



MARTIN TRACT
PUBLIC IMPROVEMENT DISTRICT
2024 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2024

INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2022 Service and Assessment Plan (the “2022 SAP”).

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

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

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

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

The 2022 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2022 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2022 SAP. This 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

PARCEL SUBDIVISION

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

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

LOT AND HOME SALES

Per the Owner the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 67 Lots
 - Lot Type 2: 0 Lots
- Homebuilder Owned:
 - Lot Type 1: 27 Lots
 - Lot Type 2: 17 Lots
- End-User Owned:
 - Lot Type 1: 8 Lots
 - Lot Type 2: 4 Lots

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

AUTHORIZED IMPROVEMENTS

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

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$5,094,651.00.

ANNUAL INSTALLMENT DUE 1/31/2025

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$300,880.69.
- **Annual Collection Costs**– The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$23,304.65.

Annual Collection Costs	
P3Works Administration	\$ 18,727.20
City Auditor	\$ 2,500.00
Filing Fees	\$ 501.00
County Collection	\$ 576.45
Miscellaneous	\$ 1,000.00
Total	\$ 23,304.65

Due January 31, 2025	
Principal	\$ 92,000.00
Interest	\$ 208,880.69
Annual Collection Cost	\$ 23,304.65
Total Annual Installment	\$ 324,185.34

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

PREPAYMENT OF ASSESSMENTS IN FULL

No full Prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial Prepayments of Assessments have occurred within the District.

EXHIBIT A

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Martin Tract Public Improvement District						
Annual Installments		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
Principal		\$ 92,000.00	\$ 96,000.00	\$ 100,000.00	\$ 104,000.00	\$ 108,000.00
Interest		\$ 208,880.69	\$ 205,108.69	\$ 201,172.69	\$ 197,072.69	\$ 192,808.69
	(1)	\$ 300,880.69	\$ 301,108.69	\$ 301,172.69	\$ 301,072.69	\$ 300,808.69
Annual Collection Costs	(2)	\$ 23,304.65	\$ 23,770.74	\$ 24,246.16	\$ 24,731.08	\$ 25,225.70
Total Annual Installment	(3) = (1) + (2)	\$ 324,185.34	\$ 324,879.43	\$ 325,418.85	\$ 325,803.77	\$ 326,034.39

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

EXHIBIT A

EXHIBIT A – ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980152	02766507140000	Non-Benefited	\$ -	\$ -
980153	02746511010000	Non-Benefited	\$ -	\$ -
980154	02746511020000	Non-Benefited	\$ -	\$ -
980155	02746511030000	2	\$ 48,773.86	\$ 3,103.60
980156	02746511040000	1	\$ 39,905.88	\$ 2,539.31
980157	02746511050000	1	\$ 39,905.88	\$ 2,539.31
980158	02746511060000	2	\$ 48,773.86	\$ 3,103.60
980159	02746511070000	2	\$ 48,773.86	\$ 3,103.60
980160	02746511080000	2	\$ 48,773.86	\$ 3,103.60
980161	02746511090000	Non-Benefited	\$ -	\$ -
980162	02746512140000	1	\$ 39,905.88	\$ 2,539.31
980163	02746512150000	1	\$ 39,905.88	\$ 2,539.31
980164	02746514010000	1	\$ 39,905.88	\$ 2,539.31
980165	02746514020000	2	\$ 48,773.86	\$ 3,103.60
980166	02746514030000	Non-Benefited	\$ -	\$ -
980167	02746514040000	Non-Benefited	\$ -	\$ -
980168	02746515120000	1	\$ 39,905.88	\$ 2,539.31
980169	02746515130000	1	\$ 39,905.88	\$ 2,539.31
980170	02746515140000	1	\$ 39,905.88	\$ 2,539.31
980171	02746515150000	Non-Benefited	\$ -	\$ -
980172	02746515160000	1	\$ 39,905.88	\$ 2,539.31
980173	02746515170000	1	\$ 39,905.88	\$ 2,539.31
980174	02746515180000	1	\$ 39,905.88	\$ 2,539.31
980175	02746515010000	2	\$ 48,773.86	\$ 3,103.60
980176	02746515020000	2	\$ 48,773.86	\$ 3,103.60
980177	02746515030000	2	\$ 48,773.86	\$ 3,103.60
980178	02746515040000	1	\$ 39,905.88	\$ 2,539.31
980179	02746515050000	1	\$ 39,905.88	\$ 2,539.31
980180	02746515060000	1	\$ 39,905.88	\$ 2,539.31
980181	02746515070000	1	\$ 39,905.88	\$ 2,539.31
980182	02746516090000	1	\$ 39,905.88	\$ 2,539.31
980183	02746516100000	1	\$ 39,905.88	\$ 2,539.31
980184	02746516110000	1	\$ 39,905.88	\$ 2,539.31
980185	02746516120000	2	\$ 48,773.86	\$ 3,103.60
980186	02746516130000	2	\$ 48,773.86	\$ 3,103.60
980187	02746516140000	2	\$ 48,773.86	\$ 3,103.60
980188	02746516150000	2	\$ 48,773.86	\$ 3,103.60
980189	02746516160000	2	\$ 48,773.86	\$ 3,103.60
980190	02746516170000	2	\$ 48,773.86	\$ 3,103.60
980191	02746516180000	2	\$ 48,773.86	\$ 3,103.60

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980192	02746516190000	1	\$ 39,905.88	\$ 2,539.31
980193	02746516200000	1	\$ 39,905.88	\$ 2,539.31
980194	02746516210000	1	\$ 39,905.88	\$ 2,539.31
980195	02746516220000	1	\$ 39,905.88	\$ 2,539.31
980196	02746517010000	1	\$ 39,905.88	\$ 2,539.31
980197	02746517020000	1	\$ 39,905.88	\$ 2,539.31
980198	02746517030000	1	\$ 39,905.88	\$ 2,539.31
980199	02746517040000	1	\$ 39,905.88	\$ 2,539.31
980200	02746517050000	1	\$ 39,905.88	\$ 2,539.31
980201	02746517060000	1	\$ 39,905.88	\$ 2,539.31
980202	02746517070000	2	\$ 48,773.86	\$ 3,103.60
980203	02746517080000	Non-Benefited	\$ -	\$ -
980204	02746708010000	1	\$ 39,905.88	\$ 2,539.31
980205	02746708020000	1	\$ 39,905.88	\$ 2,539.31
980206	02746708030000	1	\$ 39,905.88	\$ 2,539.31
980207	02746708040000	1	\$ 39,905.88	\$ 2,539.31
980208	02746708050000	1	\$ 39,905.88	\$ 2,539.31
980209	02746708060000	1	\$ 39,905.88	\$ 2,539.31
980210	02746708070000	1	\$ 39,905.88	\$ 2,539.31
980211	02746708080000	1	\$ 39,905.88	\$ 2,539.31
980212	02746709010000	1	\$ 39,905.88	\$ 2,539.31
980213	02746709020000	1	\$ 39,905.88	\$ 2,539.31
980214	02746709030000	1	\$ 39,905.88	\$ 2,539.31
980215	02746709040000	1	\$ 39,905.88	\$ 2,539.31
980216	02746709050000	2	\$ 48,773.86	\$ 3,103.60
980217	02746710010000	2	\$ 48,773.86	\$ 3,103.60
980218	02746710020000	1	\$ 39,905.88	\$ 2,539.31
980220	02746711010000	1	\$ 39,905.88	\$ 2,539.31
980221	02746711020000	1	\$ 39,905.88	\$ 2,539.31
980222	02746711030000	1	\$ 39,905.88	\$ 2,539.31
980223	02746711040000	1	\$ 39,905.88	\$ 2,539.31
980224	02746711050000	1	\$ 39,905.88	\$ 2,539.31
980225	02746711060000	1	\$ 39,905.88	\$ 2,539.31
980226	02746711070000	1	\$ 39,905.88	\$ 2,539.31
980227	02746711080000	1	\$ 39,905.88	\$ 2,539.31
980228	02746711090000	1	\$ 39,905.88	\$ 2,539.31
980258	02746509230000	Non-Benefited	\$ -	\$ -
980259	02746509240000	1	\$ 39,905.88	\$ 2,539.31
980260	02746509250000	1	\$ 39,905.88	\$ 2,539.31
980261	02746509260000	1	\$ 39,905.88	\$ 2,539.31

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980262	02746509270000	1	\$ 39,905.88	\$ 2,539.31
980263	02746509280000	1	\$ 39,905.88	\$ 2,539.31
980264	02746509290000	1	\$ 39,905.88	\$ 2,539.31
980265	02746511100000	1	\$ 39,905.88	\$ 2,539.31
980266	02746511110000	1	\$ 39,905.88	\$ 2,539.31
980267	02746511120000	1	\$ 39,905.88	\$ 2,539.31
980268	02746511130000	1	\$ 39,905.88	\$ 2,539.31
980269	02746511140000	1	\$ 39,905.88	\$ 2,539.31
980270	02746511150000	1	\$ 39,905.88	\$ 2,539.31
980271	02746511160000	1	\$ 39,905.88	\$ 2,539.31
980272	02746511170000	1	\$ 39,905.88	\$ 2,539.31
980273	02746511180000	1	\$ 39,905.88	\$ 2,539.31
980274	02746511190000	Non-Benefited	\$ -	\$ -
980294	02746512010000	1	\$ 39,905.88	\$ 2,539.31
980295	02746512020000	1	\$ 39,905.88	\$ 2,539.31
980296	02746512030000	1	\$ 39,905.88	\$ 2,539.31
980297	02746512040000	1	\$ 39,905.88	\$ 2,539.31
980298	02746512050000	1	\$ 39,905.88	\$ 2,539.31
980299	02746512060000	1	\$ 39,905.88	\$ 2,539.31
980300	02746512070000	1	\$ 39,905.88	\$ 2,539.31
980301	02746512080000	1	\$ 39,905.88	\$ 2,539.31
980302	02746512090000	1	\$ 39,905.88	\$ 2,539.31
980303	02746512100000	1	\$ 39,905.88	\$ 2,539.31
980304	02746512110000	1	\$ 39,905.88	\$ 2,539.31
980305	02746512120000	1	\$ 39,905.88	\$ 2,539.31
980306	02746512130000	1	\$ 39,905.88	\$ 2,539.31
980307	02746512160000	1	\$ 39,905.88	\$ 2,539.31
980308	02746512170000	1	\$ 39,905.88	\$ 2,539.31
980309	02746512180000	1	\$ 39,905.88	\$ 2,539.31
980310	02746512190000	1	\$ 39,905.88	\$ 2,539.31
980311	02746512200000	1	\$ 39,905.88	\$ 2,539.31
980312	02746512210000	1	\$ 39,905.88	\$ 2,539.31
980313	02746512220000	1	\$ 39,905.88	\$ 2,539.31
980314	02746512230000	1	\$ 39,905.88	\$ 2,539.31
980315	02746512240000	1	\$ 39,905.88	\$ 2,539.31
980316	02746512250000	1	\$ 39,905.88	\$ 2,539.31
980317	02746512260000	1	\$ 39,905.88	\$ 2,539.31
980318	02746512270000	1	\$ 39,905.88	\$ 2,539.31
980319	02746512280000	1	\$ 39,905.88	\$ 2,539.31
980441	02746513010000	2	\$ 48,773.86	\$ 3,103.60

EXHIBIT A

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment due 1/31/25
980442	02746513020000	2	\$ 48,773.86	\$ 3,103.60
980443	02746513030000	2	\$ 48,773.86	\$ 3,103.60
980444	02746513040000	Non-Benefited	\$ -	\$ -
980445	02746515080000	1	\$ 39,905.88	\$ 2,539.31
980446	02746515090000	1	\$ 39,905.88	\$ 2,539.31
980447	02746515100000	1	\$ 39,905.88	\$ 2,539.31
980448	02746515110000	1	\$ 39,905.88	\$ 2,539.31
980449	02746516010000	Non-Benefited	\$ -	\$ -
980450	02746516020000	1	\$ 39,905.88	\$ 2,539.31
980451	02746516030000	1	\$ 39,905.88	\$ 2,539.31
980452	02746516040000	1	\$ 39,905.88	\$ 2,539.31
980453	02746516050000	1	\$ 39,905.88	\$ 2,539.31
980454	02746516060000	1	\$ 39,905.88	\$ 2,539.31
980455	02746516070000	1	\$ 39,905.88	\$ 2,539.31
980456	02746516080000	1	\$ 39,905.88	\$ 2,539.31
Total			\$ 5,094,650.82	\$ 324,185.22

Footnotes:

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

EXHIBIT B – REIMBURSEMENT SCHEDULE

District Total Debt Service Schedule			
Annual Installments Due 1/31	Principal	Interest ¹	Total Debt Service
2025	\$ 92,000.00	\$ 208,880.69	\$ 300,880.69
2026	\$ 96,000.00	\$ 205,108.69	\$ 301,108.69
2027	\$ 100,000.00	\$ 201,172.69	\$ 301,172.69
2028	\$ 104,000.00	\$ 197,072.69	\$ 301,072.69
2029	\$ 108,000.00	\$ 192,808.69	\$ 300,808.69
2030	\$ 113,000.00	\$ 188,380.69	\$ 301,380.69
2031	\$ 117,000.00	\$ 183,747.69	\$ 300,747.69
2032	\$ 122,000.00	\$ 178,950.69	\$ 300,950.69
2033	\$ 128,000.00	\$ 173,948.69	\$ 301,948.69
2034	\$ 133,000.00	\$ 168,700.69	\$ 301,700.69
2035	\$ 139,000.00	\$ 163,247.69	\$ 302,247.69
2036	\$ 145,000.00	\$ 157,548.69	\$ 302,548.69
2037	\$ 151,000.00	\$ 151,603.69	\$ 302,603.69
2038	\$ 157,000.00	\$ 145,412.69	\$ 302,412.69
2039	\$ 164,000.00	\$ 138,975.69	\$ 302,975.69
2040	\$ 171,000.00	\$ 132,251.69	\$ 303,251.69
2041	\$ 179,000.00	\$ 125,240.69	\$ 304,240.69
2042	\$ 187,000.00	\$ 117,901.69	\$ 304,901.69
2043	\$ 195,000.00	\$ 110,234.69	\$ 305,234.69
2044	\$ 204,000.00	\$ 102,239.69	\$ 306,239.69
2045	\$ 212,000.00	\$ 93,875.69	\$ 305,875.69
2046	\$ 222,000.00	\$ 85,183.69	\$ 307,183.69
2047	\$ 232,000.00	\$ 76,081.69	\$ 308,081.69
2048	\$ 242,000.00	\$ 66,569.69	\$ 308,569.69
2049	\$ 253,000.00	\$ 56,647.69	\$ 309,647.69
2050	\$ 264,000.00	\$ 46,274.69	\$ 310,274.69
2051	\$ 276,000.00	\$ 35,450.69	\$ 311,450.69
2052	\$ 288,000.00	\$ 24,134.69	\$ 312,134.69
2053	\$ 300,651.00	\$ 12,326.69	\$ 312,977.69
Total	\$ 5,094,651.00	\$ 3,739,974.04	\$ 8,834,625.04

Footnotes:

1) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

EXHIBIT C-1 – ENCLAVE AT CELE SECTION 1 FINAL PLAT



3 pgs

202300097

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE ENCLAVE AT CELE SECTION 1

OWNERS NAME: JNC DEVELOPMENT, INC.

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2023042065

RETURN:

STAYS IN FILE



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado
Dyana Limon-Mercado, County Clerk
Travis County, Texas

202300097

Apr 20, 2023 12:37 PM

Fee: \$102.00

JOHNSOK11

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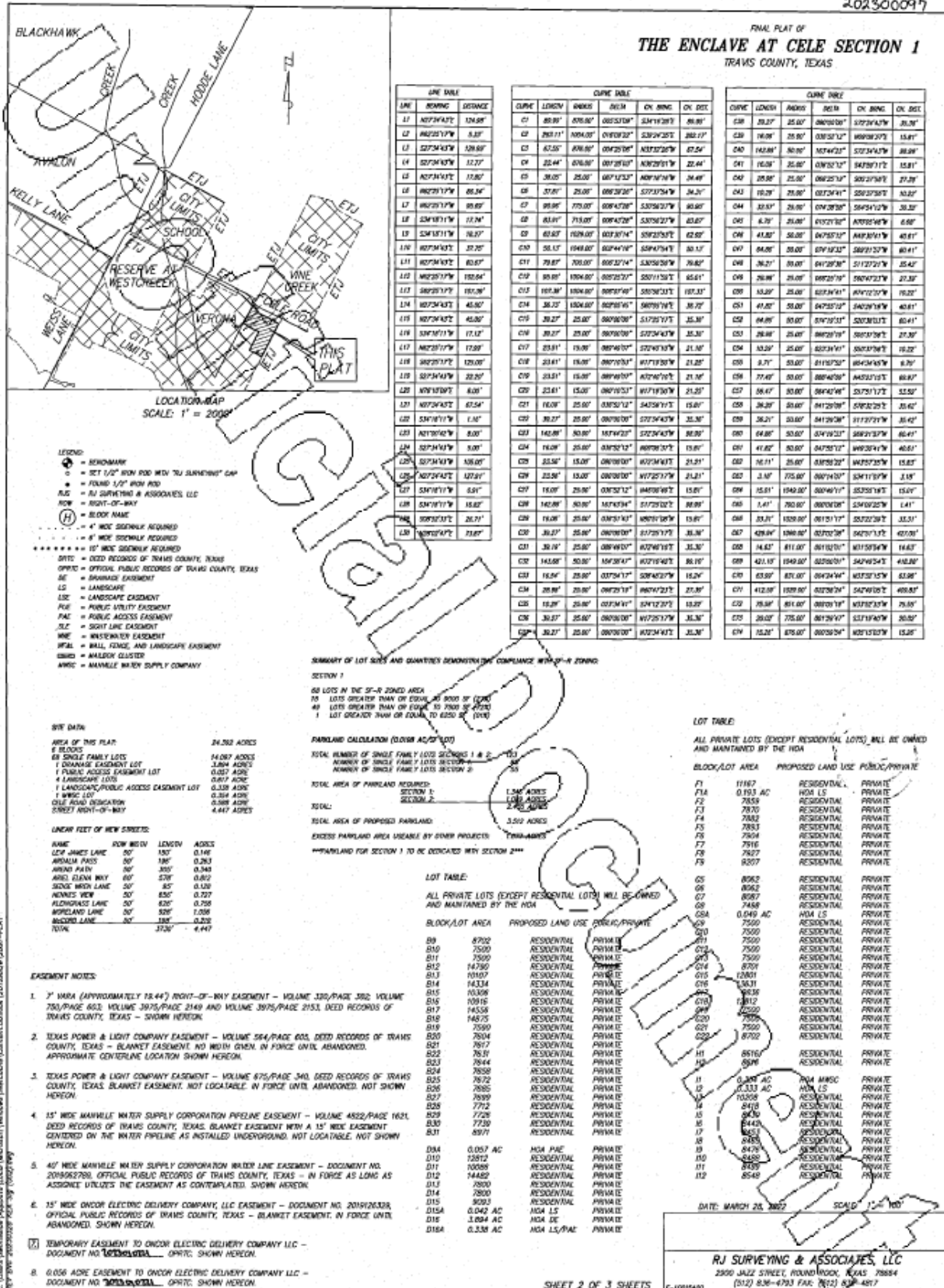


EXHIBIT A

202300047

FINAL PLAT OF
THE ENCLAVE AT CELE SECTION 1
TRAVIS COUNTY, TEXAS

1. THIS PLAN LIES WITHIN THE CITY OF FLOUGHERVILLE FINAL PURPOSE LANDSCAPE.

2. WATER SHALL BE PROVIDED BY MANVILLE WSC AND WASTEWATER SHALL BE PROVIDED BY CITY OF FLOUGHERVILLE. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO WATER AND WASTEWATER FACILITIES.

3. A NEW 10' FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.

4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF THE INTERVENEING LOT LINES.

5. EXISTING EASEMENTS TO BE MAINTAINED BY THIS PLAT SHALL ALSO BE SUBJECT TO THE TERMS AND CONDITIONS OF THE ENGINEERING DESIGN MANUAL, AS AMENDED BY THE CITY OF FLOUGHERVILLE ORDINANCE NO. 1008-15-02-24. THE GRANTOR, HEREIN, 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 TO KEEP THE SURFACE OF THE EASEMENT PROPERTY FREE OF LITTER, DEBRIS, AND WASTE.

6. NO IMPROVEMENTS INCLUDING BUT NOT LIMITED TO STRUCTURES, FENCES OR LANDSCAPING SHALL BE ALLOWED IN A PUBLIC EASEMENT, EXCEPT AS APPROVED BY THE CITY OF FLOUGHERVILLE.

7. THE PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE AND UTILITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT SUBJECT ACCESS BY THE CITY OF FLOUGHERVILLE FOR PLACEMENT, CONSTRUCTION, INSTALLATION, REPLACEMENT, REPAIR, MAINTENANCE, RELOCATION, REMOVAL, OPERATION AND MAINTENANCE OF DRAINAGE AND UTILITY FACILITIES, AND RELATED APPROPRIETIES.

8. A SIX (6) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF ARIEL ELEVA WAY AND ALONG THE SUBDIVISION SIDE OF THE ROAD. THE SIDEWALKS SHALL BE CONSTRUCTED WITH THE PUBLIC WORKS STRUCTURE PLANS ASSOCIATED WITH EACH SECTION.

9. A MINIMUM OF A FOUR (4) FOOT WIDE SIDEWALK SHALL BE PROVIDED ON BOTH SIDES OF LEW JAMES LANE, ARADIA PASS AND PINE PLAZA. SIDEWALKS ALONG LEW JAMES LANE, ARADIA PASS AND PINE PLAZA SHALL BE CONSTRUCTED WITH THE PUBLIC WORKS STRUCTURE PLANS ASSOCIATED WITH EACH SECTION.

10. SIDEWALKS SHALL BE INSTALLED AND IN FULL WORKING ORDER WITH THE PUBLIC IMPROVEMENTS. ALL SIDEWALKS SHALL BE IN CONFORMANCE WITH ALL CITY OF FLOUGHERVILLE ORDINANCES INCLUDING BUT NOT LIMITED TO BEING DOWNCAST AND ROLL OUT OFF TYPE.

11. THIS SUBDIVISION IS SUBJECT TO ALL CITY OF FLOUGHERVILLE ORDINANCES OR TECHNICAL MANUALS RELATED TO TREE PRESERVATION PER CITY ORDINANCE #2001-15-02-24 AND CITY RESOLUTION #2004-09-29-24.

12. THE PUBLIC PARKLAND DEDICATION AND PARK DEVELOPMENT FEE SHALL BE CALCULATED AT A RATE REQUIRED BY CITY ORDINANCE #2003-15-02-24.

13. THE COMMUNITY IMPACT FEE RATE FOR WATER AND WASTEWATER IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF FLOUGHERVILLE ORDINANCE #440-20-04-14. COMMUNITY IMPACT FEES FOR INDIVIDUAL LOTS SHALL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

14. THIS SUBDIVISION SHALL MITIGATE POST-DEVELOPMENT PEAK RUNOFF RATES FOR THE 2 YEAR, 25 YEAR AND 100 YEAR STORM EVENTS.

15. 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 FLOUGHERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

16. 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 FLOUGHERVILLE.

17. CONSTRUCTION PLANS AND SPECIFICATIONS FOR ALL SUBDIVISION IMPROVEMENTS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FLOUGHERVILLE PRIOR TO ANY CONSTRUCTION WITHIN THE SUBDIVISION.

18. NO PORTION OF THIS TRACT IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 484530000SH FOR TRAVIS COUNTY, EFFECTIVE SEPTEMBER 26, 2008.

19. ALL PROPOSED FENCES, WALLS AND LANDSCAPING ADJACENT TO INTERSECTIONS PUBLIC ROADWAY RIGHT-OF-WAY OR ADJACENT TO PRIVATE ACCESS DRIVES SHALL BE IN COMPLIANCE WITH THE SIGN DISTANCE REQUIREMENTS OF THE CITY OF FLOUGHERVILLE ENGINEERING DESIGN MANUAL, AS AMENDED.

20. WASTEWATER AND WATER SYSTEMS SHALL CONFORM TO 2002 TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND STATE BOARD OF INSURANCE REQUIREMENTS. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RE-PLATTING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE IF PLANS TO DEVELOP THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

21. THE FOLLOWING LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK D - LOTS 8A, 15A, 16A AND 16; BLOCK F - LOT 1A; BLOCK G - LOT 8A; BLOCK I - LOTS 1 AND 2.

22. UTILITY PROVIDERS: OZON ELECTRIC DELIVERY COMPANY - ELECTRIC; SI ENERGY - GAS UTILITIES; AT&T - CABLE TELECOMMUNICATION; MANVILLE WSC - WATER; AND THE CITY OF FLOUGHERVILLE - WASTEWATER.

23. PER THE TRAFFIC IMPACT STATEMENT DATED APRIL 1, 2020 FROM SCOTT GRADISON AT TRAFFIC IMPACT GROUP, LLC - THE CITY OF FLOUGHERVILLE REQUIRES A TRAFFIC IMPACT ANALYSIS (TIA) FOR DEVELOPMENTS THAT GENERATE 2,000 TRIPS PER DAY OR MORE. SINCE THE PROPOSED MARTIN TRACT DEVELOPMENT IS PROJECTED TO GENERATE FEWER TRIPS, A TIA IS NOT REQUIRED.

24. THE WALL, FENCE AND LANDSCAPE EASEMENTS (WFL) ARE FOR WALLS, FENCES AND LANDSCAPE PURPOSES. THE WFL WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE WALL, FENCE AND LANDSCAPE EASEMENTS.

25. THE HOMEOWNERS ASSOCIATION (HOA) AND BYLAWS WILL BE ESTABLISHED WITHIN DOCUMENT NO. 2021020207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

26. LOTS 1 THROUGH 8, BLOCK F ARE PROHIBITED DIRECT VEHICULAR ACCESS TO KLEINGRASS LANE.

27. THE ASSESSED ROADWAY IMPACT FEE IS HEREBY ASSESSED AND ESTABLISHED ACCORDING TO THE CITY OF FLOUGHERVILLE ORDINANCE NO. 1489-20-11-24. ROADWAY IMPACT FEES WILL BE PAID PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

28. THE CONDITIONS, COVENANTS AND RESTRICTIONS FOR THIS SUBDIVISION ARE RECORDED IN DOCUMENT NO. 2021020207 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
THAT JNC DEVELOPMENT, INC. BEING THE OWNER OF 41.304 ACRES OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020067442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 24.302 ACRES OF LAND IN ACCORDANCE WITH THIS PLAT TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 1, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS, ALLEYS, PARKS, AND EASEMENTS SHOWN HEREON.

WITNESS MY HAND, THIS 4 DAY OF APR, 2023, A.D.

JNC DEVELOPMENT, INC., A TEXAS CORPORATION

BY: Carlos D. Bombach, C.O.G.
JNC DEVELOPMENT, INC.
13300 MONTWOOD DRIVE
EL PASO, TEXAS 79908

STATE OF TEXAS
COUNTY OF TRAVIS
BEFORE ME, THE UNDERSIGNED, ON THIS DAY PERSONALLY APPEARED CARLOS D. BOMBACH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, KNOWINGLY TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APR, 2023, A.D.

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: MAUREL R. SANTER
MY COMMISSION EXPIRES 9-15-24

MAUREL R. SANTER
Notary Public, State of Texas
Commission #108110510
Notary State Seal

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
TEXAS BANK, LEND HOLDER OF 41.304 ACRES OF LAND OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 38, IN TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 2020067442, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY CONSENT TO THE SUBDIVISION OF SAID TRACT AS SHOWN HEREON, DO FURTHER HEREBY JOIN, APPROVE AND CONVEY TO ALL RESTRICTIONS LISTED HEREIN, AND DO HEREBY DEDICATE TO TRAVIS COUNTY THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS TRAVIS COUNTY MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS THE ENCLAVE AT CELE SECTION 1, TO CERTIFY WHICH, WITNESS BY MY HAND THIS DAY OF APR, 2023.

ANN HERZHOFF, EXECUTIVE VICE PRESIDENT
TEXAS BANK
7900 MOUNTAIN BLVD.
EL PASO, TX 79912

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED ANN HERZHOFF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, EVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF APR, 2023.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES ON 9-15-24

MAUREL R. SANTER
Notary Public, State of Texas
Commission #108110510
Notary State Seal

APPROVED THIS 2 DAY OF May, 2023, BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF FLOUGHERVILLE, TEXAS, ON BEHALF OF THE CITY.

BY: Carla M. Smith
CITY CHAIRMAN
Carla M. Smith

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

BY: Jeremy Fritsch
PLANNING AND ZONING DIRECTOR
Jeremy Fritsch

ATTEST:
BY: Wesley Evans
CITY SECRETARY
Wesley Evans, City Secretary

STATE OF TEXAS
COUNTY OF TRAVIS
I, Diana L. Mearns, County Clerk of 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 20 DAY OF April, 2023, A.D. AT 12:37 O'CLOCK P.M. AND DULY RECORDED ON THE 20 DAY OF April, 2023, A.D. AT 12:37 O'CLOCK P.M. IN SAID COUNTY AND STATE IN DOCUMENT NUMBER 202300047 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20 DAY OF April, 2023, A.D.

Diana L. Mearns
MISSOURI SPRING, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY Kimberly Johnson

FILED FOR RECORD AT 12:37 O'CLOCK P.M. THIS 20 DAY OF April, 2023, A.D.

Diana L. Mearns
MISSOURI SPRING, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY Kimberly Johnson

DATE: MARCH 28, 2023

RJ SURVEYING & ASSOCIATES, LLC
2800 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4783 FAX: (512) 806-4817

SHEET 3 OF 3 SHEETS

EXHIBIT C-2 – ENCLAVE AT CELE SECTION 2 FINAL PLAT



3 pgs

202300101

PLAT

PLAT RECORDS INDEX SHEET:

SUBDIVISION NAME: THE ENCLAVE AT CELE SECTION 2

OWNERS NAME: JNC DEVELOPMENT, INC.

ADDITIONAL RESTRICTIONS / COMMENTS:

CERTIFICATE: 2023044011

RETURN:

CITY OF PFLUGERVILLE
PICK-UP



**FILED AND RECORDED
OFFICIAL PUBLIC RECORDS**

Dyana Limon-Mercado

Dyana Limon-Mercado, County Clerk
Travis County, Texas

202300101

Apr 26, 2023 09:10 AM

Fee: \$102.00

JOHNSOK11

BRIEF LEGAL DESCRIPTION

16.917 ACRES OUT OF THE ANDREW AUSTIN SURVEY NO. 19, ABSTRACT NO. 30, IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT 41.339 ACRES TRACT CONVEYED TO JNC DEVELOPMENT, INC. BY DEED RECORDED IN DOCUMENT NO. 2022067442 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND:

- = BENCHMARK
- = SET 1/2" IRON ROD WITH "J" SURVEYING CAP
- = FOUND 1/2" IRON ROD
- ◐ = RIGHT-OF-WAY
- (H) = BLOCK NAME
- - - = 4" WIDE SIDEWALK REQUIRED (UNLESS NOTED OTHERWISE)
- · - · - = 6" WIDE SIDEWALK REQUIRED
- · · · · = 15' WIDE SIDEWALK REQUIRED
- DPTC = DEED RECORDS OF TRAVIS COUNTY, TEXAS
- OPRTIC = OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- DE = DRAINAGE EASEMENT
- LE = LANDSCAPE
- PUE = PUBLIC UTILITY EASEMENT
- PAE = PUBLIC ACCESS EASEMENT
- MFL = WALL, FENCE, AND LANDSCAPE

ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4303) NAD83/11 CROHN 2010.00 AND WERE DERIVED USING LEICA'S SMARTNET NORTH AMERICA REFERENCE NETWORK TDS01218-GRS80 MAGNUS ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

THE ENCLAVE AT CELE SECTION 2
TRAVIS COUNTY, TEXAS

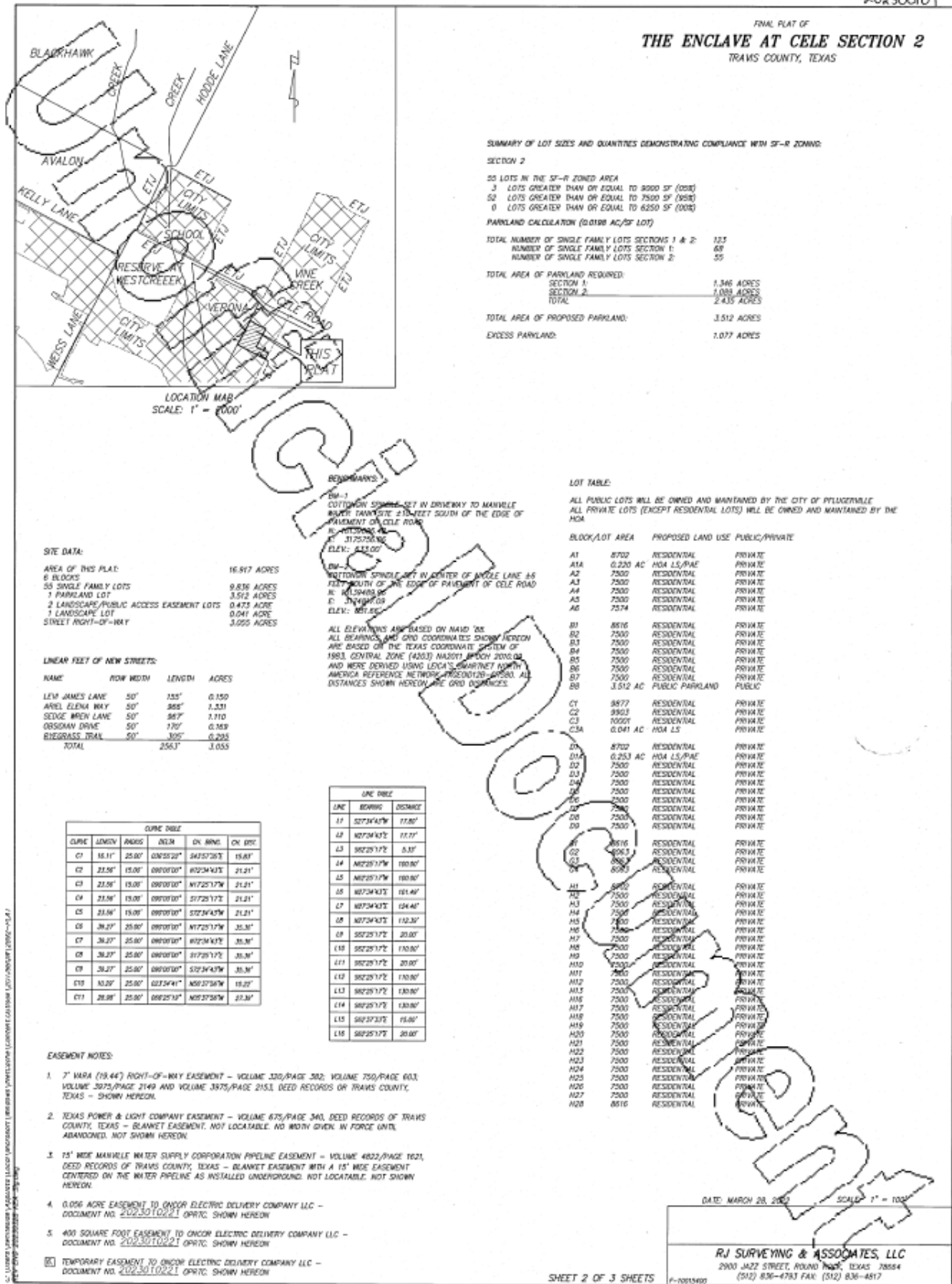
SCALE: 1"=100'

DATE: MARCH 28, 2023

SHEET 1 OF 3 SHEETS

RJ SURVEYING & ASSOCIATES, LLC
2500 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX: (512) 836-4817

EXHIBIT A



FINAL PLAY OF

TRANS COUNTY, TEXAS

KNOW ALL MEN BY THESE PRESENTS

WITNESS MY HAND, THIS THE 4 DAY OF APR,
2022 A.D.

JNC DEVELOPMENT, INC., A TEXAS CORPORATION

STATE OF TEXAS

WITNESS MY HAND AND SEAL OF OFFICE THIS 4 DAY OF
AUG. 2013 A.D.

[Signature]

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME: James R. Santos

W. J. [unclear] 9-15-24

LAUREL H. SANTINI
History Public Store of Texas
Citrus, TX 75826-0918
History 1211991.0

LALPHI, W. SANTI
Notary Public, State of Texas
Comm. Expires 06-18-2024
Notary ID: 4116010

APPROVED THIS 2 DAY OF May 2012 BY THE
PLANNING AND ZONING COMMISSION OF THE CITY OF FLORESVILLE, TEXAS, ON
BEHALF OF THE CITY.

... *[Signature]*

ROBERT J. ROSE, CHAIRMAN
DORIS E. McNEILL

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

BT
[Signature]
Deputy Director, Planning Director
[Signature]

ATTEST: I _____

Deleuz

WASTA EVANS, CITY SECRETARY

STATE OF TEXAS

COUNTY OF TRAVIS

I, Walter L. Linder, Notary Public,
 Notary Public, County of Travis, State of Texas, do hereby certify
 that the foregoing instrument of writing and its certificate of
 authentication was filed for record in my office on the 26 day
 of April, 2023, A.D. at 4:10 o'clock
P.M. and duly recorded on the 26 day of
April, 2023, A.D. at 4:10 o'clock
P.M. of said County and State in document number
20230401 of the Official Public Records of Travis
 County.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 26 DAY OF April 2023 A.D.

~~Donna Lynne-Marino~~
~~Marino, Donna; COOPER, GLEN~~

2/1/85

Kimberly Johnson 9-10

DAY OF April

TRANS COUNTY, ILLAS.

108

DEPUTY **Kimberly Johnson**

100

DATE: MARCH 28, 202

RJ SURVEYING & ASSOCIATES, LLC
2900 JAZZ STREET, ROUND ROCK, TEXAS 78664
(512) 836-4793 FAX (512) 836-4817

SHEET 3 OF 3 SHEETS

E-20885-03

ENGINEER'S FLOODPLAIN CERTIFICATION

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION, FORM PANEL NO. 488453002894, EFFECTIVE DATE SEPTEMBER 28, 2008, FOR TRAVIS COUNTY, TEXAS.

MATTHEW MITCHELL, P.E. DATE 9-2-2023
LICENSED PROFESSIONAL ENGINEER NO. 8133
STATE OF TEXAS
ALM Engineering, Inc. F-3585
PO BOX 535, DRIPPING SPRINGS, TX 78620
matm@almengr.com * (512) 431-9000

12118, 30 2857-29001, 5952 Enclave at Cole Station 2 | Drafting | New Plot from ALM Engineering

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

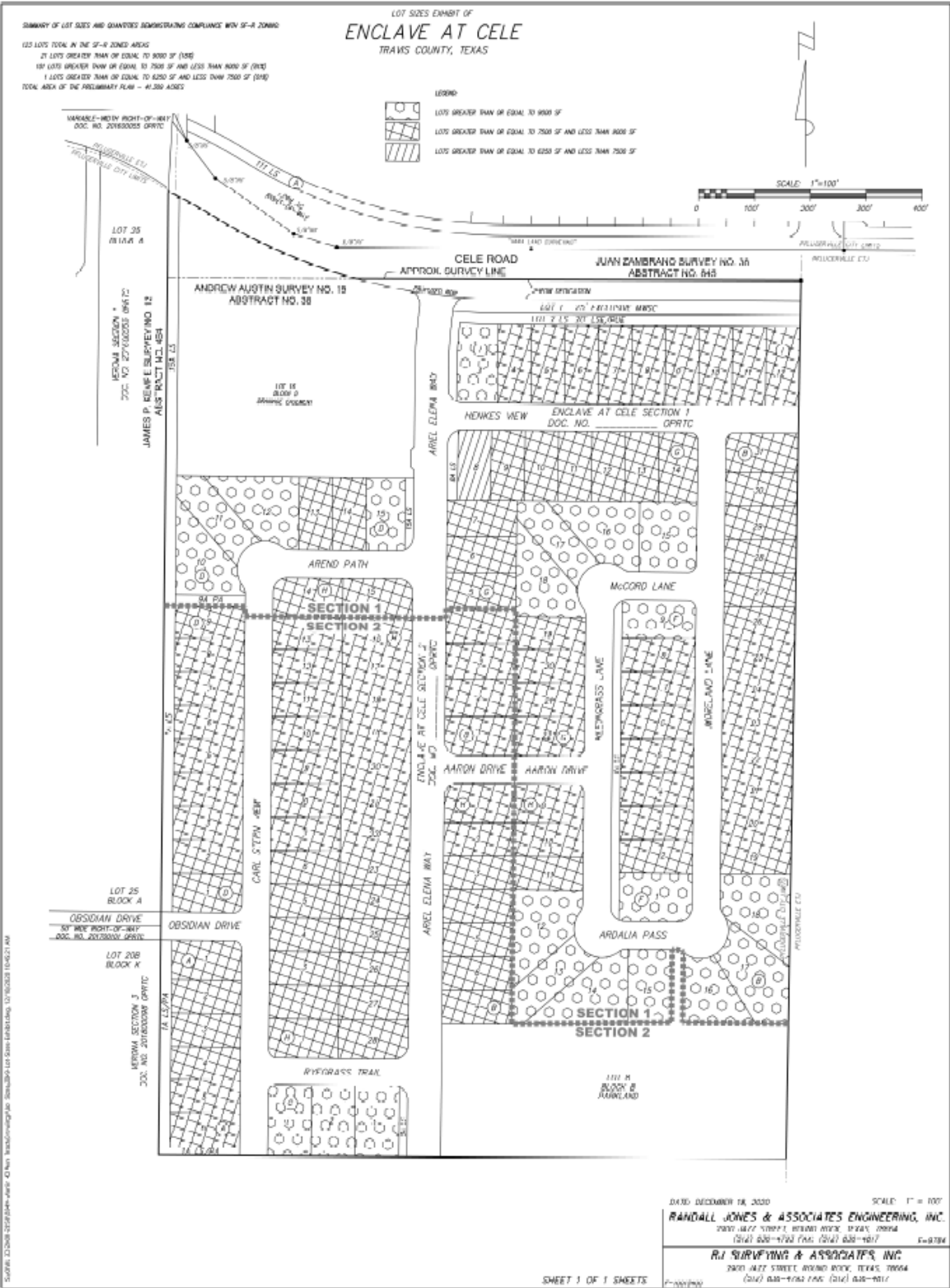


EXHIBIT E – BUYER DISCLOSURES

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

- Lot Type 1
- Lot Type 2

**MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

EXHIBIT A

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$39,905.88

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

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

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

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

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

EXHIBIT A

[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.

EXHIBIT A

[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.

EXHIBIT A

[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.

EXHIBIT A

ANNUAL INSTALLMENTS - LOT TYPE 1

Lot Type 1 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 720.63	\$ 1,636.14	\$ 182.54	\$ 2,539.31
2026	751.96	1,606.60	186.19	2,544.75
2027	783.29	1,575.77	189.92	2,548.97
2028	814.62	1,543.65	193.72	2,551.99
2029	845.95	1,510.25	197.59	2,553.79
2030	885.12	1,475.57	201.54	2,562.23
2031	916.45	1,439.28	205.57	2,561.30
2032	955.61	1,401.70	209.68	2,567.00
2033	1,002.61	1,362.52	213.88	2,579.01
2034	1,041.78	1,321.42	218.16	2,581.35
2035	1,088.77	1,278.70	222.52	2,589.99
2036	1,135.77	1,234.06	226.97	2,596.80
2037	1,182.77	1,187.50	231.51	2,601.77
2038	1,229.77	1,139.00	236.14	2,604.91
2039	1,284.60	1,088.58	240.86	2,614.04
2040	1,339.43	1,035.91	245.68	2,621.02
2041	1,402.09	981.00	250.59	2,633.68
2042	1,464.75	923.51	255.60	2,643.87
2043	1,527.42	863.46	260.72	2,651.59
2044	1,597.91	800.83	265.93	2,664.67
2045	1,660.57	735.32	271.25	2,667.14
2046	1,738.90	667.24	276.67	2,682.81
2047	1,817.23	595.94	282.21	2,695.38
2048	1,895.56	521.43	287.85	2,704.85
2049	1,981.72	443.72	293.61	2,719.05
2050	2,067.89	362.46	299.48	2,729.83
2051	2,161.88	277.68	305.47	2,745.03
2052	2,255.87	189.04	311.58	2,756.50
2053	2,354.97	96.55	317.81	2,769.33
Total	\$ 39,905.88	\$ 29,294.84	\$ 7,081.25	\$ 76,281.97

Footnotes:

1) 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.

2) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.

**MARTIN TRACT PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

EXHIBIT A

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$48,773.86

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

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

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

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

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

EXHIBIT A

[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.

EXHIBIT A

[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.

EXHIBIT A

[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.

EXHIBIT A

ANNUAL INSTALLMENTS - LOT TYPE 2

Lot Type 2 Annual Installments				
Annual Installments Due 1/31	Principal	Interest ²	Annual Collection Costs	Total Annual Installment ¹
2025	\$ 880.77	\$ 1,999.73	\$ 223.11	\$ 3,103.60
2026	919.06	1,963.62	227.57	3,110.25
2027	957.35	1,925.94	232.12	3,115.41
2028	995.65	1,886.68	236.76	3,119.10
2029	1,033.94	1,845.86	241.50	3,121.30
2030	1,081.81	1,803.47	246.33	3,131.61
2031	1,120.10	1,759.12	251.26	3,130.48
2032	1,167.97	1,713.19	256.28	3,137.45
2033	1,225.41	1,665.31	261.41	3,152.13
2034	1,273.28	1,615.06	266.63	3,154.98
2035	1,330.72	1,562.86	271.97	3,165.55
2036	1,388.16	1,508.30	277.41	3,173.87
2037	1,445.60	1,451.38	282.95	3,179.94
2038	1,503.05	1,392.11	288.61	3,183.77
2039	1,570.06	1,330.49	294.39	3,194.94
2040	1,637.08	1,266.12	300.27	3,203.47
2041	1,713.66	1,199.00	306.28	3,218.94
2042	1,790.25	1,128.74	312.41	3,231.39
2043	1,866.84	1,055.34	318.65	3,240.83
2044	1,953.00	978.80	325.03	3,256.82
2045	2,029.59	898.72	331.53	3,259.84
2046	2,125.33	815.51	338.16	3,278.99
2047	2,221.06	728.37	344.92	3,294.35
2048	2,316.80	637.31	351.82	3,305.92
2049	2,422.11	542.32	358.86	3,323.28
2050	2,527.42	443.01	366.03	3,336.46
2051	2,642.30	339.39	373.35	3,355.04
2052	2,757.18	231.05	380.82	3,369.05
2053	2,878.30	118.01	388.44	3,384.74
Total	\$ 48,773.86	\$ 35,804.80	\$ 8,654.86	\$ 93,233.52

Footnotes:

1) 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.

2) The interest rate on the Reimbursement Obligation is calculated at a 4.10% rate.