

ORD-0885 - 2026 Annual Service Plan Update

2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

MAY 26, 2026



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INTRODUCTION

Capitalized terms used in this 2026 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 Amended and Restated 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 2026 Amended and Restated Service and Assessment Plan, or an Exhibit attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes.

On May 12, 2020, the City passed and approved Resolution No. 1763-20-05-12-0721, authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon adoption as required by the PID Act. On July 26, 2022, the City Council passed and approved a resolution accepting an amended and restated petition, which revised the District’s boundaries and authorized an increase in the estimated costs of the Authorized Improvements.

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

On September 9, 2025, the City approved the Annual Service Plan Update for 2025 for the District by adopting Ordinance No. 1679-25-09-09, which updated the Assessment Roll for 2025.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2026 Amended and Restated Service and Assessment Plan which amends and restates the Original Service and Assessment Plan for the purposes of (1) updating the Authorized Improvements, (2) reducing the Improvement Area #1 assessments, (3) reducing the reimbursement obligation for the costs of the Improvement Area #1 Improvements, (4) updating the Improvement Area #1 Assessment Roll for 2026, and (5) updating the Improvement Area #2 Assessment Roll, and (6) revising the buyer disclosures for Improvement Area #1. This 2026 Amended and Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

The purpose of the District is to finance the Actual Costs of the Authorized Improvements for the benefit of property within the District. The District contains approximately 415.361 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

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 the 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 Improvement Area #1 Assessment Roll is contained in **Exhibit F-1**. The Improvement Area #2 Assessment Roll is contained in **Exhibit F-2**.

SECTION I: DEFINITIONS

“2026 Amended and Restated Service and Assessment Plan” means this 2026 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time.

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

- (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, including a 4% construction management fee. 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 if PID Bonds are issued.

“Additional Interest Rate” means the interest rate, not to exceed 0.50%, charged on Assessments securing PID Bonds, as authorized by Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation or the Improvement Area #2 Reimbursement Obligation.

“Administrator” means the City, or the person or independent firm designated by the City who shall have the responsibility provided in this 2026 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City Council related to the duties and responsibility of the administration of the District.

“Annual Collection Costs” means 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) paying, and redeeming PID Bonds, if issued;
- (6) investing or depositing Assessments and Annual Installments;
- (7) complying with this 2026 Amended and Restated Service and Assessment Plan and the PID Act with respect to the administration of the District, including continuing disclosure requirements; and
- (8) the paying agent/registrars and Trustee in connection with PID Bonds, if issued, 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 may include: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to this 2026 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council, in accordance with the PID Act.

“Assessed Property” means any Parcel within the District that benefits from the Authorized Improvements and on which an Assessment is levied as shown on the Assessment Roll and which includes any and all Parcels within the District other than Non-Benefited Property.

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

“Assessment Ordinance” means the ordinance adopted by the City Council in accordance with the PID Act that approves the Service and Assessment Plan and levies the Assessment on all or a portion of the Assessed Property within the District, as shown on any 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, as more specifically described in **Section V**.

“Assessment Roll” means any assessment roll for the Assessed Property within the District, including the Improvement Area #1 Assessment Roll as shown in **Exhibit F-1** and the Improvement Area #2 Assessment Roll as shown in **Exhibit F-2**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued, or in connection with any Annual Service Plan Update.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, as more specifically described in **Section III** including Public Improvements, District Formation Expenses, Bond Issuance Costs and Annual Collection Costs.

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

“City” means the City of Pflugerville, Texas.

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

“County” means Travis County, Texas.

“Creation Resolution” means Resolution No. 1763-20-05-12-0721, approved by the City Council on May 12, 2020, which authorized the creation of the District.

“Delinquent Collection Costs” means, for an Assessed Property, 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 2026 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

“Developer” means Lakeside Meadows, LLC, a Texas limited liability company, and its successors and assigns.

“District” means the Lakeside Meadows Public Improvement District containing approximately 415.361 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B**.

“District Formation Expenses” means costs incurred creating the District, including attorney fees, consultant fees, and other fees and expenses related to the formation of the District and the levy of Assessments.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property 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.

“Improvement Area #1” means approximately 318.758 acres located within the District, as shown on, and more specifically described in **Exhibit A-2**.

“Improvement Area #1 Annual Installment” means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that may include: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest, if applicable. Additional Interest is not charged on the Assessments which secure the Improvement Area #1 Reimbursement Obligation, but will be included in future Improvement Area #1 Annual Installments in the event PID Bonds securing the Improvement Area #1 Assessment are issued.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means \$26,535,000 in Assessments levied against Assessed Property within Improvement Area #1 and imposed pursuant to Ordinance No. 1626-24-05-14, as approved by the City Council on second reading on May 14, 2024.

“Improvement Area #1 Assessment Roll” means the assessment roll for the Improvement Area #1 Assessed Property within the District and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Projects” means Improvement Area #1’s allocable share of the Public Improvements, Bond Issuance Costs, first year Annual Collection Costs, and District Formation Expenses as shown on **Exhibit C** and as further described in **Section III**.

“Improvement Area #1 Reimbursement Obligation” means an amount not to exceed \$23,554,458 payable from Improvement Area #1 Assessments to be paid to the Developer pursuant to the Reimbursement Agreement.

“Improvement Area #2” means approximately 96.603 acres located within the District, as shown on, and more specifically described in **Exhibit A-3**.

“Improvement Area #2 Annual Installment” means the annual installment payment of the Improvement Area #2 Assessment as calculated by the Administrator and approved by the City Council that may include: (1) principal, (2) interest, and (3) Annual Collection Costs.

“Improvement Area #2 Assessed Property” means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

“Improvement Area #2 Assessment” means \$1,691,000 in Assessments levied against Assessed Property within Improvement Area #2 and imposed pursuant to Ordinance No. 1626-24-05-14, as approved by the City Council on second reading on May 14, 2024.

“Improvement Area #2 Assessment Roll” means the assessment roll for the Improvement Area #2 Assessed Property within the District and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-2**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #2 Projects” means Improvement Area #2’s allocable share of the Public Improvements, Bond Issuance Costs, first year Annual Collection Costs, and District Formation Expenses as shown on **Exhibit C** and as further described in Section III.

“Improvement Area #2 Reimbursement Obligation” means an amount not to exceed \$1,652,000 payable from Improvement Area #2 Assessments to be paid to the Developer pursuant to the Reimbursement Agreement.

“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 the Trustee setting forth terms and conditions related to the PID Bonds, if issued.

“Landowner(s)” means individuals or entities that own a Parcel(s) located within the District at the time of the levy of Assessments and have consented to the levy of Assessment against their Parcel(s) through a Landowner Agreement. Landowners include:

- (1) Brightland Homes, LTD., a Texas limited partnership
- (2) Lakeside Meadows, LLC, a Texas limited liability company
- (3) Meritage Homes of Texas, an Arizona limited liability company
- (4) NP Lakeside 130, LLC, a Missouri limited liability company
- (5) VATGA Developers, LLC, a Texas limited liability company
- (6) DCV Austin II, LTD., a Texas limited partnership
- (7) USRLP Pflugerville II, LLC, a Delaware limited liability company
- (8) PECAN COMMERCE CENTER ILP, LLC, a Delaware limited liability company

“Landowner Agreement” means any Landowner Agreement between the City and a Landowner in which a Landowner agrees to the levy of Assessment against a Parcel(s) located within the District that will be specially benefited by the Authorized Improvements.

“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 as shown on a concept plan or preliminary plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, 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 calculated by the Administrator and confirmed and approved by the City Council.

“Lot Type 1” means a Lot designated as a residential lot within Parcel 1A or Parcel 1B of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 2” means a Lot designated as a residential lot within Parcel 2 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 3” means a Lot designated as a continuing care retirement community unit within Parcel 3 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 4” means a Lot designated as an apartment unit within Parcel 4 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 5” means a Lot designated as an office or retail lot within Parcel 5 or Parcel 6 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 6” means a Lot designated as an apartment unit within Parcel 7 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 7” means a Lot designated as an industrial space within Parcel 9 of Improvement Area #1, as shown on the map attached as **Exhibit J**.

“Lot Type 8” means a Lot designated as an industrial space within Parcel 10 of Improvement Area #2, as shown on the map attached as **Exhibit J**.

“Lot Type 9” means a Lot designated as an office space within Parcel 11 of Improvement Area #2, as shown on the map attached as **Exhibit J**.

“Maximum Assessment” means the amount shown for each Lot Type or Parcel on **Exhibit H-1**. 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 Authorized Improvements as determined by the City Council.

“Original Service and Assessment Plan” means the Service and Assessment Plan approved by the City Council on May 14, 2024.

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

“Parcel 8” means approximately 32.03 acres, as shown on **Exhibit J**, which has been purchased by the State and will not be subject to Assessment. The allocable costs of the Authorized Improvements which benefit Parcel 8 will be borne by the Developer as shown in **Exhibit E**.

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

“PID Bonds” means any bonds issued by the City in accordance with the PID Act, if applicable, that are secured by Assessments.

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

“Prepayment Costs” means interest, including Additional Interest (if applicable), and Annual Collection Costs incurred up to the date of Prepayment.

“Public Improvements” means the improvements described in **Section III** and depicted on **Exhibit I**.

“Reimbursement Agreement” means that certain “Lakeside Meadows Public Improvement District Reimbursement Agreement” between the City and the Developer pursuant to which the City agrees to levy Assessments on benefited property and all or a portion of such Assessments are paid to the Developer to reimburse the Actual Costs related to such Authorized Improvements.

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

“State” means the State of Texas.

“Taken Property” shall have the meaning assigned to such term in **Section VI.F**.

“Taking” shall have the meaning assigned to such term in **Section VI.F**.

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

SECTION II: THE DISTRICT

The District includes approximately 415.361 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B**. Development of the District is anticipated to include 444 single family units, 190 continuing care retirement community units, approximately 75,500 square feet of mixed office or retail space, 898 apartment units, approximately 1,956,762 square feet of industrial space and approximately 45,100 square feet of office space as well as associated rights-of-way, landscaping, and infrastructure necessary to provide roadways, drainage, and utilities to property within the District.

Improvement Area #1 includes approximately 318.758 acres as more particularly described and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to contain 444 single family units, 190 continuing care retirement community units, approximately 75,500 square feet of office or retail space, 898 apartment units and approximately 862,000 square feet of industrial space.

Improvement Area #2 includes approximately 96.603 acres as more particularly described and depicted on **Exhibit A-3**. Development of Improvement Area #2 is anticipated to contain approximately 1,094,762 square feet of industrial space and approximately 45,100 square feet of office space.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Developer and its engineer and review by the City staff and by third-party consultants retained by the City, determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit C**.

A. Public Improvements

- *Streets*

The street improvements consist of concrete curb and gutter, concrete valley gutter, ramps, street-lights, intersections, signage, revegetation of disturbed areas and streets will be designed with a flexible pavement section that consists of prepared subgrade, crushed limestone base and hot mix asphaltic concrete pavement surface. Sidewalks will be constructed along all public roadways (excluding alleys) on both sides of the street. Also includes 9.522 acres of ROW to construct Balaton Blvd and the corresponding pedestrian trails and a 1.374 acre parcel acquired from TxDOT to extend Balaton Blvd.,

for a total of 10.896 acres as identified on the Final Plat of Lakeside Meadows - Phase 1. The development will also require additional traffic improvements as development activity progresses including turn lanes, traffic signals, and pro-rata mitigation at nearby intersections.

- *Water*

Water improvements include trench excavation and embedment, trench safety, PVC pipes, manholes, and service connections. Lakeside Meadows public water lines will be constructed with the subdivision improvements and will provide service and circulation to the development.

- *Wastewater*

Wastewater improvements include excavation and embankment, trench safety, manholes, and service connections. Lakeside Meadows public wastewater lines will be constructed with the subdivision improvements and will provide service to the development.

- *Drainage & Detention*

Improvements include a system of curb and gutters, inlets, channels, concrete pipes, ponds to outfall into the tributaries and detention ponds to mitigate the increase in runoff from the development. Includes expansion of drainage improvements around Pond A.

- *Parks, Trails, & Landscaping*

Lakeside Meadows includes a parkland plan for the development of parks, trails, landscaping and open space. Improvements will include a cohesive trail system throughout the development, improved park areas for public use, entry monumentation/signage, and tree plantings along street corridors. The Developer will also assist in the construction of a pedestrian bridge or tunnel crossing at Pflugerville Parkway to assist with pedestrian circulation to the adjacent Lake Pflugerville facilities. Includes the installation of pedestrian-scale trail lighting along with bike racks, benches, dog waste bag stations and associated site improvements.

- *Erosion Controls*

Erosion controls include silt fence, rock berms, stabilized construction entrances, inlet protection, soil retention blanket, diversion dike and hydro mulching.

- *Offsite Water*

Offsite water improvements include a 16" waterline located along Weiss Lane and E. Pecan Street that connects to existing 24" and 16" PVC City water lines.

- *Offsite Wastewater*
The offsite wastewater improvements include 24", 12" and 8" PVC gravity wastewater lines, which will serve all properties in the development.
- *Improvement Area #1 Soft Costs*
Includes City permitting fees and the City inspection fees for Phase 1.
- *Soft Costs*
Includes costs related to designing, constructing, installing, and financing the Authorized Improvements, including land planning and design, City fees and performance bonds, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, and other PID costs incurred and paid by the Developer.

B. District Formation Expenses

Costs incurred creating the District, including attorney fees, consultant fees, and other fees and expenses related to formation of the District and the levy of Assessments.

C. Bond Issuance Costs

- *Debt Service Reserve Requirement*
Equals the amount required to fund a reserve under the Indenture in connection with the issuance of PID Bonds, if issued. This amount may be updated or revised at the time of issuance if PID Bonds are issued.
- *Capitalized Interest*
Equals the amount of capitalized interest available for payment of interest on PID Bonds, if issued, as reflected in the Indenture. This amount may be updated or revised at the time of issuance if PID Bonds are issued.
- *Underwriter's Discount*
Equals a percentage of the par amount of a particular series of PID Bonds, if issued, and includes a fee for underwriter's counsel. This amount may be updated or revised at the time of issuance if PID Bonds are issued.
- *Cost of Issuance*
Costs associated with issuing PID Bonds, if issued, 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. This amount may be updated or revised at the time of issuance if PID Bonds are issued.

D. First Year Annual Collection Costs

The estimated cost of the 1st year Annual Collection Costs.

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 projected costs and annual indebtedness for the Authorized Improvements undertaken within the District. The Service Plan shall be updated in each Annual Service Plan Update. **Exhibit D** summarizes the Service Plan for the District.

PID Bonds may be issued by the City to pay all or a portion of the Improvement Area #1 Reimbursement Obligation owed under the Reimbursement Agreement. If and when PID Bonds are issued, the PID Bonds will fund costs of issuance of the PID Bonds and other costs set forth in **Section III** above. Assessments may be collected in an amount sufficient to pay principal, interest, and Additional Interest on the PID Bonds, costs of issuance of the PID Bonds, and to fund the debt service reserve requirement, as defined in the applicable Indenture.

PID Bonds may be issued by the City to pay all or a portion of the Improvement Area #2 Reimbursement Obligation owed under the Reimbursement Agreement. If and when PID Bonds are issued, the PID Bonds will fund costs of issuance of the PID Bonds and other costs set forth in **Section III** above. Assessments may be collected in an amount sufficient to pay principal, interest, and Additional Interest on the PID Bonds, costs of issuance of the PID Bonds, and to fund the debt service reserve requirement, as defined in the applicable Indenture.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements. If PID Bonds are issued, **Exhibit E** will be updated to show the amount required to fund the required reserves and issue the PID Bonds at the time the PID Bonds are issued. The sources and uses of funds shown on **Exhibit E** shall be updated in each Annual Service Plan Update.

SECTION V: ASSESSMENT PLAN

The PID Act requires the City to apportion the Actual 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, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City 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 or order reasonable classifications

and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2026 Amended and Restated Service and Assessment Plan describes the special benefit received by each Assessed Property within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments levied on the Assessed Property for such Authorized Improvements.

The determination by the City 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 Landowners 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 costs of the Authorized Improvements shall be allocated as follows:

- Authorized Improvements are allocated between Improvement Area #1 and Improvement Area #2 based on the methodology below and as shown on **Exhibit C** and as further described in the engineering report attached as **Appendix A**.
 - 1) Public Improvements that only benefit Improvement Area #1 are allocated between Parcel 8 and Improvement Area #1 Assessed Property based on Estimated Buildout Value as shown on **Exhibit C**.
 - 2) Public Improvements that benefit Improvement Area #1 Assessed Property, Parcel 8, and Improvement Area #2 Assessed Property are allocated pro rata based on Estimated Buildout Value as shown on **Exhibit C**.
 - 3) District Formation Expenses, Bond Issuance Costs, and first year Annual Collection Costs are allocated pro rata based on total Assessment levied as shown on **Exhibit C**.

B. Assessments

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G-1**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #2 Assessments were levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit F-2**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**, subject to revisions made during any Annual Service Plan Update.

The Maximum Assessment for each Lot Type is shown on **Exhibit H-1**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

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:

- *Improvement Area #1*
 - a. The cost of Improvement Area #1 Projects equals \$27,696,183 as shown on **Exhibit C**, of which \$25,925,051 is allocated to Improvement Area #1 Assessed Property and \$1,771,132 is allocated to Parcel 8; and
 - b. The Improvement Area #1 Assessed Property receives special benefit from Improvement Area #1 Projects equal to or greater than the Actual Costs of the Improvement Area #1 Projects allocated to Improvement Area #1 Assessed Property; and
 - c. Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Projects, of which \$23,554,458 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
 - d. Parcel 8 is owned by the State and is not subject to the Improvement Area #1 Assessments levied for Improvement Area #1 Projects. The allocable costs of the Improvement Area #1 Projects which benefit Parcel 8 will be borne by the Developer as shown in **Exhibit E**; and
 - e. The special benefit (\geq \$25,925,051) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects is greater than or equal to the amount of outstanding Improvement Area #1 Assessments (\$23,554,458) levied on the Improvement Area #1 Assessed Property for the Authorized Improvements; and
 - f. At the time the City Council approved the Assessment Ordinance, the Landowners owned 100% of the Improvement Area #1 Assessed Property. In separate Landowner Agreements, the Landowners acknowledged that the Improvement Area #1 Projects confer a special benefit on Improvement Area

#1 Assessed Property and consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. The Landowners 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 Improvement Area #1 Assessed Property.

- *Improvement Area #2*
 - a. The cost of Improvement Area #2 Projects equals \$1,882,279 as shown on **Exhibit C**; and
 - b. The Improvement Area #2 Assessed Property receives special benefit from Improvement Area #2 Projects equal to or greater than the Actual Costs of the Improvement Area #2 Projects; and
 - c. Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property for Improvement Area #2 Projects, of which \$1,652,000 remains outstanding, as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit F-2**; and
 - d. The special benefit (\geq \$1,882,279) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Projects is greater than the amount of outstanding Improvement Area #2 Assessments (\$1,652,000) levied on the Improvement Area #2 Assessed Property for the Authorized Improvements; and
 - e. At the time the City Council approved the Assessment Ordinance, the Landowners owned 100% of Improvement Area #2. In separate Landowner Agreements, the Landowners acknowledged that the Improvement Area #2 Projects confer a special benefit on Improvement Area #2 Assessed Property and consented to the imposition of the Assessments to pay for the Actual Costs associated therewith. The Landowners 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 Improvement Area #2 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessment remaining on the Assessed Property.

The Annual Collection Costs shall be billed and collected in the same manner as Annual Installments in the amounts set forth in each Annual Service Plan Update.

E. Interest

The interest on the Improvement Area #1 Assessment securing the Improvement Area #1 Reimbursement Obligation shall be collected at rates established under the Reimbursement Agreement as part of the Improvement Area #1 Annual Installment pursuant to the Reimbursement Agreement.

The interest on the Improvement Area #2 Assessment securing the Improvement Area #2 Reimbursement Obligation shall be collected at rates established under the Reimbursement Agreement as part of the Improvement Area #2 Annual Installment pursuant to the Reimbursement Agreement.

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 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 the next Annual Service Plan Update and 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, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new 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 the same Lot Type

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

E = the number of Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City with an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and 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 will not exceed the Maximum Assessment, shown on **Exhibit H-1** 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 City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If

the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment, then (i) the Assessment applicable to each Lot Type exceeding the Maximum Assessment shall be reduced to the Maximum Assessment, and (ii) the person or entity filing the plat shall pay to the City the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, prior to the City approving the final plat. 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 the amounts referenced in (ii) in the immediately preceding sentence.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessments, the owner transferring the Assessed Property shall pay to the City or the Administrator on behalf of the City the full amount of the outstanding Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, for such Assessed Property, 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 outstanding Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, 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.

If PID Bonds to refinance the Improvement Area #1 Reimbursement Obligation are not issued within five years from the date the Improvement Area #1 Assessments are levied, the Improvement Area #1 Assessments will be reduced in an amount equal to the estimated Bond Issuance Costs related to costs of issuing PID Bonds, as shown on **Exhibit C** hereto. The City Council shall reduce the Improvement Area #1 Assessments on a pro-rata basis among all Improvement Area #1 Assessed Properties.

If PID Bonds to refinance the Improvement Area #2 Reimbursement Obligation are not issued within five years from the date the Improvement Area #2 Assessments are levied, the Improvement Area #2 Assessments will be reduced in an amount equal to the estimated Bond

Issuance Costs related to costs of issuing such PID Bonds, as shown on **Exhibit C** hereto. The City Council shall reduce the Improvement Area #2 Assessments on a pro-rata basis among all Improvement Area #2 Assessed Properties.

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 any 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 pre-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 as **Exhibit K**.

If an Assessment is pre-paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll 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; 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 2026 Amended and Restated 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 Remaining 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 (F), 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 (F), the Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds, if issued.

G. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. In no case will the Assessment for any Lot Type exceed the Maximum Assessment. Annual Installments are subject to adjustment in each Annual Service Plan Update. **Exhibit G-1** shows the projected Annual Installments for Improvement Area #1. **Exhibit G-2** shows the projected Annual Installments for Improvement Area #2. 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 an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated pro rata among Assessed Properties for which the Assessments remain unpaid in proportion to the amount of the Annual Installments for the Assessed Property. Annual Installments shall be collected by the City 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. For billing purposes only, until a plat has been recorded within the District, the Annual Installment will be billed to each property ID within the District based on the Travis Central Appraisal District acreage.

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 Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds, if issued in accordance with the PID Act, 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. Failure of the owner of Assessed Property to receive an invoice for an Annual Installment on the property tax bill or otherwise shall not relieve the owner of Assessed Property of the obligation to pay the

Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

SECTION VII: ASSESSMENT ROLL

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

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of an Assessed Property claims that an error has been made in any calculation required by this 2026 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the sole and exclusive remedy of the owner of Assessed Property 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 public meeting, and within 30 days after adjourning such meeting, the City Council shall make a final determination as to whether 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 2026 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, or the applicable 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 2026 Amended and Restated 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 2026 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2026 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 Amended and Restated 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 2026 Amended and Restated Service and Assessment Plan. Interpretations of this 2026 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after providing an opportunity for all interested parties to be heard at a public meeting of the City Council. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this 2026 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

E. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2026 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **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 approving this 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2026 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in its entirety.

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

Improvement Area #1

- The final plat of Lakeside Meadows – Phase 1 was filed and recorded with the County as document number 202300053 on March 3, 2023.
- The final plat of Lakeside Meadows – Phases 4 & 5 was filed and recorded with the County as document number 202400150 on August 28, 2024.
- The condominium plat of Lakeside 130 Commercial Condominiums was filed and recorded with the County as document number 202300095 on April 19, 2023.
- The final plat of Lakeside Meadows – Phase 2 was filed and recorded with the County as document number 202400149 on August 28, 2024.

Improvement Area #2

- The final plat of Lakeside Meadows Industrial Phase 1 was filed and recorded with the County as document number 202100137 on June 9, 2021.
- The final plat of Lakeside Meadows Industrial Phase 2 was filed and recorded with the County as document number 202100174 on August 4, 2021.
- The final plat of Lakeside Meadows Industrial Phase 3 was filed and recorded with the County as document number 202100176 on August 4, 2021.
- The final plat of Lakeside Meadows Industrial Phase 4 was filed and recorded with the County as document number 202100175 on August 4, 2021.

B. Lot and Home Sales

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. For Assessments securing reimbursement obligations, ownership within the property securing such Assessment is shown on publicly available records.

C. Outstanding Assessment

Improvement Area #1

Inclusive of the Annual Installment due January 31, 2027, Improvement Area #1 has an outstanding Assessment of \$23,554,458.

Improvement Area #1 Outstanding Assessment

Installment Due January 31,	Outstanding Balance	Annual Principal Payment	Prepayments	Reduction in Original Assessment ^[a]	Remaining Outstanding Assessment
2025	\$ 26,535,000	\$ 295,000	\$ 1,731,509	\$ -	\$24,508,491
2026	\$ 24,508,491	\$ 294,214	\$ 49,871	\$ -	\$24,164,406
2027	\$ 24,164,406	\$ -	\$ -	\$ 609,948	\$23,554,458
Total		\$ 589,214	\$ 1,781,380	\$ 609,948	

Improvement Area #2

Inclusive of the Annual Installment due January 31, 2027, Improvement Area #2 has an outstanding Assessment of \$1,652,000.00.

D. Annual Installment Due 1/31/2027

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment due January 31, 2027, is \$1,894,294.03
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due January 31, 2027, budgeted for the Annual Installment is \$58,917.18.

Improvement Area #1 Annual Installment Due January 31, 2027	
Principal	\$ 304,368.12
Interest	\$ 1,589,925.92
Annual Collection Costs	\$ 58,917.18
Total Annual Installment	\$ 1,953,211.21

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2027.

Improvement Area #1 Annual Collection Cost Breakdown		
PID Administrator	\$	44,704.56
City Auditor	\$	2,340.34
Filing Fees	\$	936.14
County Collection	\$	936.14
Draw Request Review	\$	-
Past Due P3Works, LLC Invoices	\$	-
Collection Cost Maintenance Balance	\$	10,000.00
Total	\$	58,917.18

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Improvement Area #2 Annual Installment due January 31, 2027, is \$132,510.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs due January 31, 2027, budgeted for the Annual Installment is \$8,337.18.

Improvement Area #2 Annual Installment Due January 31, 2027		
Principal	\$	21,000.00
Interest	\$	111,510.00
Annual Collection Costs	\$	8,337.18
Total Annual Installment	\$	140,847.18

See below for a table showing the breakdown of the Annual Collection Costs for the Annual Installments due 1/31/2027.

Improvement Area #2 Annual Collection Cost Breakdown		
PID Administrator	\$	3,049.80
City Auditor	\$	159.66
Filing Fees	\$	63.86
County Collection	\$	63.86
Draw Request Review	\$	-
Collection Cost Maintenance Balance	\$	5,000.00
Less CCMB Credit from Prior Years	\$	-
Total	\$	8,337.18

LIST OF EXHIBITS & APPENDICES*

The following exhibits are attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes:

- Exhibit A-1** District Legal Description
- Exhibit A-2** Improvement Area #1 Legal Description & Boundary Map
- Exhibit A-3** Improvement Area #2 Legal Descriptions & Boundary Maps
- Exhibit B** District Boundary Map
- Exhibit C** Authorized Improvements
- Exhibit D** Service Plan – Five Year Plan
- Exhibit E** Service Plan – Sources and Uses
- Exhibit F-1** Improvement Area #1 Assessment Roll
- Exhibit F-2** Improvement Area #2 Assessment Roll
- Exhibit G-1** Improvement Area #1 Annual Installment Schedule
- Exhibit G-2** Improvement Area #2 Annual Installment Schedule
- Exhibit H-1** Maximum Assessment per Lot Type
- Exhibit H-2** Assessed Value of the District
- Exhibit I** Maps of Authorized Improvements
- Exhibit J** Map of District Parcels
- Exhibit K** Notice of PID Assessment Lien Termination
- Exhibit L** Buyer Disclosures

The following Appendices are attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes:

- Appendix A** Engineering Report

*All information included or derived from the exhibits and appendices is subject to change based on the receipt of updated information from appropriate parties and is to be reviewed and validated by the City’s designated Financial Advisor, Bond Counsel, and the City Attorney; the data is included herein with the permission of the City and does not constitute financial or investment advice.

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION



FIELD NOTES FOR

A 415.361 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162, IN THE E. KIRKLAND SURVEY, ABSTRACT NO. 458 AND IN THE J.P. SHERWOOD SURVEY, OF TRAVIS COUNTY, TEXAS BEING A PORTION OF THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT CONVEYED TO EMIL A. & MARIE BOHLS, RECORDED IN VOLUME 871, PAGE 488 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT, DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOHLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 63.147 ACRE TRACT CONVEYED TO USRLP PFLUGERVILLE, LLC, RECORDED IN DOCUMENT NO. 202001897 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE REMNANT PORTION OF A CALLED 281.80 ACRE TRACT CONVEYED TO CACTUS COMMERCIAL SOUTH, LP RECORDED IN DOCUMENT NO. 2014095553 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 1.374 ACRE TRACT OF LAND AS DEFINED IN "EXHIBIT A" IN CONTRACT FOR EXCHANGE OF REAL PROPERTY, IN AN UNRECORDED DOCUMENT BETWEEN TIMMERMAN FARMS, LTD., AND CACTUS COMMERCIAL SOUTH, LP. SAID 415.361 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 "McGray & McGray" found in the north right-of-way line of Pecan Street East, a variable width right-of-way, said point being the southeast corner of the Remnant Portion of said 5.00-acre tract dated July 26, 1974, also being the southwest terminus of Wiess Lane, a variable width right-of-way, for the southeast corner and **POINT OF BEGINNING** hereof;

THENCE N 62°24'35" W, with the north right-of-way line of said Pecan Street East, same being the south boundary line of said 5.00-acre tract dated July 26, 1974, a distance of **782.17 feet** to a 3/8" iron rod found at the southwest corner of said 5.00-acre tract dated July 26, 1974, same being the southeast corner of said 63.147-acre tract for an angle point in the south boundary line hereof;

THENCE N 62°40'06" W, with the north right-of-way of said Pecan Street East, same being the south boundary line of said 63.147-acre tract, a distance of **836.85 feet** to a 3/8" iron rod found for an angle point hereof;

THENCE N 27°19'54" E, with the east right-of-way of said Pecan Street East, same being the west boundary line of said 63.147-acre tract, a distance of **39.47 feet** to a 3/8" iron rod found for an angle point hereof;

THENCE N 62°40'06" W, with the north right-of-way of said Pecan Street East, same being the south boundary line of said 63.147-acre tract, a distance of **914.44 feet** to an iron rod with cap marked "TXDOT" found at a point in the northeast right-of-way line of Texas Toll Road 130, a variable width right-of-way recorded in Document Numbers 2004003227, 2004009078, and 2004016877 of the Official Public Records of said county for a point at the southernmost southwest corner and point of non-tangent curvature hereof;

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 512-454-8711 address: 10861 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
Austin | San Antonio | Houston | Fort Worth | Dallas | New Braunfels | Near Engineering Firm #470 Texas Surveying Firm #1002802

THENCE along the arc of a curve to the right, with the northeast right-of-way line of said Texas Toll Road 130, same being the southwest boundary line of said 63.147-acre tract, said curve having a radius of **100.00 feet**, a central angle of **48°30'37"**, a chord bearing and distance of **N 38°24'44" W, 82.16 feet**, an arc length of **84.67 feet** to an iron rod with cap marked "TXDOT" found at a point of non-tangency hereof;

THENCE N 14°09'23" W, with the northeast right-of-way line of said Texas Toll Road 130, same being the southwest boundary line of said 63.147-acre tract, a distance of **1246.00 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northeast right-of-way line of said Texas Toll Road 130, said point being the northwest corner of said 63.147-acre tract, same being the southwest corner of the Remnant Portion of said 281.80-acre tract for an angle point hereof;

THENCE N 14°02'32" W, continuing with the northeast right-of-way line of said Texas Toll Road 130, same being the southwest boundary line of the Remnant Portion of said 281.80-acre tract, a distance of **892.18 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for an angle point in the west boundary line hereof;

THENCE N 22°26'44" W, continuing with the northeast right-of-way line of said Texas Toll Road 130, same being the southwest boundary line of the Remnant Portion of said 281.80-acre tract, a distance of **340.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on point in the northeast right-of-way line of said Texas Toll Road 130, said point being the southeast corner of a called 1.450-acre exchange tract as defined as "Exhibit C" in the aforementioned Contract For Exchange Of Real Property, same being a southwest corner of the Remnant Portion of said 281.80-acre tract for the westernmost southwest corner hereof;

THENCE N 27°36'39" E, departing the east right-of-way line of said Texas Toll Road 130, with the west boundary line of the Remnant Portion of said 281.80-acre tract, same being the east boundary line of said 1.450-acre tract, a distance of **647.26 feet** to an ½" iron rod with yellow cap marked "Pape-Dawson" set at the northeast corner of said 1.450-acre tract, same being the southwest ell corner of the Remnant Portion of said 281.80-acre tract for a point of non-tangent curvature hereof;

THENCE along the arc of a curve to the left, with a south boundary line of the Remnant Portion of said 281.80-acre tract, same being the north boundary line of said 1.450-acre tract, said curve having a radius of **755.00 feet**, a central angle of **08°37'38"**, a chord bearing and distance of **N 80°41'44" W, 113.58 feet**, for an arc length of **113.68 feet** to an ½" iron rod with yellow cap marked "Pape-Dawson" set at a southeast ell corner of the Remnant Portion of said 281.80-acre tract, same being the northwest corner of said 1.450-acre tract, same being a point in the east boundary line of the aforementioned 1.374-acre exchange tract for a southeast ell corner hereof;

THENCE S 27°36'39" W, with the east boundary line of said 1.374-acre tract, same being the west boundary line of said 1.450-acre tract, a distance of **10.85 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the west boundary line of said 1.450-acre tract, same being the east boundary line of said 1.374-acre tract, said point being a north corner of a Remnant Portion of a called 97 ½-acre tract conveyed to Timmerman Farms Ltd., recorded in Document No. 2004240371 of the Official Public Records of Travis County, Texas for a point of non-tangent curvature and southeast corner hereof;

THENCE with the south boundary line of said 1.374-acre tract, same being the north boundary line of a Remnant Portion of said 97 ½-acre tract the following three (3) courses and distances:

1. along the arc of a curve to the left, having a radius of **745.00 feet**, a central angle of **18°20'58"**, a chord bearing and distance of **S 85°29'43" W, 237.58 feet**, for an arc length of **238.59 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
2. **S 76°19'13" W**, a distance of **88.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of curvature hereof, and
3. along the arc of a curve to the left, having a radius of **40.00 feet**, a central angle of **26°30'49"**, a chord bearing and distance of **S 63°03'49" W, 18.35 feet**, for an arc length of **18.51 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" found on a point in the northeast right-of-way line of said Texas Toll Road 130, said point being the south corner of said 1.374-acre tract, same being the west corner of a Remnant Portion of said 97 ½-acre tract for the westernmost southwest corner hereof;

THENCE N 14°13'15" W, with the northeast right-of-way line of said Texas Toll Road 130, same being the southwest boundary line of said 1.374-acre tract, a distance of **328.35 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point in the northeast right-of-way line of said Texas Toll Road 130, said point being the south corner of a Remnant Portion of said 97 ½-acre tract, same being the westernmost northwest corner of said 1.374-acre tract for a point of non-tangent curvature for the westernmost northwest corner hereof;

THENCE along a the arc of a curve to the left, departing the northeast right-of-way line of said Texas Toll Road 130, with the north boundary line of said 1.374-acre tract, same being the south boundary line of a Remnant Portion of said 97 ½-acre tract, said curve having a radius of **390.00 feet**, a central angle of **55°42'25"**, a chord bearing and distance of **S 64°13'08" E, 364.43 feet**, for an arc length of **379.19 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set for a point of reverse curvature hereof;

THENCE along a reverse curve to the right, continuing with the north boundary line of said 1.374-acre tract, same being the south boundary line of a Remnant Portion of said 97 ½-acre tract, said curve having a radius of **855.00 feet**, a central angle of **09°49'44"**, a chord bearing and distance of **S 87°09'29" E, 146.49 feet**, for an arc length of **146.67 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set on a point on the west boundary line of a called 1.185-acre exchange tract as defined as "Exhibit B" in the aforementioned Contract For Exchange Of Real Property for a northwest ell corner hereof;

THENCE S 27°36'39" W, with the east boundary line of said 1.450-acre tract, same being the west boundary line of said 11.85-acre tract, a distance of **10.64 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" found on a point in a north boundary line of the Remnant Portion of said 281.80-acre tract, said point being the southwest corner of said 1.185-acre tract for a northeast ell corner hereof;

THENCE along the arc of a curve to the right, with a north boundary line of the Remnant Portion of said 281.80-acre tract, same being the south boundary line of said 1.185-acre tract, said curve having a radius of **845.00 feet**, a central angle of **07°37'22"**, a chord bearing and distance of **S 78°40'39" E, 112.34 feet**, for an arc length of **112.42 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set at a northwest ell corner of the Remnant Portion of said 281.80-acre tract, same being the southeast corner of said 1.185-acre tract for a northwest ell corner hereof;

THENCE N 27°36'39" E, with a west boundary line of the Remnant Portion of said 281.80-acre tract, same being the east boundary line of said 1.185-acre tract, a distance of **465.68 feet** to a 1/4" iron rod found at a northwest ell corner of said 281.80-acre tract, same being a southeast corner of a Remnant Portion of said 97 1/2-acre tract for a northwest ell corner hereof;

THENCE N 27°10'10" E, with the west boundary line of said 281.80-acre tract, same being the east boundary line of said 97 1/2-acre tract, a distance of **2143.06 feet** to a 1/4" iron rod found in the east boundary line of said 97 1/2-acre tract, same being a northwest corner of said 281.80-acre tract, also being the southwest corner of a called 11.00-acre tract recorded in Volume 7607, Page 974 of the Deed Records of Travis County, Texas, conveyed to Bob and Emma Nicholas in Volume 11418, Page 1139 of the Real Property Records of Travis County, Texas for a northwest corner hereof;

THENCE S 62°58'15" E, departing the east boundary line of said 97 1/2-acre tract, with a north boundary line of said 281.80-acre tract, same being the south boundary line of said 11.00-acre tract, a distance of **1362.04 feet** to a 1/4" iron rod found at the southeast corner of said 11.00 tract, same being a northwest ell corner of said 281.80-acre tract for a northwest ell corner hereof;

THENCE N 27°11'57" E, with the west boundary line of said 281.80-acre tract, same being the east boundary line of said 11.00-acre tract, with the east boundary line of called 7.00-acre tract recorded in Volume 7229, Page 224 of the Deed Records of Travis County, Texas, conveyed to Bob and Emma Nicholas in Volume 11418, Page 1139 of the Real Property Records of Travis County, Texas and in part with the east boundary line of a called 58.06-acre tract recorded in Volume 7082, Page 618 of the Deed Records of Travis County, Texas, conveyed to Bob and Emma Nicholas in Volume 11418, Page 1139 of the Real Property Records of Travis County, Texas a distance of **1078.82 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set at a northwest corner of said 281.80-acre tract, same being a point in the east boundary line of said 58.06-acre tract for a northwest corner hereof;

THENCE S 58°15'32" E, with a north boundary line of said 281.80-acre tract, a distance of **29.68 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set at the northwest corner of said 281.80-acre tract, same being a point in the said 50.68-acre tract, for a northwest ell corner hereof;

THENCE N 27°09'27" E, with the west boundary line of said 50.68-acre tract, a distance of **83.38 feet** to an iron rod with cap illegible cap found in the south right-of-way line of East Pflugerville Parkway, a variable width right-of-way, said point being the northernmost northwest corner of said 281.80-acre tract, same being a southwest corner of a called 144.291-acre tract conveyed to the City of Pflugerville recorded in Document No. 2002007069 of the Official Public Records of Travis County, Texas for the northernmost northwest corner hereof;

THENCE S 51°27'52" E, with the south right-of-way line of said East Pflugerville Parkway, same being the north boundary line of said 281.80-acre tract, a distance of **1215.02 feet** to an iron rod with cap illegible cap at a point of non-tangent curvature hereof;

THENCE along the arc of a curve to the left, continuing with the with the south right-of-way line of said East Pflugerville Parkway, same being the north boundary line of said 281.80-acre tract, said curve having a radius of **955.00 feet**, a central angle of **12°31'58"**, a chord bearing and distance of **S 57°43'49" E, 208.48 feet**, for an arc length of **208.89 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set at a point in the south right-of-way line of said East Pflugerville Parkway, said point being the northeast corner of said 281.80-acre tract, same being the northwest corner of a called 164.4-acre tract conveyed to Weiss Et. Al., recorded in Document No. 2001065236 of the Official Public Records of Travis County, Texas for the northeast corner hereof;

THENCE S 27°23'07" W, departing the south right-of-way line of said East Pflugerville Parkway, with the east boundary line of said 281.80-acre tract, same being the west boundary line of said 164.4-acre tract, a distance of **335.62 feet** to a 1/4" iron rod found at an angle point in the east boundary line of said 281.80-acre tract, said point being the southwest corner of said 164.4-acre tract, same being the northwest corner of a called 29.153-acre tract conveyed to Don & Gladys Weiss, recorded in Volume 5161, Page 1611 of the Deed Records of Travis County, Texas for an angle point hereof;

THENCE S 27°18'01" W, continuing with the east boundary line of said 281.80-acre tract, same being the west boundary line of said 29.153-acre tract, a distance of **901.50 feet** to a 1/4" iron rod found at an angle point in the east boundary line of said 281.80-acre tract, said point being the southwest corner of said 29.153-acre tract, same being the northwest corner of a called 32.290-acre tract conveyed to Don & Gladys Weiss, recorded in Document No. 2008172152 of the Official Public Records of Travis County, Texas for an angle point hereof;

THENCE S 27°17'05" W, continuing with the east boundary line of said 281.80-acre tract, same being the west boundary line of said 32.290-acre tract, a distance of **902.41 feet** to an iron rod with cap illegible cap found at an angle point in the east boundary line of said 281.80-acre tract, said point being the southwest corner of said 32.290-acre tract, same being the northwest corner of a called 32.290-acre tract conveyed to Weiss Et Al., recorded in Document No. 2001065238 of the Official Public Records of Travis County, Texas for an angle point hereof;

THENCE S 27°19'48" W, continuing with the east boundary line of said 281.80-acre tract, same being the west boundary line of said 32.290-acre tract, a distance of **910.68 feet** to a 1/4" iron rod with yellow cap marked "Pape-Dawson" set at the northeast ell corner of said 281.80-acre tract, same being the southwest corner of said 32.290-acre tract for the northeast ell corner hereof;

THENCE S 62°41'06" E, with a north boundary line of said 281.80-acre tract, same being the south boundary line of said 32.290-acre tract, a distance of **698.90 feet** to an iron rod with illegible cap for an angle point in the north boundary line of said 281.80-acre tract, same being an angle point in the south boundary line of said 32.290-acre tract for an angle point hereof;

THENCE S 62°32'14" E, continuing with a north boundary line of said 281.80-acre tract, same being the south boundary line of said 32.290-acre tract, a distance of **792.78 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set in the east right-of-way line of said Weiss Lane, said point being the easternmost northeast corner of said 281.80-acre tract, same being the southwest corner of said 32.290-acre tract for the easternmost northeast corner hereof;

THENCE S 27°18'28" W, with the east boundary line of said 281.80-acre tract, same being the west boundary line of said Weiss Lane, a distance of **25.90 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the easternmost southeast corner of said 281.80-acre tract, same being the northeast corner of the Remnant Portion of a called 5.10-acre tract of land conveyed to Helen Noneman, recorded in Document No. 2012194992 of the Official Public Records of Travis County, Texas for the easternmost southeast corner hereof;

THENCE N 62°32'07" W, departing the west right-of-way line of said Weiss Lane, with a south boundary line of said 281.80-acre tract, same being the north boundary line of the Remnant Portion of said 5.10-acre tract, a distance of **792.38 feet** to a ½" iron rod with yellow cap marked "Pape-Dawson" set at the northwest corner of the Remnant Portion of said 5.10-acre tract, same being a southeast ell corner of said 281.80-acre tract for a southeast ell corner hereof;

THENCE S 27°05'44" W, with the east boundary line of said 281.80-acre tract, same being the west boundary line of said 5.10-acre tract and the west boundary line of a called 62 ½-acre tract, conveyed to James R. Bolhs, recorded in Volume 871, Page 488 of the Deed Records of Travis County, Texas, a distance of **1334.58 feet** to a calculated point in the east boundary line of said 281.80-acre tract, same being the west boundary line of said 63.147-acre tract for a northeast ell corner hereof,

THENCE S 64°52'34" E, departing the east boundary line of said 63.147-acre tract, through the interior of said 62 ½-acre tract, a distance of **818.29 feet** to a calculated point in the west right-of-way line of aforementioned Weiss Lane for a northeast corner hereof;

THENCE with the west right-of-way line of said Weiss Lane, same being the east boundary line of the Remnant Portion of said 62 ½-acre tract, and, in part, with the east boundary line of the Remnant Portion of aforementioned 5.00-acre dated March 14, 1978 and, in part, with the east boundary line of the remnant portion of said 5.00-acre tract, dated July 26, 1974 the following six (6) courses and distances:

1. **S 26°45'52" W**, a distance of **881.76 feet** to an iron rod with cap marked "McGray & McGray" found for an angle point hereof,
2. **S 20°28'43" W**, a distance of **100.84 feet** to a calculated angle point hereof,

Transportation | Water Resources | Land Development | Surveying | Environmental

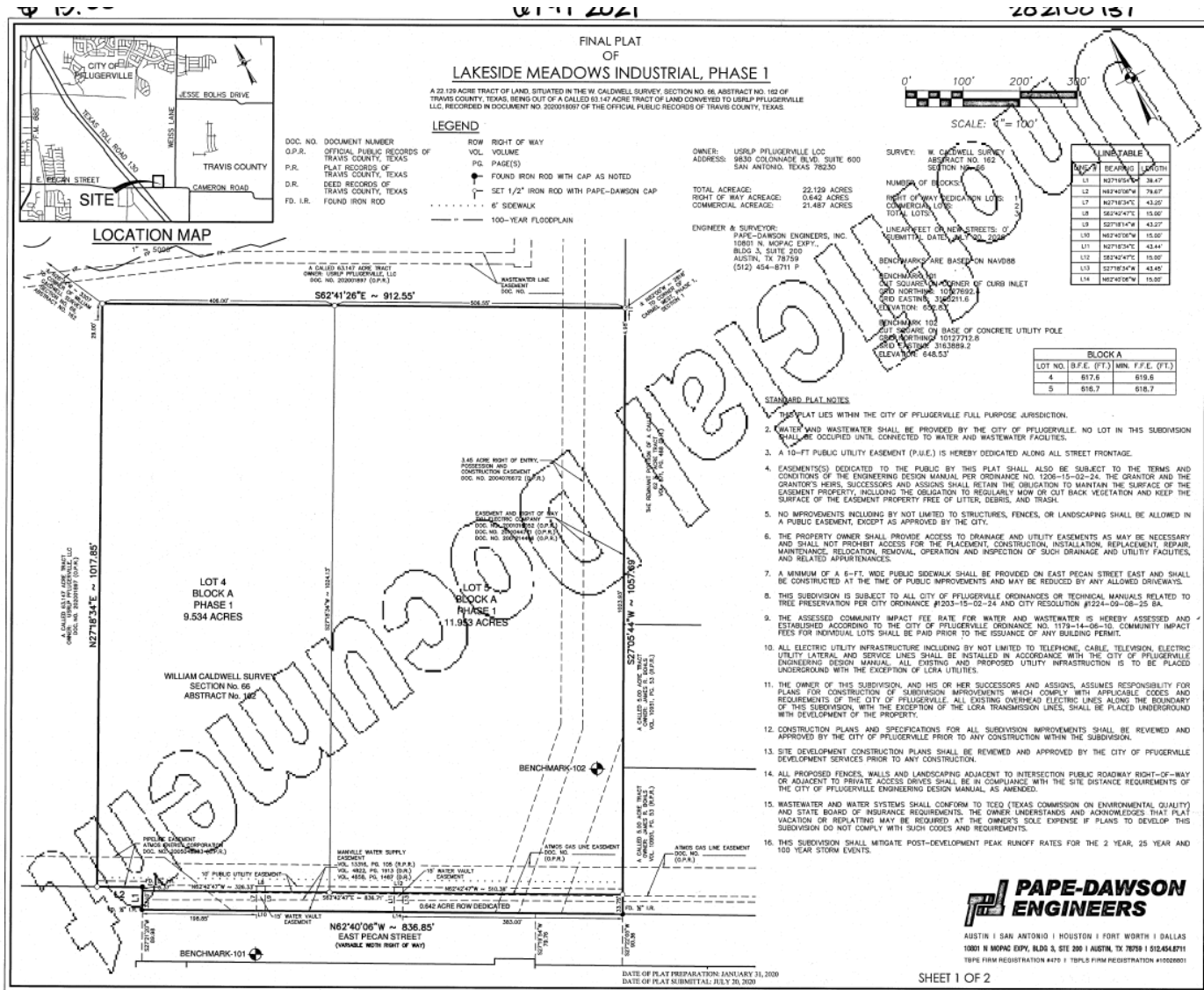
telephone: 512-454-8711 address: 10861 NORTH MOPAC EXPRESSWAY, BUILDING 3 - SUITE 200 AUSTIN, TX 78759 website: PAPE-DAWSON.COM
austin | san antonio | houston | fort worth | dallas | new orleans | nashville | denver | phoenix | san jose | san francisco | los angeles | hollywood | miami | new york | washington, dc

3. **S 26°45'00" W**, a distance of **543.36 feet** to an iron rod with cap marked "McGray & McGray" found for an angle point hereof,
4. **N 62°14'15" W**, a distance of **13.08 feet** to an iron rod with cap marked "McGray & McGray" found for an angle point hereof,
5. **S 26°47'38" W**, a distance of **212.77 feet** to an iron rod with cap marked "McGray & McGray" found for an angle point hereof, and
6. **S 71°55'13" W**, a distance of **62.00 feet** to the **POINT OF BEGINNING** and containing **415.361 acres** in the City of Pflugerville in Travis County, Texas. Said tract being described in accordance with an exhibit prepared under Job No. 50627-00 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.
DATE: March 4, 2021
JOB No.: 50627-00
DOCID.: H:\Survey\CIVIL\50627-00\Exhibits\Word\FNS0627-00_415.361Ac_PID.docx
TBPE Firm Registration #470
TBPLS Firm Registration #100288-01



EXHIBIT A-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTIONS & BOUNDARY MAPS



FINAL PLAT
OF
LAKESIDE MEADOWS INDUSTRIAL, PHASE 1

A 22.139 ACRE TRACT OF LAND, SITUATED IN THE W CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 182 OF TRAVIS COUNTY, TEXAS, BEING OUT OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020019097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR
KNOWN ALL MEN BY THESE PRESENTS

THAT USRLP PFLUGERVILLE LLC, BEING THE OWNER OF A CALLED 63.147 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2020019097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 182 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 22.139 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS LAKESIDE MEADOWS INDUSTRIAL, PHASE 1, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

USRLP PFLUGERVILLE LLC,
a Delaware limited liability company
By: US Regional Logistics Program, L.P.,
a Delaware limited liability company, its managing member
By: US RLP GP, LLC,
a Delaware limited liability company, its general partner
By: US Realco JV, LLC,
a Delaware limited liability company, its sole member
By: USAA Real Estate Company, LLC,
a Delaware limited liability company, its managing member

Name: David J. Beck
Title: Executive Managing Director

STATE OF TEXAS
COUNTY OF BEXAR

My foregoing instrument was acknowledged before me on 12/29 2020, by DAVID J. BECK, Executive Managing Director, of USAA Real Estate Company, a Delaware limited liability company, managing member of US Realco JV, LLC, a Delaware limited liability company, sole member of US RLP GP partnership, a Delaware limited liability company, general partner of US Regional Logistics Program, L.P., a Delaware limited partnership, managing member of USRLP Pflugerville, LLC, a Delaware limited liability company, on behalf of said company.

Given under my hand and seal of office this 29th day of December, 2020.

Deborah Smith
Notary Public, State of Texas



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0250L, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

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

James A. Huffcutt, Jr. 12-23-2020
JAMES A. HUFFCUTT, JR. 55253



ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711

SURVEYOR'S CERTIFICATION:

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

Valerie Zurcher 12-29-20
VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR No. 6222
SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 454-8711
STATE OF TEXAS



CITY CERTIFICATION:

APPROVED THIS 29th DAY OF December, 2020, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

By: Robert Babin

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

By: Emily Babin
EMILY BABIN, PLANNING DIRECTOR

Attest: Haren Thompson
HAREN THOMPSON, CITY SECRETARY



I, DANA DEBEAUVOR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF June, 2021 A.D. AT 3:09 O'CLOCK P.M. AND DULY RECORDED ON THE 9th DAY OF June, 2021 A.D. AT 3:09 O'CLOCK P.M. IN DOCUMENT NUMBER 2021 00187 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 9th DAY OF June, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

By: A. Macedo
DEPUTY
A. MACEDO



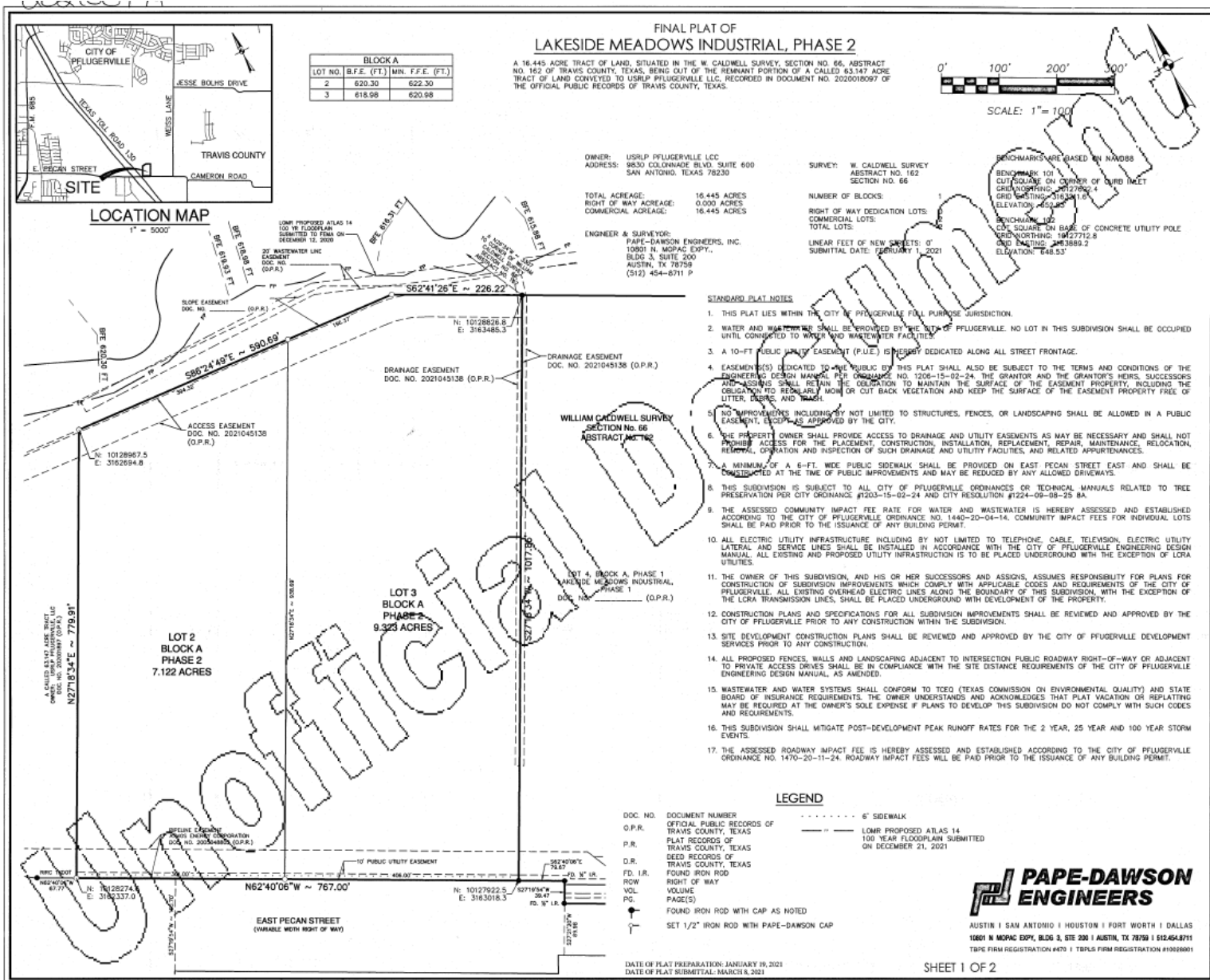
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10088661

DATE OF PLAT PREPARATION: JANUARY 31, 2020
DATE OF PLAT SUBMITTAL: JULY 30, 2020

SHEET 2 OF 2

LAKESIDE MEADOWS INDUSTRIAL, PHASE 1
Survey Job No. 50427-00

PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TSPS FIRM REGISTRATION #470 | TSPS FIRM REGISTRATION #10088661



BLOCK A		
LOT NO.	B.F.E. (FT.)	MIN. F.F.E. (FT.)
2	620.30	622.30
3	618.99	620.98

FINAL PLAT OF
LAKESIDE MEADOWS INDUSTRIAL, PHASE 2
 A 16.445 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

OWNER: USRLP PFLUGERVILLE LLC
 ADDRESS: 8830 COLONADE BLVD, SUITE 600
 SAN ANTONIO, TEXAS 78230

SURVEY: W. CALDWELL SURVEY
 ABSTRACT NO. 162
 SECTION NO. 66

BENCHMARKS ARE BASED ON NAD83
 BENCHMARK 101
 CUT SQUARE ON CORNER OF CURB (MET
 GRID EASTING: 318311.8
 ELEVATION: 452.05)
 BENCHMARK 102
 CUT SQUARE ON BASE OF CONCRETE UTILITY POLE
 GRID NORTHING: 19427712.8
 GRID EASTING: 318389.2
 ELEVATION: 448.53'

TOTAL ACREAGE: 16.445 ACRES
 RIGHT OF WAY ACREAGE: 0.000 ACRES
 COMMERCIAL ACREAGE: 16.445 ACRES

NUMBER OF BLOCKS: 1
 RIGHT OF WAY DEDICATION LOTS:
 COMMERCIAL LOTS:
 TOTAL LOTS:

ENGINEER & SURVEYOR:
 PAPE-DAWSON ENGINEERS, INC.
 10801 N. MOPAC EXPY.,
 BLDG. 3 SUITE 200
 AUSTIN, TX 78759
 (512) 454-8711 P

LINEAR FEET OF NEW SHEETS: 0'
 SUBMITTAL DATE: FEBRUARY 1, 2021

STANDARD PLAT NOTES

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) DEDICATED TO THE PUBLIC BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR AND THE GRANTEE'S HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPURTENANCES.
7. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON EAST PECAN STREET EAST AND SHALL BE COMPLETED AT THE TIME OF PUBLIC IMPROVEMENTS AND MAY BE REDUCED BY ANY ALLOWED DRIVEWAYS.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1003-15-02-24 AND CITY RESOLUTION #124-09-08-25 BA.
9. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
10. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL. ALL EXISTING AND PROPOSED UTILITY INFRASTRUCTURE IS TO BE PLACED UNDERGROUND WITH THE EXCEPTION OF LORA UTILITIES.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE. ALL EXISTING OVERHEAD ELECTRIC LINES ALONG THE BOUNDARY OF THIS SUBDIVISION, WITH THE EXCEPTION OF THE LORA TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND WITH DEVELOPMENT OF THE PROPERTY.
12. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
14. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
17. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

LEGEND

- DOC. NO. DOCUMENT NUMBER
- O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- RD. VOL. RIGHT OF WAY VOLUME PAGE(S)
- PG. PG.
- FOUND IRON ROD WITH CAP AS NOTED
- ⊙ SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- 6' SIDEWALK
- LOMP PROPOSED ATLAS 14 100 YEAR FLOODPLAIN SUBMITTED ON DECEMBER 21, 2021

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MOPAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
 TBP# FIRM REGISTRATION #470 | TBP# FIRM REGISTRATION #10926001

DATE OF PLAT PREPARATION: JANUARY 19, 2021
 DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 1 OF 2

LAKESIDE MEADOWS INDUSTRIAL, PHASE 2 Survey Job No. 50027-02

11/20/21, 11/20/21

FINAL PLAT OF LAKESIDE MEADOWS INDUSTRIAL, PHASE 2

A 16.445 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 182 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE, LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOWN ALL MEN BY THESE PRESENTS

THAT USRLP PFLUGERVILLE, LLC, BEING THE OWNER OF A CALLED 63.147 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 182 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 16.445 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 2" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND ADJACENTS SHOWN HEREON.

USRLP PFLUGERVILLE, LLC,
a Delaware limited liability company

By: US Regional Logistics Program, L.P.,
a Delaware limited liability company, its managing member

By: US RLP SP, LLC,
a Delaware limited liability company, its general partner

By: US Resco JV, LLC,
a Delaware limited liability company, its sole member

By: USAA Real Estate Company, L.P.,
a Delaware limited liability company, its managing member

By: Bruce C. Petersen
Name: **BRUCE C. PETERSEN**
Title: **Executive Managing Director**

STATE OF TEXAS
COUNTY OF BEKAR

This (original) instrument was acknowledged before me on March 15th 2021 by Bruce C. Petersen, Executive Managing Director of USAA Real Estate Company, a Delaware limited liability company, managing member of US Resco JV, LLC, a Delaware limited liability company, sole member of US RLP SP, LLC, a Delaware limited liability company, general partner of USRLP Pfluger, LLC, a Delaware limited liability company, on behalf of said company.

Given under my hand and seal of office this 15th day of March, 2021.

Melissa Williams
Notary Public, State of Texas



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM NO. 48453C02001, TRAVIS COUNTY, TEXAS DATED AUGUST 16, 2014.

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

LAKESIDE MEADOWS INDUSTRIAL PHASE 2

James A. Huffout, Jr. 3-12-2021
JAMES A. HUFFOUT, JR. PE 55253



ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787959

SURVEYOR'S CERTIFICATION:

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

Valere Zurcher 03/11/2021
VALERE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR, No. 6222



SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOPAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787959
STATE OF TEXAS

CITY CERTIFICATION:

APPROVED THIS 5th DAY OF April, 2021 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Albert Conroy

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

BY: Edna Debeauvoir
EDNA DEBEAUVOIR, PLANNING DIRECTOR

ATTEST:
Karen Thompson
KAREN THOMPSON, CITY SECRETARY



I, DANA DEBEAUVOIR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF August, 2021 A.D. AT 11:33 O'CLOCK A.M. AND DULY RECORD ON THE 4th DAY OF August, 2021 A.D. AT 11:33 O'CLOCK A.M. IN DOCUMENT NUMBER 202100174 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 4th DAY OF August, 2021 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Brittany Wellington
DEPUTY
Brittany Wellington



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOPAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TEPFLS FIRM REGISTRATION #10928601

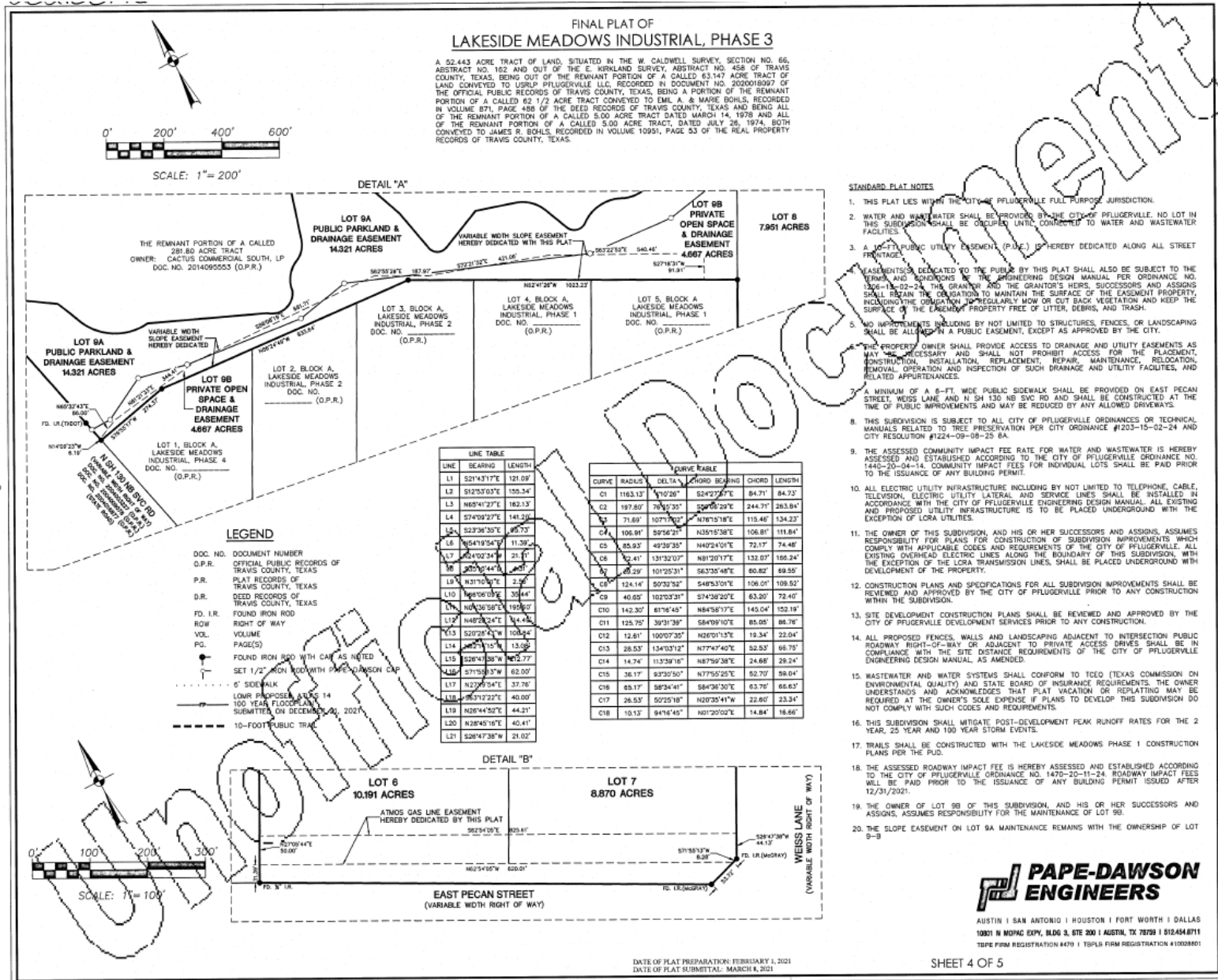
DATE OF PLAT PREPARATION: JANUARY 19, 2021
DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 2 OF 2

LAKESIDE MEADOWS INDUSTRIAL, PHASE 2

Survey Job No. 50627-02

File No. 2021-00174 (2021-00174) Pape-Dawson Engineers, Inc. 1/19/2021-02-18



FINAL PLAT OF
LAKESIDE MEADOWS INDUSTRIAL, PHASE 3

A 52.443 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 AND OUT OF THE E. KIRKLAND SURVEY, ABSTRACT NO. 458 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRP FLUGERVILLE, L.L.C. RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING A PORTION OF THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT CONVEYED TO DWL A & MARIE BOWLS, RECORDED IN VOLUME 871, PAGE 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOWLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT USRP FLUGERVILLE, L.L.C. BEING THE OWNER OF A CALLED 63.147 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 52.443 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 3" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

USRP FLUGERVILLE, L.L.C.
a Delaware limited liability company

By: US Regional Logistics Program, L.P.,
a Delaware limited liability company, its managing member

By: US RLP GP, LLC
a Delaware limited liability company, its general partner

By: US Reclco JV, LLC
a Delaware limited liability company, its sole member

By: USAA Real Estate Company, LLC,
a Delaware limited liability company, its managing member

By: David Buck
Name: **DAVID BUCK**
Title: **Executive Managing Director**

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on July 8, 2021 by David A. Buck, Esq., Managing Director of USAA Real Estate Company, a Delaware limited liability company, managing member of US Reclco JV, LLC, a Delaware limited liability company, sole member of US RLP GP, L.P., a Delaware limited liability company, its managing member, on behalf of said company.

Given under my hand and seal of office this 8 day of July, 2021.

Deborah Smith
Notary Public, State of Texas



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT, JAMES R. BOWLS, BEING THE OWNER OF A CALLED 62 1/2 ACRE TRACT OF LAND, BEING THE REMNANT PORTION OF A CALLED 62 1/2 ACRE TRACT, RECORDED IN VOLUME 871, PAGE 458 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED MARCH 14, 1978 AND ALL OF THE REMNANT PORTION OF A CALLED 5.00 ACRE TRACT DATED JULY 26, 1974, BOTH CONVEYED TO JAMES R. BOWLS, RECORDED IN VOLUME 10951, PAGE 53 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 52.443 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 3" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

JAMES R. BOWLS

Name: James R. Bowls
Title: OWNER

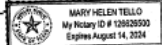
STATE OF TEXAS
COUNTY OF TRAVIS

HT 8/04/2021
James Bowls

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARY HELEN TELLO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL, IN MY OFFICE, THIS 12 DAY OF JULY, 2021 A.D.

Mary Helen Tello
NOTARY PUBLIC, STATE OF TEXAS



Printed Name: Mary Helen Tello

08/14/2024
MY COMMISSION EXPIRES

ENGINEER'S CERTIFICATION:

A PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM NO. 4545302290, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

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

James A. Huffcut, Jr. 6-18-2021
JAMES A. HUFFCUT, JR. P.E. 65253

ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOHAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787559



SURVEYOR'S CERTIFICATION:

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

Valerie Zürcher 08/04/2021
VALERIE ZÜRCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222

SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOHAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787559
STATE OF TEXAS



CITY CERTIFICATION:

APPROVED THIS 11 DAY OF AUGUST, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Emily Baffron

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

BY: Emily Baffron, PLANNING DIRECTOR

ATTEST: Trisha Evans
TRISHA EVANS—CITY SECRETARY



I, DANA DEBEAUVOR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF AUGUST, 2021 A.D. AT 11:27 O'CLOCK A.M. AND DULY RECORDED ON THE 11 DAY OF AUGUST, 2021 A.D. AT 11:27 O'CLOCK A.M. IN DOCUMENT NUMBER 202100176 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 4 DAY OF August, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

BY: Brittany Wellington
DEPUTY
Brittany Wellington



PAPE-DAWSON ENGINEERS

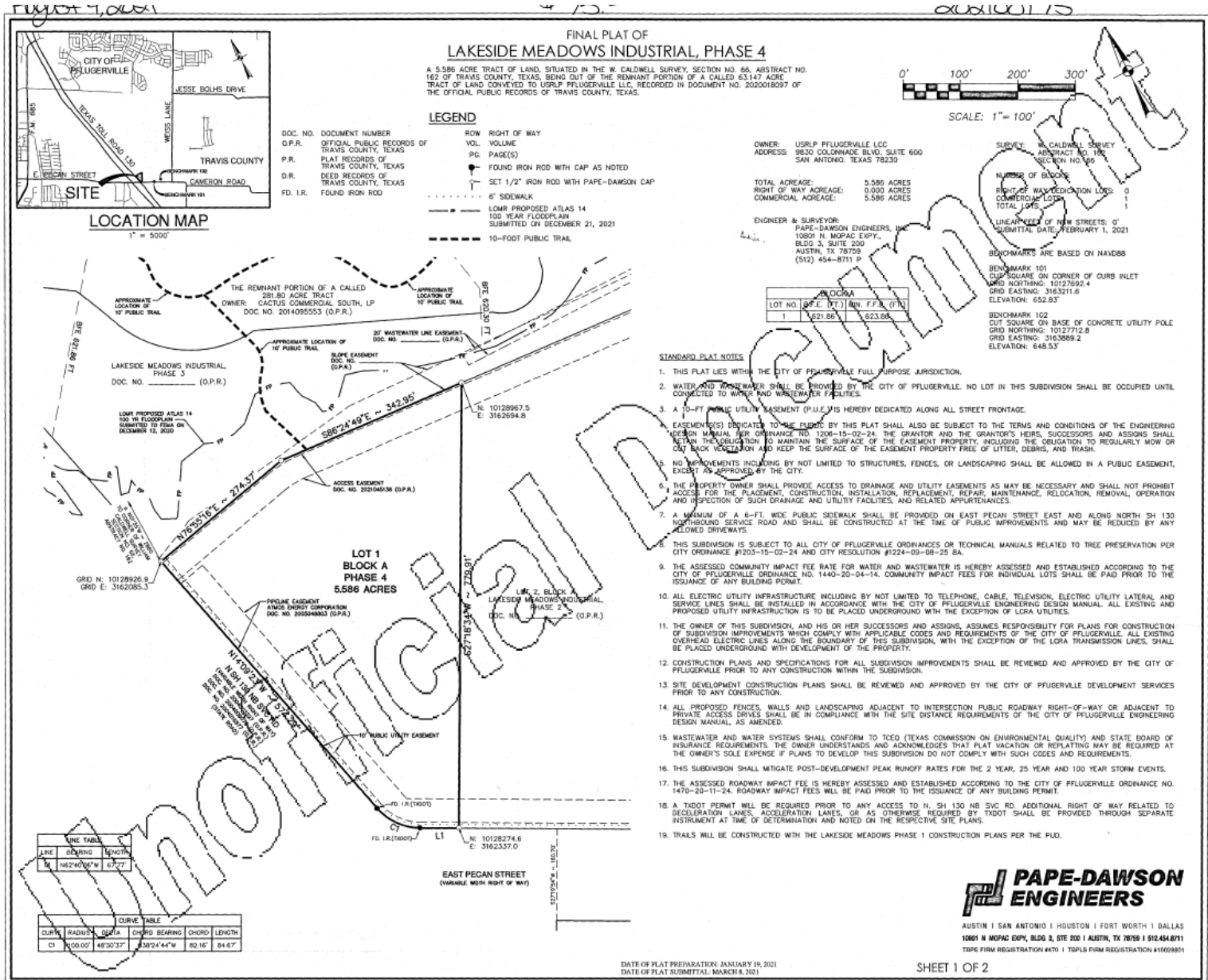
AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOHAC EXPY., BLDG. 3, SUITE 200 | AUSTIN, TX 78759 | 512-454-8711
TELEPHONE REGISTRATION #470 | TOLPS FIRM REGISTRATION #1002801

DATE OF PLAT PREPARATION: FEBRUARY 1, 2021
DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 5 OF 5

LAKESIDE MEADOWS INDUSTRIAL, PHASE 3

Survey Job No. 51224-05



FINAL PLAT OF
LAKESIDE MEADOWS INDUSTRIAL, PHASE 4

A 5.586 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 86, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMAINT PORTION OF A CALLED 63.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE LLC, RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- DOC. NO. DOCUMENT NUMBER
- G.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- P.R. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- D.R. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- FD. I.R. FOUND IRON ROD
- ROW RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE(S)
- FOUND IRON ROD WITH CAP AS NOTED
- SET 1/2" IRON ROD WITH PAPE-DAWSON CAP
- 6' SIDEWALK
- LUMP PROPOSED ATLAS 14 100 YEAR FLOODPLAIN SUBMITTED ON DECEMBER 21, 2021
- 10-FOOT PUBLIC TRAIL

OWNER: USRLP PFLUGERVILLE LLC
 ADDRESS: 9830 COLONNADE BLVD, SUITE 600
 SAN ANTONIO, TEXAS 78230

SURVEY: W. CALDWELL SURVEY
 ABSTRACT NO. 162
 SECTION NO. 86

TOTAL ACRES: 5.586 ACRES
 RIGHT OF WAY ACRES: 0.000 ACRES
 COMMERCIAL ACRES: 5.586 ACRES

NUMBER OF BLOCKS: 1
 RIGHT OF WAY DEDICATION LOSS: 0
 COMMERCIAL LOSS: 0
 TOTAL LOTS: 1

ENGINEER & SURVEYOR:
 PAPE-DAWSON ENGINEERS, INC.
 10801 N. MOFAC EXPY.,
 BLDG 3, SUITE 200
 AUSTIN, TX 78759
 (512) 454-8711

LINEAR SCALE OF NEW STREETS: 0'
 SUBMITTAL DATE: FEBRUARY 1, 2021

BENCHMARKS ARE BASED ON NAVD88

BENCHMARK 101
 CURB SQUARE ON CORNER OF CURB INLET
 GRID NORTHING: 10127692.4
 GRID EASTING: 3163211.6
 ELEVATION: 652.83

BENCHMARK 102
 CUT SQUARE ON BASE OF CONCRETE UTILITY POLE
 GRID NORTHING: 10127712.8
 GRID EASTING: 3163869.2
 ELEVATION: 648.53

BLOCK A			
LOT NO	B.F.E. (D.T.)	AN. F.F.A. (F.T.)	
1	621.86	623.88	

STANDARD PLAT NOTES

1. THIS PLAT LIES WITHIN THE CITY OF PFLUGERVILLE FULL PURPOSE JURISDICTION.
2. WATER AND WASTEWATER SHALL BE PROVIDED BY THE CITY OF PFLUGERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.
3. A 10-FT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET FRONTAGE.
4. EASEMENT(S) INDICATED TO BE EASED BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL PER ORDINANCE NO. 1206-15-02-24. THE GRANTOR AND THE GRANTOR'S HEIRS, SUCCESSORS AND ASSIGNS SHALL RETAIN THE OBLIGATION TO MAINTAIN THE SURFACE OF THE EASEMENT PROPERTY, INCLUDING THE OBLIGATION TO REGULARLY MOW OR CUT BACK VEGETATION AND KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND TRASH.
5. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY.
6. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS FOR THE PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELocation, REMOVAL, OPERATION AND INSPECTION OF SUCH DRAINAGE AND UTILITY FACILITIES, AND RELATED APPLIANCES.
7. A MINIMUM OF A 6-FT. WIDE PUBLIC SIDEWALK SHALL BE PROVIDED ON EAST PECAN STREET EAST AND ALONG NORTH SH 130 NORTHBOUND SERVICE ROAD AND SHALL BE CONSTRUCTED AT THE TIME OF PUBLIC IMPROVEMENTS AND MAY BE REDUCED BY ANY ALLOWED DRIVEWAYS.
8. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF PFLUGERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #1203-16-02-24 AND CITY RESOLUTION #1224-09-09-25 SA.
9. THE ASSESSED COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
10. ALL ELECTRIC UTILITY INFRASTRUCTURE INCLUDING BUT NOT LIMITED TO TELEPHONE, CABLE, TELEVISION, ELECTRIC UTILITY LATERAL AND SERVICE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL. ALL EXISTING OVERHEAD ELECTRIC LINES ALONG THE BOUNDARY OF THIS SUBDIVISION, WITH THE EXCEPTION OF THE LGRA TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND WITH DEVELOPMENT OF THE PROPERTY.
11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF PFLUGERVILLE. ALL EXISTING OVERHEAD ELECTRIC LINES ALONG THE BOUNDARY OF THIS SUBDIVISION, WITH THE EXCEPTION OF THE LGRA TRANSMISSION LINES, SHALL BE PLACED UNDERGROUND WITH DEVELOPMENT OF THE PROPERTY.
12. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.
13. SITE DEVELOPMENT CONSTRUCTION PLANS SHALL BE REVIEWED AND APPROVED BY THE CITY OF PFLUGERVILLE DEVELOPMENT SERVICES PRIOR TO ANY CONSTRUCTION.
14. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTION PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SITE DISTANCE REQUIREMENTS OF THE CITY OF PFLUGERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.
15. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO TCEQ (TEXAS COMMISSION ON ENVIRONMENTAL QUALITY) AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
16. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.
17. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF PFLUGERVILLE ORDINANCE NO. 1470-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
18. A TxDOT PERMIT WILL BE REQUIRED PRIOR TO ANY ACCESS TO N. SH 130 NB SVC RD. ADDITIONAL RIGHT OF WAY RELATED TO DECELERATION LANES, ACCELERATION LANES, OR AS OTHERWISE REQUIRED BY TxDOT SHALL BE PROVIDED THROUGH SEPARATE INSTRUMENT AT TIME OF DETERMINATION AND NOTED ON THE RESPECTIVE SITE PLANS.
19. TRAILS WILL BE CONSTRUCTED WITH THE LAKESIDE MEADOWS PHASE 1 CONSTRUCTION PLANS PER THE FLD.

LINE TABLE			
LINE	BEARING	LENGTH	
M	S82°40'00"W	67.277	

CURVE TABLE				
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	100.00'	48°30'37"	S39°44'44"W	80.16'

DATE OF PLAT PREPARATION: JANUARY 19, 2021
 DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 1 OF 2

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 10801 N. MOFAC EXPY., BLDG 3, SUITE 200 | AUSTIN, TX 78759 | 512.454.8711
 TEXAS FIRM REGISTRATION #470 | TEPIS FIRM REGISTRATION #16068801

FINAL PLAT OF LAKESIDE MEADOWS INDUSTRIAL, PHASE 4

A 5.586 ACRE TRACT OF LAND, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 OF TRAVIS COUNTY, TEXAS, BEING OUT OF THE REMNANT PORTION OF A CALLED 83.147 ACRE TRACT OF LAND CONVEYED TO USRLP PFLUGERVILLE, L.L.C., RECORDED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT USRLP PFLUGERVILLE, L.L.C., BEING THE OWNER OF A CALLED 63.147 ACRE TRACT OF LAND, CONVEYED IN DOCUMENT NO. 2020018097 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SITUATED IN THE W. CALDWELL SURVEY, SECTION NO. 66, ABSTRACT NO. 162 IN TRAVIS COUNTY, TEXAS, DOES HEREBY SURVIVOR 5.586 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT, SUBJECT TO CHAPTER 212 OF THE TEXAS DEVELOPMENT CODE TO BE KNOWN AS "LAKESIDE MEADOWS INDUSTRIAL, PHASE 4" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

USRLP PFLUGERVILLE, L.L.C.
a Delaware limited liability company

By: US Regional Logistics Program, L.P.,
a Delaware limited liability company, its managing member

By: US RLP GP, LLC
a Delaware limited liability company, its general partner

By: US Redco JV, LLC
a Delaware limited liability company, its sole member

By: USAA Real Estate Company, LLC,
a Delaware limited liability company, its managing member

By: DAVID BUCK
Name: **DAVID BUCK**
Title: **Executive Managing Director**

STATE OF TEXAS
COUNTY OF BEXAR

The foregoing instrument was acknowledged before me on May 7, 2021, by David S. Buck, Exec. Managing Director of USAA Real Estate Company, a Delaware limited liability company, managing member of US Redco JV, LLC, a Delaware limited liability company, sole member of US RLP GP, LLC, a Delaware limited liability company, general partner of US Regional Logistics Program, L.P., a Delaware limited liability company, its managing member of USRLP Pflugerville, L.L.C., a Delaware limited liability company, on behalf of said company.

Given under my hand and seal of office this 7 day of MAY, 2021.

Mary Ann Santiago
Notary Public, State of Texas



ENGINEER'S CERTIFICATION:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM No. 48453C0280A, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

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

James A. Huffcutt, Jr.
JAMES A. HUFFCUTT, JR. 05-22-2011
55253



ENGINEERING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOFAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787559

SURVEYOR'S CERTIFICATION:

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

Valerie Zurcher
VALERIE ZURCHER 05-05-2011



SURVEYING BY:
PAPE-DAWSON ENGINEERS
10801 N. MOFAC EXPY.
BLDG. 3, SUITE 200
AUSTIN, TEXAS 78759
(512) 787559
STATE OF TEXAS

CITY CERTIFICATION:

APPROVED THIS 20th DAY OF MAY, 2021, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF PFLUGERVILLE, TEXAS, ON BEHALF OF THE CITY.

By: Emily Pugh

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

EMILY PUGH, PLANNING DIRECTOR

ATTEST:
Karen Thompson
KAREN THOMPSON, CITY SECRETARY



I, DANA DEBEAUVOR, CLERK OF THE TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 4th DAY OF August, 2021 A.D. AT 11:25 O'CLOCK A.M. AND DULY RECORDED ON THE 4th DAY OF August, 2021 A.D. AT 11:25 O'CLOCK A.M. IN DOCUMENT NUMBER 202100175 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 4th DAY OF August, 2021 A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

By: Brittany Wellington
DEPUTY
Brittany Wellington



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOFAC EXPY., BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
THIS FIRM REGISTRATION #470 | TSP's FIRM REGISTRATION #10098801

DATE OF PLAT PREPARATION: JANUARY 19, 2021
DATE OF PLAT SUBMITTAL: MARCH 8, 2021

SHEET 2 OF 2



EXHIBIT B – DISTRICT BOUNDARY MAP

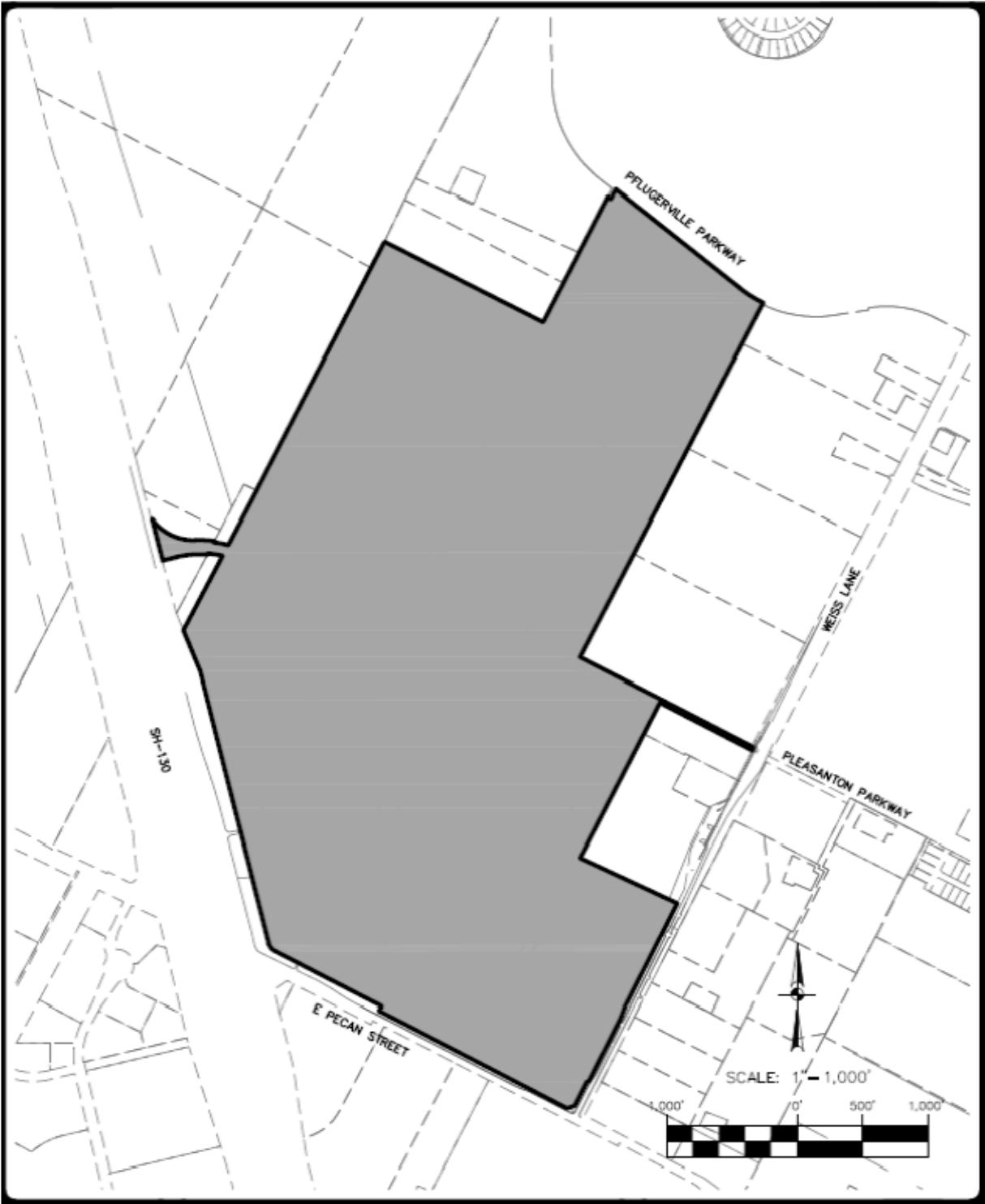


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	2024 Original SAP				Improvement Area #1 ^[c]						Improvement Area #2 ^[d]	
	Costs ^[a]				IA#1 Total		IA#1 Assessed Parcels		Parcel 8		%	Cost
	(1)	(2)	(3)	(4) = (1) + (2) + (3)	%	Cost	%	Cost	%	Cost		
Public Improvements												
Streets ^[f]	\$ 9,776,925	\$ -	\$ (487,288)	\$ 9,289,638	100.00%	\$ 9,289,638	93.30%	\$ 8,667,186	6.70%	\$ 622,451	0.00%	\$ -
Water	1,006,764	-	976,542	1,983,306	100.00%	1,983,306	93.30%	1,850,414	6.70%	132,891	0.00%	-
Wastewater	887,873	-	861,155	1,749,028	100.00%	1,749,028	93.30%	1,631,835	6.70%	117,193	0.00%	-
Drainage & Detention ^[d]	2,553,589	337,923	298,799	3,190,310	92.16%	2,940,310	92.37%	2,716,002	7.63%	224,308	7.84%	250,000
Erosion Controls	165,375	-	334,191	499,566	100.00%	499,566	93.30%	466,093	6.70%	33,473	0.00%	-
Parks, Trails & Landscaping ^{[e] [h]}	4,873,314	633,752	(4,083,114)	1,423,952	95.16%	1,354,982	97.28%	1,318,106	2.72%	36,876	4.84%	68,970
Offsite Water	974,073	-	(48,279)	925,794	78.51%	726,879	93.30%	678,175	6.70%	48,704	21.49%	198,915
Offsite Wastewater	1,778,917	-	(23,627)	1,755,290	78.51%	1,378,152	93.30%	1,285,809	6.70%	92,343	21.49%	377,139
Weiss Lane	-	1,718,622	-	1,718,622	100.00%	1,718,622	93.30%	1,603,466	6.70%	115,156	0.00%	-
Pedestrian Bridge	-	1,500,000	-	1,500,000	100.00%	1,500,000	93.30%	1,399,493	6.70%	100,507	0.00%	-
Improvement Area #1 Soft Costs	283,621	-	77	283,698	100.00%	283,698	93.30%	264,689	6.70%	19,009	0.00%	-
Soft Costs	2,999,548	-	1,338,508	4,338,056	78.51%	3,405,988	93.30%	3,177,770	6.70%	228,218	21.49%	932,067
District Formation Expenses	300,000	300,000	270,202	870,201.60	94.01%	818,068	100.00%	818,068	0.00%	-	5.99%	52,133
	\$ 25,600,000	\$ 4,490,297	\$ (562,835)	\$ 29,527,462		\$ 27,648,238		\$ 25,877,107		\$ 1,771,132		\$ 1,879,223
Bond Issuance Costs^[h]												
Debt Service Reserve Fund	\$ 2,220,638	\$ (2,220,638)	\$ -	\$ -	0.00%	\$ -	94.01%	\$ -	0.00%	\$ -	5.99%	\$ -
Capitalized Interest	-	-	-	-	0.00%	-	94.01%	-	0.00%	-	5.99%	-
Underwriter's Discount	846,780	(846,780)	-	-	0.00%	-	94.01%	-	0.00%	-	5.99%	-
Cost of Issuance	1,693,560	(1,693,560)	-	-	0.00%	-	94.01%	-	0.00%	-	5.99%	-
	\$ 4,760,978	\$ (4,760,978)	\$ -	\$ -		\$ -		\$ -		\$ -		\$ -
First Year Annual Collection Costs												
First Year Annual Collection Costs	\$ 45,000	\$ 6,000	-	\$ 51,000	94.01%	\$ 47,945	94.01%	\$ 47,945	0.00%	\$ -	5.99%	\$ 3,055
	\$ 45,000	\$ 6,000	\$ -	\$ 51,000		\$ 47,945		\$ 47,945		\$ -		\$ 3,055
Total:	\$ 30,405,978	\$ (264,682)	\$ (562,835)	\$ 29,578,462		\$ 27,696,183		\$ 25,925,051		\$ 1,771,132		\$ 1,882,279

Notes:

[a] Costs determined by engineering report prepared by Pape-Dawson Engineers dated February 2024.

[b] Changes in costs as provided by the Developer.

[c] Allocation of Public Improvements is determined by assessed value as shown on Exhibit H-2 unless otherwise noted.

[d] The "Ironwood Pond Improvements" identified as such in the Engineering Report attached as Appendix A only provide benefit to Improvement Area #2 and as such, 100% of the costs (\$250,000) is allocated to Improvement Area #2. Approximately \$337,923 in additional improvements include Pond A expansion.

[e] Improvement Area #2 is allocated approximately 21.49% of the costs of the entry monumentation (\$321,000), identified as such in the Engineering Report attached as Appendix A, based on assessed value as shown on Exhibit H-2. Approximately \$633,752 in additional improvements includes installation of pedestrian-scale trail lighting, bike racks, dog waste bag stations and associated site improvements.

[f] Includes \$1,525,000.00 for TxDOT ROW and \$714,168.94 for Balaton Blvd. ROW acquisition as certified with Draw #5. Includes \$1,718,622.00 for Weiss Lane Connection and \$1,500,000.00 for Pedestrian Bridge.

[g] Original estimates for Parks, Trails & Landscaping includes access easement acquisition improvements which were determined to be ineligible for reimbursement through PID Assessments.

[h] The 2024 Service and Assessment Plan included Bond Issuance Costs estimates and District Formation Expenses that have been reduced to \$0.00 due to assignment of the Reimbursement Obligation.

EXHIBIT D – SERVICE PLAN – FIVE YEAR PLAN

Lakeside Meadows Public Improvement District						
Annual Installments		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #1 Reimbursement Obligation</i>						
Principal		\$ 304,368.12	\$ 322,539.35	\$ 345,253.39	\$ 367,967.42	\$ 395,224.27
Interest		1,589,925.92	1,569,381.07	1,547,609.66	1,524,305.06	1,499,467.26
	[1]	<u>\$ 1,894,294.03</u>	<u>\$ 1,891,920.41</u>	<u>\$ 1,892,863.05</u>	<u>\$ 1,892,272.48</u>	<u>\$ 1,894,691.53</u>
Annual Collection Costs	[2]	\$ 58,917.18	\$ 49,895.52	\$ 50,893.43	\$ 51,911.30	\$ 52,949.53
Total Annual Installment	[3] = [1] + [2]	\$ 1,953,211.21	\$ 1,941,815.94	\$ 1,943,756.48	\$ 1,944,183.79	\$ 1,947,641.06
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal		\$ 21,000.00	\$ 23,000.00	\$ 24,000.00	\$ 26,000.00	\$ 28,000.00
Interest		111,510.00	110,092.50	108,540.00	106,920.00	105,165.00
	[1]	<u>\$ 132,510.00</u>	<u>\$ 133,092.50</u>	<u>\$ 132,540.00</u>	<u>\$ 132,920.00</u>	<u>\$ 133,165.00</u>
Annual Collection Costs	[2]	\$ 8,337.18	\$ 3,403.92	\$ 3,472.00	\$ 3,541.44	\$ 3,612.27
Total Annual Installment	[3] = [1] + [2]	\$ 140,847.18	\$ 136,496.42	\$ 136,012.00	\$ 136,461.44	\$ 136,777.27

EXHIBIT E – SERVICE PLAN – SOURCES AND USES

	Improvement Area #1	Parcel 8	Improvement Area #2	Total
Sources of Funds				
Improvement Area #1 Reimbursement Obligation	\$ 24,164,406	\$ -	\$ -	\$ 24,164,406
Principal Received	589,214	-	-	-
Assessment Reduction	(609,949)	-	-	-
Prepayments Received	1,781,380	-	-	-
Improvement Area #2 Reimbursement Obligation	-	-	1,652,000	1,652,000
Developer Contribution ^[a]	-	1,771,132	230,279	2,001,410
Total Sources	\$ 25,925,051	\$ 1,771,132	\$ 1,882,279	\$ 29,578,462
Uses of Funds				
Public Improvements	\$ 25,877,107	\$ 1,771,132	\$ 1,879,223	\$ 29,527,462
	\$ 25,877,107	\$ 1,771,132	\$ 1,879,223	\$ 29,527,462
<i>Bond Issuance Costs</i>				
Debt Service Reserve Fund	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	-	-	-	-
Underwriter Discount	-	-	-	-
Cost of Issuance	-	-	-	-
	\$ -	\$ -	\$ -	\$ -
<i>First Year Annual Collection Costs</i>				
First Year Annual Collection Costs	\$ 47,945	\$ -	\$ 3,055	\$ 51,000
	\$ 47,945	\$ -	\$ 3,055	\$ 51,000
Total Uses	\$ 25,925,051	\$ 1,771,132	\$ 1,882,279	\$ 29,578,462

Notes:

[a] The Developer contribution represents costs expended or to be expended by the Developer to construct the Authorized Improvements in excess of the Improvement Area #1 Reimbursement Obligation and the Improvement Area #2 Reimbursement Obligation, including costs associated with Parcel 8. The Developer contribution is not reimbursable to the Developer.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
981229	Non-Benefited		\$ -	\$ -
958047	Parcel 7		\$ 4,576,362.82	\$ 379,486.68
981295	Parcel 3		\$ 1,502,836.09	\$ 124,619.99
962757	Parcel 3		\$ 159,704.89	\$ 13,243.24
997677	Parcel 4		\$ 3,281,330.89	\$ 272,098.48
998413	Parcel 2		\$ 143,635.99	\$ 11,910.76
998414	Parcel 2		\$ 2,541,940.36	\$ 210,785.85
978014	Parcel 2		\$ 380,782.44	\$ 31,575.70
978013	Parcel 2		\$ 454,561.34	\$ 37,693.68
981234	Parcel 5		\$ 249,628.13	\$ 20,699.97
981233	Parcel 5		\$ 261,958.55	\$ 21,722.44
981235	Non-Benefited		\$ -	\$ -
981231	Non-Benefited		\$ -	\$ -
981232	Non-Benefited		\$ -	\$ -
998672	Non-Benefited		\$ -	\$ -
998681	1		\$ 24,306.15	\$ 2,015.54
998673	1		\$ 24,306.15	\$ 2,015.54
998674	1		\$ 24,306.15	\$ 2,015.54
998675	1		\$ 24,306.15	\$ 2,015.54
998676	1		\$ 24,306.15	\$ 2,015.54
998677	1		\$ 24,306.15	\$ 2,015.54
998678	1		\$ 24,306.15	\$ 2,015.54
998679	1		\$ 24,306.15	\$ 2,015.54
998680	1		\$ 24,306.15	\$ 2,015.54
998714	1		\$ 24,306.15	\$ 2,015.54
998715	Non-Benefited		\$ -	\$ -
998704	Non-Benefited		\$ -	\$ -
998703	1		\$ 24,306.15	\$ 2,015.54
998694	1		\$ 24,306.15	\$ 2,015.54
998693	1		\$ 24,306.15	\$ 2,015.54
998692	1		\$ 24,306.15	\$ 2,015.54
998691	1		\$ 24,306.15	\$ 2,015.54
998690	1		\$ 24,306.15	\$ 2,015.54
998689	1		\$ 24,306.15	\$ 2,015.54
998688	1		\$ 24,306.15	\$ 2,015.54
998687	Non-Benefited		\$ -	\$ -
998702	1		\$ 24,306.15	\$ 2,015.54
998701	1		\$ 24,306.15	\$ 2,015.54
998700	1		\$ 24,306.15	\$ 2,015.54
998699	1		\$ 24,306.15	\$ 2,015.54

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
998698	1		\$ 24,306.15	\$ 2,015.54
998697	1		\$ 24,306.15	\$ 2,015.54
998696	1		\$ 24,306.15	\$ 2,015.54
998695	1		\$ 24,306.15	\$ 2,015.54
998686	1		\$ 24,306.15	\$ 2,015.54
998685	1		\$ 24,306.15	\$ 2,015.54
998684	1		\$ 24,306.15	\$ 2,015.54
998683	1		\$ 24,306.15	\$ 2,015.54
998682	1		\$ 24,306.15	\$ 2,015.54
998732	1		\$ 24,306.15	\$ 2,015.54
998723	1		\$ 24,306.15	\$ 2,015.54
998722	1		\$ 24,306.15	\$ 2,015.54
998721	1		\$ 24,306.15	\$ 2,015.54
998720	1		\$ 24,306.15	\$ 2,015.54
998719	1		\$ 24,306.15	\$ 2,015.54
998718	1		\$ 24,306.15	\$ 2,015.54
998748	1		\$ 24,306.15	\$ 2,015.54
998747	1		\$ 24,306.15	\$ 2,015.54
998746	1		\$ 24,306.15	\$ 2,015.54
998745	1		\$ 24,306.15	\$ 2,015.54
998731	1		\$ 24,306.15	\$ 2,015.54
998744	1		\$ 24,306.15	\$ 2,015.54
998743	1		\$ 24,306.15	\$ 2,015.54
998742	1	[c]	\$ -	\$ -
998741	1		\$ 24,306.15	\$ 2,015.54
998740	1		\$ 24,306.15	\$ 2,015.54
998739	1		\$ 24,306.15	\$ 2,015.54
998738	1		\$ 24,306.15	\$ 2,015.54
998737	1		\$ 24,306.15	\$ 2,015.54
998736	1		\$ 24,306.15	\$ 2,015.54
998735	1		\$ 24,306.15	\$ 2,015.54
998730	1		\$ 24,306.15	\$ 2,015.54
998734	1		\$ 24,306.15	\$ 2,015.54
998733	Non-Benefited		\$ -	\$ -
998729	1		\$ 24,306.15	\$ 2,015.54
998728	1		\$ 24,306.15	\$ 2,015.54
998727	1		\$ 24,306.15	\$ 2,015.54
998726	1		\$ 24,306.15	\$ 2,015.54
998725	1		\$ 24,306.15	\$ 2,015.54
998724	1		\$ 24,306.15	\$ 2,015.54

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
998706	1		\$ 24,306.15	\$ 2,015.54
998713	1		\$ 24,306.15	\$ 2,015.54
998712	1		\$ 24,306.15	\$ 2,015.54
998711	1		\$ 24,306.15	\$ 2,015.54
998705	1		\$ 24,306.15	\$ 2,015.54
998710	1		\$ 24,306.15	\$ 2,015.54
998709	1		\$ 24,306.15	\$ 2,015.54
998708	1		\$ 24,306.15	\$ 2,015.54
998707	1		\$ 24,306.15	\$ 2,015.54
998749	Non-Benefited		\$ -	\$ -
998753	1		\$ 24,306.15	\$ 2,015.54
998752	1		\$ 24,306.15	\$ 2,015.54
998751	1		\$ 24,306.15	\$ 2,015.54
998750	1		\$ 24,306.15	\$ 2,015.54
998717	1		\$ 24,306.15	\$ 2,015.54
998716	1		\$ 24,306.15	\$ 2,015.54
998761	1		\$ 24,306.15	\$ 2,015.54
998760	1		\$ 24,306.15	\$ 2,015.54
998759	1		\$ 24,306.15	\$ 2,015.54
998758	1		\$ 24,306.15	\$ 2,015.54
998757	1		\$ 24,306.15	\$ 2,015.54
998756	1		\$ 24,306.15	\$ 2,015.54
998755	1		\$ 24,306.15	\$ 2,015.54
998754	1		\$ 24,306.15	\$ 2,015.54
995466	Parcel 6		\$ 231,197.83	\$ 19,171.67
995475	1		\$ 24,306.15	\$ 2,015.54
995476	1		\$ 24,306.15	\$ 2,015.54
995477	1		\$ 24,306.15	\$ 2,015.54
995478	1		\$ 24,306.15	\$ 2,015.54
995479	1		\$ 24,306.15	\$ 2,015.54
995480	1		\$ 24,306.15	\$ 2,015.54
995481	1		\$ 24,306.15	\$ 2,015.54
995482	1		\$ 24,306.15	\$ 2,015.54
995483	1		\$ 24,306.15	\$ 2,015.54
995484	1		\$ 24,306.15	\$ 2,015.54
995467	1		\$ 24,306.15	\$ 2,015.54
995485	1		\$ 24,306.15	\$ 2,015.54
995486	1		\$ 24,306.15	\$ 2,015.54
995487	1		\$ 24,306.15	\$ 2,015.54
995488	Non-Benefited		\$ -	\$ -

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
995468	1		\$ 24,306.15	\$ 2,015.54
995469	1		\$ 24,306.15	\$ 2,015.54
995470	1		\$ 24,306.15	\$ 2,015.54
995471	1		\$ 24,306.15	\$ 2,015.54
995472	1		\$ 24,306.15	\$ 2,015.54
995473	1		\$ 24,306.15	\$ 2,015.54
995474	1		\$ 24,306.15	\$ 2,015.54
995510	1		\$ 24,306.15	\$ 2,015.54
995509	1		\$ 24,306.15	\$ 2,015.54
995508	1		\$ 24,306.15	\$ 2,015.54
995507	1		\$ 24,306.15	\$ 2,015.54
995506	1		\$ 24,306.15	\$ 2,015.54
995505	1		\$ 24,306.15	\$ 2,015.54
995504	1		\$ 24,306.15	\$ 2,015.54
995503	1		\$ 24,306.15	\$ 2,015.54
995517	1		\$ 24,306.15	\$ 2,015.54
995516	1		\$ 24,306.15	\$ 2,015.54
995515	1		\$ 24,306.15	\$ 2,015.54
995514	1		\$ 24,306.15	\$ 2,015.54
995513	1		\$ 24,306.15	\$ 2,015.54
995512	1		\$ 24,306.15	\$ 2,015.54
995511	1		\$ 24,306.15	\$ 2,015.54
995522	1		\$ 24,306.15	\$ 2,015.54
995537	1		\$ 24,306.15	\$ 2,015.54
995536	1		\$ 24,306.15	\$ 2,015.54
995535	1		\$ 24,306.15	\$ 2,015.54
995534	1		\$ 24,306.15	\$ 2,015.54
995533	1		\$ 24,306.15	\$ 2,015.54
995532	1		\$ 24,306.15	\$ 2,015.54
995531	1		\$ 24,306.15	\$ 2,015.54
995530	1		\$ 24,306.15	\$ 2,015.54
995528	1		\$ 24,306.15	\$ 2,015.54
995527	1		\$ 24,306.15	\$ 2,015.54
995521	1		\$ 24,306.15	\$ 2,015.54
995526	1		\$ 24,306.15	\$ 2,015.54
995525	1		\$ 24,306.15	\$ 2,015.54
995524	1		\$ 24,306.15	\$ 2,015.54
995523	1		\$ 24,306.15	\$ 2,015.54
995529	Non-Benefited		\$ -	\$ -
995520	1		\$ 24,306.15	\$ 2,015.54

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
995519	1		\$ 24,306.15	\$ 2,015.54
995518	1		\$ 24,306.15	\$ 2,015.54
995541	1		\$ 24,306.15	\$ 2,015.54
995540	1		\$ 24,306.15	\$ 2,015.54
995539	1		\$ 24,306.15	\$ 2,015.54
995538	1		\$ 24,306.15	\$ 2,015.54
995542	1		\$ 24,306.15	\$ 2,015.54
995551	1		\$ 24,306.15	\$ 2,015.54
995552	1		\$ 24,306.15	\$ 2,015.54
995553	1		\$ 24,306.15	\$ 2,015.54
995555	1		\$ 24,306.15	\$ 2,015.54
995556	1		\$ 24,306.15	\$ 2,015.54
995557	1		\$ 24,306.15	\$ 2,015.54
995568	1		\$ 24,306.15	\$ 2,015.54
995569	1		\$ 24,306.15	\$ 2,015.54
995570	1		\$ 24,306.15	\$ 2,015.54
995558	1		\$ 24,306.15	\$ 2,015.54
995543	1		\$ 24,306.15	\$ 2,015.54
995559	1		\$ 24,306.15	\$ 2,015.54
995560	1		\$ 24,306.15	\$ 2,015.54
995561	1		\$ 24,306.15	\$ 2,015.54
995562	1		\$ 24,306.15	\$ 2,015.54
995563	1		\$ 24,306.15	\$ 2,015.54
995564	1		\$ 24,306.15	\$ 2,015.54
995565	1		\$ 24,306.15	\$ 2,015.54
995566	1		\$ 24,306.15	\$ 2,015.54
995567	1		\$ 24,306.15	\$ 2,015.54
995554	Non-Benefited		\$ -	\$ -
995544	1		\$ 24,306.15	\$ 2,015.54
995545	1		\$ 24,306.15	\$ 2,015.54
995546	1		\$ 24,306.15	\$ 2,015.54
995547	1		\$ 24,306.15	\$ 2,015.54
995548	1		\$ 24,306.15	\$ 2,015.54
995549	1		\$ 24,306.15	\$ 2,015.54
995550	1	[c]	\$ -	\$ -
995490	1		\$ 24,306.15	\$ 2,015.54
995499	1		\$ 24,306.15	\$ 2,015.54
995500	1		\$ 24,306.15	\$ 2,015.54
995501	1		\$ 24,306.15	\$ 2,015.54
995502	1		\$ 24,306.15	\$ 2,015.54

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
995489	Non-Benefited		\$ -	\$ -
995491	1		\$ 24,306.15	\$ 2,015.54
995492	1		\$ 24,306.15	\$ 2,015.54
995493	1		\$ 24,306.15	\$ 2,015.54
995494	1		\$ 24,306.15	\$ 2,015.54
995495	1		\$ 24,306.15	\$ 2,015.54
995496	1		\$ 24,306.15	\$ 2,015.54
995497	1		\$ 24,306.15	\$ 2,015.54
995498	1		\$ 24,306.15	\$ 2,015.54
1006410	1		\$ 24,306.15	\$ 2,015.54
1006411	Non-Benefited		\$ -	\$ -
1006412	1		\$ 24,306.15	\$ 2,015.54
1006413	1		\$ 24,306.15	\$ 2,015.54
1006414	1		\$ 24,306.15	\$ 2,015.54
1006415	1		\$ 24,306.15	\$ 2,015.54
1006416	1		\$ 24,306.15	\$ 2,015.54
1006417	1		\$ 24,306.15	\$ 2,015.54
1006418	1		\$ 24,306.15	\$ 2,015.54
1006419	1		\$ 24,306.15	\$ 2,015.54
1006420	1		\$ 24,306.15	\$ 2,015.54
1006421	1		\$ 24,306.15	\$ 2,015.54
1006422	1		\$ 24,306.15	\$ 2,015.54
1006423	1		\$ 24,306.15	\$ 2,015.54
1006424	1		\$ 24,306.15	\$ 2,015.54
1006425	1		\$ 24,306.15	\$ 2,015.54
1006426	1		\$ 24,306.15	\$ 2,015.54
1006427	1		\$ 24,306.15	\$ 2,015.54
1006428	1		\$ 24,306.15	\$ 2,015.54
1006429	1		\$ 24,306.15	\$ 2,015.54
1006430	Non-Benefited		\$ -	\$ -
1006388	1		\$ 24,306.15	\$ 2,015.54
1006389	1		\$ 24,306.15	\$ 2,015.54
1006390	1		\$ 24,306.15	\$ 2,015.54
1006391	1		\$ 24,306.15	\$ 2,015.54
1006392	1		\$ 24,306.15	\$ 2,015.54
1006393	Non-Benefited		\$ -	\$ -
1006394	1		\$ 24,306.15	\$ 2,015.54
1006395	1		\$ 24,306.15	\$ 2,015.54
1006396	1		\$ 24,306.15	\$ 2,015.54
1006397	1		\$ 24,306.15	\$ 2,015.54

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
1006398	1		\$ 24,306.15	\$ 2,015.54
1006399	1		\$ 24,306.15	\$ 2,015.54
1006400	1		\$ 24,306.15	\$ 2,015.54
1006401	1		\$ 24,306.15	\$ 2,015.54
1006402	1		\$ 24,306.15	\$ 2,015.54
1006403	1		\$ 24,306.15	\$ 2,015.54
1006373	1		\$ 24,306.15	\$ 2,015.54
1006374	1		\$ 24,306.15	\$ 2,015.54
1006375	1		\$ 24,306.15	\$ 2,015.54
1006376	Non-Benefited		\$ -	\$ -
1006377	1		\$ 24,306.15	\$ 2,015.54
1006378	1		\$ 24,306.15	\$ 2,015.54
1006379	1		\$ 24,306.15	\$ 2,015.54
1006380	1		\$ 24,306.15	\$ 2,015.54
1006381	1		\$ 24,306.15	\$ 2,015.54
1006382	1		\$ 24,306.15	\$ 2,015.54
1006383	1		\$ 24,306.15	\$ 2,015.54
1006384	1		\$ 24,306.15	\$ 2,015.54
1006385	1		\$ 24,306.15	\$ 2,015.54
1006386	1		\$ 24,306.15	\$ 2,015.54
1006387	1		\$ 24,306.15	\$ 2,015.54
1006431	Non-Benefited		\$ -	\$ -
1006432	1		\$ 24,306.15	\$ 2,015.54
1006433	1		\$ 24,306.15	\$ 2,015.54
1006434	1		\$ 24,306.15	\$ 2,015.54
1006435	1		\$ 24,306.15	\$ 2,015.54
1006436	1		\$ 24,306.15	\$ 2,015.54
1006437	1		\$ 24,306.15	\$ 2,015.54
1006438	1		\$ 24,306.15	\$ 2,015.54
1006439	1		\$ 24,306.15	\$ 2,015.54
1006440	1		\$ 24,306.15	\$ 2,015.54
1006441	1		\$ 24,306.15	\$ 2,015.54
1006442	1		\$ 24,306.15	\$ 2,015.54
1006443	1		\$ 24,306.15	\$ 2,015.54
1006444	1		\$ 24,306.15	\$ 2,015.54
1006445	1		\$ 24,306.15	\$ 2,015.54
1006446	Non-Benefited		\$ -	\$ -
987749	Parcel 9	[c]	\$ -	\$ -
987750	Parcel 9		\$ 1,213,918.82	\$ 100,662.04
987751	Parcel 9		\$ 1,648,373.97	\$ 136,688.46

Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
987752	Parcel 9		\$ 977,524.10	\$ 81,059.43
Total			\$ 23,554,458.00	\$ 1,953,210.15

Footnotes:

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

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

[c] Assessment prepaid in full.

EXHIBIT F-2 - IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Description	Parcel	Outstanding Assessment	Annual Installment due 1/31/2027 ^[b]
956587	LAKESIDE MEADOWS INDUSTRIAL PHS 2 BLK A LOT 2	10	\$ 160,108.64	\$ 13,650.64
956586	LAKESIDE MEADOWS INDUSTRIAL PHS 2 BLK A LOT 3	10	\$ 240,189.30	\$ 20,478.20
956580	LAKESIDE MEADOWS INDUSTRIAL PHS 1 BLK A LOT 4	10	\$ 240,189.30	\$ 20,478.20
956579	LAKESIDE MEADOWS INDUSTRIAL PHS 1 BLK A LOT 5	10	\$ 240,189.30	\$ 20,478.20
956592	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 6	10	\$ 221,187.64	\$ 18,858.14
956591	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 7	10	\$ 219,400.54	\$ 18,705.78
956594	LAKESIDE MEADOWS INDUSTRIAL PHS 3 LOT 8	10	\$ 237,660.30	\$ 20,262.58
956589	LAKESIDE MEADOWS INDUSTRIAL PHS 4 BLK A LOT 1	11	\$ 93,074.98	\$ 7,935.44
Total			\$ 1,652,000.00	\$ 140,847.18

Footnotes:

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

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

EXHIBIT G-1 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENT SCHEDULE

Improvement Area #1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 304,368.12	\$ 1,589,925.92	\$ 58,917.18	\$ 1,953,211.21
2028	\$ 322,539.35	\$ 1,569,381.07	\$ 49,895.52	\$ 1,941,815.94
2029	\$ 345,253.39	\$ 1,547,609.66	\$ 50,893.43	\$ 1,943,756.48
2030	\$ 367,967.42	\$ 1,524,305.06	\$ 51,911.30	\$ 1,944,183.79
2031	\$ 395,224.27	\$ 1,499,467.26	\$ 52,949.53	\$ 1,947,641.06
2032	\$ 422,481.12	\$ 1,472,789.62	\$ 54,008.52	\$ 1,949,279.25
2033	\$ 449,737.96	\$ 1,444,272.14	\$ 55,088.69	\$ 1,949,098.80
2034	\$ 481,537.62	\$ 1,413,914.83	\$ 56,190.46	\$ 1,951,642.91
2035	\$ 513,337.27	\$ 1,381,411.04	\$ 57,314.27	\$ 1,952,062.59
2036	\$ 545,136.93	\$ 1,346,760.78	\$ 58,460.56	\$ 1,950,358.26
2037	\$ 586,022.20	\$ 1,309,964.03	\$ 59,629.77	\$ 1,955,616.00
2038	\$ 622,364.66	\$ 1,270,407.53	\$ 60,822.36	\$ 1,953,594.56
2039	\$ 667,792.73	\$ 1,228,397.92	\$ 62,038.81	\$ 1,958,229.47
2040	\$ 713,220.81	\$ 1,183,321.91	\$ 63,279.59	\$ 1,959,822.31
2041	\$ 758,648.89	\$ 1,135,179.51	\$ 64,545.18	\$ 1,958,373.57
2042	\$ 808,619.77	\$ 1,083,970.71	\$ 65,836.08	\$ 1,958,426.56
2043	\$ 863,133.47	\$ 1,029,388.87	\$ 67,152.81	\$ 1,959,675.14
2044	\$ 922,189.97	\$ 971,127.36	\$ 68,495.86	\$ 1,961,813.19
2045	\$ 985,789.27	\$ 908,879.54	\$ 69,865.78	\$ 1,964,534.59
2046	\$ 1,053,931.39	\$ 842,338.76	\$ 71,263.09	\$ 1,967,533.25
2047	\$ 1,122,073.51	\$ 771,198.39	\$ 72,688.36	\$ 1,965,960.26
2048	\$ 1,199,301.24	\$ 695,458.43	\$ 74,142.12	\$ 1,968,901.79
2049	\$ 1,281,071.78	\$ 614,505.60	\$ 75,624.97	\$ 1,971,202.34
2050	\$ 1,367,385.12	\$ 528,033.25	\$ 77,137.47	\$ 1,972,555.84
2051	\$ 1,458,241.28	\$ 435,734.76	\$ 78,680.21	\$ 1,972,656.25
2052	\$ 1,558,183.05	\$ 337,303.47	\$ 80,253.82	\$ 1,975,740.34
2053	\$ 1,662,667.62	\$ 232,126.12	\$ 81,858.90	\$ 1,976,652.64
2054	\$ 1,776,237.82	\$ 119,896.05	\$ 83,496.07	\$ 1,979,629.94
Total	\$ 23,554,458.00	\$ 29,487,069.59	\$ 1,822,440.72	\$ 54,863,968.32

Footnotes:

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

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

EXHIBIT G-2 - IMPROVEMENT AREA #2 ANNUAL INSTALLMENT SCHEDULE

Improvement Area #2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 21,000.00	\$ 111,510.00	\$ 8,337.18	\$ 140,847.18
2028	\$ 23,000.00	\$ 110,092.50	\$ 3,403.92	\$ 136,496.42
2029	\$ 24,000.00	\$ 108,540.00	\$ 3,472.00	\$ 136,012.00
2030	\$ 26,000.00	\$ 106,920.00	\$ 3,541.44	\$ 136,461.44
2031	\$ 28,000.00	\$ 105,165.00	\$ 3,612.27	\$ 136,777.27
2032	\$ 29,000.00	\$ 103,275.00	\$ 3,684.52	\$ 135,959.52
2033	\$ 31,000.00	\$ 101,317.50	\$ 3,758.21	\$ 136,075.71
2034	\$ 34,000.00	\$ 99,225.00	\$ 3,833.37	\$ 137,058.37
2035	\$ 36,000.00	\$ 96,930.00	\$ 3,910.04	\$ 136,840.04
2036	\$ 38,000.00	\$ 94,500.00	\$ 3,988.24	\$ 136,488.24
2037	\$ 41,000.00	\$ 91,935.00	\$ 4,068.00	\$ 137,003.00
2038	\$ 44,000.00	\$ 89,167.50	\$ 4,149.36	\$ 137,316.86
2039	\$ 47,000.00	\$ 86,197.50	\$ 4,232.35	\$ 137,429.85
2040	\$ 50,000.00	\$ 83,025.00	\$ 4,317.00	\$ 137,342.00
2041	\$ 53,000.00	\$ 79,650.00	\$ 4,403.34	\$ 137,053.34
2042	\$ 57,000.00	\$ 76,072.50	\$ 4,491.40	\$ 137,563.90
2043	\$ 61,000.00	\$ 72,225.00	\$ 4,581.23	\$ 137,806.23
2044	\$ 65,000.00	\$ 68,107.50	\$ 4,672.86	\$ 137,780.36
2045	\$ 69,000.00	\$ 63,720.00	\$ 4,766.31	\$ 137,486.31
2046	\$ 74,000.00	\$ 59,062.50	\$ 4,861.64	\$ 137,924.14
2047	\$ 79,000.00	\$ 54,067.50	\$ 4,958.87	\$ 138,026.37
2048	\$ 84,000.00	\$ 48,735.00	\$ 5,058.05	\$ 137,793.05
2049	\$ 90,000.00	\$ 43,065.00	\$ 5,159.21	\$ 138,224.21
2050	\$ 96,000.00	\$ 36,990.00	\$ 5,262.40	\$ 138,252.40
2051	\$ 102,000.00	\$ 30,510.00	\$ 5,367.64	\$ 137,877.64
2052	\$ 109,000.00	\$ 23,625.00	\$ 5,475.00	\$ 138,100.00
2053	\$ 117,000.00	\$ 16,267.50	\$ 5,584.50	\$ 138,852.00
2054	\$ 124,000.00	\$ 8,370.00	\$ 5,696.19	\$ 138,066.19
Total	\$ 1,652,000.00	\$ 2,068,267.50	\$ 128,646.56	\$ 3,848,914.06

Footnotes:

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

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

EXHIBIT H-1 – MAXIMUM ASSESSMENT PER LOT TYPE

Improvement Area #1										
Parcel	Lot Description	Lot Type	Units/SQ FT	Estimated Buildout Value		Assessment		Average Annual Installment		PID Equivalent Tax Rate
				Per Unit/SQ FT	Total	Per Unit/SQ FT	Total	Per Unit/SQ FT	Total	
<i>Improvement Area #1</i>										
1A	Single Family Detached Lots	1	146	\$ 525,000	\$ 76,650,000	\$ 24,935.57	\$ 3,640,593	\$ 1,892.10	\$ 276,247	\$ 0.3604
1B	Single Family Detached Lots	1	100	\$ 525,000	\$ 52,500,000	\$ 24,935.57	\$ 2,493,557	\$ 1,892.10	\$ 189,210	\$ 0.3604
2	Single Family Detached Lots	2	198	\$ 450,000	\$ 89,100,000	\$ 18,242.91	\$ 3,612,095	\$ 1,384.26	\$ 274,084	\$ 0.3076
3	CCRC Campus	3	190	\$ 189,000	\$ 35,910,000	\$ 8,976.80	\$ 1,705,593	\$ 681.16	\$ 129,420	\$ 0.3604
4	Apartment Units	4	375	\$ 189,000	\$ 70,875,000	\$ 8,976.80	\$ 3,366,302	\$ 681.16	\$ 255,434	\$ 0.3604
5	Office/Retail - 1 - MX3	5	52,000	\$ 212.50	\$ 11,050,000	\$ 10.09	\$ 524,834	\$ 0.77	\$ 39,824	\$ 0.3604
6	Office/Retail - 2 - MX3	5	23,500	\$ 212.50	\$ 4,993,750	\$ 10.09	\$ 237,185	\$ 0.77	\$ 17,997	\$ 0.3604
7	Apartment Units	6	523	\$ 189,000	\$ 98,847,000	\$ 8,976.80	\$ 4,694,869	\$ 681.16	\$ 356,245	\$ 0.3604
9	Industrial Flex Space Unit 1 ^[a]	7	261,000	\$ 138.00	\$ 36,018,000	\$ 6.55	\$ 1,710,722	\$ 0.50	\$ 129,809	\$ 0.3604
9	Industrial Flex Space Unit 2	7	190,000	\$ 138.00	\$ 26,220,000	\$ 6.55	\$ 1,245,354	\$ 0.50	\$ 94,497	\$ 0.3604
9	Industrial Flex Space Unit 3	7	258,000	\$ 138.00	\$ 35,604,000	\$ 6.55	\$ 1,691,059	\$ 0.50	\$ 128,317	\$ 0.3604
9	Industrial Flex Space Unit 4	7	153,000	\$ 138.00	\$ 21,114,000	\$ 6.55	\$ 1,002,837	\$ 0.50	\$ 76,095	\$ 0.3604
IA#1 Subtotal					\$ 558,881,750		\$ 25,925,000		\$ 1,967,179	
<i>Improvement Area #2</i>										
10	Industrial Flex Space - Building 2	8	112,437	\$ 138.00	\$ 15,516,306	\$ 1.42	\$ 160,109	\$ 0.12	\$ 13,382	\$ 0.0862
10	Industrial Flex Space - Building 3	8	168,674	\$ 138.00	\$ 23,277,012	\$ 1.42	\$ 240,189	\$ 0.12	\$ 20,075	\$ 0.0862
10	Industrial Flex Space - Building 4	8	168,674	\$ 138.00	\$ 23,277,012	\$ 1.42	\$ 240,189	\$ 0.12	\$ 20,075	\$ 0.0862
10	Industrial Flex Space - Building 5	8	168,674	\$ 138.00	\$ 23,277,012	\$ 1.42	\$ 240,189	\$ 0.12	\$ 20,075	\$ 0.0862
10	Industrial Flex Space - Building 6	8	155,330	\$ 138.00	\$ 21,435,540	\$ 1.42	\$ 221,188	\$ 0.12	\$ 18,486	\$ 0.0862
10	Industrial Flex Space - Building 7	8	154,075	\$ 138.00	\$ 21,262,350	\$ 1.42	\$ 219,401	\$ 0.12	\$ 18,337	\$ 0.0862
10	Industrial Flex Space - Building 8	8	166,898	\$ 138.00	\$ 23,031,924	\$ 1.42	\$ 237,660	\$ 0.12	\$ 19,863	\$ 0.0862
11	Office - Building 1	9	45,100	\$ 200.00	\$ 9,020,000	\$ 2.06	\$ 93,075	\$ 0.17	\$ 7,779	\$ 0.0862
					\$ 160,097,156		\$ 1,652,000		\$ 138,071	

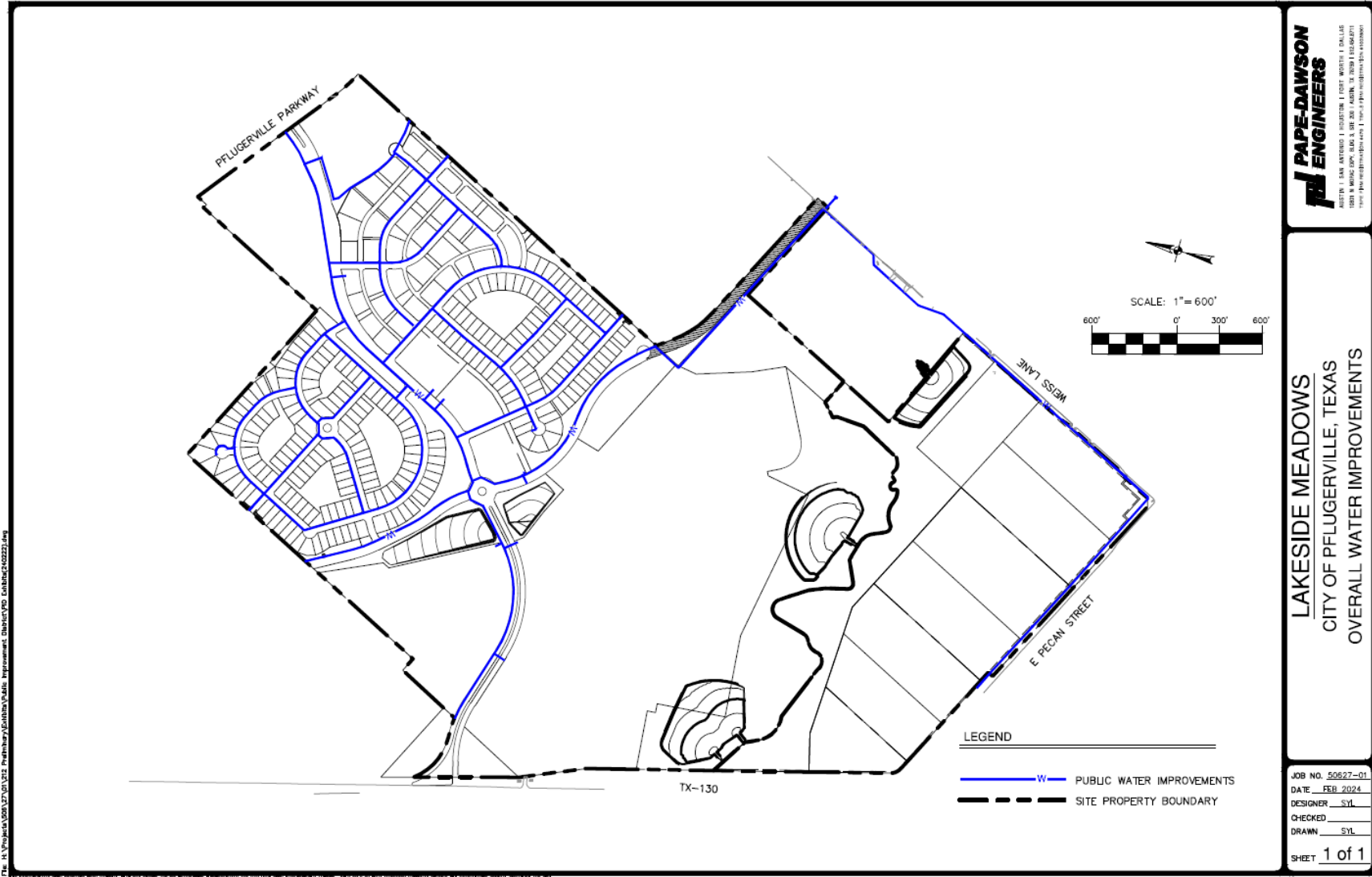
Footnotes:

[a] Assessment prepaid in full.

EXHIBIT H-2 – ASSESSED VALUE OF THE DISTRICT

		Estimated Buildout Value	Improvement Area #1 Allocation	District Allocation
<i>Improvement Area #1</i>				
Assessed Parcels		\$ 545,831,750	93.30%	73.25%
Parcel 8		\$ 39,200,000	6.70%	5.26%
	[1]	\$ 585,031,750	100.00%	78.51%
<i>Improvement Area #2</i>				
Assessed Parcels		\$ 160,097,156	0.00%	21.49%
	[2]	\$ 160,097,156	0.00%	21.49%
District Total:	[3] = [1] + [2]	\$ 745,128,906	100.00%	100.00%

EXHIBIT I – MAPS OF AUTHORIZED IMPROVEMENTS



PAPE-DAWSON ENGINEERS
 AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1000 W. WOODS DRIVE, SUITE 300 | ARLING, TX 76010 | (817) 424-1100
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LAKESIDE MEADOWS
 CITY OF PFLUGERVILLE, TEXAS
 OVERALL WATER IMPROVEMENTS

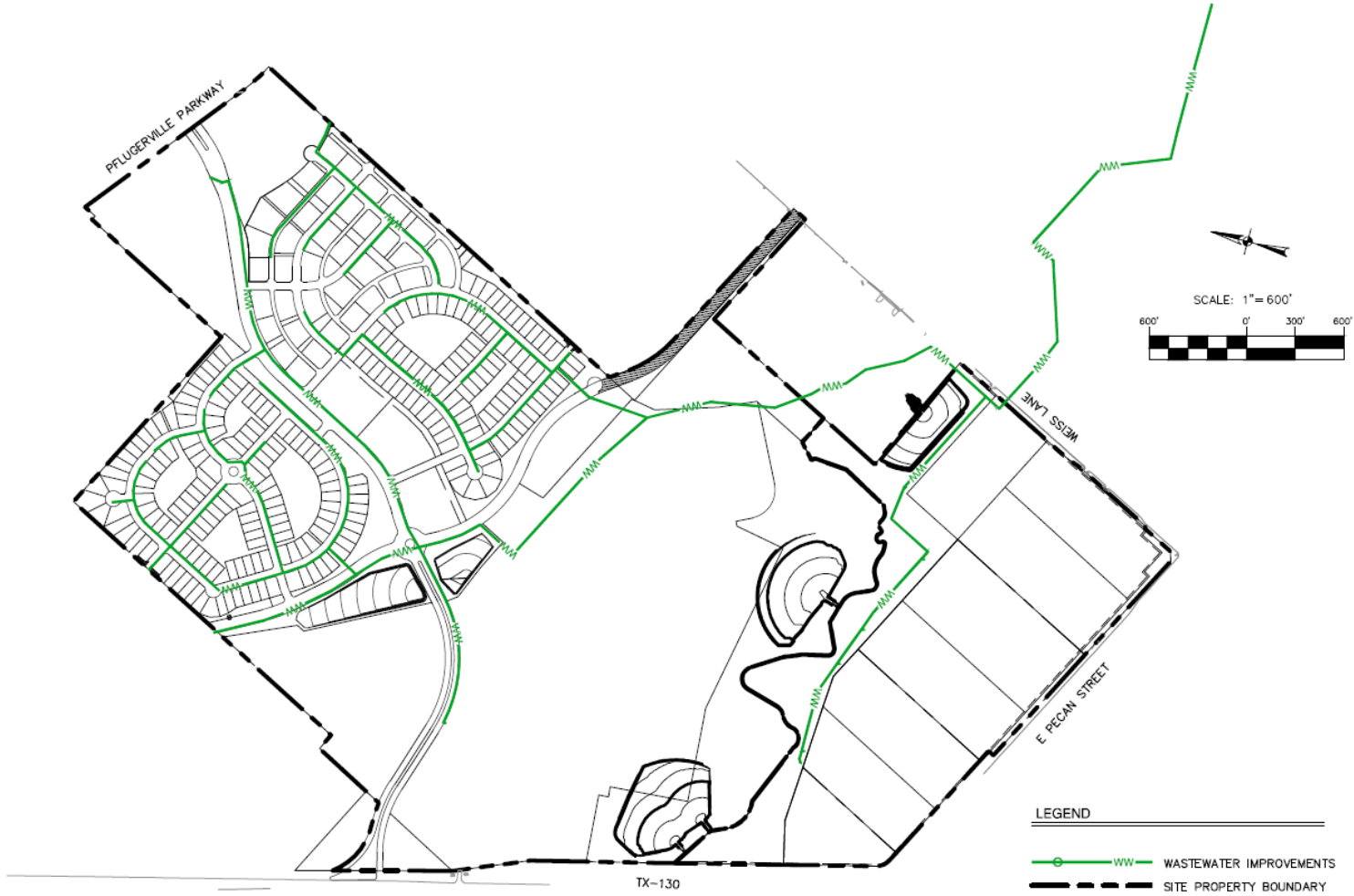
JOB NO. 50627-01
 DATE FEB 2024
 DESIGNER SYL
 CHECKED SYL
 DRAWN SYL
 SHEET 1 of 1

P:\Projects\50627\01_02_Preliminary\Civil\Utility\Public_Improvements_01.dwg - 01/23/24 - 10:00 AM - 10:00 AM - 10:00 AM

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FOR RECORD THIS PLAN PREPARED FROM INFORMATION THAT HAS BEEN PROVIDED AND IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.

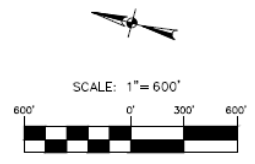


**PAPE-DAWSON
ENGINEERS**
 1500 N. WILSON DRIVE, SUITE 200, AUSTIN, TX 78704 | (512) 452-1111
 WWW.PAPE-DAWSON.COM | INFO@PAPE-DAWSON.COM

LAKESIDE MEADOWS
 CITY OF PFLUGERVILLE, TEXAS
 OVERALL WASTEWATER IMPROVEMENTS

JOB NO.	
DATE	FEB 2024
DESIGNER	SYL
CHECKED	
DRAWN	SYL
SHEET	1 of 1

248 - P:\Projects\2024\TX-130 - Storm Drainage Improvements - Improvement - Lakeside Meadows.dwg



LEGEND

	SD	STORMDRAIN IMPROVEMENTS
		DETENTION IMPROVEMENTS
		SITE PROPERTY BOUNDARY



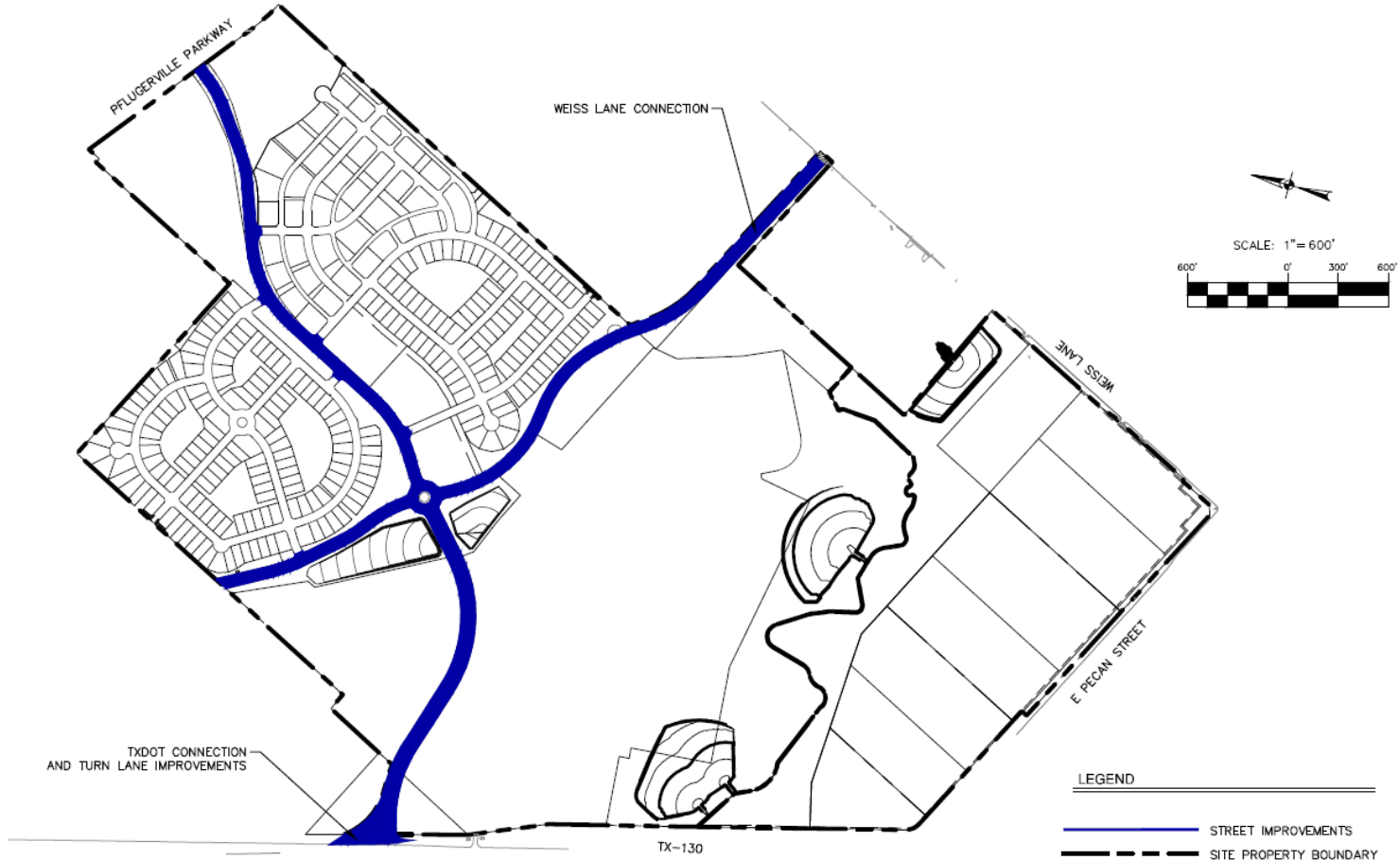
PAPE-DAWSON ENGINEERS
 OFFICES: SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
 1000 N. WINDING CREEK, SUITE 300 | AUSTIN, TX 78728 | (512) 424-7771
 www.pape-dawson.com | Fax: (512) 424-7770

LAKESIDE MEADOWS
 CITY OF PFLUGERVILLE, TEXAS
 OVERALL STORMDRAIN & DETENTION IMPROVEMENTS

JOB NO.	50627-01
DATE	FEB. 2024
DESIGNER	SYL
CHECKED	
DRAWN	SYL
SHEET	1 of 1

LAKESIDE MEADOWS
 CITY OF PFLUGERVILLE, TEXAS
 OVERALL STREET IMPROVEMENTS

JOB NO. 50627-01
 DATE FEB. 2024
 DESIGNER SYL
 CHECKED SYL
 DRAWN SYL
 SHEET 1 of 1



THIS PLAN IS THE PROPERTY OF PAPE-DAWSON ENGINEERS AND ARCHITECTS, P.C. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS AND ARCHITECTS, P.C.



- LEGEND**
- PARKS/OPEN SPACE
 - TRAILS
 - STREET LANDSCAPING
 - SITE PROPERTY BOUNDARY



LAKESIDE MEADOWS
 CITY OF PFLUGERVILLE, TEXAS
 OVERALL PARKS, OPEN SPACE, LANDSCAPE IMPROVEMENTS

JOB NO. 50627-01
 DATE FEB 2024
 DESIGNER SYL
 CHECKED SYL
 DRAWN SYL
 SHEET 1 of 1

THE DESIGN AND SPECIFICATIONS SHOWN HEREON ARE THE PROPERTY OF PAPE-DAWSON ENGINEERS, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PAPE-DAWSON ENGINEERS, INC.

EXHIBIT J – MAP OF DISTRICT PARCELS

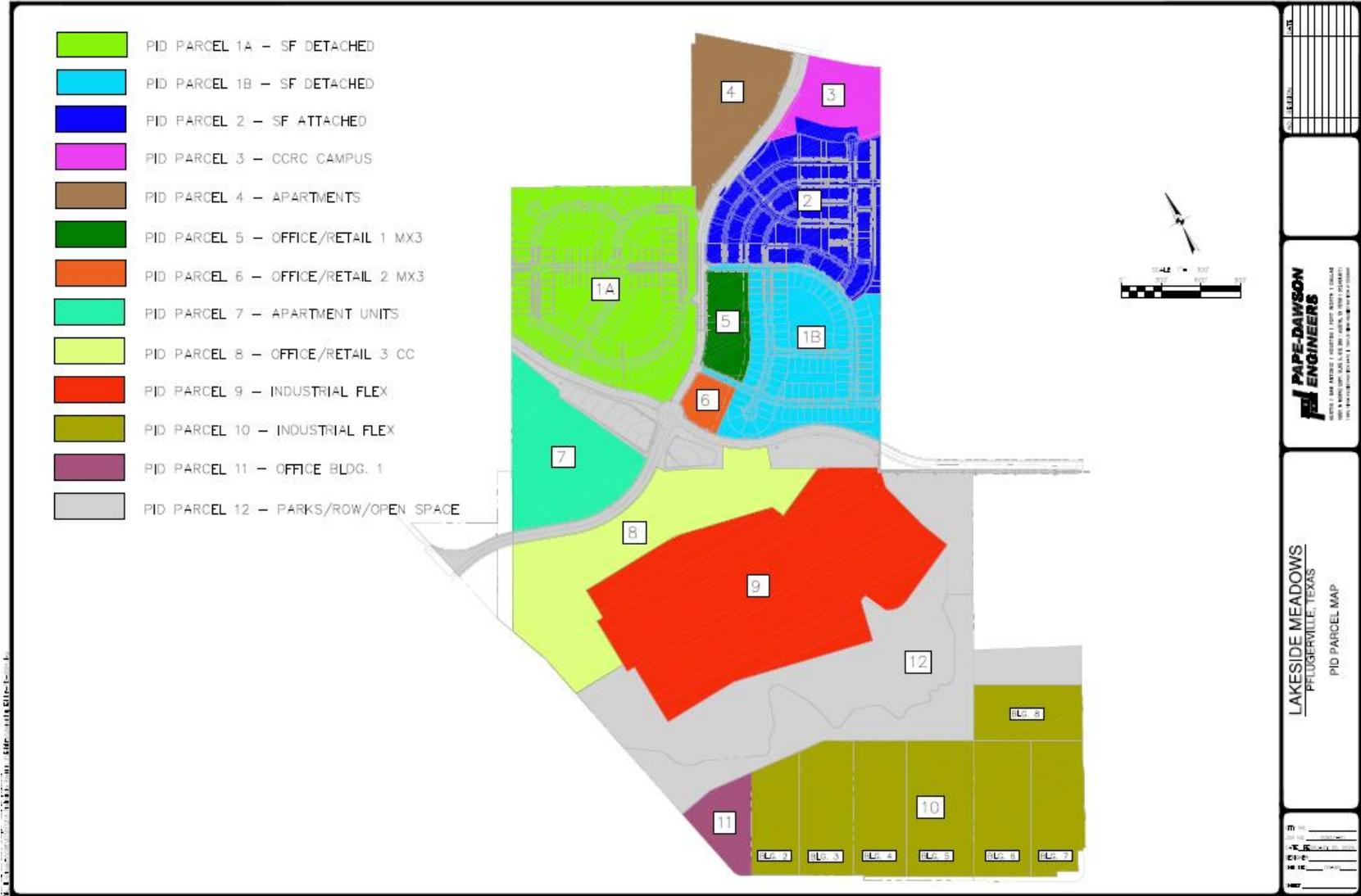


EXHIBIT K – NOTICE OF PID ASSESSMENT LIEN TERMINATION



P3Works, LLC
9824 Huntington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Travis County Clerk's Office
Honorable [County Clerk Name]
Nelda Wells Spears Building
5501 Airport Boulevard
Austin, TX 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 E. Main Street
Pflugerville, TX 78660

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

Sincerely,
[Signature]

Jon Snyder
P: (817) 393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

**[City Secretary Name]
100 E. Main Street
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 May 12, 2020, the City Council for the City, approved Resolution No. 1763-20-05-12-0721, creating the Lakeside Meadows Public Improvement District; and

WHEREAS, the Lakeside Meadows Public Improvement District consists of approximately 415.361 contiguous acres located within the City; and

WHEREAS, on or about May 14, 2024, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Lakeside Meadows Public Improvement District; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of \$ _____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Travis County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Travis County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

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

CITY OF PFLUGERVILLE, TEXAS,

By: _____
[City Official Name], [City Official Title]

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF TRAVIS §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [City Official Name], [City Official Title] for the City of Pflugerville, Texas, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT L – BUYER DISCLOSURE

Forms of the buyer disclosures for the following Lot Types are found in this Exhibit:

Improvement Area #1

- Lot Type 1
- Lot Type 2
- Lot Type 3 Total
- Lot Type 3
- Lot Type 3 - 981295
- Lot Type 3 - 962757
- Lot Type 4 Total
- Lot Type 4
- Lot Type 5
- Lot Type 5 – Parcel 5
- Lot Type 5 - Parcel 6
- Lot Type 5 - 981234
- Lot Type 5 - 981233
- Lot Type 6
- Lot Type 6 - 958047
- Parcel 9 -987750
- Parcel 9 -987751
- Parcel 9 -987752

Improvement Area #2

- Parcel 10 - Lot Type 8
- Parcel 10 - Lot Type 9
- Lot Type 8 - 956587
- Lot Type 8 – 956586
- Lot Type 8 – 956580
- Lot Type 8 – 956579
- Lot Type 8 – 956592
- Lot Type 8 – 956591
- Lot Type 8 – 956594
- Lot Type 8 – 956589

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$24,306.15

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 1

Lot Type 1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 314.08	\$ 1,640.67	\$ 60.80	\$ 2,015.54
2028	\$ 332.83	\$ 1,619.46	\$ 51.49	\$ 2,003.79
2029	\$ 356.27	\$ 1,597.00	\$ 52.52	\$ 2,005.79
2030	\$ 379.71	\$ 1,572.95	\$ 53.57	\$ 2,006.23
2031	\$ 407.84	\$ 1,547.32	\$ 54.64	\$ 2,009.80
2032	\$ 435.96	\$ 1,519.79	\$ 55.73	\$ 2,011.49
2033	\$ 464.09	\$ 1,490.36	\$ 56.85	\$ 2,011.30
2034	\$ 496.90	\$ 1,459.04	\$ 57.98	\$ 2,013.93
2035	\$ 529.72	\$ 1,425.50	\$ 59.14	\$ 2,014.36
2036	\$ 562.53	\$ 1,389.74	\$ 60.33	\$ 2,012.60
2037	\$ 604.72	\$ 1,351.77	\$ 61.53	\$ 2,018.03
2038	\$ 642.23	\$ 1,310.95	\$ 62.76	\$ 2,015.94
2039	\$ 689.10	\$ 1,267.60	\$ 64.02	\$ 2,020.72
2040	\$ 735.98	\$ 1,221.09	\$ 65.30	\$ 2,022.37
2041	\$ 782.86	\$ 1,171.41	\$ 66.61	\$ 2,020.87
2042	\$ 834.43	\$ 1,118.56	\$ 67.94	\$ 2,020.93
2043	\$ 890.68	\$ 1,062.24	\$ 69.30	\$ 2,022.21
2044	\$ 951.62	\$ 1,002.12	\$ 70.68	\$ 2,024.42
2045	\$ 1,017.25	\$ 937.88	\$ 72.10	\$ 2,027.23
2046	\$ 1,087.57	\$ 869.22	\$ 73.54	\$ 2,030.32
2047	\$ 1,157.88	\$ 795.81	\$ 75.01	\$ 2,028.70
2048	\$ 1,237.57	\$ 717.65	\$ 76.51	\$ 2,031.74
2049	\$ 1,321.95	\$ 634.12	\$ 78.04	\$ 2,034.11
2050	\$ 1,411.02	\$ 544.88	\$ 79.60	\$ 2,035.51
2051	\$ 1,504.78	\$ 449.64	\$ 81.19	\$ 2,035.61
2052	\$ 1,607.91	\$ 348.07	\$ 82.81	\$ 2,038.79
2053	\$ 1,715.73	\$ 239.53	\$ 84.47	\$ 2,039.73
2054	\$ 1,832.92	\$ 123.72	\$ 86.16	\$ 2,042.81
Total	\$ 24,306.15	\$ 30,428.09	\$ 1,880.60	\$ 56,614.85

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$17,782.42

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 2

Lot Type 2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 229.78	\$ 1,200.31	\$ 44.48	\$ 1,474.58
2028	\$ 243.50	\$ 1,184.80	\$ 37.67	\$ 1,465.97
2029	\$ 260.65	\$ 1,168.37	\$ 38.42	\$ 1,467.44
2030	\$ 277.80	\$ 1,150.77	\$ 39.19	\$ 1,467.76
2031	\$ 298.37	\$ 1,132.02	\$ 39.97	\$ 1,470.37
2032	\$ 318.95	\$ 1,111.88	\$ 40.77	\$ 1,471.61
2033	\$ 339.53	\$ 1,090.35	\$ 41.59	\$ 1,471.47
2034	\$ 363.54	\$ 1,067.43	\$ 42.42	\$ 1,473.39
2035	\$ 387.54	\$ 1,042.90	\$ 43.27	\$ 1,473.71
2036	\$ 411.55	\$ 1,016.74	\$ 44.13	\$ 1,472.42
2037	\$ 442.42	\$ 988.96	\$ 45.02	\$ 1,476.39
2038	\$ 469.85	\$ 959.09	\$ 45.92	\$ 1,474.87
2039	\$ 504.15	\$ 927.38	\$ 46.84	\$ 1,478.36
2040	\$ 538.45	\$ 893.35	\$ 47.77	\$ 1,479.57
2041	\$ 572.74	\$ 857.00	\$ 48.73	\$ 1,478.47
2042	\$ 610.47	\$ 818.34	\$ 49.70	\$ 1,478.51
2043	\$ 651.62	\$ 777.14	\$ 50.70	\$ 1,479.46
2044	\$ 696.21	\$ 733.15	\$ 51.71	\$ 1,481.07
2045	\$ 744.22	\$ 686.16	\$ 52.75	\$ 1,483.12
2046	\$ 795.66	\$ 635.92	\$ 53.80	\$ 1,485.39
2047	\$ 847.11	\$ 582.22	\$ 54.88	\$ 1,484.20
2048	\$ 905.41	\$ 525.04	\$ 55.97	\$ 1,486.42
2049	\$ 967.14	\$ 463.92	\$ 57.09	\$ 1,488.16
2050	\$ 1,032.31	\$ 398.64	\$ 58.23	\$ 1,489.18
2051	\$ 1,100.90	\$ 328.96	\$ 59.40	\$ 1,489.26
2052	\$ 1,176.35	\$ 254.65	\$ 60.59	\$ 1,491.58
2053	\$ 1,255.23	\$ 175.24	\$ 61.80	\$ 1,492.27
2054	\$ 1,340.97	\$ 90.52	\$ 63.04	\$ 1,494.52
Total	\$ 17,782.42	\$ 22,261.25	\$ 1,375.85	\$ 41,419.52

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 3 TOTAL 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

**IMPROVEMENT AREA #1 LOT TYPE 3 TOTAL PRINCIPAL ASSESSMENT:
\$1,662,540.99**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3 TOTAL

Lot Type 3 Total Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 21,483.17	\$ 112,221.52	\$ 4,158.54	\$ 137,863.23
2028	\$ 22,765.75	\$ 110,771.40	\$ 3,521.77	\$ 137,058.92
2029	\$ 24,368.97	\$ 109,234.71	\$ 3,592.20	\$ 137,195.89
2030	\$ 25,972.19	\$ 107,589.81	\$ 3,664.05	\$ 137,226.05
2031	\$ 27,896.06	\$ 105,836.69	\$ 3,737.33	\$ 137,470.07
2032	\$ 29,819.93	\$ 103,953.70	\$ 3,812.08	\$ 137,585.70
2033	\$ 31,743.79	\$ 101,940.86	\$ 3,888.32	\$ 137,572.97
2034	\$ 33,988.30	\$ 99,798.15	\$ 3,966.08	\$ 137,752.54
2035	\$ 36,232.81	\$ 97,503.94	\$ 4,045.41	\$ 137,782.16
2036	\$ 38,477.32	\$ 95,058.23	\$ 4,126.31	\$ 137,661.86
2037	\$ 41,363.12	\$ 92,461.01	\$ 4,208.84	\$ 138,032.97
2038	\$ 43,928.28	\$ 89,669.00	\$ 4,293.02	\$ 137,890.29
2039	\$ 47,134.72	\$ 86,703.84	\$ 4,378.88	\$ 138,217.43
2040	\$ 50,341.16	\$ 83,522.24	\$ 4,466.45	\$ 138,329.86
2041	\$ 53,547.61	\$ 80,124.21	\$ 4,555.78	\$ 138,227.61
2042	\$ 57,074.70	\$ 76,509.75	\$ 4,646.90	\$ 138,231.35
2043	\$ 60,922.43	\$ 72,657.21	\$ 4,739.84	\$ 138,319.47
2044	\$ 65,090.80	\$ 68,544.95	\$ 4,834.63	\$ 138,470.38
2045	\$ 69,579.83	\$ 64,151.32	\$ 4,931.33	\$ 138,662.47
2046	\$ 74,389.49	\$ 59,454.68	\$ 5,029.95	\$ 138,874.12
2047	\$ 79,199.16	\$ 54,433.39	\$ 5,130.55	\$ 138,763.10
2048	\$ 84,650.11	\$ 49,087.44	\$ 5,233.16	\$ 138,970.72
2049	\$ 90,421.71	\$ 43,373.56	\$ 5,337.83	\$ 139,133.10
2050	\$ 96,513.95	\$ 37,270.10	\$ 5,444.58	\$ 139,228.63
2051	\$ 102,926.84	\$ 30,755.41	\$ 5,553.47	\$ 139,235.72
2052	\$ 109,981.01	\$ 23,807.84	\$ 5,664.54	\$ 139,453.40
2053	\$ 117,355.83	\$ 16,384.12	\$ 5,777.83	\$ 139,517.79
2054	\$ 125,371.94	\$ 8,462.61	\$ 5,893.39	\$ 139,727.94
Total	\$ 1,662,540.99	\$ 2,081,281.67	\$ 128,633.08	\$ 3,872,455.74

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$8,750.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 _____

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§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Lot Type 3 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 113.07	\$ 590.64	\$ 21.89	\$ 725.60
2028	\$ 119.82	\$ 583.01	\$ 18.54	\$ 721.36
2029	\$ 128.26	\$ 574.92	\$ 18.91	\$ 722.08
2030	\$ 136.70	\$ 566.26	\$ 19.28	\$ 722.24
2031	\$ 146.82	\$ 557.04	\$ 19.67	\$ 723.53
2032	\$ 156.95	\$ 547.12	\$ 20.06	\$ 724.14
2033	\$ 167.07	\$ 536.53	\$ 20.46	\$ 724.07
2034	\$ 178.89	\$ 525.25	\$ 20.87	\$ 725.01
2035	\$ 190.70	\$ 513.18	\$ 21.29	\$ 725.17
2036	\$ 202.51	\$ 500.31	\$ 21.72	\$ 724.54
2037	\$ 217.70	\$ 486.64	\$ 22.15	\$ 726.49
2038	\$ 231.20	\$ 471.94	\$ 22.59	\$ 725.74
2039	\$ 248.08	\$ 456.34	\$ 23.05	\$ 727.46
2040	\$ 264.95	\$ 439.59	\$ 23.51	\$ 728.05
2041	\$ 281.83	\$ 421.71	\$ 23.98	\$ 727.51
2042	\$ 300.39	\$ 402.68	\$ 24.46	\$ 727.53
2043	\$ 320.64	\$ 382.41	\$ 24.95	\$ 728.00
2044	\$ 342.58	\$ 360.76	\$ 25.45	\$ 728.79
2045	\$ 366.21	\$ 337.64	\$ 25.95	\$ 729.80
2046	\$ 391.52	\$ 312.92	\$ 26.47	\$ 730.92
2047	\$ 416.84	\$ 286.49	\$ 27.00	\$ 730.33
2048	\$ 445.53	\$ 258.35	\$ 27.54	\$ 731.42
2049	\$ 475.90	\$ 228.28	\$ 28.09	\$ 732.28
2050	\$ 507.97	\$ 196.16	\$ 28.66	\$ 732.78
2051	\$ 541.72	\$ 161.87	\$ 29.23	\$ 732.82
2052	\$ 578.85	\$ 125.30	\$ 29.81	\$ 733.97
2053	\$ 617.66	\$ 86.23	\$ 30.41	\$ 734.30
2054	\$ 659.85	\$ 44.54	\$ 31.02	\$ 735.41
Total	\$ 8,750.22	\$ 10,954.11	\$ 677.02	\$ 20,381.35

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 3 - 981295 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 3 - 981295 PRINCIPAL ASSESSMENT:
\$1,502,836.09**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 3 - 981295

981295 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 19,419.48	\$ 101,441.44	\$ 3,759.07	\$ 124,619.99
2028	\$ 20,578.85	\$ 100,130.62	\$ 3,183.47	\$ 123,892.94
2029	\$ 22,028.07	\$ 98,741.55	\$ 3,247.13	\$ 124,016.75
2030	\$ 23,477.29	\$ 97,254.65	\$ 3,312.08	\$ 124,044.02
2031	\$ 25,216.34	\$ 95,669.94	\$ 3,378.32	\$ 124,264.60
2032	\$ 26,955.40	\$ 93,967.83	\$ 3,445.88	\$ 124,369.12
2033	\$ 28,694.46	\$ 92,148.34	\$ 3,514.80	\$ 124,357.61
2034	\$ 30,723.36	\$ 90,211.47	\$ 3,585.10	\$ 124,519.93
2035	\$ 32,752.26	\$ 88,137.64	\$ 3,656.80	\$ 124,546.70
2036	\$ 34,781.16	\$ 85,926.86	\$ 3,729.94	\$ 124,437.96
2037	\$ 37,389.75	\$ 83,579.14	\$ 3,804.54	\$ 124,773.42
2038	\$ 39,708.49	\$ 81,055.33	\$ 3,880.63	\$ 124,644.45
2039	\$ 42,606.92	\$ 78,375.00	\$ 3,958.24	\$ 124,940.17
2040	\$ 45,505.36	\$ 75,499.04	\$ 4,037.40	\$ 125,041.79
2041	\$ 48,403.79	\$ 72,427.42	\$ 4,118.15	\$ 124,949.36
2042	\$ 51,592.06	\$ 69,160.17	\$ 4,200.51	\$ 124,952.74
2043	\$ 55,070.18	\$ 65,677.71	\$ 4,284.52	\$ 125,032.41
2044	\$ 58,838.13	\$ 61,960.47	\$ 4,370.22	\$ 125,168.82
2045	\$ 62,895.94	\$ 57,988.89	\$ 4,457.62	\$ 125,342.45
2046	\$ 67,243.58	\$ 53,743.42	\$ 4,546.77	\$ 125,533.77
2047	\$ 71,591.23	\$ 49,204.48	\$ 4,637.71	\$ 125,433.41
2048	\$ 76,518.56	\$ 44,372.07	\$ 4,730.46	\$ 125,621.09
2049	\$ 81,735.73	\$ 39,207.07	\$ 4,825.07	\$ 125,767.87
2050	\$ 87,242.75	\$ 33,689.90	\$ 4,921.57	\$ 125,854.23
2051	\$ 93,039.61	\$ 27,801.02	\$ 5,020.00	\$ 125,860.63
2052	\$ 99,416.16	\$ 21,520.84	\$ 5,120.40	\$ 126,057.41
2053	\$ 106,082.55	\$ 14,810.25	\$ 5,222.81	\$ 126,115.61
2054	\$ 113,328.62	\$ 7,649.68	\$ 5,327.27	\$ 126,305.57
Total	\$ 1,502,836.09	\$ 1,881,352.25	\$ 116,276.49	\$ 3,500,464.83

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 3 - 962757 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 3 - 962757 PRINCIPAL ASSESSMENT:
\$159,704.89**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 3 - 962757

962757 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 2,063.69	\$ 10,780.08	\$ 399.47	\$ 13,243.24
2028	\$ 2,186.89	\$ 10,640.78	\$ 338.30	\$ 13,165.98
2029	\$ 2,340.90	\$ 10,493.17	\$ 345.07	\$ 13,179.14
2030	\$ 2,494.91	\$ 10,335.16	\$ 351.97	\$ 13,182.03
2031	\$ 2,679.72	\$ 10,166.75	\$ 359.01	\$ 13,205.47
2032	\$ 2,864.52	\$ 9,985.87	\$ 366.19	\$ 13,216.58
2033	\$ 3,049.33	\$ 9,792.51	\$ 373.51	\$ 13,215.36
2034	\$ 3,264.94	\$ 9,586.68	\$ 380.98	\$ 13,232.61
2035	\$ 3,480.55	\$ 9,366.30	\$ 388.60	\$ 13,235.45
2036	\$ 3,696.16	\$ 9,131.36	\$ 396.38	\$ 13,223.90
2037	\$ 3,973.37	\$ 8,881.87	\$ 404.30	\$ 13,259.55
2038	\$ 4,219.78	\$ 8,613.67	\$ 412.39	\$ 13,245.84
2039	\$ 4,527.80	\$ 8,328.83	\$ 420.64	\$ 13,277.27
2040	\$ 4,835.81	\$ 8,023.21	\$ 429.05	\$ 13,288.07
2041	\$ 5,143.82	\$ 7,696.79	\$ 437.63	\$ 13,278.24
2042	\$ 5,482.64	\$ 7,349.58	\$ 446.38	\$ 13,278.60
2043	\$ 5,852.25	\$ 6,979.50	\$ 455.31	\$ 13,287.07
2044	\$ 6,252.67	\$ 6,584.48	\$ 464.42	\$ 13,301.57
2045	\$ 6,683.89	\$ 6,162.42	\$ 473.71	\$ 13,320.02
2046	\$ 7,145.91	\$ 5,711.26	\$ 483.18	\$ 13,340.35
2047	\$ 7,607.93	\$ 5,228.91	\$ 492.84	\$ 13,329.68
2048	\$ 8,131.55	\$ 4,715.38	\$ 502.70	\$ 13,349.63
2049	\$ 8,685.97	\$ 4,166.50	\$ 512.76	\$ 13,365.23
2050	\$ 9,271.20	\$ 3,580.19	\$ 523.01	\$ 13,374.40
2051	\$ 9,887.23	\$ 2,954.39	\$ 533.47	\$ 13,375.08
2052	\$ 10,564.86	\$ 2,287.00	\$ 544.14	\$ 13,395.99
2053	\$ 11,273.29	\$ 1,573.87	\$ 555.02	\$ 13,402.18
2054	\$ 12,043.32	\$ 812.92	\$ 566.12	\$ 13,422.37
Total	\$ 159,704.89	\$ 199,929.43	\$ 12,356.59	\$ 371,990.91

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 4 TOTAL 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

**IMPROVEMENT AREA #1 LOT TYPE 4 TOTAL PRINCIPAL ASSESSMENT:
\$3,281,330.89**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 4 TOTAL

Lot Type 4 Total Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 42,401.00	\$ 221,489.84	\$ 8,207.65	\$ 272,098.48
2028	\$ 44,932.40	\$ 218,627.77	\$ 6,950.86	\$ 270,511.03
2029	\$ 48,096.65	\$ 215,594.83	\$ 7,089.88	\$ 270,781.36
2030	\$ 51,260.91	\$ 212,348.31	\$ 7,231.67	\$ 270,840.89
2031	\$ 55,058.01	\$ 208,888.20	\$ 7,376.31	\$ 271,322.51
2032	\$ 58,855.12	\$ 205,171.78	\$ 7,523.83	\$ 271,550.73
2033	\$ 62,652.22	\$ 201,199.06	\$ 7,674.31	\$ 271,525.59
2034	\$ 67,082.17	\$ 196,970.03	\$ 7,827.80	\$ 271,880.01
2035	\$ 71,512.13	\$ 192,441.99	\$ 7,984.35	\$ 271,938.47
2036	\$ 75,942.08	\$ 187,614.92	\$ 8,144.04	\$ 271,701.04
2037	\$ 81,637.74	\$ 182,488.83	\$ 8,306.92	\$ 272,433.49
2038	\$ 86,700.55	\$ 176,978.28	\$ 8,473.06	\$ 272,151.89
2039	\$ 93,029.05	\$ 171,125.99	\$ 8,642.52	\$ 272,797.57
2040	\$ 99,357.56	\$ 164,846.53	\$ 8,815.37	\$ 273,019.46
2041	\$ 105,686.07	\$ 158,139.90	\$ 8,991.68	\$ 272,817.64
2042	\$ 112,647.43	\$ 151,006.09	\$ 9,171.51	\$ 272,825.02
2043	\$ 120,241.63	\$ 143,402.39	\$ 9,354.94	\$ 272,998.96
2044	\$ 128,468.69	\$ 135,286.08	\$ 9,542.04	\$ 273,296.81
2045	\$ 137,328.60	\$ 126,614.44	\$ 9,732.88	\$ 273,675.92
2046	\$ 146,821.36	\$ 117,344.76	\$ 9,927.54	\$ 274,093.66
2047	\$ 156,314.12	\$ 107,434.32	\$ 10,126.09	\$ 273,874.53
2048	\$ 167,072.59	\$ 96,883.11	\$ 10,328.61	\$ 274,284.31
2049	\$ 178,463.90	\$ 85,605.71	\$ 10,535.18	\$ 274,604.80
2050	\$ 190,488.06	\$ 73,559.40	\$ 10,745.89	\$ 274,793.35
2051	\$ 203,145.08	\$ 60,701.46	\$ 10,960.80	\$ 274,807.34
2052	\$ 217,067.79	\$ 46,989.16	\$ 11,180.02	\$ 275,236.98
2053	\$ 231,623.36	\$ 32,337.09	\$ 11,403.62	\$ 275,364.07
2054	\$ 247,444.62	\$ 16,702.51	\$ 11,631.69	\$ 275,778.83
Total	\$ 3,281,330.89	\$ 4,107,792.78	\$ 253,881.07	\$ 7,643,004.74

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$8,750.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 4

Lot Type 4 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 113.07	\$ 590.64	\$ 21.89	\$ 725.60
2028	\$ 119.82	\$ 583.01	\$ 18.54	\$ 721.36
2029	\$ 128.26	\$ 574.92	\$ 18.91	\$ 722.08
2030	\$ 136.70	\$ 566.26	\$ 19.28	\$ 722.24
2031	\$ 146.82	\$ 557.04	\$ 19.67	\$ 723.53
2032	\$ 156.95	\$ 547.12	\$ 20.06	\$ 724.14
2033	\$ 167.07	\$ 536.53	\$ 20.46	\$ 724.07
2034	\$ 178.89	\$ 525.25	\$ 20.87	\$ 725.01
2035	\$ 190.70	\$ 513.18	\$ 21.29	\$ 725.17
2036	\$ 202.51	\$ 500.31	\$ 21.72	\$ 724.54
2037	\$ 217.70	\$ 486.64	\$ 22.15	\$ 726.49
2038	\$ 231.20	\$ 471.94	\$ 22.59	\$ 725.74
2039	\$ 248.08	\$ 456.34	\$ 23.05	\$ 727.46
2040	\$ 264.95	\$ 439.59	\$ 23.51	\$ 728.05
2041	\$ 281.83	\$ 421.71	\$ 23.98	\$ 727.51
2042	\$ 300.39	\$ 402.68	\$ 24.46	\$ 727.53
2043	\$ 320.64	\$ 382.41	\$ 24.95	\$ 728.00
2044	\$ 342.58	\$ 360.76	\$ 25.45	\$ 728.79
2045	\$ 366.21	\$ 337.64	\$ 25.95	\$ 729.80
2046	\$ 391.52	\$ 312.92	\$ 26.47	\$ 730.92
2047	\$ 416.84	\$ 286.49	\$ 27.00	\$ 730.33
2048	\$ 445.53	\$ 258.35	\$ 27.54	\$ 731.42
2049	\$ 475.90	\$ 228.28	\$ 28.09	\$ 732.28
2050	\$ 507.97	\$ 196.16	\$ 28.66	\$ 732.78
2051	\$ 541.72	\$ 161.87	\$ 29.23	\$ 732.82
2052	\$ 578.85	\$ 125.30	\$ 29.81	\$ 733.97
2053	\$ 617.66	\$ 86.23	\$ 30.41	\$ 734.30
2054	\$ 659.85	\$ 44.54	\$ 31.02	\$ 735.41
Total	\$ 8,750.22	\$ 10,954.11	\$ 677.02	\$ 20,381.35

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$742,784.52

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 5

Lot Type 5 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 9,598.18	\$ 50,137.95	\$ 1,857.94	\$ 61,594.07
2028	\$ 10,171.21	\$ 49,490.08	\$ 1,573.44	\$ 61,234.73
2029	\$ 10,887.49	\$ 48,803.52	\$ 1,604.91	\$ 61,295.92
2030	\$ 11,603.77	\$ 48,068.62	\$ 1,637.01	\$ 61,309.40
2031	\$ 12,463.31	\$ 47,285.36	\$ 1,669.75	\$ 61,418.42
2032	\$ 13,322.85	\$ 46,444.09	\$ 1,703.15	\$ 61,470.08
2033	\$ 14,182.39	\$ 45,544.80	\$ 1,737.21	\$ 61,464.39
2034	\$ 15,185.18	\$ 44,587.48	\$ 1,771.95	\$ 61,544.62
2035	\$ 16,187.97	\$ 43,562.49	\$ 1,807.39	\$ 61,557.85
2036	\$ 17,190.77	\$ 42,469.80	\$ 1,843.54	\$ 61,504.11
2037	\$ 18,480.08	\$ 41,309.42	\$ 1,880.41	\$ 61,669.91
2038	\$ 19,626.13	\$ 40,062.01	\$ 1,918.02	\$ 61,606.16
2039	\$ 21,058.69	\$ 38,737.25	\$ 1,956.38	\$ 61,752.32
2040	\$ 22,491.26	\$ 37,315.79	\$ 1,995.51	\$ 61,802.55
2041	\$ 23,923.82	\$ 35,797.63	\$ 2,035.42	\$ 61,756.87
2042	\$ 25,499.64	\$ 34,182.77	\$ 2,076.13	\$ 61,758.54
2043	\$ 27,218.72	\$ 32,461.55	\$ 2,117.65	\$ 61,797.91
2044	\$ 29,081.05	\$ 30,624.28	\$ 2,160.00	\$ 61,865.34
2045	\$ 31,086.64	\$ 28,661.31	\$ 2,203.20	\$ 61,951.15
2046	\$ 33,235.49	\$ 26,562.96	\$ 2,247.27	\$ 62,045.72
2047	\$ 35,384.33	\$ 24,319.57	\$ 2,292.21	\$ 61,996.11
2048	\$ 37,819.69	\$ 21,931.12	\$ 2,338.06	\$ 62,088.87
2049	\$ 40,398.31	\$ 19,378.30	\$ 2,384.82	\$ 62,161.42
2050	\$ 43,120.18	\$ 16,651.41	\$ 2,432.51	\$ 62,204.10
2051	\$ 45,985.31	\$ 13,740.80	\$ 2,481.16	\$ 62,207.27
2052	\$ 49,136.95	\$ 10,636.79	\$ 2,530.79	\$ 62,304.53
2053	\$ 52,431.85	\$ 7,320.04	\$ 2,581.40	\$ 62,333.29
2054	\$ 56,013.26	\$ 3,780.89	\$ 2,633.03	\$ 62,427.18
Total	\$ 742,784.52	\$ 929,868.08	\$ 57,470.26	\$ 1,730,122.86

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 5 - PARCEL 5 PRINCIPAL ASSESSMENT:
\$511,586.69**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 5 - PARCEL 5

Lot Type 5 - Parcel 5 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 6,610.67	\$ 34,532.10	\$ 1,279.64	\$ 42,422.41
2028	\$ 7,005.33	\$ 34,085.88	\$ 1,083.70	\$ 42,174.91
2029	\$ 7,498.67	\$ 33,613.02	\$ 1,105.37	\$ 42,217.06
2030	\$ 7,992.00	\$ 33,106.86	\$ 1,127.48	\$ 42,226.34
2031	\$ 8,584.00	\$ 32,567.40	\$ 1,150.03	\$ 42,301.43
2032	\$ 9,176.00	\$ 31,987.98	\$ 1,173.03	\$ 42,337.01
2033	\$ 9,768.00	\$ 31,368.60	\$ 1,196.49	\$ 42,333.09
2034	\$ 10,458.67	\$ 30,709.26	\$ 1,220.42	\$ 42,388.35
2035	\$ 11,149.33	\$ 30,003.30	\$ 1,244.83	\$ 42,397.46
2036	\$ 11,840.00	\$ 29,250.72	\$ 1,269.72	\$ 42,360.44
2037	\$ 12,728.00	\$ 28,451.52	\$ 1,295.12	\$ 42,474.64
2038	\$ 13,517.33	\$ 27,592.38	\$ 1,321.02	\$ 42,430.73
2039	\$ 14,504.00	\$ 26,679.96	\$ 1,347.44	\$ 42,531.40
2040	\$ 15,490.67	\$ 25,700.94	\$ 1,374.39	\$ 42,566.00
2041	\$ 16,477.33	\$ 24,655.32	\$ 1,401.88	\$ 42,534.53
2042	\$ 17,562.67	\$ 23,543.10	\$ 1,429.91	\$ 42,535.68
2043	\$ 18,746.67	\$ 22,357.62	\$ 1,458.51	\$ 42,562.80
2044	\$ 20,029.33	\$ 21,092.22	\$ 1,487.68	\$ 42,609.24
2045	\$ 21,410.67	\$ 19,740.24	\$ 1,517.44	\$ 42,668.35
2046	\$ 22,890.67	\$ 18,295.02	\$ 1,547.79	\$ 42,733.47
2047	\$ 24,370.67	\$ 16,749.90	\$ 1,578.74	\$ 42,699.31
2048	\$ 26,048.00	\$ 15,104.88	\$ 1,610.32	\$ 42,763.20
2049	\$ 27,824.00	\$ 13,346.64	\$ 1,642.52	\$ 42,813.16
2050	\$ 29,698.67	\$ 11,468.52	\$ 1,675.37	\$ 42,842.56
2051	\$ 31,672.00	\$ 9,463.86	\$ 1,708.88	\$ 42,844.74
2052	\$ 33,842.67	\$ 7,326.00	\$ 1,743.06	\$ 42,911.73
2053	\$ 36,112.00	\$ 5,041.62	\$ 1,777.92	\$ 42,931.54
2054	\$ 38,578.67	\$ 2,604.06	\$ 1,813.48	\$ 42,996.21
Total	\$ 511,586.69	\$ 640,438.94	\$ 39,582.16	\$ 1,191,607.79

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 5 - PARCEL 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 5 - PARCEL 6 PRINCIPAL ASSESSMENT:
\$231,197.83**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 5 - PARCEL 6

Lot Type 5 - Parcel 6 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 2,987.51	\$ 15,605.85	\$ 578.30	\$ 19,171.67
2028	\$ 3,165.87	\$ 15,404.20	\$ 489.75	\$ 19,059.82
2029	\$ 3,388.82	\$ 15,190.50	\$ 499.54	\$ 19,078.86
2030	\$ 3,611.77	\$ 14,961.75	\$ 509.53	\$ 19,083.06
2031	\$ 3,879.31	\$ 14,717.96	\$ 519.72	\$ 19,116.99
2032	\$ 4,146.85	\$ 14,456.11	\$ 530.12	\$ 19,133.07
2033	\$ 4,414.38	\$ 14,176.19	\$ 540.72	\$ 19,131.30
2034	\$ 4,726.51	\$ 13,878.22	\$ 551.54	\$ 19,156.27
2035	\$ 5,038.64	\$ 13,559.18	\$ 562.57	\$ 19,160.39
2036	\$ 5,350.77	\$ 13,219.08	\$ 573.82	\$ 19,143.66
2037	\$ 5,752.08	\$ 12,857.90	\$ 585.29	\$ 19,195.27
2038	\$ 6,108.80	\$ 12,469.63	\$ 597.00	\$ 19,175.43
2039	\$ 6,554.69	\$ 12,057.29	\$ 608.94	\$ 19,220.92
2040	\$ 7,000.59	\$ 11,614.85	\$ 621.12	\$ 19,236.56
2041	\$ 7,446.49	\$ 11,142.31	\$ 633.54	\$ 19,222.34
2042	\$ 7,936.97	\$ 10,639.67	\$ 646.21	\$ 19,222.86
2043	\$ 8,472.05	\$ 10,103.92	\$ 659.14	\$ 19,235.11
2044	\$ 9,051.72	\$ 9,532.06	\$ 672.32	\$ 19,256.10
2045	\$ 9,675.97	\$ 8,921.07	\$ 685.76	\$ 19,282.81
2046	\$ 10,344.82	\$ 8,267.94	\$ 699.48	\$ 19,312.24
2047	\$ 11,013.67	\$ 7,569.67	\$ 713.47	\$ 19,296.80
2048	\$ 11,771.69	\$ 6,826.24	\$ 727.74	\$ 19,325.68
2049	\$ 12,574.31	\$ 6,031.65	\$ 742.29	\$ 19,348.26
2050	\$ 13,421.51	\$ 5,182.89	\$ 757.14	\$ 19,361.54
2051	\$ 14,313.31	\$ 4,276.94	\$ 772.28	\$ 19,362.53
2052	\$ 15,294.28	\$ 3,310.79	\$ 787.73	\$ 19,392.80
2053	\$ 16,319.85	\$ 2,278.42	\$ 803.48	\$ 19,401.75
2054	\$ 17,434.59	\$ 1,176.83	\$ 819.55	\$ 19,430.98
Total	\$ 231,197.83	\$ 289,429.14	\$ 17,888.09	\$ 538,515.06

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 5 - 981234 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 5 - 981234 PRINCIPAL ASSESSMENT:
\$362,440.85**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 5 - 981234

Lot Type 5 - 981234 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 4,683.42	\$ 24,464.76	\$ 906.58	\$ 30,054.76
2028	\$ 4,963.03	\$ 24,148.63	\$ 767.76	\$ 29,879.41
2029	\$ 5,312.54	\$ 23,813.62	\$ 783.12	\$ 29,909.27
2030	\$ 5,662.05	\$ 23,455.03	\$ 798.78	\$ 29,915.85
2031	\$ 6,081.46	\$ 23,072.84	\$ 814.75	\$ 29,969.05
2032	\$ 6,500.87	\$ 22,662.34	\$ 831.05	\$ 29,994.26
2033	\$ 6,920.28	\$ 22,223.53	\$ 847.67	\$ 29,991.48
2034	\$ 7,409.59	\$ 21,756.41	\$ 864.62	\$ 30,030.63
2035	\$ 7,898.90	\$ 21,256.26	\$ 881.92	\$ 30,037.08
2036	\$ 8,388.22	\$ 20,723.09	\$ 899.55	\$ 30,010.86
2037	\$ 9,017.33	\$ 20,156.88	\$ 917.54	\$ 30,091.76
2038	\$ 9,576.55	\$ 19,548.21	\$ 935.90	\$ 30,060.66
2039	\$ 10,275.56	\$ 18,901.80	\$ 954.61	\$ 30,131.98
2040	\$ 10,974.58	\$ 18,208.20	\$ 973.71	\$ 30,156.48
2041	\$ 11,673.60	\$ 17,467.41	\$ 993.18	\$ 30,134.19
2042	\$ 12,442.52	\$ 16,679.44	\$ 1,013.04	\$ 30,135.01
2043	\$ 13,281.34	\$ 15,839.57	\$ 1,033.30	\$ 30,154.22
2044	\$ 14,190.07	\$ 14,943.08	\$ 1,053.97	\$ 30,187.12
2045	\$ 15,168.69	\$ 13,985.25	\$ 1,075.05	\$ 30,228.99
2046	\$ 16,217.22	\$ 12,961.37	\$ 1,096.55	\$ 30,275.14
2047	\$ 17,265.75	\$ 11,866.70	\$ 1,118.48	\$ 30,250.93
2048	\$ 18,454.08	\$ 10,701.27	\$ 1,140.85	\$ 30,296.19
2049	\$ 19,712.31	\$ 9,455.62	\$ 1,163.67	\$ 30,331.59
2050	\$ 21,040.44	\$ 8,125.04	\$ 1,186.94	\$ 30,352.42
2051	\$ 22,438.48	\$ 6,704.81	\$ 1,210.68	\$ 30,353.97
2052	\$ 23,976.32	\$ 5,190.21	\$ 1,234.89	\$ 30,401.42
2053	\$ 25,584.06	\$ 3,571.81	\$ 1,259.59	\$ 30,415.46
2054	\$ 27,331.60	\$ 1,844.88	\$ 1,284.78	\$ 30,461.27
Total	\$ 362,440.85	\$ 453,728.06	\$ 28,042.55	\$ 844,211.45

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 5 - 981233 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 5 - 981233 PRINCIPAL ASSESSMENT:
\$380,343.67**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 5 - 981233

Lot Type 5 - 981233 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 4,914.76	\$ 25,673.20	\$ 951.36	\$ 31,539.32
2028	\$ 5,208.18	\$ 25,341.45	\$ 805.68	\$ 31,355.31
2029	\$ 5,574.95	\$ 24,989.90	\$ 821.80	\$ 31,386.65
2030	\$ 5,941.72	\$ 24,613.59	\$ 838.23	\$ 31,393.55
2031	\$ 6,381.85	\$ 24,212.52	\$ 855.00	\$ 31,449.37
2032	\$ 6,821.98	\$ 23,781.75	\$ 872.10	\$ 31,475.83
2033	\$ 7,262.11	\$ 23,321.27	\$ 889.54	\$ 31,472.91
2034	\$ 7,775.59	\$ 22,831.07	\$ 907.33	\$ 31,513.99
2035	\$ 8,289.07	\$ 22,306.22	\$ 925.48	\$ 31,520.77
2036	\$ 8,802.55	\$ 21,746.71	\$ 943.99	\$ 31,493.25
2037	\$ 9,462.75	\$ 21,152.54	\$ 962.87	\$ 31,578.15
2038	\$ 10,049.58	\$ 20,513.80	\$ 982.12	\$ 31,545.51
2039	\$ 10,783.13	\$ 19,835.45	\$ 1,001.77	\$ 31,620.35
2040	\$ 11,516.67	\$ 19,107.59	\$ 1,021.80	\$ 31,646.07
2041	\$ 12,250.22	\$ 18,330.22	\$ 1,042.24	\$ 31,622.68
2042	\$ 13,057.12	\$ 17,503.33	\$ 1,063.08	\$ 31,623.53
2043	\$ 13,937.38	\$ 16,621.97	\$ 1,084.34	\$ 31,643.69
2044	\$ 14,890.99	\$ 15,681.20	\$ 1,106.03	\$ 31,678.22
2045	\$ 15,917.95	\$ 14,676.06	\$ 1,128.15	\$ 31,722.16
2046	\$ 17,018.27	\$ 13,601.60	\$ 1,150.71	\$ 31,770.58
2047	\$ 18,118.59	\$ 12,452.86	\$ 1,173.73	\$ 31,745.18
2048	\$ 19,365.62	\$ 11,229.86	\$ 1,197.20	\$ 31,792.68
2049	\$ 20,686.00	\$ 9,922.68	\$ 1,221.15	\$ 31,829.83
2050	\$ 22,079.74	\$ 8,526.37	\$ 1,245.57	\$ 31,851.68
2051	\$ 23,546.83	\$ 7,035.99	\$ 1,270.48	\$ 31,853.30
2052	\$ 25,160.63	\$ 5,446.58	\$ 1,295.89	\$ 31,903.10
2053	\$ 26,847.79	\$ 3,748.24	\$ 1,321.81	\$ 31,917.84
2054	\$ 28,681.65	\$ 1,936.01	\$ 1,348.25	\$ 31,965.91
Total	\$ 380,343.67	\$ 476,140.03	\$ 29,427.71	\$ 885,911.41

Footnotes:

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

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

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

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$8,750.22

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 LOT TYPE 6

Lot Type 6 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 113.07	\$ 590.64	\$ 21.89	\$ 725.60
2028	\$ 119.82	\$ 583.01	\$ 18.54	\$ 721.36
2029	\$ 128.26	\$ 574.92	\$ 18.91	\$ 722.08
2030	\$ 136.70	\$ 566.26	\$ 19.28	\$ 722.24
2031	\$ 146.82	\$ 557.04	\$ 19.67	\$ 723.53
2032	\$ 156.95	\$ 547.12	\$ 20.06	\$ 724.14
2033	\$ 167.07	\$ 536.53	\$ 20.46	\$ 724.07
2034	\$ 178.89	\$ 525.25	\$ 20.87	\$ 725.01
2035	\$ 190.70	\$ 513.18	\$ 21.29	\$ 725.17
2036	\$ 202.51	\$ 500.31	\$ 21.72	\$ 724.54
2037	\$ 217.70	\$ 486.64	\$ 22.15	\$ 726.49
2038	\$ 231.20	\$ 471.94	\$ 22.59	\$ 725.74
2039	\$ 248.08	\$ 456.34	\$ 23.05	\$ 727.46
2040	\$ 264.95	\$ 439.59	\$ 23.51	\$ 728.05
2041	\$ 281.83	\$ 421.71	\$ 23.98	\$ 727.51
2042	\$ 300.39	\$ 402.68	\$ 24.46	\$ 727.53
2043	\$ 320.64	\$ 382.41	\$ 24.95	\$ 728.00
2044	\$ 342.58	\$ 360.76	\$ 25.45	\$ 728.79
2045	\$ 366.21	\$ 337.64	\$ 25.95	\$ 729.80
2046	\$ 391.52	\$ 312.92	\$ 26.47	\$ 730.92
2047	\$ 416.84	\$ 286.49	\$ 27.00	\$ 730.33
2048	\$ 445.53	\$ 258.35	\$ 27.54	\$ 731.42
2049	\$ 475.90	\$ 228.28	\$ 28.09	\$ 732.28
2050	\$ 507.97	\$ 196.16	\$ 28.66	\$ 732.78
2051	\$ 541.72	\$ 161.87	\$ 29.23	\$ 732.82
2052	\$ 578.85	\$ 125.30	\$ 29.81	\$ 733.97
2053	\$ 617.66	\$ 86.23	\$ 30.41	\$ 734.30
2054	\$ 659.85	\$ 44.54	\$ 31.02	\$ 735.41
Total	\$ 8,750.22	\$ 10,954.11	\$ 677.02	\$ 20,381.35

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
LOT TYPE 6 - 958047 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 LOT TYPE 6 - 958047 PRINCIPAL ASSESSMENT:
\$4,576,362.82**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 _____

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§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 6 - 958047

Lot Type 6 - 958047 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 59,135.26	\$ 308,904.49	\$ 11,446.94	\$ 379,486.68
2028	\$ 62,665.72	\$ 304,912.86	\$ 9,694.13	\$ 377,272.71
2029	\$ 67,078.80	\$ 300,682.92	\$ 9,888.01	\$ 377,649.74
2030	\$ 71,491.88	\$ 296,155.11	\$ 10,085.77	\$ 377,732.76
2031	\$ 76,787.57	\$ 291,329.40	\$ 10,287.49	\$ 378,404.47
2032	\$ 82,083.27	\$ 286,146.24	\$ 10,493.24	\$ 378,722.75
2033	\$ 87,378.96	\$ 280,605.62	\$ 10,703.10	\$ 378,687.69
2034	\$ 93,557.27	\$ 274,707.54	\$ 10,917.17	\$ 379,181.98
2035	\$ 99,735.58	\$ 268,392.43	\$ 11,135.51	\$ 379,263.52
2036	\$ 105,913.89	\$ 261,660.27	\$ 11,358.22	\$ 378,932.39
2037	\$ 113,857.44	\$ 254,511.09	\$ 11,585.38	\$ 379,953.91
2038	\$ 120,918.36	\$ 246,825.71	\$ 11,817.09	\$ 379,561.16
2039	\$ 129,744.52	\$ 238,663.72	\$ 12,053.43	\$ 380,461.67
2040	\$ 138,570.68	\$ 229,905.96	\$ 12,294.50	\$ 380,771.15
2041	\$ 147,396.84	\$ 220,552.44	\$ 12,540.39	\$ 380,489.67
2042	\$ 157,105.61	\$ 210,603.16	\$ 12,791.20	\$ 380,499.97
2043	\$ 167,697.00	\$ 199,998.53	\$ 13,047.02	\$ 380,742.55
2044	\$ 179,171.00	\$ 188,678.98	\$ 13,307.97	\$ 381,157.95
2045	\$ 191,527.62	\$ 176,584.94	\$ 13,574.12	\$ 381,686.69
2046	\$ 204,766.86	\$ 163,656.82	\$ 13,845.61	\$ 382,269.29
2047	\$ 218,006.10	\$ 149,835.06	\$ 14,122.52	\$ 381,963.68
2048	\$ 233,010.57	\$ 135,119.65	\$ 14,404.97	\$ 382,535.19
2049	\$ 248,897.65	\$ 119,391.44	\$ 14,693.07	\$ 382,982.16
2050	\$ 265,667.35	\$ 102,590.85	\$ 14,986.93	\$ 383,245.13
2051	\$ 283,319.67	\$ 84,658.30	\$ 15,286.67	\$ 383,264.63
2052	\$ 302,737.21	\$ 65,534.22	\$ 15,592.40	\$ 383,863.84
2053	\$ 323,037.38	\$ 45,099.46	\$ 15,904.25	\$ 384,041.09
2054	\$ 345,102.77	\$ 23,294.44	\$ 16,222.34	\$ 384,619.54
Total	\$ 4,576,362.82	\$ 5,729,001.66	\$ 354,079.47	\$ 10,659,443.95

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
PARCEL 9 -987750 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 PARCEL 9 -987750 PRINCIPAL ASSESSMENT:
\$1,213,918.82**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 PARCEL 9 -987750

Parcel 9 - 987750 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 15,686.13	\$ 81,939.52	\$ 3,036.40	\$ 100,662.04
2028	\$ 16,622.61	\$ 80,880.71	\$ 2,571.45	\$ 100,074.77
2029	\$ 17,793.22	\$ 79,758.68	\$ 2,622.88	\$ 100,174.78
2030	\$ 18,963.82	\$ 78,557.64	\$ 2,675.34	\$ 100,196.80
2031	\$ 20,368.55	\$ 77,277.58	\$ 2,728.84	\$ 100,374.97
2032	\$ 21,773.28	\$ 75,902.70	\$ 2,783.42	\$ 100,459.40
2033	\$ 23,178.01	\$ 74,433.01	\$ 2,839.09	\$ 100,450.10
2034	\$ 24,816.86	\$ 72,868.49	\$ 2,895.87	\$ 100,581.22
2035	\$ 26,455.70	\$ 71,193.35	\$ 2,953.79	\$ 100,602.85
2036	\$ 28,094.55	\$ 69,407.59	\$ 3,012.86	\$ 100,515.01
2037	\$ 30,201.64	\$ 67,511.21	\$ 3,073.12	\$ 100,785.98
2038	\$ 32,074.61	\$ 65,472.60	\$ 3,134.58	\$ 100,681.80
2039	\$ 34,415.83	\$ 63,307.56	\$ 3,197.28	\$ 100,920.67
2040	\$ 36,757.04	\$ 60,984.50	\$ 3,261.22	\$ 101,002.76
2041	\$ 39,098.25	\$ 58,503.40	\$ 3,326.44	\$ 100,928.09
2042	\$ 41,673.59	\$ 55,864.26	\$ 3,392.97	\$ 100,930.82
2043	\$ 44,483.04	\$ 53,051.30	\$ 3,460.83	\$ 100,995.17
2044	\$ 47,526.62	\$ 50,048.69	\$ 3,530.05	\$ 101,105.36
2045	\$ 50,804.32	\$ 46,840.64	\$ 3,600.65	\$ 101,245.61
2046	\$ 54,316.14	\$ 43,411.35	\$ 3,672.66	\$ 101,400.15
2047	\$ 57,827.96	\$ 39,745.01	\$ 3,746.12	\$ 101,319.09
2048	\$ 61,808.02	\$ 35,841.63	\$ 3,821.04	\$ 101,470.68
2049	\$ 66,022.20	\$ 31,669.58	\$ 3,897.46	\$ 101,589.25
2050	\$ 70,470.50	\$ 27,213.09	\$ 3,975.41	\$ 101,659.00
2051	\$ 75,152.93	\$ 22,456.33	\$ 4,054.92	\$ 101,664.17
2052	\$ 80,303.60	\$ 17,383.50	\$ 4,136.02	\$ 101,823.12
2053	\$ 85,688.39	\$ 11,963.01	\$ 4,218.74	\$ 101,870.14
2054	\$ 91,541.42	\$ 6,179.05	\$ 4,303.11	\$ 102,023.58
Total	\$ 1,213,918.82	\$ 1,519,665.98	\$ 93,922.56	\$ 2,827,507.36

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
PARCEL 9 -987751 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 PARCEL 9 -987751 PRINCIPAL ASSESSMENT:
\$1,648,373.97**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 PARCEL 9 -987751

Parcel 9 - 987751 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 21,300.11	\$ 111,265.24	\$ 4,123.11	\$ 136,688.46
2028	\$ 22,571.76	\$ 109,827.49	\$ 3,491.76	\$ 135,891.00
2029	\$ 24,161.32	\$ 108,303.89	\$ 3,561.59	\$ 136,026.80
2030	\$ 25,750.88	\$ 106,673.00	\$ 3,632.83	\$ 136,056.71
2031	\$ 27,658.35	\$ 104,934.82	\$ 3,705.48	\$ 136,298.65
2032	\$ 29,565.82	\$ 103,067.88	\$ 3,779.59	\$ 136,413.29
2033	\$ 31,473.29	\$ 101,072.19	\$ 3,855.18	\$ 136,400.66
2034	\$ 33,698.68	\$ 98,947.74	\$ 3,932.29	\$ 136,578.71
2035	\$ 35,924.06	\$ 96,673.08	\$ 4,010.93	\$ 136,608.07
2036	\$ 38,149.45	\$ 94,248.21	\$ 4,091.15	\$ 136,488.80
2037	\$ 41,010.65	\$ 91,673.12	\$ 4,172.97	\$ 136,856.75
2038	\$ 43,553.95	\$ 88,904.90	\$ 4,256.43	\$ 136,715.28
2039	\$ 46,733.07	\$ 85,965.01	\$ 4,341.56	\$ 137,039.64
2040	\$ 49,912.19	\$ 82,810.53	\$ 4,428.39	\$ 137,151.11
2041	\$ 53,091.31	\$ 79,441.45	\$ 4,516.96	\$ 137,049.73
2042	\$ 56,588.34	\$ 75,857.79	\$ 4,607.30	\$ 137,053.43
2043	\$ 60,403.29	\$ 72,038.08	\$ 4,699.45	\$ 137,140.81
2044	\$ 64,536.15	\$ 67,960.85	\$ 4,793.44	\$ 137,290.44
2045	\$ 68,986.91	\$ 63,604.66	\$ 4,889.31	\$ 137,480.88
2046	\$ 73,755.60	\$ 58,948.05	\$ 4,987.09	\$ 137,690.73
2047	\$ 78,524.28	\$ 53,969.54	\$ 5,086.83	\$ 137,580.65
2048	\$ 83,928.78	\$ 48,669.16	\$ 5,188.57	\$ 137,786.51
2049	\$ 89,651.20	\$ 43,003.96	\$ 5,292.34	\$ 137,947.50
2050	\$ 95,691.53	\$ 36,952.51	\$ 5,398.19	\$ 138,042.22
2051	\$ 102,049.77	\$ 30,493.33	\$ 5,506.15	\$ 138,049.25
2052	\$ 109,043.83	\$ 23,604.97	\$ 5,616.27	\$ 138,265.08
2053	\$ 116,355.81	\$ 16,244.51	\$ 5,728.60	\$ 138,328.92
2054	\$ 124,303.61	\$ 8,390.49	\$ 5,843.17	\$ 138,537.28
Total	\$ 1,648,373.97	\$ 2,063,546.44	\$ 127,536.96	\$ 3,839,457.37

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1
PARCEL 9 -987752 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 PARCEL 9 -987752 PRINCIPAL ASSESSMENT:
\$977,524.10**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #1 PARCEL 9 -987752

Parcel 9 - 987752 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 12,631.46	\$ 65,982.88	\$ 2,445.10	\$ 81,059.43
2028	\$ 13,385.58	\$ 65,130.25	\$ 2,070.69	\$ 80,586.52
2029	\$ 14,328.22	\$ 64,226.73	\$ 2,112.11	\$ 80,667.06
2030	\$ 15,270.87	\$ 63,259.57	\$ 2,154.35	\$ 80,684.79
2031	\$ 16,402.04	\$ 62,228.79	\$ 2,197.44	\$ 80,828.27
2032	\$ 17,533.22	\$ 61,121.65	\$ 2,241.39	\$ 80,896.26
2033	\$ 18,664.39	\$ 59,938.16	\$ 2,286.21	\$ 80,888.77
2034	\$ 19,984.10	\$ 58,678.31	\$ 2,331.94	\$ 80,994.35
2035	\$ 21,303.80	\$ 57,329.38	\$ 2,378.58	\$ 81,011.77
2036	\$ 22,623.51	\$ 55,891.38	\$ 2,426.15	\$ 80,941.03
2037	\$ 24,320.27	\$ 54,364.29	\$ 2,474.67	\$ 81,159.23
2038	\$ 25,828.51	\$ 52,722.67	\$ 2,524.16	\$ 81,075.34
2039	\$ 27,713.80	\$ 50,979.25	\$ 2,574.65	\$ 81,267.69
2040	\$ 29,599.09	\$ 49,108.57	\$ 2,626.14	\$ 81,333.80
2041	\$ 31,484.38	\$ 47,110.63	\$ 2,678.66	\$ 81,273.67
2042	\$ 33,558.20	\$ 44,985.43	\$ 2,732.24	\$ 81,275.87
2043	\$ 35,820.56	\$ 42,720.25	\$ 2,786.88	\$ 81,327.69
2044	\$ 38,271.44	\$ 40,302.37	\$ 2,842.62	\$ 81,416.42
2045	\$ 40,910.84	\$ 37,719.04	\$ 2,899.47	\$ 81,529.36
2046	\$ 43,738.78	\$ 34,957.56	\$ 2,957.46	\$ 81,653.81
2047	\$ 46,566.72	\$ 32,005.19	\$ 3,016.61	\$ 81,588.53
2048	\$ 49,771.72	\$ 28,861.94	\$ 3,076.94	\$ 81,710.60
2049	\$ 53,165.25	\$ 25,502.35	\$ 3,138.48	\$ 81,806.08
2050	\$ 56,747.30	\$ 21,913.70	\$ 3,201.25	\$ 81,862.25
2051	\$ 60,517.89	\$ 18,083.25	\$ 3,265.28	\$ 81,866.41
2052	\$ 64,665.53	\$ 13,998.30	\$ 3,330.58	\$ 81,994.41
2053	\$ 69,001.70	\$ 9,633.37	\$ 3,397.19	\$ 82,032.27
2054	\$ 73,714.93	\$ 4,975.76	\$ 3,465.14	\$ 82,155.83
Total	\$ 977,524.10	\$ 1,223,731.03	\$ 75,632.38	\$ 2,276,887.51

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
PARCEL 10 - LOT TYPE 8 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

**IMPROVEMENT AREA #2 PARCEL 10 - LOT TYPE 8 PRINCIPAL ASSESSMENT: \$
1.42**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 PARCEL 10 - LOT TYPE 8

Lot Type 8 Annual Installments						
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]		
2027	\$ 0.02	\$ 0.10	\$ 0.01	\$ 0.12		
2028	\$ 0.02	\$ 0.09	\$ 0.00	\$ 0.12		
2029	\$ 0.02	\$ 0.09	\$ 0.00	\$ 0.12		
2030	\$ 0.02	\$ 0.09	\$ 0.00	\$ 0.12		
2031	\$ 0.02	\$ 0.09	\$ 0.00	\$ 0.12		
2032	\$ 0.02	\$ 0.09	\$ 0.00	\$ 0.12		
2033	\$ 0.03	\$ 0.09	\$ 0.00	\$ 0.12		
2034	\$ 0.03	\$ 0.09	\$ 0.00	\$ 0.12		
2035	\$ 0.03	\$ 0.08	\$ 0.00	\$ 0.12		
2036	\$ 0.03	\$ 0.08	\$ 0.00	\$ 0.12		
2037	\$ 0.04	\$ 0.08	\$ 0.00	\$ 0.12		
2038	\$ 0.04	\$ 0.08	\$ 0.00	\$ 0.12		
2039	\$ 0.04	\$ 0.07	\$ 0.00	\$ 0.12		
2040	\$ 0.04	\$ 0.07	\$ 0.00	\$ 0.12		
2041	\$ 0.05	\$ 0.07	\$ 0.00	\$ 0.12		
2042	\$ 0.05	\$ 0.07	\$ 0.00	\$ 0.12		
2043	\$ 0.05	\$ 0.06	\$ 0.00	\$ 0.12		
2044	\$ 0.06	\$ 0.06	\$ 0.00	\$ 0.12		
2045	\$ 0.06	\$ 0.05	\$ 0.00	\$ 0.12		
2046	\$ 0.06	\$ 0.05	\$ 0.00	\$ 0.12		
2047	\$ 0.07	\$ 0.05	\$ 0.00	\$ 0.12		
2048	\$ 0.07	\$ 0.04	\$ 0.00	\$ 0.12		
2049	\$ 0.08	\$ 0.04	\$ 0.00	\$ 0.12		
2050	\$ 0.08	\$ 0.03	\$ 0.00	\$ 0.12		
2051	\$ 0.09	\$ 0.03	\$ 0.00	\$ 0.12		
2052	\$ 0.09	\$ 0.02	\$ 0.00	\$ 0.12		
2053	\$ 0.10	\$ 0.01	\$ 0.00	\$ 0.12		
2054	\$ 0.11	\$ 0.01	\$ 0.00	\$ 0.12		
Total	\$ 1.42	\$ 1.78	\$ 0.11	\$ 3.32		

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
PARCEL 10 - LOT TYPE 9 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

**IMPROVEMENT AREA #2 PARCEL 10 - LOT TYPE 9 PRINCIPAL ASSESSMENT: \$
2.06**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 PARCEL 10 - LOT TYPE 9

Lot Type 9 Annual Installments						
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]		
2027	\$ 0.03	\$ 0.14	\$ 0.01	\$ 0.18		
2028	\$ 0.03	\$ 0.14	\$ 0.00	\$ 0.17		
2029	\$ 0.03	\$ 0.14	\$ 0.00	\$ 0.17		
2030	\$ 0.03	\$ 0.13	\$ 0.00	\$ 0.17		
2031	\$ 0.03	\$ 0.13	\$ 0.00	\$ 0.17		
2032	\$ 0.04	\$ 0.13	\$ 0.00	\$ 0.17		
2033	\$ 0.04	\$ 0.13	\$ 0.00	\$ 0.17		
2034	\$ 0.04	\$ 0.12	\$ 0.00	\$ 0.17		
2035	\$ 0.04	\$ 0.12	\$ 0.00	\$ 0.17		
2036	\$ 0.05	\$ 0.12	\$ 0.00	\$ 0.17		
2037	\$ 0.05	\$ 0.11	\$ 0.01	\$ 0.17		
2038	\$ 0.05	\$ 0.11	\$ 0.01	\$ 0.17		
2039	\$ 0.06	\$ 0.11	\$ 0.01	\$ 0.17		
2040	\$ 0.06	\$ 0.10	\$ 0.01	\$ 0.17		
2041	\$ 0.07	\$ 0.10	\$ 0.01	\$ 0.17		
2042	\$ 0.07	\$ 0.10	\$ 0.01	\$ 0.17		
2043	\$ 0.08	\$ 0.09	\$ 0.01	\$ 0.17		
2044	\$ 0.08	\$ 0.09	\$ 0.01	\$ 0.17		
2045	\$ 0.09	\$ 0.08	\$ 0.01	\$ 0.17		
2046	\$ 0.09	\$ 0.07	\$ 0.01	\$ 0.17		
2047	\$ 0.10	\$ 0.07	\$ 0.01	\$ 0.17		
2048	\$ 0.10	\$ 0.06	\$ 0.01	\$ 0.17		
2049	\$ 0.11	\$ 0.05	\$ 0.01	\$ 0.17		
2050	\$ 0.12	\$ 0.05	\$ 0.01	\$ 0.17		
2051	\$ 0.13	\$ 0.04	\$ 0.01	\$ 0.17		
2052	\$ 0.14	\$ 0.03	\$ 0.01	\$ 0.17		
2053	\$ 0.15	\$ 0.02	\$ 0.01	\$ 0.17		
2054	\$ 0.15	\$ 0.01	\$ 0.01	\$ 0.17		
Total	\$ 2.06	\$ 2.58	\$ 0.16	\$ 4.81		

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956587 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956587 PRINCIPAL ASSESSMENT:
\$160,108.64**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956587

956587 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 2,035.28	\$ 10,807.33	\$ 808.02	\$ 13,650.64
2028	\$ 2,229.12	\$ 10,669.95	\$ 329.90	\$ 13,228.97
2029	\$ 2,326.03	\$ 10,519.49	\$ 336.50	\$ 13,182.02
2030	\$ 2,519.87	\$ 10,362.48	\$ 343.23	\$ 13,225.58
2031	\$ 2,713.71	\$ 10,192.39	\$ 350.09	\$ 13,256.19
2032	\$ 2,810.62	\$ 10,009.21	\$ 357.10	\$ 13,176.93
2033	\$ 3,004.46	\$ 9,819.50	\$ 364.24	\$ 13,188.19
2034	\$ 3,295.21	\$ 9,616.69	\$ 371.52	\$ 13,283.43
2035	\$ 3,489.05	\$ 9,394.27	\$ 378.95	\$ 13,262.27
2036	\$ 3,682.89	\$ 9,158.76	\$ 386.53	\$ 13,228.18
2037	\$ 3,973.64	\$ 8,910.16	\$ 394.26	\$ 13,278.07
2038	\$ 4,264.39	\$ 8,641.94	\$ 402.15	\$ 13,308.48
2039	\$ 4,555.15	\$ 8,354.09	\$ 410.19	\$ 13,319.43
2040	\$ 4,845.90	\$ 8,046.62	\$ 418.40	\$ 13,310.92
2041	\$ 5,136.66	\$ 7,719.52	\$ 426.76	\$ 13,282.94
2042	\$ 5,524.33	\$ 7,372.80	\$ 435.30	\$ 13,332.43
2043	\$ 5,912.00	\$ 6,999.91	\$ 444.00	\$ 13,355.91
2044	\$ 6,299.67	\$ 6,600.85	\$ 452.88	\$ 13,353.41
2045	\$ 6,687.35	\$ 6,175.62	\$ 461.94	\$ 13,324.91
2046	\$ 7,171.94	\$ 5,724.22	\$ 471.18	\$ 13,367.34
2047	\$ 7,656.53	\$ 5,240.12	\$ 480.60	\$ 13,377.25
2048	\$ 8,141.12	\$ 4,723.30	\$ 490.22	\$ 13,354.64
2049	\$ 8,722.63	\$ 4,173.78	\$ 500.02	\$ 13,396.42
2050	\$ 9,304.13	\$ 3,585.00	\$ 510.02	\$ 13,399.15
2051	\$ 9,885.64	\$ 2,956.97	\$ 520.22	\$ 13,362.83
2052	\$ 10,564.07	\$ 2,289.69	\$ 530.63	\$ 13,384.38
2053	\$ 11,339.41	\$ 1,576.61	\$ 541.24	\$ 13,457.27
2054	\$ 12,017.84	\$ 811.20	\$ 552.06	\$ 13,381.11
Total	\$ 160,108.64	\$ 200,452.48	\$ 12,468.18	\$ 373,029.29

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956586 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

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956586 PRINCIPAL ASSESSMENT:
\$240,189.30**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956586

956586 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 3,053.25	\$ 16,212.78	\$ 1,212.17	\$ 20,478.20
2028	\$ 3,344.04	\$ 16,006.68	\$ 494.91	\$ 19,845.63
2029	\$ 3,489.43	\$ 15,780.96	\$ 504.80	\$ 19,775.20
2030	\$ 3,780.22	\$ 15,545.42	\$ 514.90	\$ 19,840.54
2031	\$ 4,071.01	\$ 15,290.26	\$ 525.20	\$ 19,886.46
2032	\$ 4,216.40	\$ 15,015.47	\$ 535.70	\$ 19,767.57
2033	\$ 4,507.18	\$ 14,730.86	\$ 546.42	\$ 19,784.46
2034	\$ 4,943.36	\$ 14,426.62	\$ 557.35	\$ 19,927.33
2035	\$ 5,234.15	\$ 14,092.95	\$ 568.49	\$ 19,895.59
2036	\$ 5,524.94	\$ 13,739.64	\$ 579.86	\$ 19,844.44
2037	\$ 5,961.11	\$ 13,366.71	\$ 591.46	\$ 19,919.28
2038	\$ 6,397.29	\$ 12,964.33	\$ 603.29	\$ 19,964.92
2039	\$ 6,833.47	\$ 12,532.52	\$ 615.35	\$ 19,981.34
2040	\$ 7,269.65	\$ 12,071.26	\$ 627.66	\$ 19,968.57
2041	\$ 7,705.83	\$ 11,580.56	\$ 640.21	\$ 19,926.60
2042	\$ 8,287.40	\$ 11,060.41	\$ 653.02	\$ 20,000.83
2043	\$ 8,868.98	\$ 10,501.01	\$ 666.08	\$ 20,036.07
2044	\$ 9,450.55	\$ 9,902.36	\$ 679.40	\$ 20,032.30
2045	\$ 10,032.12	\$ 9,264.44	\$ 692.99	\$ 19,989.55
2046	\$ 10,759.08	\$ 8,587.28	\$ 706.85	\$ 20,053.21
2047	\$ 11,486.05	\$ 7,861.04	\$ 720.99	\$ 20,068.07
2048	\$ 12,213.02	\$ 7,085.73	\$ 735.41	\$ 20,034.15
2049	\$ 13,085.37	\$ 6,261.35	\$ 750.11	\$ 20,096.84
2050	\$ 13,957.73	\$ 5,378.09	\$ 765.12	\$ 20,100.94
2051	\$ 14,830.09	\$ 4,435.94	\$ 780.42	\$ 20,046.45
2052	\$ 15,847.84	\$ 3,434.91	\$ 796.03	\$ 20,078.78
2053	\$ 17,010.99	\$ 2,365.18	\$ 811.95	\$ 20,188.11
2054	\$ 18,028.74	\$ 1,216.94	\$ 828.19	\$ 20,073.86
Total	\$ 240,189.30	\$ 300,711.70	\$ 18,704.31	\$ 559,605.31

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956580 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956580 PRINCIPAL ASSESSMENT:
\$240,189.30**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956580

956580 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 3,053.25	\$ 16,212.78	\$ 1,212.17	\$ 20,478.20
2028	\$ 3,344.04	\$ 16,006.68	\$ 494.91	\$ 19,845.63
2029	\$ 3,489.43	\$ 15,780.96	\$ 504.80	\$ 19,775.20
2030	\$ 3,780.22	\$ 15,545.42	\$ 514.90	\$ 19,840.54
2031	\$ 4,071.01	\$ 15,290.26	\$ 525.20	\$ 19,886.46
2032	\$ 4,216.40	\$ 15,015.47	\$ 535.70	\$ 19,767.57
2033	\$ 4,507.18	\$ 14,730.86	\$ 546.42	\$ 19,784.46
2034	\$ 4,943.36	\$ 14,426.62	\$ 557.35	\$ 19,927.33
2035	\$ 5,234.15	\$ 14,092.95	\$ 568.49	\$ 19,895.59
2036	\$ 5,524.94	\$ 13,739.64	\$ 579.86	\$ 19,844.44
2037	\$ 5,961.11	\$ 13,366.71	\$ 591.46	\$ 19,919.28
2038	\$ 6,397.29	\$ 12,964.33	\$ 603.29	\$ 19,964.92
2039	\$ 6,833.47	\$ 12,532.52	\$ 615.35	\$ 19,981.34
2040	\$ 7,269.65	\$ 12,071.26	\$ 627.66	\$ 19,968.57
2041	\$ 7,705.83	\$ 11,580.56	\$ 640.21	\$ 19,926.60
2042	\$ 8,287.40	\$ 11,060.41	\$ 653.02	\$ 20,000.83
2043	\$ 8,868.98	\$ 10,501.01	\$ 666.08	\$ 20,036.07
2044	\$ 9,450.55	\$ 9,902.36	\$ 679.40	\$ 20,032.30
2045	\$ 10,032.12	\$ 9,264.44	\$ 692.99	\$ 19,989.55
2046	\$ 10,759.08	\$ 8,587.28	\$ 706.85	\$ 20,053.21
2047	\$ 11,486.05	\$ 7,861.04	\$ 720.99	\$ 20,068.07
2048	\$ 12,213.02	\$ 7,085.73	\$ 735.41	\$ 20,034.15
2049	\$ 13,085.37	\$ 6,261.35	\$ 750.11	\$ 20,096.84
2050	\$ 13,957.73	\$ 5,378.09	\$ 765.12	\$ 20,100.94
2051	\$ 14,830.09	\$ 4,435.94	\$ 780.42	\$ 20,046.45
2052	\$ 15,847.84	\$ 3,434.91	\$ 796.03	\$ 20,078.78
2053	\$ 17,010.99	\$ 2,365.18	\$ 811.95	\$ 20,188.11
2054	\$ 18,028.74	\$ 1,216.94	\$ 828.19	\$ 20,073.86
Total	\$ 240,189.30	\$ 300,711.70	\$ 18,704.31	\$ 559,605.31

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956579 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956579 PRINCIPAL ASSESSMENT:
\$240,189.30**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956579

956579 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 3,053.25	\$ 16,212.78	\$ 1,212.17	\$ 20,478.20
2028	\$ 3,344.04	\$ 16,006.68	\$ 494.91	\$ 19,845.63
2029	\$ 3,489.43	\$ 15,780.96	\$ 504.80	\$ 19,775.20
2030	\$ 3,780.22	\$ 15,545.42	\$ 514.90	\$ 19,840.54
2031	\$ 4,071.01	\$ 15,290.26	\$ 525.20	\$ 19,886.46
2032	\$ 4,216.40	\$ 15,015.47	\$ 535.70	\$ 19,767.57
2033	\$ 4,507.18	\$ 14,730.86	\$ 546.42	\$ 19,784.46
2034	\$ 4,943.36	\$ 14,426.62	\$ 557.35	\$ 19,927.33
2035	\$ 5,234.15	\$ 14,092.95	\$ 568.49	\$ 19,895.59
2036	\$ 5,524.94	\$ 13,739.64	\$ 579.86	\$ 19,844.44
2037	\$ 5,961.11	\$ 13,366.71	\$ 591.46	\$ 19,919.28
2038	\$ 6,397.29	\$ 12,964.33	\$ 603.29	\$ 19,964.92
2039	\$ 6,833.47	\$ 12,532.52	\$ 615.35	\$ 19,981.34
2040	\$ 7,269.65	\$ 12,071.26	\$ 627.66	\$ 19,968.57
2041	\$ 7,705.83	\$ 11,580.56	\$ 640.21	\$ 19,926.60
2042	\$ 8,287.40	\$ 11,060.41	\$ 653.02	\$ 20,000.83
2043	\$ 8,868.98	\$ 10,501.01	\$ 666.08	\$ 20,036.07
2044	\$ 9,450.55	\$ 9,902.36	\$ 679.40	\$ 20,032.30
2045	\$ 10,032.12	\$ 9,264.44	\$ 692.99	\$ 19,989.55
2046	\$ 10,759.08	\$ 8,587.28	\$ 706.85	\$ 20,053.21
2047	\$ 11,486.05	\$ 7,861.04	\$ 720.99	\$ 20,068.07
2048	\$ 12,213.02	\$ 7,085.73	\$ 735.41	\$ 20,034.15
2049	\$ 13,085.37	\$ 6,261.35	\$ 750.11	\$ 20,096.84
2050	\$ 13,957.73	\$ 5,378.09	\$ 765.12	\$ 20,100.94
2051	\$ 14,830.09	\$ 4,435.94	\$ 780.42	\$ 20,046.45
2052	\$ 15,847.84	\$ 3,434.91	\$ 796.03	\$ 20,078.78
2053	\$ 17,010.99	\$ 2,365.18	\$ 811.95	\$ 20,188.11
2054	\$ 18,028.74	\$ 1,216.94	\$ 828.19	\$ 20,073.86
Total	\$ 240,189.30	\$ 300,711.70	\$ 18,704.31	\$ 559,605.31

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956592 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956592 PRINCIPAL ASSESSMENT:
\$221,187.64**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956592

956592 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 2,811.71	\$ 14,930.17	\$ 1,116.27	\$ 18,858.14
2028	\$ 3,079.49	\$ 14,740.38	\$ 455.75	\$ 18,275.62
2029	\$ 3,213.38	\$ 14,532.51	\$ 464.87	\$ 18,210.76
2030	\$ 3,481.16	\$ 14,315.61	\$ 474.17	\$ 18,270.93
2031	\$ 3,748.94	\$ 14,080.63	\$ 483.65	\$ 18,313.22
2032	\$ 3,882.83	\$ 13,827.57	\$ 493.32	\$ 18,203.73
2033	\$ 4,150.62	\$ 13,565.48	\$ 503.19	\$ 18,219.29
2034	\$ 4,552.29	\$ 13,285.32	\$ 513.25	\$ 18,350.86
2035	\$ 4,820.07	\$ 12,978.04	\$ 523.52	\$ 18,321.63
2036	\$ 5,087.85	\$ 12,652.68	\$ 533.99	\$ 18,274.52
2037	\$ 5,489.52	\$ 12,309.25	\$ 544.67	\$ 18,343.44
2038	\$ 5,891.20	\$ 11,938.71	\$ 555.56	\$ 18,385.47
2039	\$ 6,292.87	\$ 11,541.05	\$ 566.67	\$ 18,400.60
2040	\$ 6,694.54	\$ 11,116.29	\$ 578.01	\$ 18,388.83
2041	\$ 7,096.21	\$ 10,664.40	\$ 589.57	\$ 18,350.18
2042	\$ 7,631.78	\$ 10,185.41	\$ 601.36	\$ 18,418.54
2043	\$ 8,167.34	\$ 9,670.26	\$ 613.39	\$ 18,450.99
2044	\$ 8,702.90	\$ 9,118.97	\$ 625.65	\$ 18,447.53
2045	\$ 9,238.47	\$ 8,531.52	\$ 638.17	\$ 18,408.16
2046	\$ 9,907.92	\$ 7,907.93	\$ 650.93	\$ 18,466.78
2047	\$ 10,577.38	\$ 7,239.14	\$ 663.95	\$ 18,480.46
2048	\$ 11,246.83	\$ 6,525.17	\$ 677.23	\$ 18,449.23
2049	\$ 12,050.17	\$ 5,766.01	\$ 690.77	\$ 18,506.95
2050	\$ 12,853.52	\$ 4,952.62	\$ 704.59	\$ 18,510.73
2051	\$ 13,656.86	\$ 4,085.01	\$ 718.68	\$ 18,460.55
2052	\$ 14,594.10	\$ 3,163.17	\$ 733.05	\$ 18,490.32
2053	\$ 15,665.23	\$ 2,178.07	\$ 747.71	\$ 18,591.01
2054	\$ 16,602.46	\$ 1,120.67	\$ 762.67	\$ 18,485.80
Total	\$ 221,187.64	\$ 276,922.04	\$ 17,224.59	\$ 515,334.27

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956591 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956591 PRINCIPAL ASSESSMENT:
\$219,400.54**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 - IMPROVEMENT AREA #2 LOT TYPE 8 - 956591

956591 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 2,788.99	\$ 14,809.54	\$ 1,107.25	\$ 18,705.78
2028	\$ 3,054.61	\$ 14,621.28	\$ 452.07	\$ 18,127.96
2029	\$ 3,187.42	\$ 14,415.09	\$ 461.11	\$ 18,063.62
2030	\$ 3,453.04	\$ 14,199.94	\$ 470.34	\$ 18,123.31
2031	\$ 3,718.65	\$ 13,966.86	\$ 479.74	\$ 18,165.26
2032	\$ 3,851.46	\$ 13,715.85	\$ 489.34	\$ 18,056.65
2033	\$ 4,117.08	\$ 13,455.88	\$ 499.12	\$ 18,072.08
2034	\$ 4,515.51	\$ 13,177.98	\$ 509.11	\$ 18,202.59
2035	\$ 4,781.13	\$ 12,873.18	\$ 519.29	\$ 18,173.59
2036	\$ 5,046.74	\$ 12,550.45	\$ 529.67	\$ 18,126.87
2037	\$ 5,445.17	\$ 12,209.80	\$ 540.27	\$ 18,195.24
2038	\$ 5,843.60	\$ 11,842.25	\$ 551.07	\$ 18,236.92
2039	\$ 6,242.02	\$ 11,447.81	\$ 562.09	\$ 18,251.93
2040	\$ 6,640.45	\$ 11,026.47	\$ 573.34	\$ 18,240.26
2041	\$ 7,038.88	\$ 10,578.24	\$ 584.80	\$ 18,201.92
2042	\$ 7,570.12	\$ 10,103.12	\$ 596.50	\$ 18,269.73
2043	\$ 8,101.35	\$ 9,592.13	\$ 608.43	\$ 18,301.91
2044	\$ 8,632.59	\$ 9,045.29	\$ 620.60	\$ 18,298.48
2045	\$ 9,163.82	\$ 8,462.59	\$ 633.01	\$ 18,259.43
2046	\$ 9,827.87	\$ 7,844.03	\$ 645.67	\$ 18,317.57
2047	\$ 10,491.91	\$ 7,180.65	\$ 658.58	\$ 18,331.15
2048	\$ 11,155.96	\$ 6,472.45	\$ 671.75	\$ 18,300.16
2049	\$ 11,952.81	\$ 5,719.42	\$ 685.19	\$ 18,357.43
2050	\$ 12,749.67	\$ 4,912.61	\$ 698.89	\$ 18,361.17
2051	\$ 13,546.52	\$ 4,052.00	\$ 712.87	\$ 18,311.40
2052	\$ 14,476.19	\$ 3,137.61	\$ 727.13	\$ 18,340.93
2053	\$ 15,538.66	\$ 2,160.47	\$ 741.67	\$ 18,440.80
2054	\$ 16,468.32	\$ 1,111.61	\$ 756.51	\$ 18,336.44
Total	\$ 219,400.54	\$ 274,684.63	\$ 17,085.43	\$ 511,170.59

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956594 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956594 PRINCIPAL ASSESSMENT:
\$237,660.30**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 8 - 956594

956594 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 3,021.11	\$ 16,042.07	\$ 1,199.40	\$ 20,262.58
2028	\$ 3,308.83	\$ 15,838.15	\$ 489.70	\$ 19,636.67
2029	\$ 3,452.69	\$ 15,614.80	\$ 499.49	\$ 19,566.98
2030	\$ 3,740.42	\$ 15,381.74	\$ 509.48	\$ 19,631.64
2031	\$ 4,028.14	\$ 15,129.26	\$ 519.67	\$ 19,677.07
2032	\$ 4,172.00	\$ 14,857.37	\$ 530.06	\$ 19,559.43
2033	\$ 4,459.73	\$ 14,575.76	\$ 540.66	\$ 19,576.15
2034	\$ 4,891.31	\$ 14,274.72	\$ 551.48	\$ 19,717.51
2035	\$ 5,179.04	\$ 13,944.56	\$ 562.51	\$ 19,686.10
2036	\$ 5,466.76	\$ 13,594.97	\$ 573.76	\$ 19,635.49
2037	\$ 5,898.35	\$ 13,225.97	\$ 585.23	\$ 19,709.55
2038	\$ 6,329.94	\$ 12,827.83	\$ 596.94	\$ 19,754.70
2039	\$ 6,761.52	\$ 12,400.56	\$ 608.88	\$ 19,770.96
2040	\$ 7,193.11	\$ 11,944.16	\$ 621.05	\$ 19,758.32
2041	\$ 7,624.69	\$ 11,458.62	\$ 633.47	\$ 19,716.79
2042	\$ 8,200.14	\$ 10,943.95	\$ 646.14	\$ 19,790.24
2043	\$ 8,775.59	\$ 10,390.45	\$ 659.07	\$ 19,825.10
2044	\$ 9,351.04	\$ 9,798.09	\$ 672.25	\$ 19,821.38
2045	\$ 9,926.49	\$ 9,166.90	\$ 685.69	\$ 19,779.08
2046	\$ 10,645.80	\$ 8,496.86	\$ 699.41	\$ 19,842.07
2047	\$ 11,365.11	\$ 7,778.27	\$ 713.39	\$ 19,856.77
2048	\$ 12,084.42	\$ 7,011.12	\$ 727.66	\$ 19,823.21
2049	\$ 12,947.60	\$ 6,195.42	\$ 742.22	\$ 19,885.23
2050	\$ 13,810.77	\$ 5,321.46	\$ 757.06	\$ 19,889.29
2051	\$ 14,673.94	\$ 4,389.23	\$ 772.20	\$ 19,835.38
2052	\$ 15,680.98	\$ 3,398.74	\$ 787.65	\$ 19,867.37
2053	\$ 16,831.87	\$ 2,340.28	\$ 803.40	\$ 19,975.55
2054	\$ 17,838.91	\$ 1,204.13	\$ 819.47	\$ 19,862.50
Total	\$ 237,660.30	\$ 297,545.45	\$ 18,507.37	\$ 553,713.12

Footnotes:

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

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

LAKESIDE MEADOWS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #2
LOT TYPE 8 - 956589 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #2 LOT TYPE 8 - 956589 PRINCIPAL ASSESSMENT:
\$93,074.98**

As the purchaser of the real property described above, you are obligated to pay assessments to City of Pflugerville, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lakeside Meadows 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. The exact amount of each annual installment will be approved each year by the City of Pflugerville, Texas, 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.

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 _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 8 - 956589

956589 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Total Annual Installment ^[b]
2027	\$ 1,183.16	\$ 6,282.56	\$ 469.72	\$ 7,935.44
2028	\$ 1,295.84	\$ 6,202.70	\$ 191.78	\$ 7,690.32
2029	\$ 1,352.18	\$ 6,115.23	\$ 195.62	\$ 7,663.02
2030	\$ 1,464.86	\$ 6,023.96	\$ 199.53	\$ 7,688.35
2031	\$ 1,577.54	\$ 5,925.08	\$ 203.52	\$ 7,706.14
2032	\$ 1,633.88	\$ 5,818.59	\$ 207.59	\$ 7,660.07
2033	\$ 1,746.56	\$ 5,708.31	\$ 211.74	\$ 7,666.61
2034	\$ 1,915.59	\$ 5,590.41	\$ 215.98	\$ 7,721.98
2035	\$ 2,028.27	\$ 5,461.11	\$ 220.29	\$ 7,709.68
2036	\$ 2,140.95	\$ 5,324.20	\$ 224.70	\$ 7,689.86
2037	\$ 2,309.97	\$ 5,179.69	\$ 229.19	\$ 7,718.86
2038	\$ 2,478.99	\$ 5,023.77	\$ 233.78	\$ 7,736.54
2039	\$ 2,648.02	\$ 4,856.44	\$ 238.45	\$ 7,742.91
2040	\$ 2,817.04	\$ 4,677.69	\$ 243.22	\$ 7,737.96
2041	\$ 2,986.06	\$ 4,487.54	\$ 248.09	\$ 7,721.69
2042	\$ 3,211.42	\$ 4,285.98	\$ 253.05	\$ 7,750.46
2043	\$ 3,436.79	\$ 4,069.21	\$ 258.11	\$ 7,764.11
2044	\$ 3,662.15	\$ 3,837.23	\$ 263.27	\$ 7,762.65
2045	\$ 3,887.51	\$ 3,590.04	\$ 268.54	\$ 7,746.09
2046	\$ 4,169.22	\$ 3,327.63	\$ 273.91	\$ 7,770.75
2047	\$ 4,450.92	\$ 3,046.21	\$ 279.39	\$ 7,776.51
2048	\$ 4,732.63	\$ 2,745.77	\$ 284.97	\$ 7,763.37
2049	\$ 5,070.67	\$ 2,426.32	\$ 290.67	\$ 7,787.66
2050	\$ 5,408.72	\$ 2,084.05	\$ 296.49	\$ 7,789.25
2051	\$ 5,746.76	\$ 1,718.96	\$ 302.42	\$ 7,768.14
2052	\$ 6,141.15	\$ 1,331.05	\$ 308.47	\$ 7,780.66
2053	\$ 6,591.87	\$ 916.52	\$ 314.63	\$ 7,823.03
2054	\$ 6,986.26	\$ 471.57	\$ 320.93	\$ 7,778.76
Total	\$ 93,074.98	\$ 116,527.82	\$ 7,248.05	\$ 216,850.85

Footnotes:

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

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

