW CT	3	\$ 42,204.36	\$ -
985577	MEADOWLARK PRESERVE PHS 2 BLK B LOT 48	CHIPPING SPARROW CT	3	\$ 42,204.36	\$ -
985578	MEADOWLARK PRESERVE PHS 2 BLK B LOT 49	CHIPPING SPARROW CT	3	\$ 42,204.36	\$ -
985579	MEADOWLARK PRESERVE PHS 2 BLK B LOT 50	CHIPPING SPARROW CT	3	\$ 42,204.36	\$ -
985580	MEADOWLARK PRESERVE PHS 2 BLK B LOT 51	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985581	MEADOWLARK PRESERVE PHS 2 BLK B LOT 52	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985582	MEADOWLARK PRESERVE PHS 2 BLK B LOT 53	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985583	MEADOWLARK PRESERVE PHS 2 BLK B LOT 54	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985584	MEADOWLARK PRESERVE PHS 2 BLK B LOT 55	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985585	MEADOWLARK PRESERVE PHS 2 BLK B LOT 56	WRENS NEST WAY	3	\$ 42,204.36	\$ -
985586	MEADOWLARK PRESERVE PHS 2 BLK B LOT 57	JESSE BOHLS RD	Non-Benefited	\$ -	\$ -
985616	MEADOWLARK PRESERVE PHS 2 BLK L LOT 40	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985617	MEADOWLARK PRESERVE PHS 2 BLK L LOT 39	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985618	MEADOWLARK PRESERVE PHS 2 BLK L LOT 38	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985619	MEADOWLARK PRESERVE PHS 2 BLK L LOT 37	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985620	MEADOWLARK PRESERVE PHS 2 BLK L LOT 36	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985621	MEADOWLARK PRESERVE PHS 2 BLK L LOT 35	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985622	MEADOWLARK PRESERVE PHS 2 BLK L LOT 34	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985623	MEADOWLARK PRESERVE PHS 2 BLK L LOT 33	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985624	MEADOWLARK PRESERVE PHS 2 BLK L LOT 32	RED WINGED BLACKBIRD DR	2	\$ 38,884.92	\$ -
985625	MEADOWLARK PRESERVE PHS 2 BLK L LOT 31	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985626	MEADOWLARK PRESERVE PHS 2 BLK L LOT 30	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985627	MEADOWLARK PRESERVE PHS 2 BLK L LOT 29	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985628	MEADOWLARK PRESERVE PHS 2 BLK L LOT 28	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985629	MEADOWLARK PRESERVE PHS 2 BLK L LOT 27	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985630	MEADOWLARK PRESERVE PHS 2 BLK L LOT 26	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985631	MEADOWLARK PRESERVE PHS 2 BLK L LOT 25	SPOTTED TOWHEE DR	2	\$ 38,884.92	\$ -
985632	MEADOWLARK PRESERVE PHS 2 BLK R LOT 10	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985633	MEADOWLARK PRESERVE PHS 2 BLK R LOT 9	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985634	MEADOWLARK PRESERVE PHS 2 BLK R LOT 8	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985635	MEADOWLARK PRESERVE PHS 2 BLK R LOT 7	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985636	MEADOWLARK PRESERVE PHS 2 BLK R LOT 6	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985637	MEADOWLARK PRESERVE PHS 2 BLK R LOT 5	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985638	MEADOWLARK PRESERVE PHS 2 BLK R LOT 4	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985639	MEADOWLARK PRESERVE PHS 2 BLK R LOT 3	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985640	MEADOWLARK PRESERVE PHS 2 BLK R LOT 2	ORCHARD ORIEL WAY	Non-Benefited	\$ -	\$ -
985641	MEADOWLARK PRESERVE PHS 2 BLK A LOT 16	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985642	MEADOWLARK PRESERVE PHS 2 BLK A LOT 15	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985643	MEADOWLARK PRESERVE PHS 2 BLK A LOT 14	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985644	MEADOWLARK PRESERVE PHS 2 BLK A LOT 13	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985645	MEADOWLARK PRESERVE PHS 2 BLK A LOT 12	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985646	MEADOWLARK PRESERVE PHS 2 BLK A LOT 11	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985647	MEADOWLARK PRESERVE PHS 2 BLK A LOT 10	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985648	MEADOWLARK PRESERVE PHS 2 BLK A LOT 9	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985649	MEADOWLARK PRESERVE PHS 2 BLK A LOT 8	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985650	MEADOWLARK PRESERVE PHS 2 BLK A LOT 7	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985651	MEADOWLARK PRESERVE PHS 2 BLK A LOT 6	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985652	MEADOWLARK PRESERVE PHS 2 BLK A LOT 5	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985653	MEADOWLARK PRESERVE PHS 2 BLK A LOT 4	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985654	MEADOWLARK PRESERVE PHS 2 BLK A LOT 3	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985655	MEADOWLARK PRESERVE PHS 2 BLK A LOT 2	HORNED LARK DR	Non-Benefited	\$ -	\$ -
985656	MEADOWLARK PRESERVE PHS 2 BLK L LOT 50	HORNED LARK DR	Non-Benefited	\$ -	\$ -
985657	MEADOWLARK PRESERVE PHS 2 BLK L LOT 49	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985658	MEADOWLARK PRESERVE PHS 2 BLK L LOT 48	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985659	MEADOWLARK PRESERVE PHS 2 BLK E LOT 1	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985660	MEADOWLARK PRESERVE PHS 2 BLK E LOT 2	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985661	MEADOWLARK PRESERVE PHS 2 BLK E LOT 3	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985662	MEADOWLARK PRESERVE PHS 2 BLK E LOT 4	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985663	MEADOWLARK PRESERVE PHS 2 BLK E LOT 5	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985664	MEADOWLARK PRESERVE PHS 2 BLK E LOT 6	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985665	MEADOWLARK PRESERVE PHS 2 BLK E LOT 7	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985666	MEADOWLARK PRESERVE PHS 2 BLK E LOT 8	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985667	MEADOWLARK PRESERVE PHS 2 BLK E LOT 9	INDIGO BUNTING LN	2	\$ 38,884.92	\$ -
985668	MEADOWLARK PRESERVE PHS 2 BLK E LOT 10	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985669	MEADOWLARK PRESERVE PHS 2 BLK E LOT 11	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985670	MEADOWLARK PRESERVE PHS 2 BLK E LOT 12	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985671	MEADOWLARK PRESERVE PHS 2 BLK E LOT 13	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985672	MEADOWLARK PRESERVE PHS 2 BLK E LOT 14	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985673	MEADOWLARK PRESERVE PHS 2 BLK E LOT 15	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985674	MEADOWLARK PRESERVE PHS 2 BLK E LOT 16	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985675	MEADOWLARK PRESERVE PHS 2 BLK E LOT 17	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985676	MEADOWLARK PRESERVE PHS 2 BLK I LOT 1	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985677	MEADOWLARK PRESERVE PHS 2 BLK I LOT 2	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985678	MEADOWLARK PRESERVE PHS 2 BLK I LOT 3	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985679	MEADOWLARK PRESERVE PHS 2 BLK I LOT 4	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985680	MEADOWLARK PRESERVE PHS 2 BLK I LOT 5	LARK SPARROW DR	1	\$ 37,462.30	\$ -
985681	MEADOWLARK PRESERVE PHS 2 BLK J LOT 6	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985682	MEADOWLARK PRESERVE PHS 2 BLK J LOT 7	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985683	MEADOWLARK PRESERVE PHS 2 BLK J LOT 8	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985684	MEADOWLARK PRESERVE PHS 2 BLK J LOT 9	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985685	MEADOWLARK PRESERVE PHS 2 BLK J LOT 10	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985686	MEADOWLARK PRESERVE PHS 2 BLK J LOT 11	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985687	MEADOWLARK PRESERVE PHS 2 BLK J LOT 12	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985688	MEADOWLARK PRESERVE PHS 2 BLK J LOT 13	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985689	MEADOWLARK PRESERVE PHS 2 BLK J LOT 14	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985690	MEADOWLARK PRESERVE PHS 2 BLK J LOT 15	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985691	MEADOWLARK PRESERVE PHS 2 BLK J LOT 16	SPOTTED TOWHEE DR	1	\$ 37,462.30	\$ -
985692	MEADOWLARK PRESERVE PHS 2 BLK J LOT 1	YELLOW WARBLER WAY	1	\$ 37,462.30	\$ -
985693	MEADOWLARK PRESERVE PHS 2 BLK J LOT 2	YELLOW WARBLER WAY	1	\$ 37,462.30	\$ -
985694	MEADOWLARK PRESERVE PHS 2 BLK J LOT 3	YELLOW WARBLER WAY	1	\$ 37,462.30	\$ -
985695	MEADOWLARK PRESERVE PHS 2 BLK J LOT 4	YELLOW WARBLER WAY	1	\$ 37,462.30	\$ -
985696	MEADOWLARK PRESERVE PHS 2 BLK J LOT 5	SPOTTED TOWHEE DR	Non-Benefited	\$ -	\$ -
985697	MEADOWLARK PRESERVE PHS 2 BLK K LOT 8	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985698	MEADOWLARK PRESERVE PHS 2 BLK K LOT 7	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985699	MEADOWLARK PRESERVE PHS 2 BLK K LOT 6	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985700	MEADOWLARK PRESERVE PHS 2 BLK K LOT 5	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985701	MEADOWLARK PRESERVE PHS 2 BLK K LOT 4	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985702	MEADOWLARK PRESERVE PHS 2 BLK K LOT 3	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985703	MEADOWLARK PRESERVE PHS 2 BLK K LOT 2	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985704	MEADOWLARK PRESERVE PHS 2 BLK K LOT 1	RED WINGED BLACKBIRD DR	1	\$ 37,462.30	\$ -
985705	MEADOWLARK PRESERVE PHS 2 BLK A LOT 40	JESSE BOHLS RD	Non-Benefited	\$ -	\$ -
985706	MEADOWLARK PRESERVE PHS 2 BLK A LOT 39	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985707	MEADOWLARK PRESERVE PHS 2 BLK A LOT 38	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985708	MEADOWLARK PRESERVE PHS 2 BLK A LOT 37	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985709	MEADOWLARK PRESERVE PHS 2 BLK A LOT 36	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985710	MEADOWLARK PRESERVE PHS 2 BLK A LOT 35	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985711	MEADOWLARK PRESERVE PHS 2 BLK A LOT 34	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985712	MEADOWLARK PRESERVE PHS 2 BLK A LOT 33	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985713	MEADOWLARK PRESERVE PHS 2 BLK A LOT 32	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985714	MEADOWLARK PRESERVE PHS 2 BLK A LOT 31	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985715	MEADOWLARK PRESERVE PHS 2 BLK A LOT 30	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985716	MEADOWLARK PRESERVE PHS 2 BLK A LOT 29	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985717	MEADOWLARK PRESERVE PHS 2 BLK A LOT 28	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985718	MEADOWLARK PRESERVE PHS 2 BLK A LOT 27	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985719	MEADOWLARK PRESERVE PHS 2 BLK A LOT 26	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985720	MEADOWLARK PRESERVE PHS 2 BLK A LOT 25	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985721	MEADOWLARK PRESERVE PHS 2 BLK F LOT 1	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985722	MEADOWLARK PRESERVE PHS 2 BLK F LOT 2	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985723	MEADOWLARK PRESERVE PHS 2 BLK F LOT 3	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985724	MEADOWLARK PRESERVE PHS 2 BLK F LOT 4	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985725	MEADOWLARK PRESERVE PHS 2 BLK F LOT 5	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985726	MEADOWLARK PRESERVE PHS 2 BLK F LOT 6	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985727	MEADOWLARK PRESERVE PHS 2 BLK F LOT 7	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985728	MEADOWLARK PRESERVE PHS 2 BLK F LOT 8	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985729	MEADOWLARK PRESERVE PHS 2 BLK F LOT 9	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985730	MEADOWLARK PRESERVE PHS 2 BLK F LOT 10	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985731	MEADOWLARK PRESERVE PHS 2 BLK F LOT 11	NASHVILLE WARBLER RD	1	\$ 37,462.30	\$ -
985732	MEADOWLARK PRESERVE PHS 2 BLK G LOT 12	PRAIRIE FALCON WAY	Non-Benefited	\$ -	\$ -
985733	MEADOWLARK PRESERVE PHS 2 BLK G LOT 11	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985734	MEADOWLARK PRESERVE PHS 2 BLK G LOT 10	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985735	MEADOWLARK PRESERVE PHS 2 BLK G LOT 9	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985736	MEADOWLARK PRESERVE PHS 2 BLK G LOT 8	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985737	MEADOWLARK PRESERVE PHS 2 BLK G LOT 7	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985738	MEADOWLARK PRESERVE PHS 2 BLK G LOT 6	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985739	MEADOWLARK PRESERVE PHS 2 BLK G LOT 5	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985740	MEADOWLARK PRESERVE PHS 2 BLK G LOT 4	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985741	MEADOWLARK PRESERVE PHS 2 BLK G LOT 3	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985742	MEADOWLARK PRESERVE PHS 2 BLK G LOT 2	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985743	MEADOWLARK PRESERVE PHS 2 BLK G LOT 1	PRAIRIE FALCON WAY	1	\$ 37,462.30	\$ -
985744	MEADOWLARK PRESERVE PHS 2 BLK H LOT 1	WRENS NEST WAY	Non-Benefited	\$ -	\$ -
985745	MEADOWLARK PRESERVE PHS 2 BLK H LOT 2	WRENS NEST WAY	1	\$ 37,462.30	\$ -
985746	MEADOWLARK PRESERVE PHS 2 BLK H LOT 3	WRENS NEST WAY	1	\$ 37,462.30	\$ -
985747	MEADOWLARK PRESERVE PHS 2 BLK H LOT 4	WRENS NEST WAY	1	\$ 37,462.30	\$ -
985748	MEADOWLARK PRESERVE PHS 2 BLK H LOT 5	WRENS NEST WAY	1	\$ 37,462.30	\$ -
985750	MEADOWLARK PRESERVE PHS 2 BLK T LOT 5	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985751	MEADOWLARK PRESERVE PHS 2 BLK T LOT 6	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985752	MEADOWLARK PRESERVE PHS 2 BLK T LOT 7	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985753	MEADOWLARK PRESERVE PHS 2 BLK T LOT 8	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985754	MEADOWLARK PRESERVE PHS 2 BLK T LOT 9	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985755	MEADOWLARK PRESERVE PHS 2 BLK T LOT 10	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985756	MEADOWLARK PRESERVE PHS 2 BLK T LOT 11	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985757	MEADOWLARK PRESERVE PHS 2 BLK T LOT 12	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985758	MEADOWLARK PRESERVE PHS 2 BLK T LOT 13	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985759	MEADOWLARK PRESERVE PHS 2 BLK T LOT 14	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985760	MEADOWLARK PRESERVE PHS 2 BLK T LOT 15	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985761	MEADOWLARK PRESERVE PHS 2 BLK T LOT 16	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985762	MEADOWLARK PRESERVE PHS 2 BLK T LOT 17	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985763	MEADOWLARK PRESERVE PHS 2 BLK T LOT 18	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985764	MEADOWLARK PRESERVE PHS 2 BLK T LOT 19	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985765	MEADOWLARK PRESERVE PHS 2 BLK T LOT 21	CANTERA RUN	Non-Benefited	\$ -	\$ -
985766	MEADOWLARK PRESERVE PHS 2 BLK T LOT 22	CANTERA RUN	3	\$ 42,204.36	\$ -
985767	MEADOWLARK PRESERVE PHS 2 BLK T LOT 23	CANTERA RUN	3	\$ 42,204.36	\$ -
985768	MEADOWLARK PRESERVE PHS 2 BLK T LOT 24	CANTERA RUN	3	\$ 42,204.36	\$ -
985769	MEADOWLARK PRESERVE PHS 2 BLK R LOT 40	CANTERA RUN	Non-Benefited	\$ -	\$ -
985770	MEADOWLARK PRESERVE PHS 2 BLK R LOT 25	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985771	MEADOWLARK PRESERVE PHS 2 BLK R LOT 24	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -

Parcel ID	Legal Description	Property Address	Lot Type	Meadowlark Preserve PID	
				Outstanding Assessment	Annual Installment Due 1/31/2025
985772	MEADOWLARK PRESERVE PHS 2 BLK R LOT 23	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985773	MEADOWLARK PRESERVE PHS 2 BLK R LOT 22	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985774	MEADOWLARK PRESERVE PHS 2 BLK R LOT 21	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985775	MEADOWLARK PRESERVE PHS 2 BLK R LOT 20	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985776	MEADOWLARK PRESERVE PHS 2 BLK R LOT 19	ORCHARD ORIEL WAY	3	\$ 42,204.36	\$ -
985434	MEADOWLARK PRESERVE PHS 2 BLK A LOT 24	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985435	MEADOWLARK PRESERVE PHS 2 BLK A LOT 23	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985436	MEADOWLARK PRESERVE PHS 2 BLK A LOT 22	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985437	MEADOWLARK PRESERVE PHS 2 BLK A LOT 21	NASHVILLE WARBLER RD	2	\$ 38,884.92	\$ -
985438	MEADOWLARK PRESERVE PHS 2 BLK A LOT 20	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985439	MEADOWLARK PRESERVE PHS 2 BLK A LOT 19	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985440	MEADOWLARK PRESERVE PHS 2 BLK A LOT 18	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985441	MEADOWLARK PRESERVE PHS 2 BLK A LOT 17	YELLOW WARBLER WAY	2	\$ 38,884.92	\$ -
985442	MEADOWLARK PRESERVE PHS 2 BLK A LOT 1	YELLOW WARBLER WAY	Non-Benefited	\$ -	\$ -
Total				\$ 14,772,001.08	\$ -

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

EXHIBIT G-1 – ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 360,592	\$ (360,592)	\$ -	\$ -	\$ -
2026	237,000	763,607	(21,211)	73,860	40,800	1,094,055
2027	227,000	752,645	-	72,675	41,616	1,093,936
2028	238,000	742,147	-	71,540	42,448	1,094,135
2029	250,000	731,139	-	70,350	43,297	1,094,786
2030	261,000	719,577	-	69,100	44,163	1,093,840
2031	274,000	707,505	-	67,795	45,046	1,094,347
2032	287,000	694,833	-	66,425	45,947	1,094,205
2033	301,000	681,559	-	64,990	46,866	1,094,415
2034	315,000	667,638	-	63,485	47,804	1,093,926
2035	331,000	653,069	-	61,910	48,760	1,094,739
2036	346,000	637,760	-	60,255	49,735	1,093,750
2037	365,000	619,941	-	58,525	50,730	1,094,196
2038	385,000	601,144	-	56,700	51,744	1,094,588
2039	405,000	581,316	-	54,775	52,779	1,093,870
2040	427,000	560,459	-	52,750	53,835	1,094,043
2041	450,000	538,468	-	50,615	54,911	1,093,995
2042	475,000	515,293	-	48,365	56,010	1,094,668
2043	500,000	490,831	-	45,990	57,130	1,093,951
2044	527,000	465,081	-	43,490	58,272	1,093,843
2045	556,000	437,940	-	40,855	59,438	1,094,233
2046	586,000	409,306	-	38,075	60,627	1,094,008
2047	619,000	377,809	-	35,145	61,839	1,093,793
2048	655,000	344,538	-	32,050	63,076	1,094,663
2049	692,000	309,331	-	28,775	64,337	1,094,444
2050	731,000	272,136	-	25,315	65,624	1,094,075
2051	773,000	232,845	-	21,660	66,937	1,094,442
2052	817,000	191,296	-	17,795	68,275	1,094,367
2053	864,000	147,383	-	13,710	69,641	1,094,733
2054	913,000	100,943	-	9,390	71,034	1,094,366
2055	965,000	51,869	-	4,825	72,454	1,094,148
Total	\$ 14,772,000	\$ 15,359,998	\$ (381,803)	\$ 1,421,190	\$ 1,655,178	\$ 32,826,563

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

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

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

EXHIBIT G-2 – DEBT SERVICE SCHEDULE

EXHIBIT H – MAXIMUM ASSESSMENT PER LOT TYPE

Lot Type	Lot Size	Units	Improved Land Value per Lot	Improved Land Total Value	Assessed Value per Unit	Total Estimated Buildout Value	Total Allocation per Lot Type	Total Assessment	Average Total Annual Installment	Assessment per Unit	Average Annual Installment per Unit	PID Equivalent Tax Rate
1	40'	144	\$ 90,040	\$ 12,965,760	\$ 395,000	\$ 56,880,000	36.52%	\$ 5,394,570.70	\$ 399,596.56	\$ 37,462.30	\$ 2,774.98	\$ 0.7025
2	45'	112	\$ 101,295	\$ 11,345,040	\$ 410,000	\$ 45,920,000	29.48%	\$ 4,355,110.53	\$ 322,599.76	\$ 38,884.92	\$ 2,880.35	\$ 0.7025
3	50'	119	\$ 112,550	\$ 13,393,450	\$ 445,000	\$ 52,955,000	34.00%	\$ 5,022,318.77	\$ 372,022.43	\$ 42,204.36	\$ 3,126.24	\$ 0.7025
Total		375		\$ 37,704,250		\$ 155,755,000	100.00%	\$ 14,772,000.00	\$ 1,094,218.75	\$ 39,392.00	\$ 2,917.92	

EXHIBIT I – LOT TYPE CLASSIFICATION MAP

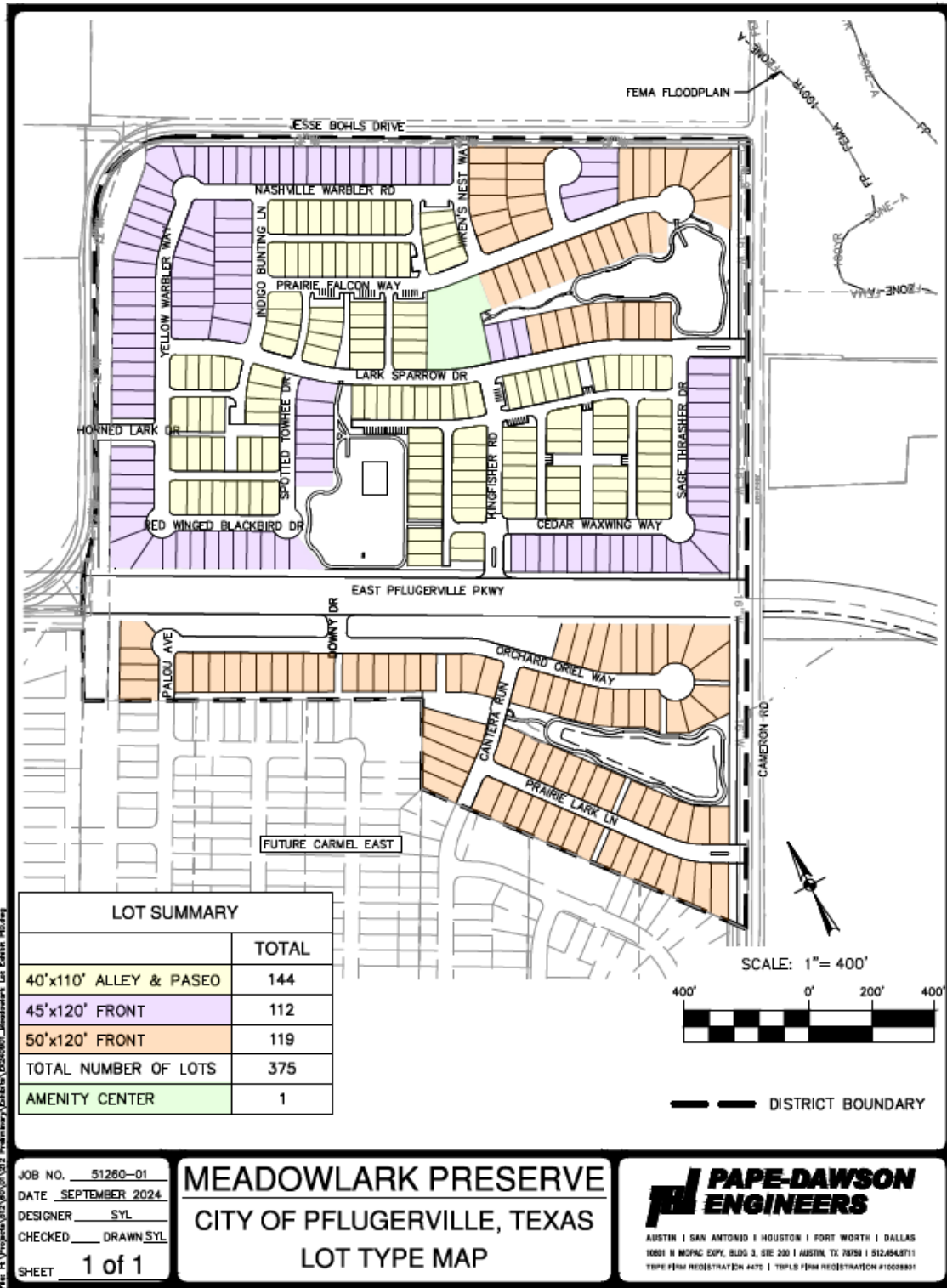
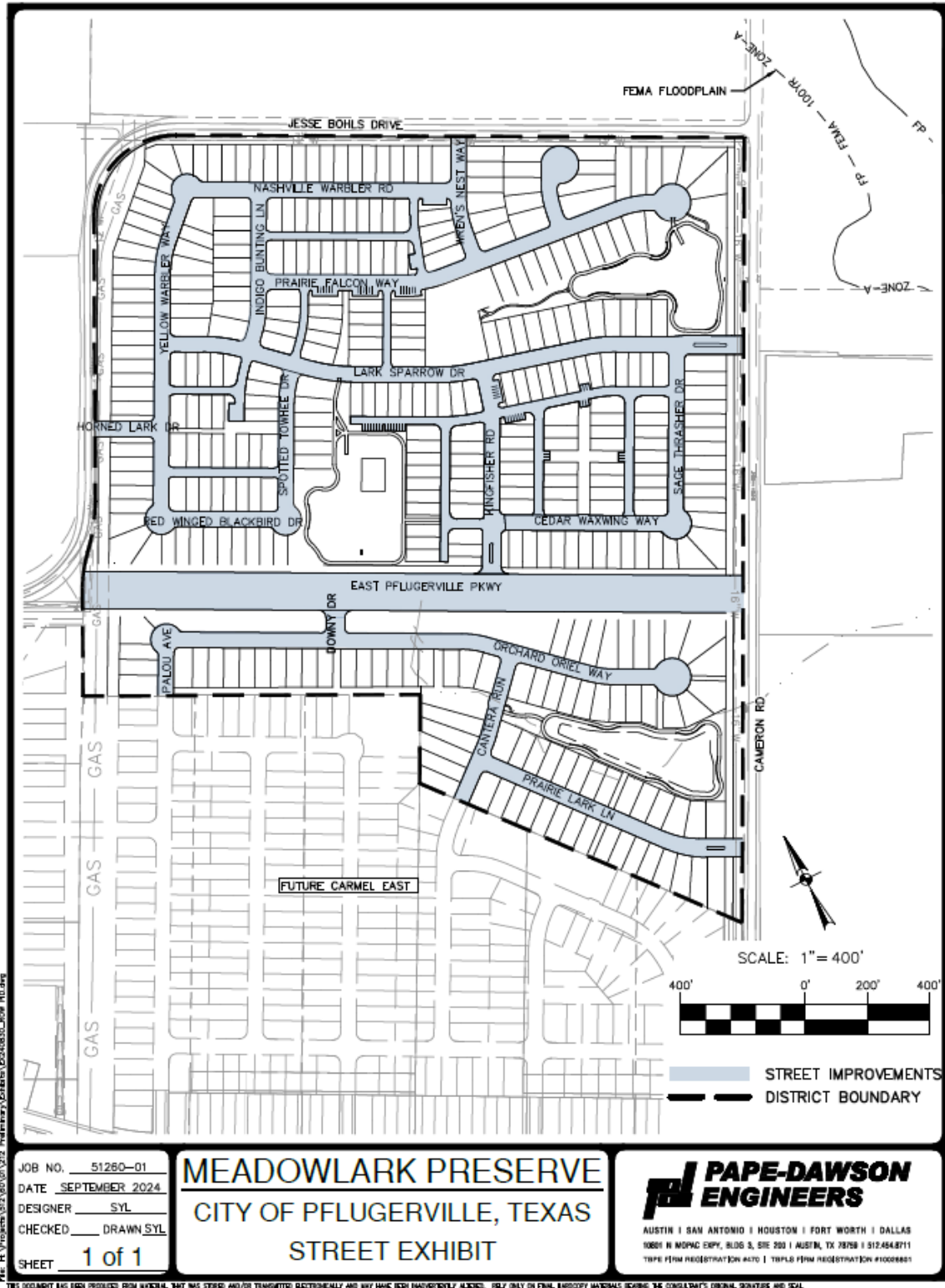
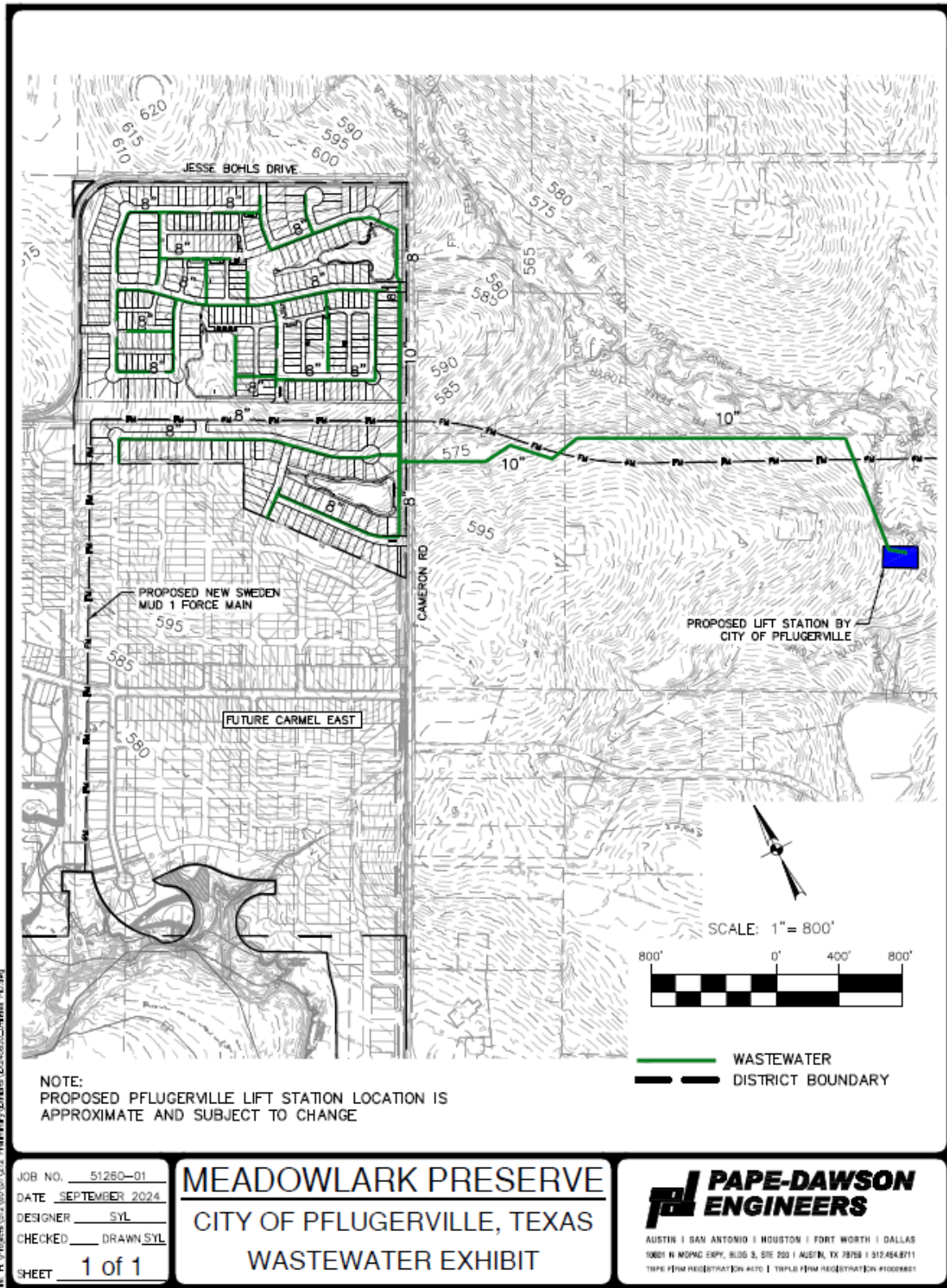


EXHIBIT J – MAPS OF PUBLIC IMPROVEMENTS





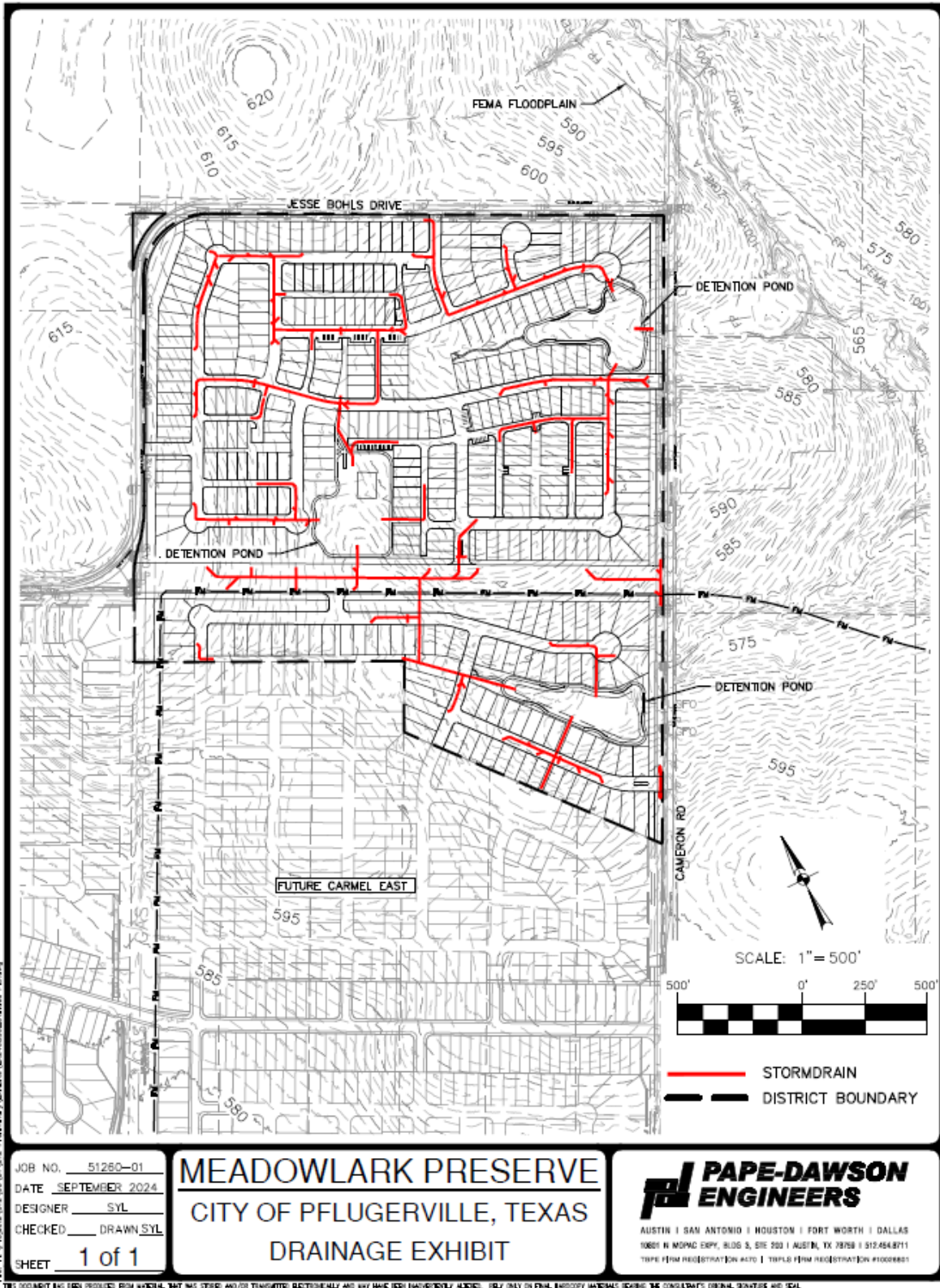


EXHIBIT K – NOTICE OF PID ASSESSMENT LIEN TERMINATION



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

[Date]
Travis County Clerk's Office
Honorable [County Clerk Name]
5501 Airport Blvd
Austin, Texas 78751

Re: City of Pflugerville Lien Release documents for filing

Dear Ms./Mr. [County Clerk Name],

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

City of Pflugerville
Attn: [City Secretary]
100 East Main Street, Suite 300
Pflugerville, TX 78660

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

Sincerely,
[Signature]

P3Works, LLC
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

**[City Secretary Name]
100 East Main Street, Suite 300
Pflugerville , TX 78660**

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Pflugerville, Texas.

RECITALS

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

WHEREAS, on or about, October 11, 2022, the City Council for the City, approved Resolution No. 1996-22-10-11-1038, creating the Meadowlark Preserve Public Improvement District; and

WHEREAS, the Meadowlark Preserve Public Improvement District consists of approximately 97.882 contiguous acres located within the City; and

WHEREAS, on or about _____, the City Council, approved an ordinance, (hereinafter referred to as the "Assessment Ordinance") approving a Service and Assessment Plan and Assessment Roll for the Assessed Property within the Meadowlark Preserve Public Improvement District; and

EXHIBIT L – FORM OF BUYER DISCLOSURE

Buyer disclosures for the following lot types are contained in this Exhibit:

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

MEADOWLARK PRESERVE PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$37,462.30

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 914.47	\$ (914.47)	\$ -	\$ -	\$ -
2026	601.04	1,936.53	(53.79)	187.31	103.47	2,774.56
2027	575.68	1,908.73	-	184.31	105.54	2,774.26
2028	603.58	1,882.11	-	181.43	107.65	2,774.76
2029	634.01	1,854.19	-	178.41	109.80	2,776.42
2030	661.90	1,824.87	-	175.24	112.00	2,774.01
2031	694.87	1,794.26	-	171.93	114.24	2,775.30
2032	727.84	1,762.12	-	168.46	116.52	2,774.94
2033	763.35	1,728.46	-	164.82	118.85	2,775.47
2034	798.85	1,693.15	-	161.00	121.23	2,774.23
2035	839.43	1,656.21	-	157.01	123.66	2,776.29
2036	877.47	1,617.38	-	152.81	126.13	2,773.79
2037	925.65	1,572.19	-	148.42	128.65	2,774.92
2038	976.37	1,524.52	-	143.79	131.23	2,775.91
2039	1,027.09	1,474.24	-	138.91	133.85	2,774.09
2040	1,082.89	1,421.34	-	133.78	136.53	2,774.53
2041	1,141.22	1,365.57	-	128.36	139.26	2,774.41
2042	1,204.62	1,306.80	-	122.66	142.04	2,776.12
2043	1,268.02	1,244.76	-	116.63	144.88	2,774.30
2044	1,336.49	1,179.46	-	110.29	147.78	2,774.02
2045	1,410.03	1,110.63	-	103.61	150.74	2,775.01
2046	1,486.12	1,038.01	-	96.56	153.75	2,774.44
2047	1,569.81	958.14	-	89.13	156.83	2,773.90
2048	1,661.10	873.76	-	81.28	159.96	2,776.10
2049	1,754.94	784.47	-	72.97	163.16	2,775.55
2050	1,853.84	690.15	-	64.20	166.43	2,774.61
2051	1,960.35	590.50	-	54.93	169.75	2,775.54
2052	2,071.94	485.13	-	45.13	173.15	2,775.35
2053	2,191.13	373.77	-	34.77	176.61	2,776.28
2054	2,315.40	255.99	-	23.81	180.14	2,775.35
2055	2,447.27	131.54	-	12.24	183.75	2,774.80
Total	\$ 37,462.30	\$ 38,953.48	\$ (968.27)	\$ 3,604.19	\$ 4,197.59	\$ 83,249.28

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

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

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

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

MEADOWLARK PRESERVE PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$38,884.92

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 949.20	\$ (949.20)	\$ -	\$ -	\$ -
2026	623.86	2,010.07	(55.84)	194.42	107.40	2,879.92
2027	597.54	1,981.22	-	191.31	109.55	2,879.61
2028	626.50	1,953.58	-	188.32	111.74	2,880.13
2029	658.08	1,924.61	-	185.19	113.97	2,881.85
2030	687.04	1,894.17	-	181.89	116.25	2,879.36
2031	721.26	1,862.39	-	178.46	118.58	2,880.69
2032	755.48	1,829.04	-	174.85	120.95	2,880.32
2033	792.33	1,794.09	-	171.08	123.37	2,880.87
2034	829.19	1,757.45	-	167.11	125.84	2,879.59
2035	871.30	1,719.10	-	162.97	128.35	2,881.72
2036	910.79	1,678.80	-	158.61	130.92	2,879.12
2037	960.80	1,631.90	-	154.06	133.54	2,880.29
2038	1,013.45	1,582.41	-	149.25	136.21	2,881.33
2039	1,066.10	1,530.22	-	144.19	138.93	2,879.44
2040	1,124.01	1,475.32	-	138.86	141.71	2,879.89
2041	1,184.55	1,417.43	-	133.24	144.55	2,879.77
2042	1,250.36	1,356.43	-	127.31	147.44	2,881.54
2043	1,316.17	1,292.03	-	121.06	150.39	2,879.65
2044	1,387.24	1,224.25	-	114.48	153.39	2,879.37
2045	1,463.58	1,152.81	-	107.54	156.46	2,880.39
2046	1,542.55	1,077.43	-	100.23	159.59	2,879.80
2047	1,629.42	994.52	-	92.51	162.78	2,879.23
2048	1,724.18	906.94	-	84.37	166.04	2,881.53
2049	1,821.58	814.26	-	75.75	169.36	2,880.95
2050	1,924.24	716.35	-	66.64	172.75	2,879.98
2051	2,034.80	612.93	-	57.02	176.20	2,880.94
2052	2,150.62	503.56	-	46.84	179.72	2,880.74
2053	2,274.34	387.96	-	36.09	183.32	2,881.71
2054	2,403.33	265.71	-	24.72	186.99	2,880.74
2055	2,540.21	136.54	-	12.70	190.72	2,880.17
Total	\$ 38,884.92	\$ 40,432.73	\$ (1,005.04)	\$ 3,741.05	\$ 4,356.99	\$ 86,410.65

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

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

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

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

MEADOWLARK PRESERVE PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$42,204.36

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

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Installment Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest [b]	Annual Collection Costs	Total Annual Installment
2025	\$ -	\$ 1,030.23	\$ (1,030.23)	\$ -	\$ -	\$ -
2026	677.12	2,181.66	(60.60)	211.02	116.57	3,125.77
2027	648.55	2,150.35	-	207.64	118.90	3,125.43
2028	679.98	2,120.35	-	204.39	121.28	3,126.00
2029	714.26	2,088.90	-	200.99	123.70	3,127.86
2030	745.69	2,055.87	-	197.42	126.18	3,125.16
2031	782.83	2,021.38	-	193.69	128.70	3,126.60
2032	819.97	1,985.17	-	189.78	131.27	3,126.20
2033	859.97	1,947.25	-	185.68	133.90	3,126.80
2034	899.97	1,907.48	-	181.38	136.58	3,125.40
2035	945.68	1,865.85	-	176.88	139.31	3,127.72
2036	988.54	1,822.11	-	172.15	142.10	3,124.90
2037	1,042.82	1,771.20	-	167.21	144.94	3,126.17
2038	1,099.96	1,717.50	-	161.99	147.84	3,127.29
2039	1,157.11	1,660.85	-	156.49	150.79	3,125.24
2040	1,219.96	1,601.26	-	150.71	153.81	3,125.74
2041	1,285.67	1,538.43	-	144.61	156.88	3,125.60
2042	1,357.10	1,472.22	-	138.18	160.02	3,127.52
2043	1,428.53	1,402.33	-	131.40	163.22	3,125.47
2044	1,505.67	1,328.76	-	124.25	166.49	3,125.17
2045	1,588.52	1,251.22	-	116.72	169.82	3,126.28
2046	1,674.23	1,169.41	-	108.78	173.21	3,125.64
2047	1,768.51	1,079.42	-	100.41	176.68	3,125.02
2048	1,871.37	984.36	-	91.57	180.21	3,127.51
2049	1,977.08	883.78	-	82.21	183.82	3,126.88
2050	2,088.50	777.51	-	72.33	187.49	3,125.83
2051	2,208.50	665.25	-	61.88	191.24	3,126.88
2052	2,334.21	546.54	-	50.84	195.07	3,126.66
2053	2,468.49	421.08	-	39.17	198.97	3,127.71
2054	2,608.49	288.40	-	26.83	202.95	3,126.66
2055	2,757.05	148.19	-	13.79	207.01	3,126.04
Total	\$ 42,204.36	\$ 43,884.30	\$ (1,090.83)	\$ 4,060.41	\$ 4,728.93	\$ 93,787.17

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

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

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

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

EXHIBIT M – ENGINEERING REPORT

MEADOWLARK PRESERVE PID APPLICATION

Engineering Report



NOVEMBER 2024



Meadowlark Preserve PID Application Engineering Report

INTRODUCTION

The Meadowlark Preserve development (residential site) consists of approximately 97.882 acres located in east Pflugerville at the southwest intersection of Cameron Road and Jesse Bohls Dr., within the City of Pflugerville limits. A location map has been included in Appendix A. The Meadowlark Preserve site consists of 40-, 45-, and 50-foot-wide single-family units and an amenity center (see Appendix B- Lot Type Map). The development is in the Cottonwood Creek watershed and does not lie within the Recharge or Transition Zone of the Edwards Aquifer.

ZONING

The Meadowlark Preserve project was annexed in February 2023 by the City of Pflugerville and the project is fully within the City of Pflugerville limits. The project has obtained the Planned Unit Development (PUD) with a zoning designation of Single-Family Residential and Single-Family Mixed-Use that was approved by the City of Pflugerville City Council in September 2023. The Meadowlark Preserve Public Improvement District and associated Development Agreement recorded in January 2023, will regulate the development of this site.

DEVELOPMENT IMPROVEMENTS

STREETS

Access to the site will be available via public street connections to Cameron Road, Jesse Bohls Drive, and East Pflugerville Parkway (Appendix C). Meadowlark's cross-sections for the streets are in accordance with the City of Pflugerville standards. Public alleys will be maintained by HOA. Improvements consist of concrete curb and gutter, concrete valley gutter, ramps, street lights, intersections, signage, revegetation of disturbed areas and streets and alleys have been designed with a flexible and rigid pavement section. Street pavement design consist of prepared subgrade, crushed limestone base and hot mix asphaltic concrete. Alleys pavement design consist of prepared subgrade and concrete pavement surface. Sidewalks will be constructed along all public roadways on both sides of the street. Construction techniques and standards will be compliant with the City of Pflugerville codes and standards. Typical erosion and sedimentation control measures to be utilized during construction

Meadowlark Preserve PID Application Engineering Report

include silt fence, rock berms, stabilized construction entrances, inlet protection, soil detention blanket, diversion dike and hydromulching.

WASTEWATER IMPROVEMENTS

Wastewater improvements will be provided via proposed 8-inch and 10-inch PVC gravity wastewater lines as part of the Meadowlark Preserve improvements, which will serve the residential development (Appendix D). Improvements also will include excavation and embankment, trench safety, manholes, and service connections. Internal wastewater lines serving the individual lots within the residential development will be public lines located on standard assignment per the City of Pflugerville details and have been sized to meet City of Pflugerville design criteria for wastewater flows.

The proposed wastewater improvements will connect to an offsite lift station provided by the City of Pflugerville. The lift station will be located east of Cameron Road and south of the future Pflugerville Parkway extension. The development is anticipated to contribute 376 LUE's under full built out conditions.

DRAINAGE / DETENTION

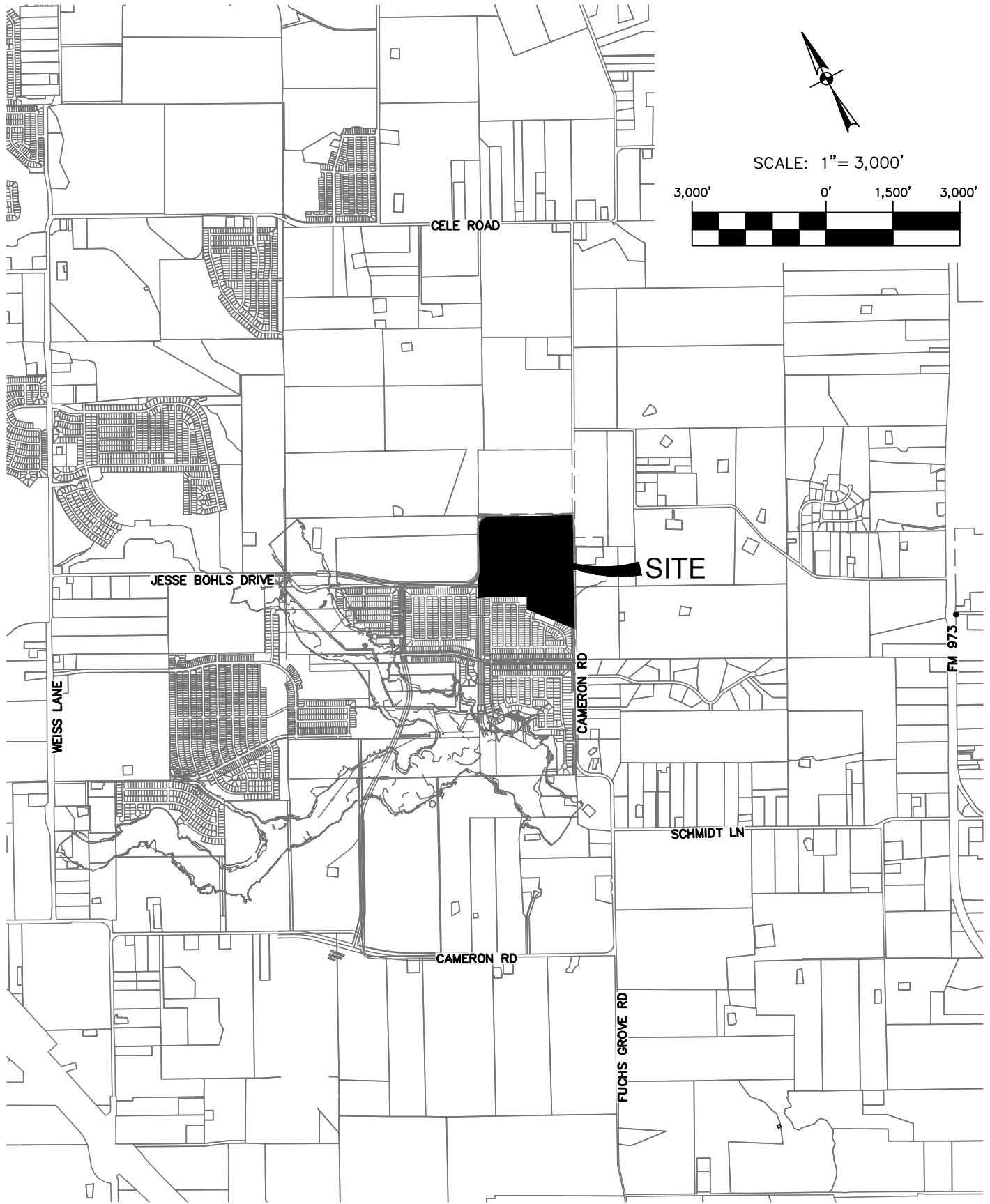
Meadowlark Preserve generally drains to the southeast where it outfalls to Cottonwood Creek. There is one tributary that collects the runoff from the site and flows east under Cameron Road. In ultimate conditions, storm water runoff generated within the development will be conveyed by a system of curb and gutters, inlets, channels, concrete pipes and ponds to outfall into the tributaries (Appendix F). The resulting runoff will have no adverse impact to properties downstream.

Meadowlark Preserve PID Application Engineering Report

LIST OF ATTACHMENTS

Appendix A	Location Map
Appendix B	Lot Type Map
Appendix C	Street Exhibit
Appendix D	Sewer Exhibit
Appendix E	Drainage Exhibit
Appendix F	Opinion of Probable Cost

APPENDIX A



Date: May 19, 2022, 4:01pm User ID: ewishert
 File: H:\Projects\51260\00\212 Preliminary\Exhibits\Vicinity Map.dwg

JOB NO. 51260-01
 DATE MAY 2022
 DESIGNER SYL
 CHECKED DRAWN SYL
 SHEET 1 of 1

MEADOWLARK PRESERVE CITY OF PFLUGERVILLE, TEXAS VICINITY MAP

**PAPE-DAWSON
 ENGINEERS**

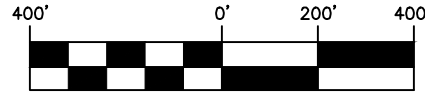
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

APPENDIX B



LOT SUMMARY	
	TOTAL
40'x110' ALLEY & PASEO	144
45'x120' FRONT	112
50'x120' FRONT	119
TOTAL NUMBER OF LOTS	375
AMENITY CENTER	1

SCALE: 1" = 400'



--- DISTRICT BOUNDARY

JOB NO. 51260-01
DATE SEPTEMBER 2024
DESIGNER SYL
CHECKED DRAWN SYL
SHEET 1 of 1

MEADOWLARK PRESERVE
CITY OF PFLUGERVILLE, TEXAS
LOT TYPE MAP



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPB FIRM REGISTRATION #470 | TBPB FIRM REGISTRATION #10028801

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APPENDIX C

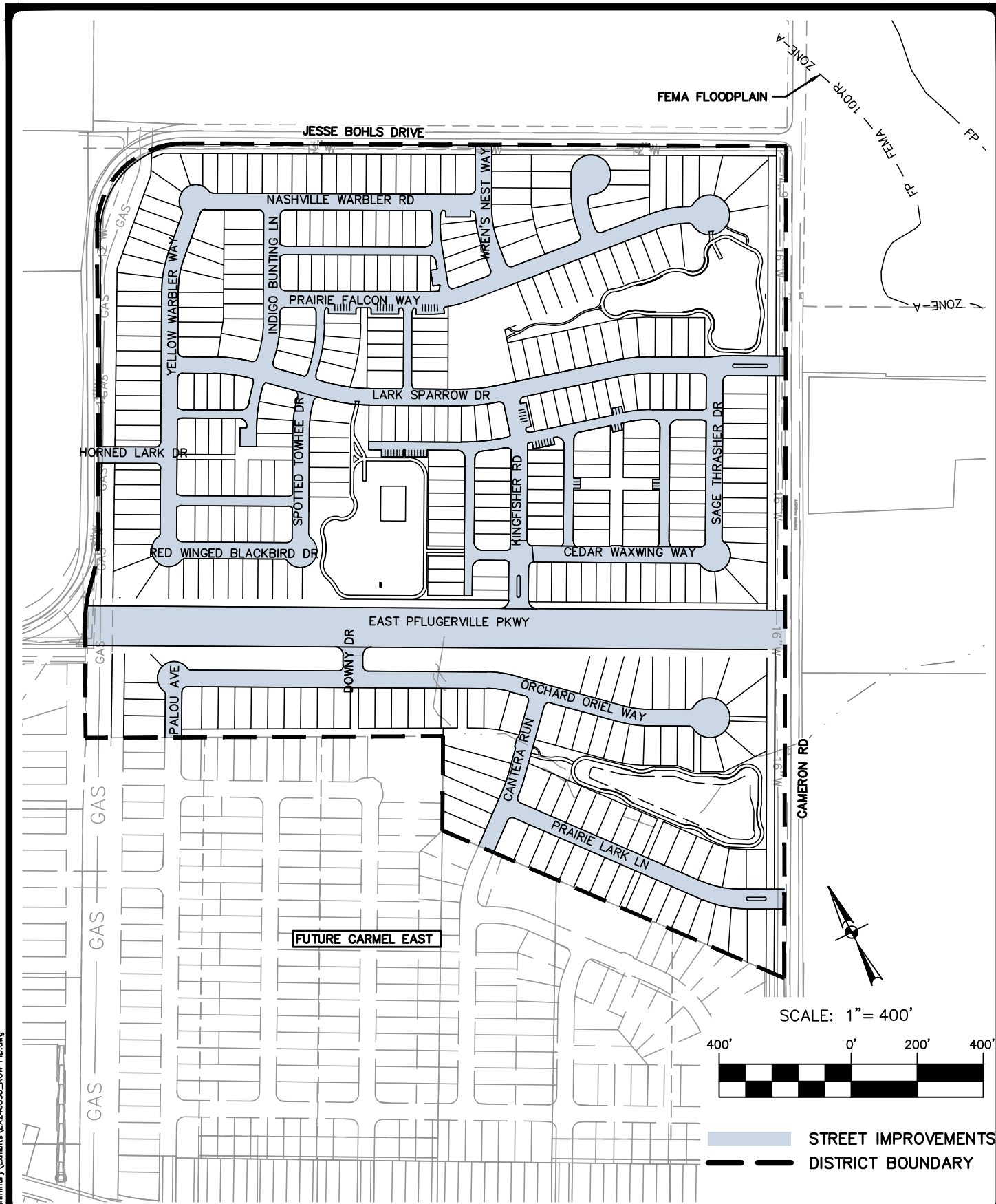
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JOB NO. 51260-01
DATE SEPTEMBER 2024
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SHEET 1 of 1

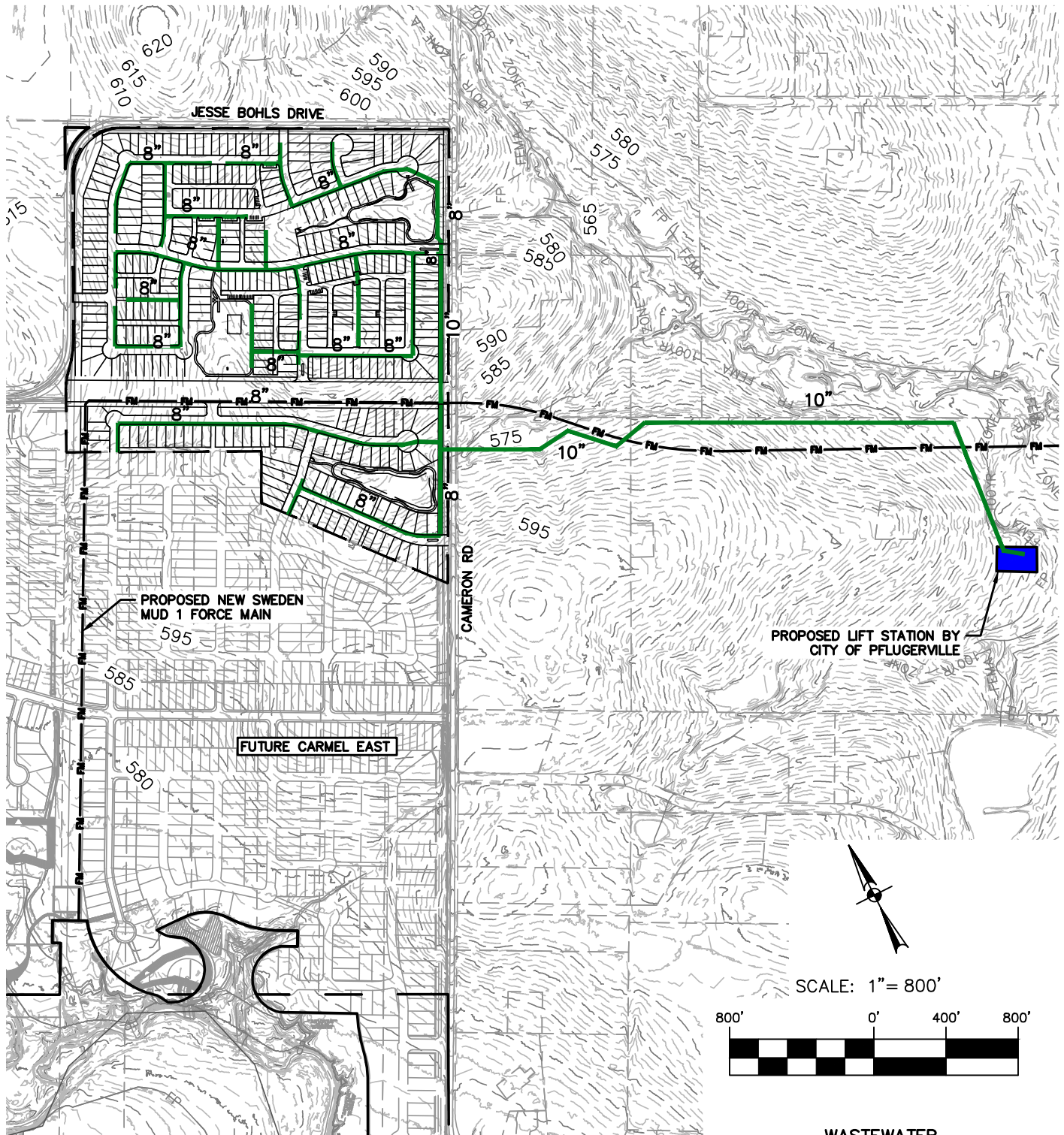
MEADOWLARK PRESERVE
CITY OF PFLUGERVILLE, TEXAS
STREET EXHIBIT

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

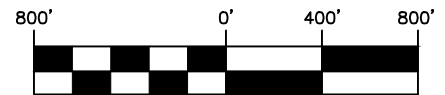


APPENDIX D



NOTE:
PROPOSED PFLUGERVILLE LIFT STATION LOCATION IS
APPROXIMATE AND SUBJECT TO CHANGE

SCALE: 1" = 800'



WASTEWATER
DISTRICT BOUNDARY

JOB NO. 51260-01
DATE SEPTEMBER 2024
DESIGNER SYL
CHECKED DRAWN SYL
SHEET 1 of 1

MEADOWLARK PRESERVE

CITY OF PFLUGERVILLE, TEXAS

WASTEWATER EXHIBIT

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

APPENDIX E

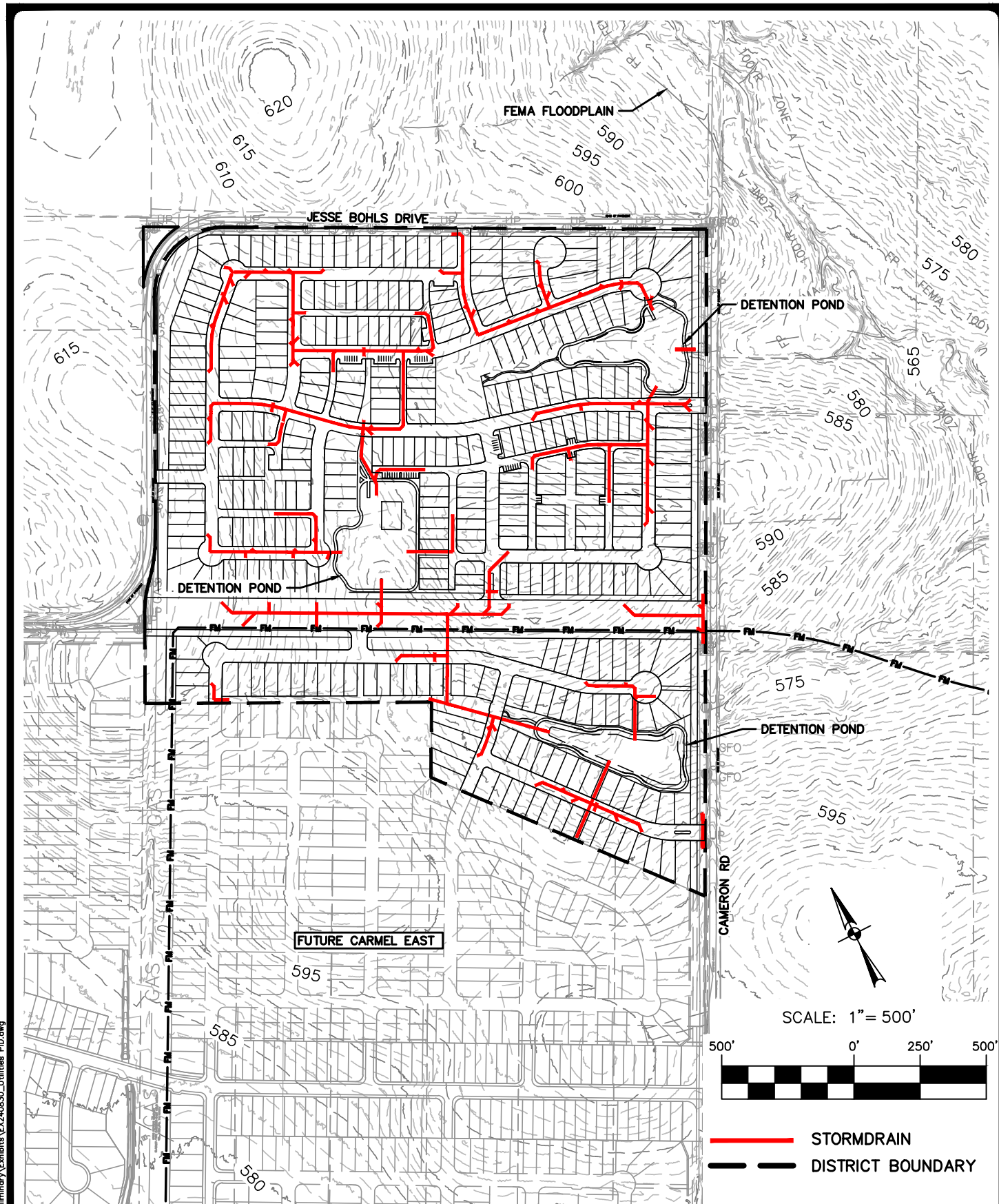
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JOB NO. 51260-01
DATE SEPTEMBER 2024
DESIGNER SYL
CHECKED DRAWN SYL
SHEET 1 of 1

MEADOWLARK PRESERVE
CITY OF PFLUGERVILLE, TEXAS
DRAINAGE EXHIBIT

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801



APPENDIX F

MEADOWLARK PRESERVE

PROPOSAL 1 MEADOWLARK PRESERVE - STREET IMPROVEMENTS

Item No.	Description	Qty	Unit		Item Total
1.1	CLEAR & GRUB (ROW - ROW)	122,140	SY	\$ 1.00	\$ 122,140.00
1.2	EXCAVATION & EMBANKMENT (ROW-ROW)	122,140	SY	\$ 2.24	\$ 273,585.50
1.3	SUBGRADE PREP (3' BOC)	80,900	SY	\$ 2.60	\$ 210,340.00
1.4	LIME STABILIZED SUBGRADE (24" THICK) (3' BOC)	1,136	SY	\$ 30.25	\$ 34,364.00
1.5	FLEXIBLE BASE (30" THICK) (3' BOC)	10,460	SY	\$ 44.20	\$ 462,332.00
1.6	FLEXIBLE BASE (14" THICK) (3' BOC)	1,136	SY	\$ 19.00	\$ 21,584.00
1.7	H.M.A.C. (6" THICK) (E. PFLUGERVILLE PKWY)	8,065	SY	\$ 58.00	\$ 467,770.00
1.8	LIME STABILIZED SUBGRADE (12" THICK) (3' BOC)	79,764	SY	\$ 15.00	\$ 1,196,460.00
1.9	FLEXIBLE BASE (12" THICK) (3' BOC)	64,650	SY	\$ 16.41	\$ 1,061,075.00
1.10	H.M.A.C. (3" THICK)	2,560	SY	\$ 26.32	\$ 67,380.00
1.11	H.M.A.C. (2" THICK)	48,410	SY	\$ 16.00	\$ 774,560.00
1.12	CONCRETE PAVEMENT (ALLEYS)	12,780	SY	\$ 65.00	\$ 830,700.00
1.13	RIBBON CURB	7,790	LF	\$ 19.00	\$ 148,010.00
1.14	6" STANDARD CURB & GUTTER	28,360	LF	\$ 19.50	\$ 553,020.00
1.15	4' CONCRETE SIDEWALK	3,485	LF	\$ 24.00	\$ 83,640.00
1.16	6' CONCRETE SIDEWALK	2,052	LF	\$ 35.00	\$ 71,820.00
1.17	TYPE 1 RAMPS	67	EA	\$ 1,250.52	\$ 83,785.00
1.18	STOP SIGN W/ STREET NAME & STOP BAR	23	EA	\$ 335.00	\$ 7,705.00
1.19	STREET END BARRICADE	9	EA	\$ 1,195.00	\$ 10,755.00
1.20	MISC. PAVEMENT STRIPING	1	LS	\$ 48,950.00	\$ 48,950.00
1.21	MISC. SIGNAGE (SPEED LIMIT, PED. CROSSING, ETC.)	16	EA	\$ 743.38	\$ 11,894.00
1.22	SAWCUT AND TIE TO EXISTING STREET	7	EA	\$ 1,700.00	\$ 11,900.00
1.23	CONCRETE VALLEY GUTTER	13	EA	\$ 6,657.69	\$ 86,550.00
1.24	DEMOLITION & REMOVAL OF EXISTING STRUCTURES	1	LS	\$ 28,450.00	\$ 28,450.00
1.25	STABILIZED CONSTRUCTION ENTRANCE	3	EA	\$ 3,000.00	\$ 9,000.00
1.26	CONCRETE TRUCK WASHOUT	2	EA	\$ 965.00	\$ 1,930.00
1.27	SILT FENCE	41,900	LF	\$ 4.50	\$ 188,550.00
1.28	REVEGETATION (ROW & EASEMENTS)	78,860	SY	\$ 1.00	\$ 78,860.00
1.29	SWPP PLAN PREPARATION, PERMITTING, AND MAINTENANCE	1	LS	\$ 15,000.00	\$ 15,000.00
1.30	ADDITIONAL EXCAVATION & EMBANKMENT (ROW-ROW)	3,347	SY	\$ 4.50	\$ 15,061.50
1.31	LOAD AND DISPOSE/HAUL OFF SPOILS	3,347	SY	\$ 20.00	\$ 66,940.00
TOTAL PRICE - STREET IMPROVEMENTS					\$ 7,044,111.00

PROPOSAL 2
MEADOWLARK PRESERVE - DRAINAGE IMPROVEMENTS

Item No.	Description	Qty	Unit	Unit Cost	Item Total
2.1	10' TYPE 1 CURB INLET	69	EA	\$ 5,800.00	\$ 400,200.00
2.2	15' TYPE 1 CURB INLET	10	EA	\$ 9,684.00	\$ 96,840.00
2.3	3'X3' AREA INLET	18	EA	\$ 4,866.11	\$ 87,590.00
2.4	4'X4' AREA INLET	10	EA	\$ 5,400.00	\$ 54,000.00
2.5	5'X5' AREA INLET	1	EA	\$ 6,200.00	\$ 6,200.00
2.6	18" CLASS III R.C.P.	5,968	LF	\$ 67.00	\$ 399,856.00
2.7	24" CLASS III R.C.P.	3,575	LF	\$ 89.01	\$ 318,210.00
2.8	30" CLASS III R.C.P.	1,246	LF	\$ 112.51	\$ 140,189.00
2.9	36" CLASS III R.C.P.	1,262	LF	\$ 154.53	\$ 195,020.00
2.10	42" CLASS III R.C.P.	131	LF	\$ 225.00	\$ 29,475.00
2.11	48" CLASS III R.C.P.	381	LF	\$ 268.00	\$ 102,108.00
2.12	54" CLASS III R.C.P.	143	LF	\$ 482.85	\$ 69,048.00
2.13	60" CLASS III R.C.P.	418	LF	\$ 450.00	\$ 188,100.00
2.14	5'X4' CLASS III R.C.B.	409	LF	\$ 450.00	\$ 184,050.00
2.15	5'X5' CLASS III R.C.B.	707	LF	\$ 490.00	\$ 346,430.00
2.16	6'X5' CLASS III R.C.B.	583	LF	\$ 590.00	\$ 343,970.00
2.17	TRENCH SAFETY	13,840	LF	\$ 1.00	\$ 13,840.00
2.18	8'X7' JUNCTION BOX	3	EA	\$ 18,050.00	\$ 54,150.00
2.19	8'X6' JUNCTION BOX	1	EA	\$ 23,150.00	\$ 23,150.00
2.20	7'X7' JUNCTION BOX	1	EA	\$ 21,250.00	\$ 21,250.00
2.21	7'X4' JUNCTION BOX	1	EA	\$ 20,700.00	\$ 20,700.00
2.22	6'X6' JUNCTION BOX	7	EA	\$ 9,085.71	\$ 63,600.00
2.23	5'X5' JUNCTION BOX	2	EA	\$ 7,350.00	\$ 14,700.00
2.24	4'X4' JUNCTION BOX	31	EA	\$ 5,218.39	\$ 161,770.00
2.25	24" SLOPING HEADWALL	3	EA	\$ 3,070.00	\$ 9,210.00
2.26	24" HEADWALL	2	EA	\$ 3,070.00	\$ 6,140.00
2.27	42" HEADWALL	1	EA	\$ 5,550.00	\$ 5,550.00
2.28	18" SLOPING HEADWALL W/DISSIPATORS	2	EA	\$ 2,835.00	\$ 5,670.00
2.29	24" SLOPING HEADWALL W/DISSIPATORS	3	EA	\$ 3,136.67	\$ 9,410.00
2.30	30" SLOPING HEADWALL W/DISSIPATORS	2	EA	\$ 4,175.00	\$ 8,350.00
2.31	36" SLOPING HEADWALL W/DISSIPATORS	4	EA	\$ 6,345.00	\$ 25,380.00
2.32	5'X5' SLOPING HEADWALL W/DISSIPATORS	1	EA	\$ 12,500.00	\$ 12,500.00
2.33	6'X5' SLOPING HEADWALL W/DISSIPATORS	1	EA	\$ 49.00	\$ 49.00
2.34	3' WIDE CONCRETE TRICKLE CHANNEL	658	LF	\$ 49.00	\$ 32,242.00
2.35	6' WIDE GRASS CHANNEL	262	LF	\$ 5.50	\$ 1,441.00
2.36	3' WIDE GRASS CHANNEL 3:1 SLOPES	929	LF	\$ 3.00	\$ 2,787.00
2.37	3' WIDE GRASS CHANNEL 6:1 SLOPES	85	LF	\$ 3.00	\$ 255.00
2.38	ROCK RIP-RAP	1,156	SY	\$ 55.14	\$ 63,743.00
2.39	POND A (INCLUDING OUTLET STRUCTURE, MAINTENANCE ROAD & ALL APPURTENANCES)	1	LS	\$ 337,500.00	\$ 337,500.00
2.40	POND B (INCLUDING OUTLET STRUCTURE, MAINTENANCE ROAD & ALL APPURTENANCES)	1	LS	\$ 358,900.00	\$ 358,900.00
2.41	POND C (INCLUDING OUTLET STRUCTURE, MAINTENANCE ROAD AND ALL APPURTENANCES)	1	LS	\$ 475,000.00	\$ 475,000.00
2.42	INLET PROTECTION	72	EA	\$ 150.00	\$ 10,800.00
2.43	AREA INLET PROTECTION	30	EA	\$ 150.00	\$ 4,500.00
2.44	ROCK BERM	275	LF	\$ 40.00	\$ 11,000.00
TOTAL PRICE - DRAINAGE IMPROVEMENTS					\$ 4,714,873.00

PROPOSAL 4
MEADOWLARK PRESERVE - WASTEWATER IMPROVEMENTS

Item No.	Description	Qty	Unit	Unit Cost	Item Total
4.1	8" SDR-26 WASTEWATER LINE (0'-8')	2,410	LF	\$ 40.00	\$ 96,400.00
4.2	8" SDR-26 WASTEWATER LINE (8'-10')	2,940	LF	\$ 42.75	\$ 125,690.00
4.3	8" SDR-26 WASTEWATER LINE (10'-12')	2,259	LF	\$ 44.59	\$ 100,733.00
4.4	8" SDR-26 WASTEWATER LINE (12'-14')	1,938	LF	\$ 46.11	\$ 89,366.00
4.5	8" SDR-26 WASTEWATER LINE (14'-16')	2,187	LF	\$ 48.24	\$ 105,501.00
4.6	8" SDR-26 WASTEWATER LINE (16'-18')	1,467	LF	\$ 58.00	\$ 85,086.00
4.7	8" SDR-26 WASTEWATER LINE (18'-20')	681	LF	\$ 74.00	\$ 50,394.00
4.8	8" SDR-26 WASTEWATER LINE (20'-22')	205	LF	\$ 137.00	\$ 28,085.00
4.9	10" SDR-26 WASTEWATER LINE (0'-8')	1,185	LF	\$ 49.00	\$ 58,065.00
4.10	10" SDR-26 WASTEWATER LINE (8'-10')	665	LF	\$ 50.00	\$ 33,250.00
4.11	10" SDR-26 WASTEWATER LINE (10'-12')	525	LF	\$ 52.00	\$ 27,300.00
4.12	10" SDR-26 WASTEWATER LINE (12'-14')	835	LF	\$ 53.00	\$ 44,255.00
4.13	10" SDR-26 WASTEWATER LINE (14'-16')	265	LF	\$ 56.00	\$ 14,840.00
4.14	10" SDR-26 WASTEWATER LINE (16'-18')	570	LF	\$ 65.00	\$ 37,050.00
4.15	10" SDR-26 WASTEWATER LINE (18'-20')	407	LF	\$ 82.00	\$ 33,374.00
4.16	10" SDR-26 WASTEWATER LINE (20'-22')	125	LF	\$ 125.00	\$ 15,625.00
4.17	10" SDR-26 WASTEWATER LINE (22'-24')	72	LF	\$ 137.00	\$ 9,864.00
4.18	10" SDR-26 WASTEWATER LINE (24'-26')	255	LF	\$ 155.00	\$ 39,525.00
4.19	TRENCH SAFETY	19,406	LF	\$ 1.00	\$ 19,406.00
4.20	4' DIAMETER STANDARD MANHOLE	97	EA	\$ 5,589.69	\$ 542,200.00
4.21	EXTRA DEPTH MANHOLE	359	VF	\$ 495.00	\$ 177,705.00
4.22	WASTEWATER SERVICE LINE (SINGLE)	31	EA	\$ 2,541.94	\$ 78,800.00
4.23	WASTEWATER SERVICE LINE (DOUBLE)	174	EA	\$ 2,762.64	\$ 480,700.00
4.24	UTILITY BORE & ENCASEMENT - CAMERON RD	38	LF	\$ 1,100.00	\$ 41,800.00
TOTAL PRICE - WASTEWATER IMPROVEMENTS					\$ 2,335,014.00

SUMMARY

MEADOWLARK PRESERVE - STREET IMPROVEMENTS	\$ 7,044,111.00
MEADOWLARK PRESERVE - DRAINAGE IMPROVEMENTS	\$ 4,714,873.00
MEADOWLARK PRESERVE - WASTEWATER IMPROVEMENTS	\$ 2,335,014.00
TOTAL MEADOWLARK PRESERVE :	\$ 14,093,998.00

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