# Turner's Crossing Public Improvement District

NOVEMBER 2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN
NOVEMBER 17, 2026

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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# INTRODUCTION

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

On November 13, 2018, the County passed and approved a resolution (the **"Authorization Resolution"**) authorizing the establishment of the Turner's Crossing Public Improvement District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 446.732 acres located entirely within the County and the extraterritorial jurisdiction of the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Improvement Area #1 contains approximately 85.345 acres and is legally described by lot and block on **Exhibit A-2** and depicted on **Exhibit B-2**. Improvement Area #1 Commercial Lot 98 contains approximately 7.75 acres and is shown on the Phase 1 Final Plat and depicted on **Exhibit B-2**. Improvement Area #2 contains approximately 138.614 acres and is legally described by lot and block on **Exhibit A-4** and depicted on **Exhibit B-4**. Improvement Area #3 contains approximately 116.609 acres and is legally described by metes and bounds on **Exhibit A-5** and depicted on **Exhibit B-5**. Improvement Area #4 contains approximately 49.333 acres and is legally described by metes and bounds on **Exhibit A-6** and depicted on **Exhibit B-6**. The Managing Developer intends to develop the property within the District in five Improvement Areas. This November 2026 Amended and Restated Service and Assessment Plan will be updated to provide for the future Improvement Areas as development of the District progresses.

On October 5, 2021, the County approved the 2021 Service and Assessment Plan by approving the Initial Improvement Area #1 Assessment Order, for the purpose of levying Assessments on the Improvement Area #1 Assessed Property.

On July 12, 2022, pursuant to Section 372.012 of the PID Act and upon the written advice of Bond Counsel to the TCDA, the Commissioners Court, by order (the "Lot 95 Initial Assessment Release Order"), determined that the Initial Improvement Area #1 Assessment levied on Lot 95 was invalid, as such land was not included within the boundaries of the District, as set forth in the Authorization Resolution, and released, repealed and rescinded the Initial Improvement Area #1 Assessment on Lot 95.

On August 16, 2022, the Commissioners Court by resolution authorized the amendment to the boundaries of the District to, among other things, add Lot 95 in accordance with its findings as to the advisability of the improvement projects and services.

On September 13, 2022, the Commissioners Court approved by order the 2022 Amended and Restated Service and Assessment Plan, which amended and restated the 2021 Service and Assessment Plan in its entirety for the purposes of (1) including Lot 95 as Assessed Property and levying an Assessment thereon, (2) incorporating provisions relating to the County's consent to the TCDA's issuance of the Improvement Area #1 Bonds, and (3) updating the Improvement Area #1 Assessment Roll.

On September 26, 2023, the Commissioners Court approved by order the September 2023 Amended and Restated Service and Assessment Plan, which served as the Annual Service Plan Update for 2023 and amended and restated the 2022 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) calling for the levy of the Improvement Area #1 Commercial Lot 98 Assessments, (2) calling for the levy of the Improvement Area #2 Assessments, and (3) updating the Improvement Area #1 Assessment Roll.

In the process of preparing the September 2023 Amended and Restated Service and Assessment Plan, the Managing Developer brought to the attention of the County the need to reallocate the costs of the "Improvement Area #1 Improvements" between Improvement Area #1, Improvement Area #1 Commercial Lot 98, and the Multi-Family Tract as the "Improvement Area #1 Improvements" provide benefit to all three tracts. The total costs of the "Improvement Area #1 Improvements" were subsequently reallocated between Improvement Area #1, Improvement Area #1 Commercial Lot 98, and the Multi-Family Tract. This reallocation of costs did not affect the Improvement Area #1 Assessments or Improvement Area #1 Assessment Roll. At this time, the definition of "Improvement Area #1 Improvements", as defined in the Indenture for Improvement Area #1 Bonds was redefined in the September 2023 Amended and Restated Service and Assessment Plan as the "Improvement Area #1 Projects". Following the approval of the September 2023 Amended and Restated Service and Assessment Plan, any reference to the "Improvement Area #1 Improvements" in the Indenture for Improvement Area #1 Bonds and all Service and Assessment Plans approved prior to the approval of the September 2023 Amended and Restated Service and Assessment Plan shall mean "Improvement Area #1 Projects".

On October 17, 2023, the Commissioners Court approved by order the October 2023 Amended and Restated Service and Assessment Plan, which amended and restated the September 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #1 Commercial Lot 98 Assessments, (2) levying Improvement Area #2 Assessments, and (3) updating the Assessment Rolls.

On September 17, 2024, the Commissioners Court approved by order the 2024 SAP Update which updated the Assessment Rolls.

On December 17, 2024, the Commissioners Court approved by order the 2024 Amended and Restated Service and Assessment Plan, which amended and restated the October 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) incorporating provisions relating to the TCDA's issuance of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds, and (2) updating the Assessment Rolls.

On August 26, 2025, the Commissioners Court approved by order the 2025 SAP Update which updated the Assessment Rolls.

On December 16, 2025, the Commissioners Court approved by order the 2025 Amended and Restated Service and Assessment Plan, which amended and restated the 2024 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #3 Assessments, and (2) approving the Improvement Area #3 Assessment Roll.

On May 12, 2026, the Commissioners Court approved by order the May 2026 Amended and Restated Service and Assessment Plan, which amended and restated the 2025 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll for 2026, (2) updating the Improvement Area #2 Assessment Roll for 2026, and (3) incorporating provisions relating to the TCDA's issuance of the Improvement Area #3 Bonds. The May 2026 Amended and Restated Service and Assessment Plan served as the Annual Service Plan Update for 2026.

On July 14, 2026, the Commissioners Court approved by order the July 2026 Amended and Restated Service and Assessment Plan, which amended and restated the May 2026 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4 Assessments in the amount of $7,343,000, and (2) approving the Improvement Area #4 Assessment Roll.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the November 2026 Amended and Restated Service and Assessment Plan, which amends and restates the July 2026 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) reducing the Improvement Area #4 Assessments from $7,343,000 to $6,843,000 to reflect the projected par amount of the Improvement Area #4 Bonds, (2) incorporating provisions relating to the TCDA's issuance of the Improvement Area #4 Bonds, and (3) updating the Improvement Area #4 Assessment Roll.

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 provides for the assessment of the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the property of the District 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 Assessed Property, as determined by the method chosen by the Commissioners Court. 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 Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #1 Commercial Lot 98 is included as **Exhibit F-2.** The Assessment Roll for Improvement Area #2 is included as **Exhibit F-3**. The Assessment Roll for Improvement Area #3 is included as **Exhibit F-4.** The Assessment Roll for Improvement Area #4 is included as **Exhibit F-5**.

The PID Act permits the Commissioners Court to enter into an agreement with a corporation created by the County under the Texas Constitution or other law that provides for payment of amounts that may be assessment revenues pledged under the PID Act to such corporation to secure indebtedness issued by the corporation to finance an improvement project, including indebtedness to pay capitalized interest, fund a reserve fund permitted by the PID Act, and pay the corporation's costs of issuance. Additionally, the Commissioners Court may enter into an agreement with a corporation to manage one or more of the County's public improvement districts. Pursuant to the LGC Act, the County has created the TCDA to aid, assist, and act on behalf of the County in the performance of the County's general functions, including but not limited to managing public improvement districts created by the County under the PID Act. Pursuant to the PID Act and the LGC Act, the County and the TCDA have entered into the Management Contract, pursuant to which the TCDA agreed to provide management and administrative services for public improvement districts created by the Commissioners Court and, when requested by the Commissioners Court, to consider the issuance of PID Bonds. Pursuant to the PID Act and the LGC Act, the County and the TCDA intend to enter into one or more Funding Agreements for the transfer of Assessment Revenues to the TCDA for the payment of the Actual Costs of the Authorized Improvements or, if PID Bonds are issued by the TCDA, the payment thereof.

On October 5, 2021, the County and the TCDA approved and authorized the Original Improvement Area #1 Funding Agreement, which was amended and restated on August 16, 2022.

On October 17, 2023, the County and the TCDA approved and authorized the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement.

On December 16, 2025, the County and the TCDA approved and authorized the Improvement Area #3 Funding Agreement.

On July 14, 2026, the County and the TCDA approved and authorized the Improvement Area #4 Funding Agreement.

## SECTION I: DEFINITIONS

**"2021 Service and Assessment Plan"** means the Service and Assessment Plan approved by the County on October 5, 2021.

**"2022 Amended and Restated Service and Assessment Plan"** means the 2022 Amended and Restated Service and Assessment Plan approved by the County on September 13, 2022, which amended and restated the 2021 Service and Assessment Plan in its entirety for the purposes of (1) including Lot 95 as Assessed Property and levying an Assessment thereon, (2) incorporating provisions relating to the County's consent to TCDA's issuance of the Improvement Area #1 Bonds, and (3) updating the Improvement Area #1 Assessment Roll.

**"2024 Amended and Restated Service and Assessment Plan"** means the 2024 Amended and Restated Service and Assessment Plan approved by the County on December 17, 2024, which amended and restated the October 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) incorporating provisions relating to the TCDA's issuance of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds and (2) updating the Assessment Rolls.

**"2025 Amended and Restated Service and Assessment Plan"** means the 2025 Amended and Restated Service and Assessment Plan approved by the County on December 16, 2025, which amended and restated the 2024 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #3 Assessments and (2) approving the Improvement Area #3 Assessment Roll.

**"2024 SAP Update"** means the Annual Service Plan Update approved by the Commissioners Court on September 17, 2024, which updated the Assessment Rolls.

**"2025 SAP Update"** means the Annual Service Plan Update approved by the Commissioners Court on August 26, 2025, which updated the Assessment Rolls.

**"Actual Cost(s)"** means, with respect to each Authorized Improvement, the Managing Developer's demonstrated, reasonable, allocable, and allowable costs of constructing the Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the County or the TCDA and:

(a) in an amount not to exceed the amount for the Authorized Improvement as set forth in **Exhibit C-1**, **Exhibit C-2**, **Exhibit C-3** or **Exhibit C-4**;

(b) do not include the costs for any change orders that affect a Community Benefit listed in Exhibit E-2 to the Financing Agreement that have not been approved by either the

County and the TCDA or by an Applicable Entity, but may include the following costs incurred by or on behalf of the Managing Developer (either directly or through affiliates):

(1) the cost to plan, design, acquire, construct, install, and dedicate such improvements to the Applicable Entity;

(2) the cost to prepare plans, specifications (including bid packages), contracts, and as-built drawings;

(3) the cost to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals;

(4) the cost to acquire easements and other right-of-way;

(5) the cost to relocate a utility when the relocation costs are not the responsibility of the utility owner;

(6) the costs for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisal services;

(7) the costs of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums;

(8) fees charged by an Applicable Entity or any other political subdivision or governmental authority; and

(9) a Construction Management Fee to implement, administer, and manage the activities described in Paragraphs (1) through (8) above and equal to 4% of the costs incurred by or on behalf of the Managing Developer for the construction of such Authorized Improvement, but excluding:

(A) the costs described in Paragraphs (3), (6), and (8), and

(B) taxes, insurance premiums, and financing costs.

**"Additional Interest"** means the amount collected by application of the Additional Interest Rate.

**"Additional Interest Rate"** means the 0.50% additional interest rate charged on an Assessment securing PID Bonds, as authorized by Section 372.018 of the PID Act.

**"Administrator"** means the County or TCDA or the person or independent firm designated by the County or TCDA who shall have the responsibilities provided in this November 2026 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the County or TCDA related to the duties and responsibilities of the administration of the District.

**"Annual Collection Costs"** means the actual or budgeted costs and expenses related to collecting the Annual Installments, including, but not limited to, costs and expenses for:

(a) the Administrator;

(b) County staff;

(c) TCDA staff;

(d) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the County or TCDA;

(e) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments;

(f) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates;

(g) investing or depositing Assessments and Annual Installments;

(h) complying with this November 2026 Amended and Restated Service and Assessment Plan and the PID Act;

(i) the TCDA Depository Bank or the Trustee in connection with reimbursement or payment of the Actual Costs, including their legal counsel; and

(j) administering the construction of the Authorized Improvements.

**"Annual Installment"** means the annual installment payment on the Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

**"Annual Service Plan Update"** means an update to any Service and Assessment Plan, including this November 2026 Amended and Restated Service and Assessment Plan, prepared no less frequently than annually by the Administrator and approved by the Commissioners Court.

**"Applicable Entity"** has the meaning given in the Financing Agreement.

**"Assessed Property"** means any Parcel within the District against which an Assessment is levied.

**"Assessment"** means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Order and the provisions of this November 2026 Amended and Restated Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

**"Assessment Order"** means an order adopted by the Commissioners Court in accordance with the PID Act that levies an Assessment.

**"Assessment Plan"** means the portion of the Service Plan that provides for the assessment of the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

**"Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Assessment levied against the Assessed Property, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Assessment Roll"** means any Assessment Roll approved by an Assessment Order that levies Assessments on property within the District, including the Improvement Area #1 Assessment Roll, the Improvement Area #1 Commercial Lot 98 Assessment Roll, the Improvement Area #2 Assessment Roll, the Improvement Area #3 Assessment Roll, and the Improvement Area #4 Assessment Roll.

**"Authorized Improvements"** means improvements authorized by Section 372.003 of the PID Act.

**"Bond Issuance Costs"** means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, initial trustee fee, appraisal fees, printing costs, publication costs, County 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.

**"City"** means the City of Austin, Texas.

**"Commercial Lot 57 Block A"** means approximately 8.546 acres located within Improvement Area #2, which is intended to be developed into commercial property, as shown as Lot 57, Block A on the Phase 2 Final Plat**.**

**"Commissioners Court"** means the governing body of the County.

**"Community Benefit"** has the meaning given in the Financing Agreement.

**"Construction Costs"** means the actual cost for a selected construction contractor to construct an Authorized Improvement, excluding Preconstruction Costs, Construction Management Fees, and Non-Eligible Costs.

**"Construction Management Fee"** means the costs, incurred by or on behalf of Managing Developer or a third party construction manager, for general oversight of preconstruction and construction of an Authorized Improvement, including testing and materials, inspection, quality assurance/quality control, permitting, change order and claim investigations and resolutions, warranty period monitoring and reporting of deficiencies, and other construction management services and is equal to no more than four percent of Construction Costs.

**"Contract Assessment Revenues**" means the Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of a Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of Authorized Improvements or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

**"County"** means Travis County, Texas, a political subdivision of the State of Texas.

**"Delinquent Collection Costs"** means costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this November 2026 Amended and Restated Service and Assessment Plan including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

**"District"** means the Turner's Crossing Public Improvement District containing approximately 446.732 acres located within the County and the extraterritorial jurisdiction of the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1.**

**"Estimated Buildout Value"** means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the Commissioners Court 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.

**"Financing Agreement"** means the Turner's Crossing Public Improvement District Financing Agreement by and among the County, the TCDA, and the Managing Developer dated May 25, 2021, as amended on August 16, 2022, that provides for construction and dedication of an Authorized Improvement to the County or City, as applicable, as such agreement may be amended from time to time.

**"First Year Annual Collection Costs**" means the estimated Annual Collection Costs for the first

year following the levy of Assessments.

**"Foreclosure Proceeds"** means the proceeds, including interest and penalty interest, received by the County from the enforcement of the Assessments against any Assessed Property, by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

**"Funding Agreements**" means any Funding Agreement by and between the County and the TCDA under which the County will make or cause to be made payments of Assessment Revenues to the TCDA, who will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Authorized Improvements paid by the Owners or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

**"Hays Consolidated Independent School District Lot"** means the lot within the District purchased by the Hays Consolidated Independent School District, which benefits from Improvement Area #2 Improvements. The Actual Costs of the Improvement Area #2 Improvements allocable to the Hays Consolidated Independent School District Lot are not eligible for reimbursement.

**"Improvement Area"** or **"Improvement Areas"** means a definable development area within the District.

**"Improvement Area #1"** means approximately 85.345 acres of land located within the District and shown on **Exhibit B-2** and more specifically described in **Exhibit A-2.**

**"Improvement Area #1 Annual Installment"** means the annual installment payment on the Improvement Area #1 Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

**"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 an Assessment, including the Initial Improvement Area #1 Assessment, as amended by the Lot 95 Initial Assessment Release Order, and the Lot 95 Assessment, levied against a Parcel within Improvement Area #1 and imposed pursuant to an Assessment Order and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**"Improvement Area #1 Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #1 Assessment levied against the Improvement Area #1 Assessed Property as defined in this November 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any

interest on such Improvement Area #1 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #1 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Improvement Area #1 Assessment Roll"** means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this November 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-1.**

**"Improvement Area #1 Authorized Improvements"** means, collectively, the Improvement Area #1 Projects, the First Year Annual Collection Costs allocable to Improvement Area #1, and the Bond Issuance Costs related to the Improvement Area #1 Bonds.

**"Improvement Area #1 Bonds"** means those certain "Travis County Development Authority Contract Assessment Revenue Bonds, Series 2022 (Turner's Crossing Public Improvement District Improvement Area #1 Project)", that are payable as provided in the Indenture relating to such bonds.

**"Improvement Area #1 Commercial Lot 98"** means approximately 7.75 acres of land located within the District and shown as Lot 98, Block H on the Phase 1 Final Plat.

**"Improvement Area #1 Commercial Lot 98 Annual Installment"** means the annual installment payment on the Improvement Area #1 Commercial Lot 98 Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

**"Improvement Area #1 Commercial Lot 98 Assessed Property"** means any Parcel within Improvement Area #1 Commercial Lot 98 against which an Improvement Area #1 Commercial Lot 98 Assessment is levied.

**"Improvement Area #1 Commercial Lot 98 Assessment"** means an Assessment, levied against a Parcel within Improvement Area #1 Commercial Lot 98, and imposed pursuant to an Assessment Order and the provisions herein, as shown on the Improvement Area #1 Commercial Lot 98 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**"Improvement Area #1 Commercial Lot 98 Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #1 Commercial Lot 98 Assessment levied against the Improvement Area #1 Commercial Lot 98 Assessed Property as defined in this November 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #1 Commercial Lot 98 Assessment or Annual Installment thereof during any

period of delinquency, (2) a Prepayment of Improvement Area #1 Commercial Lot 98 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Improvement Area #1 Commercial Lot 98 Assessment Roll"** means the Assessment Roll for the Improvement Area #1 Commercial Lot 98 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Commercial Lot 98 Assessment Roll is included in this November 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-2.**

**"Improvement Area #1 Commercial Lot 98 Authorized Improvements"** means, collectively, Improvement Area #1 Commercial Lot 98 Projects, the First Year Annual Collection Costs allocable to Improvement Area #1 Commercial Lot 98, and Improvement Area #1 Commercial Lot 98's allocable share of the Bond Issuance Costs related to the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

**"Improvement Area #1 Commercial Lot 98 Contract Assessment Revenues"** means Improvement Area #1 Commercial Lot 98 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #1 Commercial Lot 98 Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

**"Improvement Area #1 Commercial Lot 98 Projects"** means Improvement Area #1 Commercial Lot 98's allocable share of the Improvement Area #1 Improvements.

**"Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds"** means those certain "Travis County Development Authority Contract Assessment Revenue Bonds, Series 2025 (Turner's Crossing Public Improvement District Improvement Area #1 Commercial Lot 98 and Improvement Area #2 Project)" that are payable as provided in the Indenture relating to such bonds.

**"Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement**" means that certain Turner's Crossing Public Improvement District Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement dated October 17, 2023, by and between the County and the TCDA relating to Improvement Area #1 Commercial Lot 98 and Improvement Area #2, as such agreement may be amended from time to time.

**"Improvement Area #1 Contract Assessment Revenues"** means Improvement Area #1 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #1 Funding Agreement for deposit into a segregated fund held by the

TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #1 Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #1 Bonds.

**"Improvement Area #1 Funding Agreement**" means that certain Amended and Restated Turner's Crossing Public Improvement District Improvement Area #1 Funding Agreement dated August 16, 2022, by and between the County and the TCDA relating to Improvement Area #1, which amends and restates the Original Improvement Area #1 Funding Agreement in its entirety, as such agreement may be amended from time to time.

**"Improvement Area #1 Improvements"** means the Authorized Improvements that benefit Improvement Area #1 Assessed Property, Improvement Area #1 Commercial Lot 98 Assessed Property, and the Multi-Family Tract, as more specifically described in **Section III.A** and shown on **Exhibit C-1** and depicted on **Exhibit I**.

**"Improvement Area #1 Projects"** means Improvement Area #1's allocable share of the Improvement Area #1 Improvements. Prior to the approval of the September 2023 Amended and Restated Service and Assessment Plan, the Improvement Area #1 Projects was defined as the "Improvement Area #1 Improvements".

**"Improvement Area #2"** means approximately 138.614 acres of land located within the District and shown on **Exhibit B-4** and more specifically described in **Exhibit A-4.**

**"Improvement Area #2 Annual Installment"** means the annual installment payment on the Improvement Area #2 Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest.

**"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 an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to an Assessment Order and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**"Improvement Area #2 Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #2 Assessment levied against the Improvement Area #2 Assessed Property as defined in this November 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #2 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #2 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Improvement Area #2 Assessment Roll"** means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this November 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-3.**

**"Improvement Area #2 Authorized Improvements"** means, collectively, the Improvement Area #2 Projects, the First Year Annual Collection Costs allocable to Improvement Area #2, and Improvement Area #2's allocable share of the Bond Issuance Costs related to the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

**"Improvement Area #2 Contract Assessment Revenues"** means Improvement Area #2 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #2 Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

**"Improvement Area #2 Improvements"** means the Authorized Improvements which benefit Improvement Area #2 Assessed Property and the Hays Consolidated Independent School District Lot, as more specifically described in **Section III**.**B** and shown on **Exhibit C-2** and depicted on **Exhibit J**.

**"Improvement Area #2 Projects"** means Improvement Area #2's allocable share of the Improvement Area #2 Improvements.

**"Improvement Area #3"** means approximately 116.609 acres of land located within the District and shown on **Exhibit B-5** and more specifically described in **Exhibit A-5.**

**"Improvement Area #3 Acquisition and Reimbursement Agreement"** means that certain "Turner's Crossing Public Improvement District Improvement Area #3 Acquisition and Reimbursement Agreement" effective December 16, 2025, entered into by and among the County, the TCDA, and Managing Developer, pursuant to which all or a portion of Actual Costs, plus interest thereon as provided in the agreement, of the Improvement Area #3 Improvements will be paid to the Managing Developer from Improvement Area #3 Contract Assessment Revenues or proceeds of the Improvement Area #3 Bonds, if issued, as such agreement may be amended from time to time.

**"Improvement Area #3 Annual Installment"** means the annual installment payment on the Improvement Area #3 Assessment as calculated by the Administrator and confirmed and

approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

**"Improvement Area #3 Assessed Property"** means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**"Improvement Area #3 Assessment"** means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to an Assessment Order and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**"Improvement Area #3 Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #3 Assessment levied against the Improvement Area #3 Assessed Property as defined in this November 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #3 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #3 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Improvement Area #3 Assessment Roll"** means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this November 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-4.**

**"Improvement Area #3 Authorized Improvements"** means, collectively, the Improvement Area #3 Improvements, the First Year Annual Collection Costs allocable to Improvement Area #3, and Improvement Area #3's allocable share of the Bond Issuance Costs related to the Improvement Area #3 Bonds, if issued.

**"Improvement Area #3 Bonds"** means those certain "Travis County Development Authority Contract Assessment Revenue Bonds, Series 2026 (Turner's Crossing Public Improvement District Improvement Area #3 Project)", that are payable as provided in the Indenture relating to such bonds.

**"Improvement Area #3 Contract Assessment Revenues"** means Improvement Area #3 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #3 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #3 Improvements or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #3 Bonds, if issued.

**"Improvement Area #3 Funding Agreement**" means that certain Turner's Crossing Public Improvement District Improvement Area #3 Funding Agreement dated December 16, 2025, by and between the County and the TCDA relating to Improvement Area #3, as such agreement may be amended from time to time.

**"Improvement Area #3 Improvements"** means the Authorized Improvements which benefit Improvement Area #3 Assessed Property, as more specifically described in **Section III.C** and shown on **Exhibit C-3** and depicted on **Exhibit K**.

**"Improvement Area #4"** means approximately 49.333 acres of land located within the District and shown on **Exhibit B-6** and more specifically described in **Exhibit A-6.**

**"Improvement Area #4 Acquisition and Reimbursement Agreement"** means that certain "Turner's Crossing Public Improvement District Improvement Area #4 Acquisition and Reimbursement Agreement" effective July 14, 2026, entered into by and among the County, the TCDA, and Managing Developer, pursuant to which all or a portion of Actual Costs, plus interest thereon as provided in the agreement, of the Improvement Area #4 Improvements will be paid to the Managing Developer from Improvement Area #4 Contract Assessment Revenues or proceeds of the Improvement Area #4 Bonds, if issued, as such agreement may be amended from time to time.

**"Improvement Area #4 Annual Installment"** means the annual installment payment on the Improvement Area #4 Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

**"Improvement Area #4 Assessed Property"** means any Parcel within Improvement Area #4 against which an Improvement Area #4 Assessment is levied.

**"Improvement Area #4 Assessment"** means an Assessment levied against a Parcel within Improvement Area #4 and imposed pursuant to an Assessment Order and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**"Improvement Area #4 Assessment Revenues"** means money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #4 Assessment levied against the Improvement Area #4 Assessed Property as defined in this November 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #4 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #4 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

**"Improvement Area #4 Assessment Roll"** means the Assessment Roll for the Improvement Area #4 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #4 Assessment Roll is included in this November 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-5.**

**"Improvement Area #4 Authorized Improvements"** means, collectively, the Improvement Area #4 Improvements, the First Year Annual Collection Costs allocable to Improvement Area #4, and Improvement Area #4's allocable share of the Bond Issuance Costs related to the Improvement Area #4 Bonds, if issued.

**"Improvement Area #4 Bonds"** means those certain "Travis County Development Authority Contract Assessment Revenue Bonds, Series 2026 (Turner's Crossing Public Improvement District Improvement Area #4 Project)", that are payable as provided in the Indenture relating to such bonds.

**"Improvement Area #4 Contract Assessment Revenues"** means Improvement Area #4 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #4 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #4 Improvements or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #4 Bonds, if issued.

**"Improvement Area #4 Funding Agreement**" means that certain Turner's Crossing Public Improvement District Improvement Area #4 Funding Agreement dated July 14, 2026, by and between the County and the TCDA relating to Improvement Area #4, as such agreement may be amended from time to time.

**"Improvement Area #4 Improvements"** means the Authorized Improvements which benefit Improvement Area #4 Assessed Property, as more specifically described in **Section III.D** and shown on **Exhibit C-4** and depicted on **Exhibit L**.

**"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 TCDA and the Trustee setting forth terms and conditions related to the PID Bonds.

**"Initial Improvement Area #1 Assessment Order"** means an order adopted by the Commissioners Court on October 5, 2021, approving the 2021 Service and Assessment Plan and levying the Initial Improvement Area #1 Assessments.

**"Initial Improvement Area #1 Assessments"** means the assessments levied on Assessed Property within Improvement Area #1 pursuant to the Initial Improvement Area #1 Assessment Order.

**"July 2026 Amended and Restated Service and Assessment Plan"** means the July 2026 Amended and Restated Service and Assessment Plan approved by the County on July 14, 2026, which amended and restated the May 2026 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying the Improvement Area #4 Assessments, and (2) approving the Improvement Area #4 Assessment Roll.

**"LGC Act"** means subchapter D of Chapter 431, Texas Transportation Code, as amended.

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

**"Lot 95"** means approximately 0.144 acres of land located within Improvement Area #1 as shown on **Exhibit B-3** and more specifically described in **Exhibit A-3**.

**"Lot 95 Assessment"** means the Assessments levied on Lot 95 within Improvement Area #1 pursuant to the Lot 95 Assessment Order.

**"Lot 95 Assessment Order"** means the order adopted by the Commissioners Court on September 13, 2022, approving the 2022 Amended and Restated Service and Assessment Plan and levying the Lot 95 Assessment on Lot 95.

**"Lot 95 Initial Assessment Release Order"** means the order adopted by the Commissioners Court on July 12, 2022, that determined that the levy of the Initial Improvement Area #1 Assessment on Lot 95 was invalid and released, repealed, and rescinded such assessment on Lot 95.

**"Lot Type"** means a classification of final building Lots with similar characteristics (e.g., commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and approved and confirmed by the Commissioners Court. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and approved and confirmed by the Commissioners Court.

**"Lot Type 1"** means a lot designated as a 40' lot within Improvement Area #1 by the Owners, as shown on **Exhibit N**.

**"Lot Type 2"** means a lot designated as a 45' lot within Improvement Area #1 by the Owners, as shown on **Exhibit N**.

**"Lot Type 3"** means a lot designated as a 50' lot within Improvement Area #1 by the Owners, as shown on **Exhibit N**.

**"Lot Type 4"** means a lot designated as a 40' lot within Improvement Area #2 by the Owners, as shown on **Exhibit N**.

**"Lot Type 5"** means a lot designated as a 45' lot within Improvement Area #2 by the Owners, as shown on **Exhibit N**.

**"Lot Type 6"** means a lot designated as a 50' lot within Improvement Area #2 by the Owners, as shown on **Exhibit N**.

**"Lot Type 7"** means a lot designated as a 40' lot within Improvement Area #3 by the Owners, as shown on **Exhibit N**.

**"Lot Type 8"** means a lot designated as a 45' lot within Improvement Area #3 by the Owners, as shown on **Exhibit N**.

**"Lot Type 9"** means a lot designated as a 50' lot within Improvement Area #3 by the Owners, as shown on **Exhibit N**.

**"Lot Type 10"** means a lot designated as a 45' lot within Improvement Area #4 by the Owners, as shown on **Exhibit N**.

**"Lot Type 11"** means a lot designated as a 50' lot within Improvement Area #4 by the Owners, as shown on **Exhibit N**.

**"Management Contract"** means that certain Contract for Management and Administrative Services dated April 24, 2018, between the County and the TCDA, relating to the management and administration of public improvement districts created by the Commissioners Court, as such contract may be amended from time to time.

**"Managing Developer"** means Meritage Homes of Texas, LLC.

**"Maximum Assessment"** means, for each Lot Type, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) the amount shown on **Exhibit H**.

**"May 2026 Amended and Restated Service and Assessment Plan"** means the May 2026 Amended and Restated Service and Assessment Plan approved by the County on May 12, 2026, which amended and restated the 2025 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) updating the Improvement Area #1 Assessment Roll for 2026, (2) updating the Improvement Area #2 Assessment Roll for 2026, and (3) incorporating provisions relating to the TCDA's issuance of the Improvement Area #3 Bonds.

**"Multi-Family Tract"** means the Parcel depicted on **Exhibit B-2** which benefits from Improvement Area #1 Improvements but is not contained within the District. Authorized Improvements allocable to the Multi-Family Tract are not eligible for reimbursement.

**"Non-Benefited Property"** means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements.

**"Non-Eligible Costs"** means the cost of improvements that are not Authorized Improvements.

**"November 2026 Amended and Restated Service and Assessment Plan"** means this November 2026 Amended and Restated Service and Assessment Plan, which amends and restates the July 2026 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) reducing the Improvement Area #4 Assessments, (2) incorporating provisions relating to the TCDA's issuance of the Improvement Area #4 Bonds, and (3) updating the Improvement Area #4 Assessment Roll.

**"October 2023 Amended and Restated Service and Assessment Plan"** means the October 2023 Amended and Restated Service and Assessment Plan approved by the County on October 17, 2023, which amended and restated the September 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #1 Commercial Lot 98 Assessments, (2) levying Improvement Area #2 Assessments, and (3) updating the Assessment Rolls.

**"Original Improvement Area #1 Funding Agreement**" means that certain Turner's Crossing Public Improvement District Improvement Area #1 Funding Agreement dated October 5, 2021, by and between the County and the TCDA relating to Improvement Area #1.

**"Owner"** or **"Owners"** means, individually or collectively, as applicable, Meritage Homes of Texas, LLC, Taylor Morrison of Texas, Inc., and Tri Pointe Homes Texas, Inc., and their designated successors and assigns.

**"Parcel"** or **"Parcels"** means specific 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, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the County.

**"Phase 1 Final Plat**" means the final plat establishing TURNER'S CROSSING NORTH PHASE 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document Number 202100102 of the Official Public Records of Travis County, Texas**.** Improvement Area #1 comprises 85.345 acres and Improvement Area #1 Commercial Lot 98 comprises 7.75 acres of such plat.

**"Phase 2 Final Plat"** means the final plat establishing TURNER'S CROSSING NORTH PHASE 2, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document

Number 202200341 of the Official Public Records of Travis County, Texas**.** Improvement Area #2 includes approximately 134.018 acres of such plat.

**"Phase 3 Final Plat"** means the final plat establishing TURNER'S CROSSING SOUTH PHASE 1, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Document Number 202500158 of the Official Public Records of Travis County, Texas. Improvement Area #3 comprises 116.609 acres of such plat.

**"PID Act"** means Chapter 372, Texas Local Government Code, as amended.

**"PID Bonds"** means any bonds issued in accordance with the PID Act that are secured by Assessments.

**"Preconstruction Costs"** means those costs determined by the County to be reasonably necessary to complete the engineering, geotechnical, environmental, survey, utility adjustment, right-of-way-acquisition, submittal fees, recording fees, inspection fees, stormwater pollution prevention plan costs, and similar costs and services that are required before construction of an Authorized Improvement can begin.

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

**"Prepayment Costs"** means accrued interest and Annual Collection Costs to the date of Prepayment.

**"September 2023 Amended and Restated Service and Assessment Plan"** means the September 2023 Amended and Restated Service and Assessment Plan approved by the County on September 26, 2023, which served as the 2023 Annual Service Plan Update and amended and restated the 2022 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) calling for the levy of the Improvement Area #1 Commercial Lot 98 Assessments, (2) calling for the levy of the Improvement Area #2 Assessments, and (3) updating the Improvement Area #1 Assessment Roll.

**"Service Plan"** covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

**"TCDA"** means Travis County Development Authority, a local government corporation organized under subchapter D of Chapter 431 of the Texas Transportation Code, and its successors and assigns.

**"TCDA Depository Bank"** means the depository bank, with trust powers, selected by TCDA.

**"Trustee"** means a trustee (or successor trustee) under the applicable Indenture.

## SECTION II: THE DISTRICT

The District includes approximately 446.732 acres located within the County and the extraterritorial jurisdiction of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1.** Development of the District is anticipated to include approximately 1,326 single-family homes and 90,300 square feet of commercial space.

Improvement Area #1 includes approximately 85.345 contiguous acres located within the District, as more particularly described by lot and block on **Exhibit A-2** and depicted on **Exhibit B-2.** Improvement Area #1 contains 314 single-family lots, consisting of 120 Lot Type 1 Lots, 93 Lot Type 2 Lots, and 101 Lot Type 3 Lots.

Improvement Area #1 Commercial Lot 98 includes approximately 7.75 contiguous acres located within the District, and is shown as Lot 98, Block H on the Phase 1 Final Plat.

Improvement Area #2 includes approximately 138.614 acres located within the District, as more particularly described by lot and block on **Exhibit A-4** and depicted on **Exhibit B-4.** Improvement Area #2 contains 297 single-family lots, consisting of 86 Lot Type 4 Lots, 131 Lot Type 5 Lots, 80 Lot Type 6 Lots, and Commercial Lot 57 Block A.

Improvement Area #3 includes approximately 116.609 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-5** and depicted on **Exhibit B-5.** Improvement Area #3 contains 251 single-family lots, consisting of 135 Lot Type 7 Lots, 105 Lot Type 8 Lots, and 11 Lot Type 9 Lots.

Improvement Area #4 includes approximately 49.333 acres located within the District, as more particularly described by metes and bounds on **Exhibit A-6** and depicted on **Exhibit B-6.** Improvement Area #4 contains 199 single-family lots, consisting of 115 Lot Type 10 Lots and 84 Lot Type 11 Lots.

As additional Improvement Areas are developed, this November 2026 Amended and Restated Service and Assessment Plan will be updated to include such Improvement Areas.

## SECTION III: AUTHORIZED IMPROVEMENTS

The Commissioners Court, based on information provided by the Managing Developer and its engineer and after review by the County staff and third-party consultants retained by the TCDA, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. The budgets for the Authorized Improvements are shown on **Exhibit C-1**, **Exhibit C-2, Exhibit C-3** and **Exhibit C-4** and

maps depicting the Improvement Area #1 Improvements, Improvement Area #2 Improvements, Improvement Area #3 Improvements, and Improvement Area #4 Improvements are shown on **Exhibit I**, **Exhibit J**, **Exhibit K** and **Exhibit L** respectively.

### A. Improvement Area #1 Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, excavation, and erosion control, and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #1. The water improvements are owned and operated by the City.

- *Wastewater*

  Improvements including trench excavation and embedment, trench safety, piping, manholes, lift station improvements and modifications, force mains, service connections, testing, related earthwork, excavation, and erosion control, and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #1. The wastewater improvements are owned and operated by the City.

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing, as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for Improvement Area #1. The storm drain facilities are owned and operated by the County.

- *Roadway and Sidewalks*

  Improvements including subgrade stabilization (including soil treatment and compaction), testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, other materials or work that would be necessary to complete a roadway project, and re-vegetation of all disturbed areas within the right-of-way are included. The roadway improvements will provide vehicular and pedestrian access to each Lot within Improvement Area #1. The roadway and sidewalk improvements are owned and operated by the County.

- *Soft Costs and Project Management*

  All Improvement Area #1 Improvements include 10.00% soft costs for design, engineering, and other fees relating to constructing the Improvement Area #1

Improvements and a Construction Management Fee equal to not more than 4% of Construction Costs.

**B. Improvement Area #2 Improvements**

- *Water*
  Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #2. The water improvements are owned and operated by the City.

- *Wastewater*
  Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #2. The wastewater improvements are owned and operated by the City.

- *Storm Drainage and Water Quality*

  Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, rock rip rap, concrete outfalls, and testing, as well as all related earthwork, excavation, erosion control, and mobilization necessary to provide storm drainage for Improvement Area #2. The storm drain facilities are owned and operated by the County.

- *Roadway and Sidewalks*

  Improvements including subgrade stabilization (including soil treatment and compaction), testing, curb ramps and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, other materials or work that would be necessary to complete a roadway project, mobilization and re-vegetation of all disturbed areas within the right-of-way are included. The roadway improvements will provide vehicular and pedestrian access to each Lot within Improvement Area #2. The roadway and sidewalk improvements are owned and operated by the County.

- *Landscaping*

  Improvements include temporary erosion and sedimentation control measures (silt fences, inlet protection, rock berms, mobilization and stabilized construction entrances) and permanent erosion control measures (rock rip rap, level spreaders, mobilization and revegetation using perennial grasses). Improvements also include the cost of irrigation and mobilization improvements, installation of sod, trees and shrubs throughout the

Right of Way and open/common spaces to provide screening and aesthetic improvements.

- *Soft Costs and Project Management*

  All Improvement Area #2 Improvements include 10.00% soft costs for design, engineering, and other fees relating to constructing the Improvement Area #2 Improvements, and a Construction Management Fee equal to not more than 4.00% of Construction Costs.

### C. Improvement Area #3 Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #3. The water improvements will be owned and operated by the City.

- *Wastewater*

  Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #3. The wastewater improvements will be owned and operated by the City.

- *Storm Drainage and Water Quality*

  Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, rock rip rap, concrete outfalls, and testing, as well as all related earthwork, excavation, erosion control, and mobilization necessary to provide storm drainage for Improvement Area #3. Temporary erosion and sedimentation control measures include silt fences, inlet protection, rock berms, mobilization, and stabilized construction entrances. Permanent erosion control will include rock rip rap, level spreaders, mobilization, and revegetation using perennial grasses. The storm drain facilities will be owned and operated by the County.

- *Roadway and Sidewalks*

  Improvements including subgrade stabilization (including soil treatment and compaction), testing, curb ramps and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, other materials or work that would be necessary to complete a roadway project, mobilization, and re-vegetation

of all disturbed areas within the right-of-way are included. The roadway improvements will provide vehicular and pedestrian access to each Lot within Improvement Area #3. The roadway and sidewalk improvements will be owned and operated by the County.

- *Soft Costs and Project Management*

  All Improvement Area #3 Improvements include 10.00% soft costs for design, engineering, and other fees relating to constructing the Improvement Area #3 Improvements, and a Construction Management Fee equal to not more than 4.00% of Construction Costs.

**D. Improvement Area #4 Improvements**

- *Water*

  Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #4. The water improvements will be owned and operated by the City.

- *Wastewater*

  Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and mobilization and all other necessary appurtenances required to provide wastewater service to each Lot within Improvement Area #4. The wastewater improvements will be owned and operated by the City.

- *Storm Drainage and Water Quality*

  Improvements including earthen channels, swales, curb and drop inlets, piping and boxes, headwalls, rock rip rap, concrete outfalls, and testing, as well as all related earthwork, excavation, erosion control, and mobilization necessary to provide storm drainage for Improvement Area #4. Temporary erosion and sedimentation control measures include silt fences, inlet protection, rock berms, mobilization, and stabilized construction entrances. Permanent erosion control will include rock rip rap, level spreaders, mobilization, and revegetation using perennial grasses. The storm drain facilities will be owned and operated by the County.

- *Roadway and Sidewalks*

  Improvements including subgrade stabilization (including soil treatment and compaction), testing, curb ramps and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, other materials or work

that would be necessary to complete a roadway project, mobilization, and re-vegetation of all disturbed areas within the right-of-way are included. The roadway improvements will provide vehicular and pedestrian access to each Lot within Improvement Area #4. The roadway and sidewalk improvements will be owned and operated by the County.

- *Soft Costs and Project Management*

  All Improvement Area #4 Improvements include 10.00% soft costs for design, engineering, and other fees relating to constructing the Improvement Area #4 Improvements, and a Construction Management Fee equal to not more than 4.00% of Construction Costs.

**E. First Year Annual Collection Costs**

Equals the estimated Annual Collection Costs for the first year following the levy of Assessments.

**F. Bond Issuance Costs**

- *Debt Service Reserve Fund*

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

- *Capitalized Interest*

  Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

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

- *Cost of Issuance*

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

## SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the projected costs and annual indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must

be reviewed and updated, at least annually, and approved by the Commissioners Court. **Exhibit D** summarizes the Service Plan for the District.

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

## SECTION V: ASSESSMENT PLAN

The PID Act requires the Commissioners Court to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the Commissioners Court, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the Commissioners Court 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 or the County and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

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

### A. Assessment Methodology

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by County staff and by third-party consultants retained by the TCDA, has determined as follows:

The Actual Costs of the Improvement Area #1 Improvements have been allocated 79.60% to Improvement Area #1, 7.23% to Improvement Area #1 Commercial Lot 98, and 13.17% to the Multi-Family Tract based on acreage.

Improvement Area #2 Improvements have been allocated 83.10% to Improvement Area #2 and 16.90% to the Hays Consolidated Independent School District Lot based on acreage.

The Actual Costs of the Improvement Area #1 Authorized Improvements have been allocated entirely to the Improvement Area #1 Assessed Property.

The First Year Annual Collection Costs and Bond Issuance Costs related to the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds have been allocated 4.05% to Improvement Area #1 Commercial Lot 98 and 95.95% to Improvement Area #2 based on Estimated Buildout Value.

The Actual Costs of the Improvement Area #3 Authorized Improvements have been allocated entirely to the Improvement Area #3 Assessed Property.

The Actual Costs of the Improvement Area #4 Authorized Improvements have been allocated entirely to the Improvement Area #4 Assessed Property.

**Section VI** provides the assessment methodology for the reallocation of the Assessments initially allocated to the Assessed Property (i) upon division prior to recording of a subdivision plat, (ii) upon subdivision by a recorded subdivision plat, and (iii) consolidation.

### 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**. The Maximum Assessments for each Lot Type in Improvement Area #1 are shown on **Exhibit H**. In no case will the Improvement Area #1 Assessment for any Lot Type exceed the applicable Maximum Assessment.

Improvement Area #1 Commercial Lot 98 Assessments were levied on the Improvement Area #1 Commercial Lot 98 Assessed Property as shown on the Improvement Area #1 Commercial Lot 98 Assessment Roll, attached hereto as **Exhibit F-2**. The projected Improvement Area #1 Commercial Lot 98 Annual Installments are shown on **Exhibit G-3**. The Maximum Assessment for Improvement Area #1 Commercial Lot 98 is shown on **Exhibit H**. In no case will the Improvement Area #1 Commercial Lot 98 Assessment exceed the applicable Maximum Assessment.

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-3**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-4**. The Maximum Assessments for each Lot Type in Improvement Area #2 are shown on **Exhibit H**. In no case will the Improvement Area #2 Assessment for any Lot Type exceed the applicable Maximum Assessment.

Improvement Area #3 Assessments were levied on the Improvement Area #3 Assessed Property as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit F-4**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit G-5**. The Maximum Assessments for each Lot Type in Improvement Area #3 are shown on **Exhibit H**. In no case will

the Improvement Area #3 Assessment for any Lot Type exceed the applicable Maximum Assessment.

Improvement Area #4 Assessments were levied on the Improvement Area #4 Assessed Property and the Improvement Area #4 Assessments levied on the benefited property in Improvement Area #4 have been reduced to reflect the par amount of the Improvement Area #4 Bonds, as shown on the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit F-5**. The projected Improvement Area #4 Annual Installments are shown on **Exhibit G-6**. The Maximum Assessments for each Lot Type in Improvement Area #4 are shown on **Exhibit H**. In no case will the Improvement Area #4 Assessment for any Lot Type exceed the applicable Maximum Assessment.

### C. Findings of Special Benefit

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by the County staff and by third-party consultants retained by County or TCDA, has found and determined:

- *Improvement Area #1*
    - The cost of the Improvement Area #1 Authorized Improvements equals $9,584,106 as shown on **Exhibit C-1**; and
    - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements; and
    - The Improvement Area #1 Assessed Property was allocated 100% of the Initial Improvement Area #1 Assessments levied for the Improvement Area #1 Authorized Improvements, which equaled $10,190,000.00;
    - The Initial Improvement Area #1 Assessment levied on Lot 95 was released in accordance with the Lot 95 Initial Assessment Release Order, resulting in a reduced Initial Improvement Area #1 Assessment in the amount of $10,153,697.90.
    - The 2022 Amended and Restated Service and Assessment Plan, which was updated to reflect the issuance of Improvement Area #1 Bonds, reduced the amount of Improvement Area #1 Assessments to $8,685,000.00[1], of which

[1] The outstanding Initial Improvement Area #1 Assessments were reduced to an amount that, when added to the Lot 95 Assessment, equaled the actual principal amount of the Improvement Area #1 Bonds, when issued.

$8,029,293.20 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and

- The cost of the Improvement Area #1 Authorized Improvements allocable to Lot 95 equal $33,222, resulting in $9,550,884 of the costs of the Improvement Area #1 Authorized Improvements being allocable to Improvement Area #1, save and except Lot 95;
- The special benefit ( $\geq$ $9,550,884) received by the Improvement Area #1 Assessed Property, save and except Lot 95, from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Assessments ($8,685,000.00) levied on the Improvement Area #1 Assessed Property, save and except Lot 95, for the Improvement Area #1 Authorized Improvements; and
- At the time the Commissioners Court approved the 2021 Service and Assessment Plan, the Owners owned 100% of the Improvement Area #1 Assessed Property. The Owners acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Initial Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in the 2021 Service and Assessment Plan and in the Assessment Order; (2) the 2021 Service and Assessment Plan and the Initial Improvement Area #1 Assessment Order, and (3) the levying of Initial Improvement Area #1 Assessments.
- The cost of the Improvement Area #1 Authorized Improvements allocable to Lot 95 equals $33,222 as shown on **Exhibit C-1**; and
- Lot 95 receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements allocable to Lot 95; and
- Lot 95 was allocated 100% of the Lot 95 Assessment levied for the Improvement Area #1 Authorized Improvements, which equals $30,940.51, of which $28,706.80 remains outstanding, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit F-1**; and
- The special benefit ( $\geq$ $33,222) received by Lot 95 from the Improvement Area #1 Authorized Improvements is equal to or greater than the amount of the Lot 95

Assessment ($30,940.51) levied on Lot 95 for the Improvement Area #1 Authorized Improvements; and

- At the time the Commissioners Court approved the Lot 95 Assessment Order, Tri Pointe Homes Texas, Inc. owned 100% of Lot 95. Tri Pointe Homes Texas, Inc. acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on Lot 95 and consented to the imposition of the Lot 95 Assessments to pay for the Actual Costs associated therewith. Tri Pointe Homes Texas, Inc. ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in the 2022 Amended and Restated Service and Assessment Plan and in the Lot 95 Assessment Order; (2) the 2022 Amended and Restated Service and Assessment Plan and the Lot 95 Assessment Order, and (3) the levying of Lot 95 Assessments on Lot 95.

2. *Improvement Area #1 Commercial Lot 98*

- The Improvement Area #1 Commercial Lot 98 Authorized Improvements costs equal $818,971 as shown on **Exhibit C-1**; and

- The Improvement Area #1 Commercial Lot 98 Assessed Property receives special benefit from the Improvement Area #1 Commercial Lot 98 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Commercial Lot 98 Authorized Improvements; and

- The Improvement Area #1 Commercial Lot 98 Assessed Property was allocated 100% of the Improvement Area #1 Commercial Lot 98 Assessments levied for the Improvement Area #1 Commercial Lot 98 Authorized Improvements, which equaled $426,029.30 at the time the Improvement Area #1 Commercial Lot 98 Assessments were levied, of which $414,000[2] remains outstanding, as shown on the Improvement Area #1 Commercial Lot 98 Assessment Roll attached hereto as **Exhibit F-2**; and

- The special benefit ( $\geq$ $818,971) received by Improvement Area #1 Commercial Lot 98 Assessed Property from the Improvement Area #1 Commercial Lot 98 Authorized Improvements is equal to or greater than the amount of the Improvement Area #1 Commercial Lot 98 Assessments ($426,029.30) that were levied for the Improvement Area #1 Commercial Lot 98 Authorized Improvements.

[2] The outstanding Improvement Area #1 Commercial Lot 98 Assessments were reduced to an amount that, when added to the Improvement Area #2 Assessment, as reduced (as described herein), equals the actual principal amount of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

- At the time the Commissioners Court approved the October 2023 Amended and Restated Service and Assessment Plan, the Owners owned 100% of the Improvement Area #1 Commercial Lot 98 Assessed Property. The Owners acknowledged that the Improvement Area #1 Commercial Lot 98 Authorized Improvements confer a special benefit on the Improvement Area #1 Commercial Lot 98 Assessed Property and consented to the imposition of the Improvement Area #1 Commercial Lot 98 Assessments to pay for the Actual Costs associated therewith. The Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in the October 2023 Amended and Restated Service and Assessment Plan and in the applicable Assessment Order; (2) the October 2023 Amended and Restated Service and Assessment Plan and the applicable Assessment Order, and (3) the levying of the Improvement Area #1 Commercial Lot 98 Assessments.

3. *Improvement Area #2*

- The Improvement Area #2 Authorized Improvements costs equal $10,111,075 as shown on **Exhibit C-2**; and
- The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements; and
- The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied for the Improvement Area #2 Authorized Improvements, which equaled $10,091,970.61 at the time the Improvement Area #2 Assessments were levied, of which $9,697,009.21[3] remains outstanding, as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit F-3**; and
- The special benefit ( $\geq$ $10,111,075) received by Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is equal to or greater than the amount of the Improvement Area #2 Assessments ($10,091,970.61) that were levied for the Improvement Area #2 Authorized Improvements.

[3] The outstanding Improvement Area #2 Assessments were reduced to an amount that, when added to the Improvement Area #1 Commercial Lot 98 Assessment, as reduced (as described above), equals the actual principal amount of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds. The outstanding Improvement Area #2 Assessments also takes into consideration two Prepayments of Improvement Area #2 Assessments. See **Exhibit F-3** hereto.

- At the time the Commissioners Court approved the October 2023 Amended and Restated Service and Assessment Plan, the Owners owned 100% of the Improvement Area #2 Assessed Property. The Owners acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in the October 2023 Amended and Restated Service and Assessment Plan and in the applicable Assessment Order; (2) the October 2023 Amended and Restated Service and Assessment Plan and the applicable Assessment Order, and (3) the levying of the Improvement Area #2 Assessments.

*4. Improvement Area #3*

- The Improvement Area #3 Authorized Improvements costs equal $13,033,252 as shown on **Exhibit C-3**; and
- The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #3 Authorized Improvements; and
- The Improvement Area #3 Assessed Property was allocated 100% of the Improvement Area #3 Assessments levied for the Improvement Area #3 Authorized Improvements, which equaled $7,107,000 at the time the Improvement Area #3 Assessments were levied, as shown on the Improvement Area #3 Assessment Roll attached hereto as **Exhibit F-4**; and
- The special benefit ( $\geq$ $13,033,252) received by Improvement Area #3 Assessed Property from the Improvement Area #3 Authorized Improvements is equal to or greater than the amount of the Improvement Area #3 Assessments ($7,107,000) that were levied for the Improvement Area #3 Authorized Improvements.
- At the time the Commissioners Court approved the 2025 Amended and Restated Service and Assessment Plan, the Owners owned 100% of the Improvement Area #3 Assessed Property. The Owners acknowledged that the Improvement Area #3 Authorized Improvements confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in

the 2025 Amended and Restated Service and Assessment Plan and in the applicable Assessment Order; (2) the 2025 Amended and Restated Service and Assessment Plan and the applicable Assessment Order, and (3) the levying of the Improvement Area #3 Assessments.

5. *Improvement Area #4*

- The Improvement Area #4 Authorized Improvements costs equal $8,098,441 as shown on **Exhibit C-4**; and
- The Improvement Area #4 Assessed Property receives special benefit from the Improvement Area #4 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #4 Authorized Improvements; and
- In the July 2026 Amended and Restated Service and Assessment Plan, the Improvement Area #4 Assessed Property was allocated 100% of the Improvement Area #4 Assessments levied for the Improvement Area #4 Authorized Improvements, which equaled $7,343,000. Upon approval of this November 2026 Amended and Restated Service and Assessment Plan, the outstanding Improvement Area #4 Assessments are reduced to $6,843,000, as amended and shown on the Improvement Area #4 Assessment Roll attached hereto as **Exhibit F-5**; and
- The special benefit ( ≥$8,098,441) received by Improvement Area #4 Assessed Property from the Improvement Area #4 Authorized Improvements is equal to or greater than the amount of the Improvement Area #4 Assessments, as reduced ($6,843,000), levied for the Improvement Area #4 Authorized Improvements.
- At the time the Commissioners Court approved the July 2026 Amended and Restated Service and Assessment Plan, the Owners owned 100% of the Improvement Area #4 Assessed Property. The Owners acknowledged that the Improvement Area #4 Authorized Improvements confer a special benefit on the Improvement Area #4 Assessed Property and consented to the imposition of the Improvement Area #4 Assessments to pay for the Actual Costs associated therewith. The Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described in the July 2026 Amended and Restated Service and Assessment Plan and in the applicable Assessment Order; (2) the July 2026 Amended and Restated Service and Assessment Plan and the applicable Assessment Order, and (3) the levying of the Improvement Area #4 Assessments.

## D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

### E. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. If applicable, Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

### F. Funding Agreements

On August 16, 2022, the County and the TCDA entered into the Improvement Area #1 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #1 Contract Assessment Revenues to the TCDA, which will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Improvement Area #1 Projects paid by the Owners or for the payment of the Improvement Area #1 Bonds, in accordance with the provisions of the Improvement Area #1 Funding Agreement.

Concurrently, with the adoption of the Initial Improvement Area #1 Assessment Order, the County and the TCDA entered into the Original Improvement Area #1 Funding Agreement.

On October 17, 2023, the County and the TCDA entered into the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #1 Commercial Lot 98 Contract Assessment Revenues and Improvement Area #2 Contract Assessment Revenues to the TCDA, which will deposit such revenues in segregated funds held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Improvement Area #1 Commercial Lot 98 Projects and the Actual Costs of the Improvement Area #2 Projects paid by the Owners or for the payment of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds, in accordance with the provisions of the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Funding Agreement.

On December 16, 2025, the County and the TCDA entered into the Improvement Area #3 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #3 Contract Assessment Revenues to the TCDA, which will deposit such revenues in segregated funds held by the TCDA Depository Bank to be used to reimburse the Managing

Developer for Actual Costs of the Improvement Area #3 Improvements paid by the Owners or for the payment of the Improvement Area #3 Bonds, if issued, in accordance with the provisions of the Improvement Area #3 Funding Agreement.

On July 14, 2026, the County and the TCDA entered into the Improvement Area #4 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #4 Contract Assessment Revenues to the TCDA, which will deposit such revenues in segregated funds held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Improvement Area #4 Improvements paid by the Owners or for the payment of the Improvement Area #4 Bonds, if issued, in accordance with the provisions of the Improvement Area #4 Funding 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 a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this November 2026 Amended and Restated Service and Assessment Plan approved by the Commissioners Court.

*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 x (C ÷ D)]/E

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Assessed Property prior to subdivision

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

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

E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Managing Developer shall provide the County 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 an update to this November 2026 Amended and Restated Service and Assessment Plan approved by the Commissioners Court.

*3. Upon Consolidation*

If two or more Lots or Parcels of Assessed Property 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 affirmed and approved by the Commissioners Court in the next Annual Service Plan Update. The Assessment for any resulting lot will not exceed the Maximum Assessment for the applicable Lot Type, and compliance may require a true-up of Assessment pursuant to **Section VI.B**.

### B. True-Up of Assessments if Maximum Assessment Exceeded

If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the Maximum Assessment, the owner of the Assessed Property requesting the subdivision must partially prepay the Assessment for each Assessed Property that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment.

### C. Mandatory Prepayment of Assessments

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

### D. Reduction of Assessments

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

The Administrator shall update and submit to the Commissioners Court for review and approval as part of the next Annual Service Plan Update, the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

### E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest and Annual Collection Costs through the Prepayment date: (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 Commissioners Court 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 County shall provide the owner with a recordable "Notice of PID Assessment Lien Termination" a form of which is attached as **Exhibit M**.

If an Assessment is prepaid in part, with interest through the Prepayment date: (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

Commissioners Court as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

### F. Prepayment as a result of Eminent Domain Proceeding or Taking

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 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 November 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 Annual Installments 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 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 and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

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 and the Annual Installments adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the County 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. The 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.

### G. Payment of Assessment in Annual Installments

**Exhibit G-1** shows the estimated Annual Installments for Improvement Area #1, **Exhibit G-3** shows the estimated Annual Installments for Improvement Area #1 Commercial Lot 98, **Exhibit G-4** shows the estimated Annual Installments for Improvement Area #2, **Exhibit G-5** shows the estimated Annual Installments for Improvement Area #3, and **Exhibit G-6** shows the estimated Annual Installments for Improvement Area #4. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the Commissioners Court for its review and approval, with a copy to the Managing Developer contemporaneously therewith, an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #1 shall not exceed what is shown on **Exhibit G-1**. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #1 Commercial Lot 98 shall not exceed what is shown on **Exhibit G-3.** Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #2 shall not exceed what is shown on **Exhibit G-4**. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #3 shall not exceed what is shown on **Exhibit G-5**. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #4 shall not exceed what is shown on **Exhibit G-6**. Annual Collection Costs shall be allocated pro rata based on the amount of outstanding Assessments among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected by the County 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 County. The Commissioners Court may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

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.

### H. Allocating Annual Installments if Assessed Property is Sold

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same manner as property taxes.

## SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1.** The Improvement Area #1 Commercial Lot 98 Assessment Roll is attached as **Exhibit F-2.** The Improvement Area #2 Assessment Roll is attached as **Exhibit F-3.** The Improvement Area #3 Assessment Roll is attached as **Exhibit F-4.** The Improvement Area #4 Assessment Roll is attached as **Exhibit F-5.** The Administrator shall prepare and submit to the Commissioners Court for review and approval, proposed revisions to the Assessment Rolls and Annual Installments for each Improvement Area as part of each Annual Service Plan Update. Per Section 372.017 of the PID Act, not later than the seventh day after the Commissioners Court adopts an Assessment Order, the Commissioners Court shall submit, or cause to be submitted in electronic format, the Assessment Roll(s) for the District to the Travis Central Appraisal District.

## SECTION VIII: ADDITIONAL PROVISIONS

### A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this November 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 owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following Commissioners Court 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 Commissioners Court and to the owner within 30 days of such referral. The Commissioners Court shall consider the owner's notice of error and the Administrator's response at a meeting

of the Commissioners Court, and within 30 days after closing such hearing, the Commissioners Court shall make a final determination as to whether an error has been made. If the Commissioners Court determines that an error has been made, the Commissioners Court shall take such corrective action as is authorized by the PID Act, this November 2026 Amended and Restated Service and Assessment Plan, the Assessment Order, or is otherwise authorized by the discretionary power of the Commissioners Court. The determination by the Commissioners Court as to whether an error has been made, and any corrective action taken by the Commissioners Court, shall be final and binding on the owner and the Administrator.

### B. Amendments

Amendments to this November 2026 Amended and Restated Service and Assessment Plan may be made only by the Commissioners Court in accordance with the PID Act. To the extent permitted by the PID Act, this November 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 November 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 November 2026 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the County and TCDA; and (3) interpret the provisions of this November 2026 Amended and Restated Service and Assessment Plan. Interpretations of this November 2026 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the Commissioners Court by owners or developers adversely affected by the interpretation. Appeals shall be decided by the Commissioners Court after holding a meeting of the Commissioners Court at which all interested parties have an opportunity to be heard. Decisions by the Commissioners Court shall be final and binding on the owners and developers and their successors and assigns.

### D. Concurrence between County and TCDA

The County and the TCDA have entered into a contract pursuant to which the TCDA provides management and administrative services for the public improvement districts created by the Commissioners Court, including the District.

### E. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, and Section 372.013 of the PID Act, this November 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 **Appendix A**. Within seven days of approval by the Commissioners Court, the County (1) shall post a copy of this November 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates, on the County's Internet website, and (2) shall file and record in the real property records of the County the executed order approving this November 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed order, including any attachments, approving this November 2026 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

### F. Severability

If any provision of this November 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.

## EXHIBITS

The following Exhibits are attached to and made a part of this November 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 |
| **Exhibit A-3** | Lot 95 Legal Description |
| **Exhibit A-4** | Improvement Area #2 Legal Description |
| **Exhibit A-5** | Improvement Area #3 Legal Description |
| **Exhibit A-6** | Improvement Area #4 Legal Description |
| **Exhibit B-1** | District Boundary Map |
| **Exhibit B-2** | Improvement Area #1 & Improvement Area #1 Commercial Lot 98 Boundary Map |
| **Exhibit B-3** | Lot 95 Boundary Map |
| **Exhibit B-4** | Improvement Area #2 Boundary Map |
| **Exhibit B-5** | Improvement Area #3 Boundary Map |
| **Exhibit B-6** | Improvement Area #4 Boundary Map |
| **Exhibit C-1** | Improvement Area #1 Authorized Improvements & Improvement Area #1 Commercial Lot 98 Authorized Improvements |
| **Exhibit C-2** | Improvement Area #2 Authorized Improvements |
| **Exhibit C-3** | Improvement Area #3 Authorized Improvements |
| **Exhibit C-4** | Improvement Area #4 Authorized Improvements |
| **Exhibit D** | Service Plan – Five Years |
| **Exhibit E** | Service Plan – Sources and Uses of Funds |
| **Exhibit F-1** | Improvement Area #1 Assessment Roll |
| **Exhibit F-2** | Improvement Area #1 Commercial Lot 98 Assessment Roll |
| **Exhibit F-3** | Improvement Area #2 Assessment Roll |
| **Exhibit F-4** | Improvement Area #3 Assessment Roll |
| **Exhibit F-5** | Improvement Area #4 Assessment Roll |
| **Exhibit G-1** | Improvement Area #1 Annual Installments |
| **Exhibit G-2** | Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Annual Installments |
| **Exhibit G-3** | Improvement Area #1 Commercial Lot 98 Annual Installments |
| **Exhibit G-4** | Improvement Area #2 Annual Installments |
| **Exhibit G-5** | Improvement Area #3 Annual Installments |
| **Exhibit G-6** | Improvement Area #4 Annual Installments |

| | |
|---|---|
| **Exhibit H** | Maximum Assessment per Lot Type |
| **Exhibit I** | Maps Depicting Improvement Area #1 Improvements |
| **Exhibit J** | Maps Depicting Improvement Area #2 Improvements |
| **Exhibit K** | Maps Depicting Improvement Area #3 Improvements |
| **Exhibit L** | Maps Depicting Improvement Area #4 Improvements |
| **Exhibit M** | Form of Notice of PID Assessment Lien Termination |
| **Exhibit N** | Maps Depicting Location of Lot Types |
| **Exhibit O-1** | Debt Service Schedule for Improvement Area #1 Bonds |
| **Exhibit O-2** | Debt Service Schedule for Improvement Area #1 Commercial Lot 98 and Improvement Area #2 Bonds |
| **Exhibit P-1** | Debt Service Schedule for Improvement Area #3 Bonds |
| **Exhibit P-2** | Debt Service Schedule for Improvement Area #4 Bonds |

# APPENDICES

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

**Appendix A** Buyer Disclosures

# EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

Kimley Horn and Associates, Inc.
TBPLS Firm No. 10193973
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

**A METES AND BOUNDS
DESCRIPTION OF A
231.709 ACRE PUBLIC IMPROVEMENT DISTRICT**

**BEING** a 231.709 acre (10,093,223 square feet) tract of land situated in the Elijah Caples Survey, Abstract No. 155, Travis County, Texas; containing a portion of Turner's Crossing North Phase 1 subdivision, plat of which is recorded in Document No. 202100102 of the Official Public Records of Travis County, and a portion of that certain 246.932 acre tract of land described in instrument to Meritage Homes of Texas, LLC, Taylor Morrison of Texas Inc., and Trendmaker Homes Inc. in Document No. 2019099240 of the Official Public Records of Travis County, Texas; and being more particularly described as follows:

**BEGINNING** at a TXDOT monument found marking the westerly southwest corner of the herein described tract, at the intersection of the northerly right of way line of State Highway No. 45 (variable width) with the easterly right-of-way line of North Turnersville Road (variable width);

**THENCE**, departing the northerly right-of-way line of said State Highway No. 45, and along the easterly right-of-way line of said North Turnersville Road, the following two (2) courses and distances:

1. North 2°40'43" West, 535.14 feet to a 1/2-inch iron rod found for corner;
2. North 2°14'27" West, 2442.36 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the intersection of the easterly right-of-way line of said North Turnersville Road with the southerly right-of-way line of F.M. 1327 (80 feet wide);

**THENCE**, departing the easterly right-of-way line of said North Turnersville Road and along the southerly right-of-way line of said F.M. 1327, the following two (2) courses and distances:

1. in a southeasterly direction, along a non-tangent curve to the right having a central angle of 14°41'53", a radius of 676.20 feet, a chord bearing and distance of South 09°45'52" East, 172.99 feet, and a total arc length of 173.47 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set at a point of tangency;
2. South 62°24'54" East, 3836.98 feet to a 1/2 inch iron rod (with plastic cap stamped "LANDMARK") found marking the northwesterly corner of a called 100.278 acre tract of land described in instrument to F.M. 1327 Enterprises LP in Document No. 2021157135 of the Official Public Records of Travis County, Texas;

**THENCE**, South 11°53'00" West, 3056.34 feet departing the southerly right of way line of said F.M. 1327 and along the westerly line of said 100.278 acre tract to a 1/2-inch iron rod with a plastic cap stamped "LANDMARK" found on the northerly right-of-way line of aforesaid State Highway No. 45;

**THENCE**, along the northerly right-of-way line of said State Highway No. 45, the following five (5) courses and distances:

1. North 60°52'23" West, 811.43 feet to a TXDOT monument found of for corner;
2. in a northwesterly direction, along a non-tangent curve to the right having a central angle of 1°10'19", a radius of 14018.20 feet, a chord bearing and distance of North 67°22'47" West, 200.01 feet, and a total arc length of 299.01 feet to a TXDOT monument found for corner;
3. North 43°45'32" West, 107.80 feet to a TXDOT monument found for corner;
4. North 65°21'50" West, 100.55 feet to a TXDOT monument found for corner;
5. North 57°18'33" West, 52.16 feet to a point marking the south corner of Lot 96 Multi-family Lot of aforesaid Turner's Crossing North Phase 1;

**THENCE**, departing the northerly right-of-way line of said State Highway No. 45 and along the boundary of said Lot 96 Multi-family Lot the following fifteen (15) courses and distances:

1. North 40°29'41" East, 281.37 feet to a point for corner;
2. North 16°55'01" East, 414.84 feet to a point for corner;
3. North 80°24'16" West, 120.16 feet to a point for corner;
4. North 78°32'05" West, 201.20 feet to a point of for corner;
5. North 1°20'25" West, 120.02 feet to a point for corner;
6. in a northwesterly direction, along a non-tangent curve to the right, a central angle of 88°24'43", a radius of 800.00 feet, a chord bearing and distance of North 88°24'43" West, 49.99 feet, and a total arc length of 50.00 feet to a point for corner;
7. South 3°22'43" West, 120.00 feet to a point for corner;

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8. In a northwesterly direction, along a non-tangent curve to the right, a central angle of 20°18'31", a radius of 920.00 feet, a chord bearing and distance of North 71°58'01" West, 466.50 feet, and a total arc length of 470.61 feet to a point of tangency;
9. North 57°18'46" West, 390.77 feet to a point for corner;
10. In a northwesterly direction, along a non-tangent curve to the right, a central angle of 2°33'09", a radius of 1227.94 feet, a chord bearing and distance of North 56°23'00" West, 54.70 feet, and a total arc length of 54.70 feet to a point for corner;
11. North 34°56'00" East, 120.00 feet to a point for corner;
12. In a northwesterly direction, along a non-tangent curve to the right, a central angle of 2°40'04", a radius of 1035.00 feet, a chord bearing and distance of North 53°40'58" West, 50.00 feet, and a total arc length of 50.00 feet to a point of tangency;
13. South 37°42'04" West, 292.50 feet to a point for corner;
14. South 57°18'46" East, 100.16 feet to a point for corner;
15. South 32°41'14" West, 225.06 feet to a point for corner on the northeasterly right-of-way line of aforesaid State Highway No. 45,

**THENCE**, along the northeasterly right-of-way line of said State Highway No. 45, the following five (5) courses and distances:

1. North 57°18'33" West, 97.88 feet to a TXDOT monument found for corner;
2. North 81°04'19" West, 270.74 feet to a TXDOT monument found for corner;
3. North 44°00'40" West, 45.40 feet to a 1/2 inch iron rod (with plastic cap stamped "LANDMARK") found for corner;
4. North 2°57'59" West, 510.90 feet to a TXDOT monument found for corner;
5. South 87°04'31" West, 62.40 feet to the **POINT OF BEGINNING** and containing 231.709 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.




John G. Mosier 6-3-2022

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**A METES AND BOUNDS**
**DESCRIPTION OF A**
**215.023 ACRE PUBLIC IMPROVEMENT DISTRICT**

**BEING** a 215.023 acre (9,366,421 square feet) tract of land situated in the William P. Corbon Survey, Abstract No. 159, Travis County, Texas; and being a portion of a called 222.714 acre tract of land described in instrument to Meritage Homes of Texas, LLC, Taylor Morrison of Texas Inc., and Trendmaker Homes Inc. in Document No. 2019099240 of the Official Public Records of Travis County, Texas; and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "LANDMARK" found marking the western-most northwest corner of said 222.714 acre tract, at the intersection of the southerly right-of-way line of State Highway No. 45 (variable width) with the easterly right-of-way line of North Turnersville Road (variable width);

**THENCE**, departing the easterly right-of-way line of said North Turnersville Road and along the southerly right-of-way line of said State Highway No. 45 the following five (5) courses and distances:

1. North 07°09'52" East, 70.10 feet to a TXDOT monument found for corner;
2. North 3°02'16" West, 155.83 feet to a TXDOT monument found for corner;
3. North 62°09'44" East, 94.12 feet to a TXDOT monument found for corner;
4. South 62°37'49" East, 204.30 feet to a TXDOT monument found for corner;
5. South 53°55'35" East, 420.06 feet to a point for corner;

**THENCE**, crossing said 222.714 acre tract the following five (5) courses and distances:

1. South 03°41'27" West, 320.30 feet departing the southerly right-of-way line of said State Highway No. 45 to a point for corner;
2. South 86°56'16" West, 336.22 feet to a point marking the southwest corner of said 4.562 acre tract;
3. South 2°41'42" East, 432.04 feet to a point for corner;
4. South 87°52'59" East, 473.77 feet to a point for corner;
5. North 35°58'41" East, 606.80 feet to a point for corner on the southerly right-of-way line of said State Highway No. 45;

**THENCE,** continuing along the southerly right-of-way line of said State Highway No. 45 the following nine (9) courses and distances:

1. South 67°52'36" East, 52.48 feet to a TXDOT monument found for corner;
2. South 43°50'02" East, 106.62 feet to a TXDOT monument found for corner;
3. South 65°18'54" East, 121.55 feet to a TXDOT monument found for corner;
4. South 60°23'42" East, 139.54 feet to a TXDOT monument found for corner;
5. South 67°53'17" East, 715.52 feet to a TXDOT monument found for corner;
6. South 86°10'11" East, 215.41 feet to a TXDOT monument found for corner;
7. South 70°03'00" East, 973.87 feet to a TXDOT monument found for corner;
8. South 69°45'00" East, 754.88 feet to a TXDOT monument found for corner;
9. South 72°28'08" East, 185.43 feet to a TXDOT monument found for corner marking the northwesterly corner of a called 115.77 acre tract of land described in instrument to BGICO, LLC in Document No. 2008058832 of the Official Public Records of Travis County, Texas;

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TBPLS Firm No. 10193973
601 NW Loop 410, Suite 350
San Antonio, Texas 78216

**THENCE**, departing the southerly right-of-way line of said State Highway No. 45 and along the westerly line of said 115.77 acre tract, the following two (2) courses and distances:

1. South 27°17'40" West, 1976.88 feet to a 3/4-inch iron pipe found for corner;
2. South 62°47'41" East, 136.86 feet to a 1-inch iron pipe found marking the northerly corner of Lot 1 of Turnersville Estates, recorded in Volume 84, Pages 123D-213C of the Plat Records of Travis County, Texas;

**THENCE**, South 27°27'17" West, 1004.58 feet along the westerly line of said Lot 1 to a 1/2-inch iron rod found on the northeasterly right-of-way line of Turnersville Road (variable width);

**THENCE**, North 62°31'00" West, 2904.05 feet along the northeasterly right-of-way line of said Turnersville Road to a 1/2-inch iron rod with a plastic cap stamped "LANDMARK" found at the intersection of the northeasterly right-of-way line of said Turnersville Road with the easterly right-of-way line of aforesaid North Turnersville Road;

**THENCE**, North 2°41'42" West, 2713.80 feet along the said easterly right of way line of North Turnersville Road to the **POINT OF BEGINNING** and containing 215.023 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.




John G. Mosier 6-2-2022

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# EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

Kimley-Horn and Associates, Inc.
TBPLS Firm No. 10193973
10101 Reunion Place, Suite 400
San Antonio, Texas 78216

**A METES AND BOUNDS
DESCRIPTION OF A
85.345 ACRE TRACT OF LAND**

**BEING** all of Turner's Crossing North – Phase 1, plat of which is recorded in Document No. 202100102 of the Official Public Records of Travis County, including platted rights-of-way, save and except the following lots:

- Lot 78, Block H, Private Parkland Lot
- Lot 96, Block H, Multi-Family Lot
- Lot 97, Block H, Water Tower & P.U.E. Lot
- Lot 98, Block H, Commercial Lot,
- And the 0.818 acre right-of-way dedication to North Turnersville Road

and being more particularly described as follows:

**BEGINNING** at a point marking the intersection of the northwesterly right-of-way line of Turner Forest Avenue (70 foot wide public right-of-way) with the southwesterly right-of-way line of F.M. 1327 (80 foot wide public right-of-way);

**THENCE**, South 62°24'54" East, 100.00 feet along the southwesterly right-of-way line of said F.M. 1327 and the terminus of said Turner Forest Avenue to a point for corner;

**THENCE**, departing the southwesterly right-of-way line of said F.M. 1327 and along the southeasterly right-of-way line of said Turner Forest Avenue the following five (5) courses and distances:

1. in a westerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 72°36'15" West, 21.21 feet, a central angle of 89°57'42", and an arc length of 23.55 feet to a point for corner;
2. South 27°37'24" West, 93.71 feet to a point of curvature;
3. in a southwesterly direction along a tangent curve to the right, having a radius of 505.00 feet, a chord of South 48°25'51" West, 358.78 feet, a central angle of 41°36'54", and an arc length of 366.79 feet to a point of tangency;
4. South 69°14'18" West, 310.59 feet to a point of curvature;
5. in a southwesterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 23°45'19" West, 21.39 feet, a central angle of 90°57'57", and an arc length of 23.81 feet to a point on the northeasterly right-of-way line of Turner Coach Trail (70 foot wide public right-of-way);

**THENCE**, departing the southeasterly right-of-way line of said Turner Forest Avenue and along the northeasterly right-of-way line of said Turner Coach Trail the following seven (7) courses and distances:

1. South 21°43'39" East, 452.39 feet to a point of curvature;
2. in a southeasterly direction along a tangent curve to the left, having a radius of 435.00 feet, a chord of South 35°36'12" East, 208.64 feet, a central angle of 27°45'05", and an arc length of 210.69 feet to a point for corner;
3. South 49°28'44" East, 411.12 feet to a point for corner;
4. in a easterly direction along a non-tangent curve to the left, having a radius of 15.00 feet, a chord North 89°08'19" East, 19.83 feet, a central angle of 82°46'16", and an arc length of 21.67 feet to a point for corner;
5. South 41°38'49" East, 50.00 feet to a point for corner;
6. in a southerly direction along a non-tangent curve to the left, having a radius of 15.00 feet, a chord South 02°02'00" East, 22.13 feet, a central angle of 95°02'23", and an arc length of 24.88 feet to a point for corner;
7. South 49°28'44" East, 99.90 feet to a point for corner;

**THENCE**, South 40°31'16" West, 50.00 feet crossing the right-of-way of said Turner Coach Trail to a point of curvature marking the east corner of Lot 18, Block R of aforesaid Turner's Crossing North – Phase 1 on the southwesterly right-of-way line of Turner Coach Trail;

**THENCE**, departing the southwesterly right-of-way line of said Turner Coach Trail and along the boundaries of Lots 1-18 of said Block R the following four (4) courses and distances:

1. in a southwesterly direction along a non-tangent curve to the left, having a radius of 445.00 feet, a chord South 31°17'52" West, 163.72 feet, a central angle of 21°12'01", and an arc length of 164.66 feet to a point of tangency;
2. South 20°41'51" West, 409.91 feet to a point of curvature;
3. in a southerly direction along a tangent curve to the left, having a radius of 445.00 feet, a chord of South 09°40'43" West, 170.11 feet, a central angle of 22°02'17", and an arc length of 171.16 feet to a point of tangency;
4. South 01°20'25" East, 81.11 feet and crossing the right-of-way of Dairywork Road (70 foot wide public right-of-way) to a point on the southerly right-of-way line of said Dairywork Road;

**THENCE**, along the southerly right-of-way line of said Dairywork road the following two (2) courses and distances:

1. South 88°39'35" West, 577.42 feet to a point of curvature;

2. in a westerly direction along a tangent curve to the right, having a radius of 800.00 feet, a chord of North 88°58'51" West, 65.87 feet, a central angle of 04°43'08", and an arc length of 65.89 feet to a point marking the northeastern corner of Lot 79, Block H of aforesaid Turner's Crossing North – Phase 1 on the southerly right-of-way line of said Dairywork Road;

**THENCE**, departing the southerly right-of-way line of said Dairywork Road and along the boundaries of Lots 79-95, of said Block H the following five (5) courses and distances:

1. South 03°22'43" West, 120.00 feet to a point for corner;
2. in a westerly direction along a non-tangent curve to the right, having a radius of 920.00 feet, a chord North 71°58'01" West, 465.50 feet, a central angle of 29°18'31", and an arc length of 470.61 feet to a point for corner;
3. North 57°18'46" West, 390.77 feet to a point of curvature;
4. in a northwesterly direction along a non-tangent curve to the right, having a radius of 1227.94 feet, a chord North 56°23'00" West, 54.70 feet, a central angle of 02°33'09", and an arc length of 54.70 feet to a point for corner;
5. North 34°56'00" East, 120.00 feet to a point marking the north corner of said Lot 95, Block H on the southwesterly boundary of aforesaid Dairywork Road;

**THENCE**, along the southwesterly right-of-way line of said Dairywork Road the following three (3) courses and distances:

1. in a northwesterly direction along a non-tangent curve to the right, having a radius of 1035.00 feet, a chord North 34°05'13" West, 741.13 feet, a central angle of 41°57'33", and an arc length of 757.96 feet to a point of tangency;
2. North 13°06'27" West, 166.69 feet to a point of curvature;
3. in a northwesterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 58°32'18" West, 21.37 feet, a central angle of 90°51'43", and an arc length of 23.79 feet to a point of reverse curvature on the southerly right-of-way line of aforesaid Turner Forest Avenue;

**THENCE**, departing the southwesterly right-of-way line of said Dairywork Road and along the southerly right-of-way line of said Turner Forest Avenue the following three (3) courses and distances:

1. in a westerly direction along a reverse tangent curve to the right, having a radius of 535.00 feet, a chord South 81°53'40" West, 109.32 feet, a central angle of 11°43'41", and an arc length of 109.51 feet to a point of tangency;
2. South 87°45'31" West, 68.60 feet to a point of curvature;
3. in a southwesterly direction along a tangent curve to the left, having a radius of 25.00 feet, a chord of South 43°17'28" West, 35.03 feet, a central angle of 88°56'05", and an arc length of 38.81 feet to a point on the easterly boundary of aforesaid 0.818 acre right-of-way dedication to North Turnersville Road;

**THENCE,** North 01°57'52" West, 127.54 feet along the easterly boundary of said 0.818 acre right-of-way dedication and crossing the right-of-way of said Turner Forest Avenue to a point marking a southwestern corner of Lot 17 – Landscape Lot, Block A of aforesaid Turner's Crossing North – Phase 1 on the northerly right-of-way line of said Turner Forest Avenue;

**THENCE**, departing the northerly right-of-way line of said Turner Forest Avenue and continuing along the westerly and northerly boundary of said Lot 17 – Landscape Lot, Block A the following three (3) courses and distances:

1. North 02°14'05" West, 588.09 feet to a point for corner;
2. North 19°00'51" East, 326.46 feet to a point for corner;
3. South 70°59'09" East, 185.00 feet along the northerly boundary of said Lot 17 – Landscape Lot and Lot 18, of said Block A to a point on the northeasterly right-of-way line of aforesaid Dairywork Road;

**THENCE,** North 19°00'51" East, 18.56 feet along the northeasterly right-of-way line of said Dairywork Road to a point for corner;

**THENCE,** South 70°59'09" East, 170.00 feet crossing the right-of-way of said Dairywork Road, then departing the southeasterly right-of-way line of said Dairywork Road and along the northerly boundary of Lot 1, Block B of aforesaid Turner's Crossing North – Phase 1 to a point on the northwesterly boundary of Lot 23 of said Block B;

**THENCE,** North 19°00'51" East, 414.60 feet along the boundaries of Lots 15-23 of said Block B to a point marking the north corner of said Lot 15, Block B;

**THENCE,** South 70°59'09" East, 175.00 feet along the northeasterly boundary of said Lot 15, Block B and crossing the right-of-way line of Purple Prairie Lane (50 foot wide public right-of-way) to a point on the southeasterly right-of-way line of said Purple Prairie Lane;

**THENCE,** South 19°00'51" West, 13.44 feet along the southeasterly right-of-way line of said Purple Prairie Lane to a point marking the north corner of Lot 1, Block E of aforesaid Turner's Crossing North – Phase 1;

**THENCE**, departing the southeasterly right-of-way line of said Purple Prairie Lane, and along the boundaries of Lots 1-17 of said Block E the following thirteen (13) courses and distances:

1. South 70°59'09" East, 95.00 feet to a point for corner;
2. South 68°57'47" East, 44.98 feet to a point for corner;
3. South 63°40'40" East, 44.99 feet to a point for corner;
4. South 62°24'54" East, 315.00 feet to a point for corner;

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San Antonio, Texas 78216

5. South 61°26'40" East, 44.99 feet to a point for corner;
6. South 56°15'55" East, 44.98 feet to a point for corner;
7. South 50°35'55" East, 44.98 feet to a point for corner;
8. South 44°55'55" East, 44.98 feet to a point for corner;
9. South 39°15'55" East, 44.98 feet to a point for corner;
10. South 33°35'55" East, 44.98 feet to a point for corner;
11. South 27°55'56" East, 44.98 feet to a point for corner;
12. South 22°43'49" East, 44.99 feet to a point for corner;
13. South 21°43'39" East, 68.19 feet to a point marking the east corner of said Lot 17 – Landscape Lot, Block E on the northwesterly right-of-way line of aforesaid Turner Forest Avenue;

**THENCE**, along the northwesterly right-of-way line of said Turner Forest Avenue the following six (6) courses and distances:

1. North 69°14'18" East, 104.76 feet to a point for corner;
2. North 69°14'18" East, 80.01 feet to a point for corner;
3. North 69°14'18" East, 322.27 feet to a point of curvature;
4. in a northeasterly direction along a tangent curve to the left, having a radius of 435.00 feet, a chord of North 48°25'51" East, 309.05 feet, a central angle of 41°36'54", and an arc length of 315.95 feet to a point of tangency;
5. North 27°37'24" East, 93.64 feet to a point of curvature;
6. in a northerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 17°23'45" West, 21.22 feet, a central angle of 90°02'18", and an arc length of 23.57 feet to the **POINT OF BEGINNING** and containing 85.345 acres of land in Travis County, Texas. The basis of bearing for this description is the Turner's Crossing North – Phase 1 plat. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

John G. Mosier 7-29-22

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# EXHIBIT A-3 – LOT 95 LEGAL DESCRIPTION

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**A METES AND BOUNDS**
**DESCRIPTION OF A**
**0.144 ACRE TRACT OF LAND**

**BEING** a 0.144 acre (6,282 square feet) tract of land situated in the Elijah Caples Survey No. 7, Abstract No. 155, Travis County, Texas; and being all of Lot 95, Block H of Turner's Crossing North – Phase 1, plat of which is recorded in Document No. 202100102 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at a point on the southwesterly right-of-way line of Dairywork Road (70 foot wide public right-of-way) marking the north corner of Lot 94, Block H of said Turner's Crossing North – Phase 1 and the east corner of said Lot 95

**THENCE**, South 32°41'14" West, 120.00 feet along the common line of said Lot 94 and 95 to a point on the northeasterly boundary of Lot 96 – Multi-Family Lot, of said Block H;

**THENCE**, along the common line of said Lot 96 - Multi-Family Lot and Lot 95 the following two (2) courses and distances:

1. in a northwesterly direction along a non-tangent curve to the right, having a radius of 1227.94 feet, a chord North 56°23'00" West, 54.70 feet, a central angle of 02°33'09", and an arc length of 54.70 feet to a point for corner;
2. North 34°56'00" East, 120.00 feet to a point on the southwesterly right-of-way line of aforesaid Dairywork Road;

**THENCE**, along the southwesterly right-of-way line of said Dairywork Road and the northeasterly boundary of said Lot 95 the following two (2) courses and distances:

1. in a southeasterly direction along a non-tangent curve to the left, having a radius of 1035.00 feet, a chord South 56°11'23" East, 40.57 feet, a central angle of 02°14'46", and an arc length of 40.57 feet to a point of curvature;
2. South 57°18'46" East, 9.43 feet to the **POINT OF BEGINNING** and containing 0.144 acres of land in Travis County, Texas. The basis of bearing for this description is the Turner's Crossing North – Phase 1 plat. This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

John G. Mosier 7-29-22

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## EXHIBIT A-4 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

Improvement Area #2 includes:

1. The 105.514 acres as depicted in the final plat establishing TURNER'S CROSSING NORTH – PHASE 2, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202200341 of the Official Public records of Travis County, Texas**.**
2. A 2.750 acre "Water Tower & P.U.E.", part of lot 97, Block H, as depicted in the final plat establishing TURNER'S CROSSING NORTH PHASE 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202100102 of the Official Public Records of Travis County, Texas.
3. A 8.039 acre "Private Parkland Lot", part of Lot 78, Block H, as depicted in the final plat establishing TURNER'S CROSSING NORTH PHASE 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202100102 of the Official Public records of Travis County, Texas**.**
4. A 0.818 acre "R.O.W. Dedication to North Turnersville Road", as depicted in the final plat establishing TURNER'S CROSSING NORTH PHASE 1, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Document No. 202100102 of the Official Public records of Travis County, Texas.
5. The 21.458-acre tract as described by metes and bounds below.

**A METES AND BOUNDS**
**DESCRIPTION OF A**
**21.458 ACRE TRACT OF LAND**

**BEING** a 21.458 acre (934,705 square feet) tract of land situated in the Elijah Caples Survey, Abstract No. 155, Travis County, Texas; and being a portion of that certain 245.832 acre tract of land described in instrument to MERITAGE HOMES OF TEXAS, LLC, TAYLOR MORRISON OF TEXAS, INC., and TRENDMAKER HOMES INC., recorded in Document No. 2019099240 of the Official Public Records of Travis County; and being more particularly described as follows:

**BEGINNING** at an iron rod with a plastic cap stamped "LANDMARK" found on the northerly right-of-way line of State Highway No. 45 (variable width) marking the southwestern-most corner of a called 100.278 acre tract described in instrument to Metis Capital, LLC recorded in Document No. 2012215596 of the Official Public Records of Travis County;

**THENCE**, along the northerly right-of-way line of said State Highway No. 45, the following three (3) courses and distances:

1. North 69°52'23" West, 811.43 feet to a TxDOT Monument found for corner;
2. in a northwesterly direction, along a non-tangent curve to the right having a central angle of 1°10'19", a radius of 14618.20 feet, a chord bearing and distance of North 67°22'47" West, 299.01 feet, and a total arc length of 299.01 feet to a TxDOT Monument found for corner;
3. North 43°45'32" West, 105.09 feet to a point for corner;

**THENCE**, departing the northerly right-of-way line of said State Highway No. 45 and crossing aforesaid Tract G, the following six (6) courses and distances:

1. North 36°10'48" East, 338.14 feet to a point for corner;
2. North 58°38'36" East, 319.15 feet to a point for corner;
3. North 1°20'25" West, 406.05 feet to a point for corner;
4. North 88°39'35" East, 100.00 feet to a point for corner;
5. South 1°20'25" East, 262.24 feet to a point for corner;
6. North 89°38'35" East, 764.91 feet to a point for corner on the westerly line of aforesaid 100.278 acre tract;

**THENCE**, South 11°53'06" West, 1083.23 feet along the westerly line of said 100.278 acre tract to the **POINT OF BEGINNING**, and containing 21.458 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.




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**EXHIBIT OF**
**21.458 ACRES OF LAND**
ELIJAH CAPLES SURVEY, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS

Kimley»Horn
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | APS | JGM | 10/20/2021 | 067783111 | 1 OF 2 |

VILLARREAL, MIGUEL 10/20/2021 4:58 PM K:\SNA_SURVEY\067783111-TURNERS CROSSING\DWG\EXHIBITS\21.458AC LOT 61 WITH ESMTS.DWG

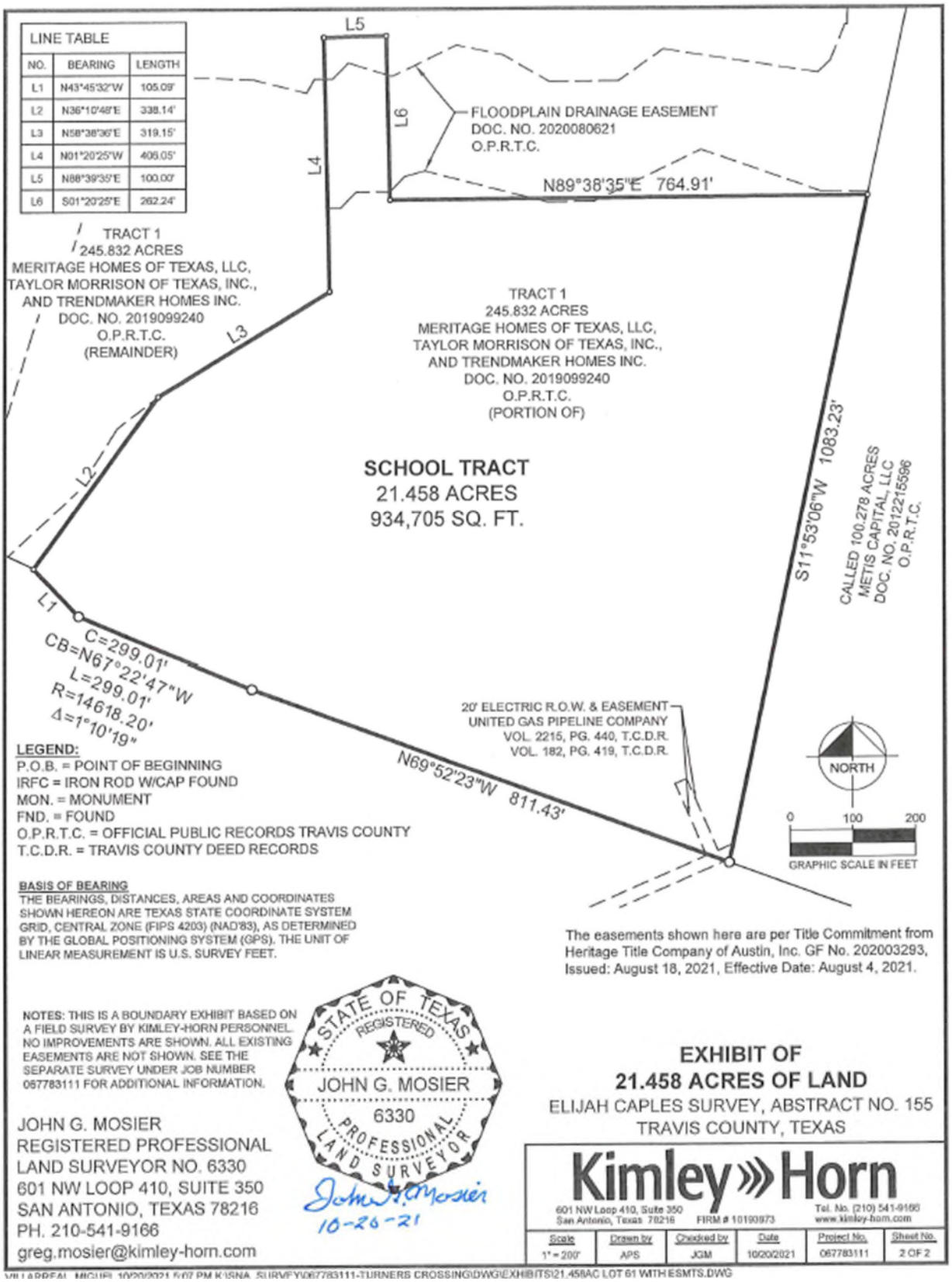
LINE TABLE
NO. BEARING LENGTH
L1 N43°45'32"W 105.09'
L2 N36°10'48"E 338.14'
L3 N58°38'36"E 319.15'
L4 N01°20'25"W 406.05'
L5 N88°39'35"E 100.00'
L6 S01°20'25"E 262.24'
L5
L6
L4
L3
L2
L1
FLOODPLAIN DRAINAGE EASEMENT
DOC. NO. 2020080621
O.P.R.T.C.
N89°38'35"E 764.91'
TRACT 1
245.832 ACRES
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES INC.
DOC. NO. 2019099240
O.P.R.T.C.
(REMAINDER)
TRACT 1
245.832 ACRES
MERITAGE HOMES OF TEXAS, LLC,
TAYLOR MORRISON OF TEXAS, INC.,
AND TRENDMAKER HOMES INC.
DOC. NO. 2019099240
O.P.R.T.C.
(PORTION OF)
SCHOOL TRACT
21.458 ACRES
934,705 SQ. FT.
S11°53'06"W 1083.23'
CALLED 100.278 ACRES
METIS CAPITAL, LLC
DOC. NO. 2012215596
O.P.R.T.C.
C=299.01'
CB=N67°22'47"W
L=299.01'
R=14618.20'
Δ=1°10'19"
N69°52'23"W 811.43'
20' ELECTRIC R.O.W. & EASEMENT
UNITED GAS PIPELINE COMPANY
VOL. 2215, PG. 440, T.C.D.R.
VOL. 182, PG. 419, T.C.D.R.
NORTH
0 100 200
GRAPHIC SCALE IN FEET
LEGEND:
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
MON. = MONUMENT
FND. = FOUND
O.P.R.T.C. = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
T.C.D.R. = TRAVIS COUNTY DEED RECORDS
BASIS OF BEARING
THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
The easements shown here are per Title Commitment from Heritage Title Company of Austin, Inc. GF No. 202003293, Issued: August 18, 2021, Effective Date: August 4, 2021.
NOTES: THIS IS A BOUNDARY EXHIBIT BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS ARE NOT SHOWN. SEE THE SEPARATE SURVEY UNDER JOB NUMBER 067783111 FOR ADDITIONAL INFORMATION.
STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR
10-20-21
JOHN G. MOSIER
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EXHIBIT OF
21.458 ACRES OF LAND
ELIJAH CAPLES SURVEY, ABSTRACT NO. 155
TRAVIS COUNTY, TEXAS
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Tel. No. (210) 541-9166
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Scale 1" = 200'
Drawn by APS
Checked by JGM
Date 10/20/2021
Project No. 067783111
Sheet No. 2 OF 2
VILLARREAL, MIGUEL 10/20/2021 5:07 PM K:\SNA_SURVEY\067783111-TURNERS CROSSING\DWG\EXHIBITS\21.458AC LOT 61 WITH ESMTS.DWG

# EXHIBIT A-5 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

**A METES AND BOUNDS DESCRIPTION OF A 116.609 ACRE TRACT OF LAND**

**BEING** a 158.108 acre (6,887,170 square feet) tract of land, save and except a 18.836 acre Tract No. 1, and a 22.662 acre Tract No. 2 as described below, for a **total net acreage of 116.609 acres (5,079,489 square feet)**, situated in the William P. Corben Survey No. 7, Abstract No. 159, Travis County, Texas; **BEING** a portion of that certain 222.714 acre tract described in instrument to Meritage Homes of Texas, LLC, Taylor Morrison of Texas, Inc., and Trendmaker Homes Inc., recorded in Document No. 2019099240, Official Public Records of Travis County; and being more particularly described as follows:

**COMMENCING** at a 1/2-inch iron rod with cap stamped "LANDMARK" found on the easterly line of North Turnersville Road (variable width public right-of-way - Road Book 4, Pages 718-719, Travis County Commissioners Court), marking the intersection with a right-of-way outback of the northeasterly line of Turnersville Road (variable width public right-of-way), marking a southwest corner of said 222.714 acre tract;

**THENCE,** North 66°47'44" East, 39.50 feet to the **POINT OF BEGINNING** of the herein described Save tract;

**THENCE,** North 02°41'42" West, 1968.19 feet to a 1/2-inch iron rod with cap stamped "KHA" set for corner for corner making a southwest corner that certain 7.691 acre tract described in instrument to Meritage Homes of Texas, LLC, recorded in Document No. 2019099239, Official Public Records of Travis County;

**THENCE,** departing the easterly right-of-way line of said North Turnersville Road and along the common boundary of said 222.714 acre tract and along said 7.691 acre tract, the following two (2) calls:

1. South 87°52'59" East, 473.77 feet to a 1/2 -inch iron rod (with plastic cap stamped "KHA" set for corner;
2. North 35°58'41" East, 606.83 feet to a 1/2 -inch iron rod (with plastic cap stamped "KHA" set for corner;

**THENCE,** along the southwesterly right-of-way line of said State Highway 45 the following nine (9) calls:

1. South 67°52'36" East, 52.48 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
2. South 43°50'02" East, 106.62 feet to a Type II TxDOT brass disk found for corner;
3. South 65°18'54" East, 121.55 feet to a Type II TxDOT brass disk found for corner;
4. South 89°23'42" East, 139.54 feet to a Type II TxDOT brass disk found for corner;
5. South 67°53'17" East, 715.52 feet to a Type II TxDOT brass disk found for corner;
6. South 86°10'11" East, 215.41 feet to a Type II TxDOT brass disk found for corner;
7. South 70°03'00" East, 973.87 feet to a Type II TxDOT brass disk found for corner;
8. South 69°45'00" East, 754.88 feet to a Type II TxDOT brass disk found for corner;
9. South 72°28'08" East, 185.43 feet to a Type II TxDOT brass disk found for corner;

**THENCE,** South 27°17'46" West, 1692.43 feet along the common line of said 115.77 acre tract and aforesaid 222.714 acre tract to a 1/2 inch iron rod (with plastic cap stamped "KHA") set for corner;

**THENCE,** crossing said 222.714 acre tract, the following twenty-four (24) calls:

1. North 27°25'34" West, 72.58 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
2. North 48°55'40" West, 195.05 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
3. North 29°42'05" West, 243.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
4. North 26°13'50" West, 17.36 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
5. South 58°23'00" West, 130.74 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
6. In a northwesterly direction along a non-tangent curve to the left, having a radius of 50.00 feet, a chord North 34°37'18" West, 30.04 feet, a central angle of 34°57'53", and an arc length of 30.51 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
7. North 58°23'00" East, 132.32 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
8. North 50°18'36" West, 81.69 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
9. North 76°32'26" West, 81.69 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
10. South 82°54'32" West, 46.59 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
11. South 68°02'17" West, 46.59 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
12. South 52°20'04" West, 51.77 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
13. South 40°26'07" West, 22.80 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
14. South 67°21'57" West, 449.80 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
15. In a westerly direction along a tangent curve to the right, having a radius of 645.00 feet, a chord of South 70°46'16" West, 76.62 feet, a central angle of 06°48'37", and an arc length of 76.66 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
16. South 15°49'26" East, 130.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
17. In a westerly direction along a non-tangent curve to the right, having a radius of 775.00 feet, a chord South 74°47'18" West, 16.56 feet, a central angle of 01°13'28", and an arc length of 16.56 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
18. North 14°35'58" West, 130.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
19. In a westerly direction along a non-tangent curve to the right, having a radius of 645.00 feet, a chord South 83°08'21" West, 173.70 feet, a central angle of 15°28'37", and an arc length of 174.23 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
20. North 89°07'21" West, 701.57 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
21. South 02°41'45" East, 205.46 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
22. In a southerly direction along a tangent curve to the right, having a radius of 535.00 feet, a chord of South 12°23'35" West, 278.54 feet, a central angle of 30°10'39", and an arc length of 281.78 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
23. South 27°28'54" West, 80.47 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
24. In a southerly direction along a tangent curve to the left, having a radius of 20.00 feet, a chord of South 17°31'06" East, 28.28 feet, a central angle of 90°00'00", and an arc length of 31.42 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;

**THENCE,** North 62°31'06" West, 1066.85 feet along the northeasterly line to the **POINT OF BEGINNING** and containing 116.609 acres of land in Travis County, Texas.

**SAVE AND EXCEPT** the following 18.836 acre Tract No. 1 and 22.662 acre Tract No. 2;

**CONTINUED ON SHEET 2**

SEE PAGE 4 OF 6 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A 116.609 ACRE TRACT OF LAND**
WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

Kimley»Horn
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166 www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | DJG | JGM | 6/9/2025 | 067783166 | 1 OF 6 |

GONZALEZ, DAVID 9/10/2025 10:41 AM K:\SNA_SURVEY\TURNERS CROSSING\067783166-TURNERS CROSSING SOUTH\DWG\EXHIBITS\116.609AC TURNERS CROSSING SOUTH PHASE .DWG

**18.836 ACRE SAVE AND EXCEPT TRACT NO. 1:**
**COMMENCING** at a 1/2-inch iron rod with cap stamped "LANDMARK" found on the easterly line of North Tumersville Road (variable width public right-of-way - Road Book 4, Pages 718-719, Travis County Commissioners Court), marking the intersection with a right-of-way cutback of the northeasterly line of Tumersville Road (variable width public right-of-way), marking a southwest corner of said 222.714 acre tract;

**THENCE,** crossing aforesaid 222.714 acre tract the following thirty-eight (38) calls:

1. North 58°38'53" East, 64.94 feet to the **POINT OF BEGINNING** of the herein described Save and Except Tract No. 1;
2. North 02°41'45" West, 951.44 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
3. North 02°38'53" East, 82.89 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
4. South 82°00'30" East, 170.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
5. in a northerly direction along a non-tangent curve to the right having a radius of 275.00 feet a chord North 09°26'11" East, 14.19 feet a central angle of 02°57'22" and an arc length of 14.19 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
6. South 72°57'55" East, 160.79 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
7. South 67°54'13" East, 61.58 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
8. South 57°46'49" East, 61.58 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
9. South 70°07'05" East, 50.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
10. South 66°47'20" East, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
11. South 13°38'55" West, 35.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
12. South 00°50'06" West, 36.58 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
13. South 02°41'45" East, 160.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
14. South 87°18'15" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
15. South 02°41'45" East, 49.80 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
16. North 87°18'15" East, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
17. South 02°41'45" East, 80.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
18. South 07°54'42" East, 35.90 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
19. South 21°02'10" East, 35.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
20. South 34°09'40" East, 35.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
21. South 47°17'09" East, 35.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
22. South 76°19'24" East, 28.19 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
23. North 87°18'15" East, 116.95 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
24. South 02°41'45" East, 147.94 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
25. North 89°08'47" East, 128.79 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
26. South 02°41'45" East, 296.25 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
27. South 89°07'21" East, 8.27 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
28. in a northeasterly direction along a tangent curve to the left, having a radius of 20.00 feet, a chord of North 44°05'27" East, 29.15 feet a central angle of 93°34'24", and an arc length of 32.66 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
29. South 02°41'45" East, 90.18 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
30. in a northwesterly direction along a tangent curve to the left having a radius of 20.00 feet, a chord of North 45°54'33" West, 27.39 feet a central angle of 86°25'36", and an arc length of 30.17 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
31. North 89°07'21" West, 12.85 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
32. South 00°52'39" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
33. North 89°17'34" West, 321.43 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
34. North 84°59'25" West, 51.71 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
35. North 78°20'44" West, 51.71 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
36. North 71°41'42" West, 51.71 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
37. North 67°17'17" West, 316.62 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
38. North 62°31'06" West, 164.61 feet to the **POINT OF BEGINNING** and containing 18.836 acres for a save and except tract;

**CONTINUED ON SHEET 3**

# EXHIBIT OF A 116.609 ACRE TRACT OF LAND

WILLIAM P. CORBEN SURVEY NO. 7,
ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

SEE PAGE 4 OF 6 FOR SURVEYOR'S SIGNATURE AND SEAL

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | DJG | JGM | 9/9/2025 | 067783166 | 2 OF 6 |

**22.662 ACRE SAVE AND EXCEPT TRACT NO. 2**

**COMMENCING** at a 1/2-inch iron rod with cap stamped "LANDMARK" found on the easterly line of North Turnersville Road (variable width public right-of-way - Road Book 4, Pages 718-719, Travis County Commissioners Court), marking the intersection with a right-of-way cutback of the northeasterly line of Turnersville Road (variable width public right-of-way), marking a southwest corner of said 222.714 acre tract;

**THENCE,** crossing aforesaid 222.714 acre tract the following fifty (50) calls:

1. North 60°02'58" East, 1851.00 feet to the **POINT OF BEGINNING** of the herein described Save and Except Tract No. 2;
2. North 15°25'25" West, 83.02 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
3. North 20°25'09" West, 114.88 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
4. North 23°12'03" West, 417.66 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
5. North 66°47'57" East, 170.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
6. South 23°12'03" East, 24.86 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
7. North 55°42'01" East, 122.29 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
8. North 38°55'19" East, 93.60 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
9. North 28°24'58" East, 41.82 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
10. South 85°04'41" East, 120.95 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
11. South 80°09'49" East, 50.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
12. North 09°50'11" East, 14.48 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
13. South 80°09'49" East, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
14. North 09°50'11" East, 92.37 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
15. North 19°56'57" East, 50.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
16. North 70°03'03" West, 9.06 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
17. In a westerly direction along a tangent curve to the left, having a radius of 825.00 feet, a chord of North 70°32'13" West, 14.00 feet, a central angle of 00°58'21", and an arc length of 14.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
18. North 18°58'36" East, 120.14 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
19. South 70°03'03" East, 245.96 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
20. South 65°15'47" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
21. South 60°40'27" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
22. South 56°02'34" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
23. South 51°24'42" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
24. South 46°46'49" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
25. South 42°08'57" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
26. South 37°31'05" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
27. South 32°53'12" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
28. South 28°15'20" East, 48.12 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
29. South 23°25'53" East, 44.80 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
30. South 66°47'57" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
31. South 23°12'03" East, 53.78 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
32. North 66°47'57" East, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
33. South 23°12'03" East, 200.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
34. South 66°47'57" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
35. South 23°12'03" East, 172.15 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
36. In a southeasterly direction along a tangent curve to the left, having a radius of 25.00 feet, a chord of South 63°07'07" East, 32.08 feet, a central angle of 79°50'09", and an arc length of 34.83 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
37. In a southeasterly direction along a reverse tangent curve to the right, having a radius of 60.00 feet, a chord South 41°20'02" East, 105.66 feet, a central angle of 123°24'20", and an arc length of 129.23 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
38. South 75°28'59" East, 129.50 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
39. South 34°10'02" West, 111.36 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
40. South 66°35'24" West, 102.94 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
41. North 81°37'30" West, 102.98 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
42. North 49°49'21" West, 103.05 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
43. North 20°23'48" West, 96.53 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
44. South 67°34'03" West, 609.33 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
45. North 22°25'57" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
46. North 67°34'03" East, 27.67 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
47. North 23°12'03" West, 147.39 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
48. South 66°47'57" West, 120.00 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
49. North 23°12'03" West, 10.20 feet to a 1/2-inch iron rod (with plastic cap stamped "KHA") set for corner;
50. South 66°47'57" West, 186.81 feet to the **POINT OF BEGINNING**, and being **22.662** acres for a Save and Except Tract No. 2;

and being a total of 116.609 acres (5,079,489 square feet) of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

SEE PAGE 4 OF 6 FOR SURVEYOR'S SIGNATURE AND SEAL

**EXHIBIT OF A 116.609 ACRE TRACT OF LAND**

WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159

TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973

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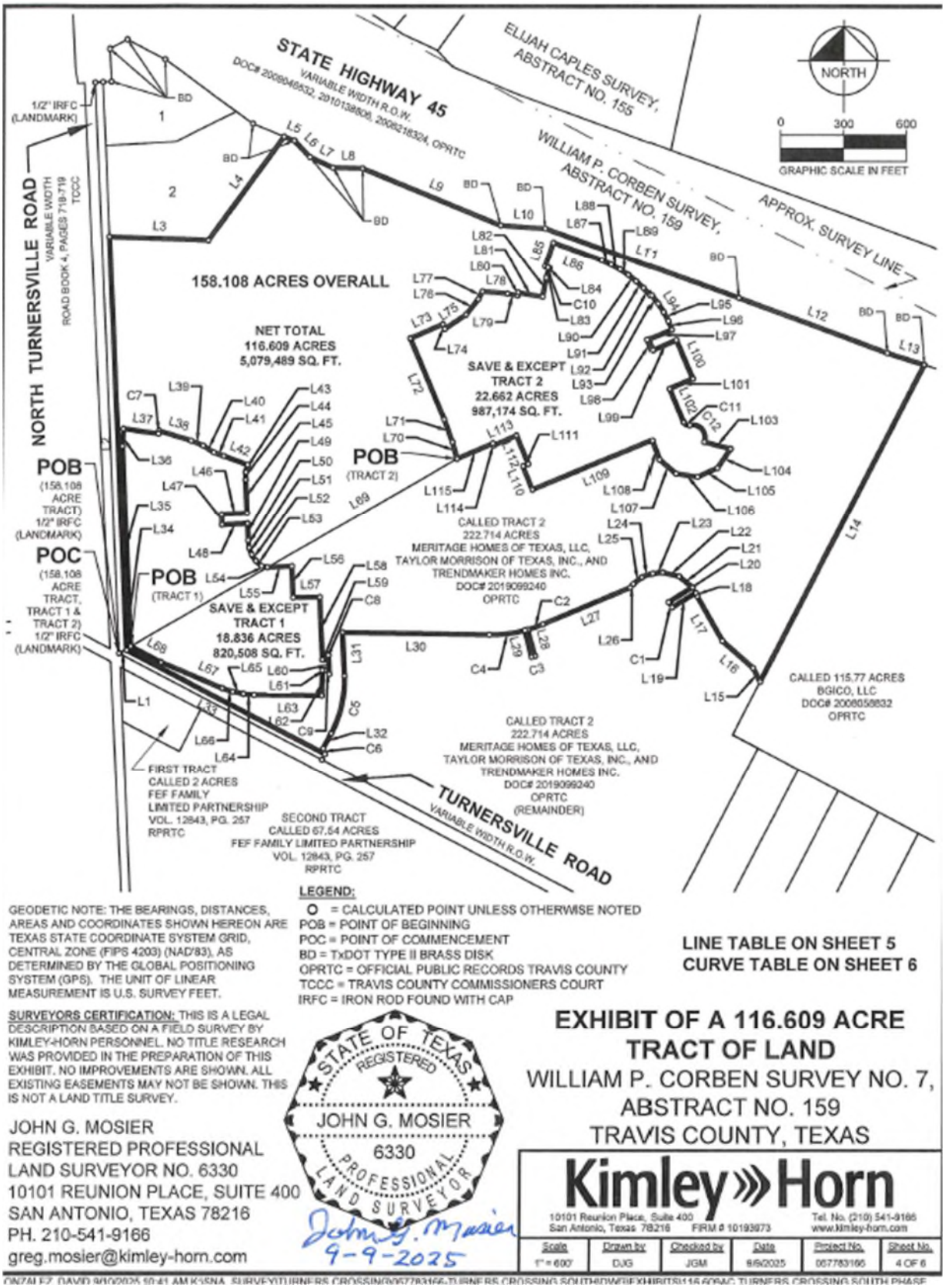
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | DJG | JGM | 9/9/2025 | 067783166 | 3 OF 6 |




GEODETIC NOTE: THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

SURVEYORS CERTIFICATION: THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO TITLE RESEARCH WAS PROVIDED IN THE PREPARATION OF THIS EXHIBIT. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY.

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

LEGEND:
O = CALCULATED POINT UNLESS OTHERWISE NOTED
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
BD = TxDOT TYPE II BRASS DISK
OPRTC = OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
TCCC = TRAVIS COUNTY COMMISSIONERS COURT
IRFC = IRON ROD FOUND WITH CAP

LINE TABLE ON SHEET 5
CURVE TABLE ON SHEET 6

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR
9-9-2025

# EXHIBIT OF A 116.609 ACRE TRACT OF LAND

WILLIAM P. CORBEN SURVEY NO. 7,
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
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| 1" = 600' | DJG | JGM | 9/9/2025 | 067783166 | 4 OF 6 |

ONZALEZ, DAVID 9/9/2025 10:41 AM K:\SNA_SURVEY\TURNERS CROSSING\067783166-TURNERS CROSSING SOUTH\DWG\EXHIBITS\116.609AC TURNERS CROSSING SOUTH PHASE

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N66°47'44"E | 39.50' |
| L2 | N02°41'42"W | 1968.19' |
| L3 | S87°52'59"E | 473.77' |
| L4 | N35°58'41"E | 606.83' |
| L5 | S67°52'36"E | 52.48' |
| L6 | S43°50'02"E | 106.62' |
| L7 | S65°18'54"E | 121.55' |
| L8 | S88°23'42"E | 139.54' |
| L9 | S67°53'17"E | 715.52' |
| L10 | S86°10'11"E | 215.41' |
| L11 | S70°03'00"E | 973.87' |
| L12 | S69°45'00"E | 754.88' |
| L13 | S72°28'08"E | 185.43' |
| L14 | S27°17'46"W | 1692.43' |
| L15 | N27°25'34"W | 72.58' |
| L16 | N48°55'40"W | 195.05' |
| L17 | N29°42'05"W | 243.43' |
| L18 | N26°13'50"W | 17.36' |
| L19 | S58°23'00"W | 130.74' |
| L20 | N58°23'00"E | 132.32' |
| L21 | N50°18'36"W | 81.69' |
| L22 | N76°32'26"W | 81.69' |
| L23 | S82°54'32"W | 46.59' |
| L24 | S68°02'17"W | 46.59' |
| L25 | S52°20'04"W | 51.77' |
| L26 | S40°26'07"W | 22.80' |
| L27 | S67°21'57"W | 449.80' |
| L28 | S15°49'26"E | 130.00' |
| L29 | N14°35'58"W | 130.00' |
| L30 | N89°07'21"W | 701.57' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L31 | S02°41'45"E | 205.46' |
| L32 | S27°28'54"W | 80.47' |
| L33 | N62°31'06"W | 1066.85' |
| L34 | N58°38'53"E | 64.94' |
| L35 | N02°41'45"W | 951.44' |
| L36 | N02°38'53"E | 82.89' |
| L37 | S82°00'30"E | 170.00' |
| L38 | S72°57'55"E | 160.79' |
| L39 | S67°54'13"E | 61.58' |
| L40 | S57°46'49"E | 61.58' |
| L41 | S70°07'05"E | 50.00' |
| L42 | S69°47'20"E | 120.00' |
| L43 | S13°38'55"W | 35.43' |
| L44 | S00°50'06"W | 36.59' |
| L45 | S02°41'45"E | 160.00' |
| L46 | S87°18'15"W | 120.00' |
| L47 | S02°41'45"E | 49.80' |
| L48 | N87°18'15"E | 120.00' |
| L49 | S02°41'45"E | 80.00' |
| L50 | S07°54'42"E | 35.90' |
| L51 | S21°02'10"E | 35.43' |
| L52 | S34°09'40"E | 35.43' |
| L53 | S47°17'09"E | 35.43' |
| L54 | S76°19'24"E | 28.19' |
| L55 | N87°18'15"E | 116.95' |
| L56 | S02°41'45"E | 147.94' |
| L57 | N89°08'47"E | 126.79' |
| L58 | S02°41'45"E | 296.25' |
| L59 | S89°07'21"E | 8.27' |
| L60 | S02°41'45"E | 90.18' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L61 | N89°07'21"W | 12.85' |
| L62 | S00°52'39"W | 120.00' |
| L63 | N89°17'34"W | 321.43' |
| L64 | N84°59'25"W | 51.71' |
| L65 | N78°20'44"W | 51.71' |
| L66 | N71°41'42"W | 51.71' |
| L67 | N67°17'17"W | 316.62' |
| L68 | N62°31'06"W | 164.81' |
| L69 | N60°02'58"E | 1851.00' |
| L70 | N15°25'25"W | 83.02' |
| L71 | N20°25'09"W | 114.88' |
| L72 | N23°12'03"W | 417.66' |
| L73 | N66°47'57"E | 170.00' |
| L74 | S23°12'03"E | 24.86' |
| L75 | N55°42'01"E | 122.29' |
| L76 | N38°55'19"E | 93.60' |
| L77 | N28°24'58"E | 41.82' |
| L78 | S85°04'41"E | 120.95' |
| L79 | S80°09'49"E | 50.00' |
| L80 | N09°50'11"E | 14.48' |
| L81 | S80°09'49"E | 120.00' |
| L82 | N09°50'11"E | 92.37' |
| L83 | N19°56'57"E | 50.00' |
| L84 | N70°03'03"W | 9.06' |
| L85 | N18°58'36"E | 120.14' |
| L86 | S70°03'03"E | 245.96' |
| L87 | S65°15'47"E | 48.12' |
| L88 | S60°40'27"E | 48.12' |
| L89 | S56°02'34"E | 48.12' |
| L90 | S51°24'42"E | 48.12' |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L91 | S46°46'49"E | 48.12' |
| L92 | S42°08'57"E | 48.12' |
| L93 | S37°31'05"E | 48.12' |
| L94 | S32°53'12"E | 48.12' |
| L95 | S28°15'20"E | 48.12' |
| L96 | S23°25'53"E | 44.80' |
| L97 | S66°47'57"W | 120.00' |
| L98 | S23°12'03"E | 53.78' |
| L99 | N66°47'57"E | 120.00' |
| L100 | S23°12'03"E | 200.00' |
| L101 | S66°47'57"W | 120.00' |
| L102 | S23°12'03"E | 172.15' |
| L103 | S75°28'59"E | 129.50' |
| L104 | S34°10'02"W | 111.36' |
| L105 | S66°35'24"W | 102.94' |
| L106 | N81°37'30"W | 102.98' |
| L107 | N49°49'21"W | 103.05' |
| L108 | N20°23'48"W | 96.53' |
| L109 | S67°34'03"W | 609.33' |
| L110 | N22°25'57"W | 120.00' |
| L111 | N67°34'03"E | 27.67' |
| L112 | N23°12'03"W | 147.39' |
| L113 | S66°47'57"W | 120.00' |
| L114 | N23°12'03"W | 10.20' |
| L115 | S66°47'57"W | 186.81' |

# EXHIBIT OF A 116.609 ACRE TRACT OF LAND

WILLIAM P. CORBEN SURVEY NO. 7,
ABSTRACT NO. 159
TRAVIS COUNTY, TEXAS

SEE PAGE 4 OF 6 FOR
SURVEYOR'S
SIGNATURE AND SEAL

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
www.kimley-horn.com

| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 600' | DJG | JGM | 9/9/2025 | 067783166 | 5 OF 6 |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 34°57'53" | 50.00' | 30.51' | N34°37'18"W | 30.04' |
| C2 | 6°48'37" | 645.00' | 76.66' | S70°46'16"W | 76.62' |
| C3 | 1°13'28" | 775.00' | 16.56' | S74°47'18"W | 16.56' |
| C4 | 15°28'37" | 645.00' | 174.23' | S83°08'21"W | 173.70' |
| C5 | 30°10'39" | 535.00' | 281.78' | S12°23'35"W | 278.54' |
| C6 | 90°00'00" | 20.00' | 31.42' | S17°31'06"E | 28.28' |
| C7 | 2°57'22" | 275.00' | 14.19' | N09°28'11"E | 14.19' |
| C8 | 93°34'24" | 20.00' | 32.66' | N44°05'27"E | 29.15' |
| C9 | 86°25'36" | 20.00' | 30.17' | N45°54'33"W | 27.39' |
| C10 | 0°58'21" | 825.00' | 14.00' | N70°32'13"W | 14.00' |
| C11 | 79°50'09" | 25.00' | 34.83' | S63°07'07"E | 32.08' |
| C12 | 123°24'20" | 60.00' | 129.23' | S41°20'02"E | 105.66' |

| PROPERTY OWNERS | |
|---|---|
| NUMBER | OWNER |
| 1 | 4.526 ACRE<br>MERITAGE HOMES OF TEXAS, LLC.<br>DOC# 2019099239<br>OPRTC |
| 2 | 7.691 ACRE<br>MERITAGE HOMES OF TEXAS, LLC.<br>DOC# 2019099239<br>OPRTC |

**EXHIBIT OF A 116.609 ACRE TRACT OF LAND**

WILLIAM P. CORBEN SURVEY NO. 7, ABSTRACT NO. 159

TRAVIS COUNTY, TEXAS

SEE PAGE 4 OF 6 FOR SURVEYOR'S SIGNATURE AND SEAL

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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 600' | DJG | JGM | 9/9/2025 | 067783166 | 6 OF 6 |

# EXHIBIT A-6 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

**A METES AND BOUNDS**
**DESCRIPTION OF A**
**49.333 ACRE TRACT OF LAND**

**BEING** a 49.333 acre (2,148,963 square feet) tract of land situated in the William P. Corben Survey No. 7, Abstract No. 159, Travis County, Texas; and being a portion of that certain 222.714 acre tract described as Tract 2 in conveyance to Meritage Homes of Texas, LLC, Taylor Morrison of Texas, Inc., and Trendmaker Homes, Inc., recorded in Document No. 2019099240, Official Public Records Travis County; and being more particularly described as follows:

**BEGINNING** at a ½ inch iron rod found on the northeasterly boundary of Turnersville Road (variable width right-of-way), marking the northwest corner of a 8.5 foot right-of-way dedication described in Turnersville Estates, plat of which is recorded in Volume 84, Page 123B and 123C, and the south corner of the herein described tract;

**THENCE**, North 62°31'08" West, 1812.18 feet along the northeast line of said Turnersville Road to a point marking the southeast corner of Willow Rush Ave (70 foot right-of-way);

**THENCE**, departing said Turnersville Road boundary line, and along the southeast boundary of said Willow Rush Ave the following five (5) courses and distances:

1. North 27°28'52" East, 30.55 feet to the beginning of a curve;
2. In a northerly direction along a non-tangent curve to the right, having a radius of 20.00 feet, a chord North 17°31'06" West, 28.28 feet, a central angle of 90°00'00", and an arc length of 31.42 feet to a point for corner;
3. North 27°28'54" East, 80.47 feet to the beginning of a curve;
4. In a northerly direction along a tangent curve to the left, having a radius of 535.00 feet, a chord of North 12°23'35" East, 278.54 feet, a central angle of 30°10'39", and an arc length of 281.78 feet to a point for corner;
5. North 02°41'45" West, 205.46 feet to a to a ½ inch iron rod with cap stamped "KHA" set marking the southwest corner of Lot 129, Block T of Turners Crossing South Phase 1, plat of which is recorded in Document No 202500158, Official public Records Travis County;

**THENCE**, departing said Willow Rush Ave boundary line, and along said Lot 129, Block T the following twenty (20) courses and distances:

1. South 89°07'21" East, 701.57 feet to a ½ inch iron rod with cap stamped "KHA" set at the beginning of a curve;
2. In a easterly direction along a tangent curve to the left, having a radius of 645.00 feet, a chord of North 83°08'21" East, 173.70 feet, a central angle of 15°28'37", and an arc length of 174.23 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
3. South 14°35'58" East, 130.00 feet to a ½ inch iron rod with cap stamped "KHA" set at the beginning of a curve;
4. In a easterly direction along a non-tangent curve to the left, having a radius of 775.00 feet, a chord North 74°47'18" East, 16.56 feet, a central angle of 01°13'28", and an arc length of 16.56 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
5. North 15°49'26" West, 130.00 feet to a ½ inch iron rod with cap stamped "KHA" set at the beginning of a curve;
6. In a easterly direction along a non-tangent curve to the left, having a radius of 645.00 feet, a chord North 70°46'16" East, 76.62 feet, a central angle of 06°48'37", and an arc length of 76.66 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
7. North 67°21'57" East, 449.80 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
8. North 40°26'07" East, 22.80 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
9. North 52°20'04" East, 51.77 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
10. North 68°02'17" East, 46.59 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
11. North 82°54'32" East, 46.59 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
12. South 76°32'26" East, 81.69 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
13. South 50°18'36" East, 81.69 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
14. South 58°23'00" West, 132.32 feet to a ½ inch iron rod with cap stamped "KHA" set at the beginning of a curve;
15. In a southeasterly direction along a non-tangent curve to the right, having a radius of 50.00 feet, a chord South 34°37'18" East, 30.04 feet, a central angle of 34°57'53", and an arc length of 30.51 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
16. North 58°23'00" East, 130.74 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
17. South 26°13'50" East, 17.36 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
18. South 29°42'05" East, 243.43 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
19. South 48°55'40" East, 195.05 feet to a ½ inch iron rod with cap stamped "KHA" set for corner;
20. South 27°25'34" East, 72.58 feet to a ½ inch iron rod with cap stamped "KHA" set for corner on the northwesterly boundary line of that certain 115.77 acre tract described in instrument to BGICO, LLC, recorded in Document No. 2008058832, Official Public Records Travis County;

**THENCE**, South 27°17'46" West, 284.44 feet along the westerly boundary line of said 115.77 acre tract to a 3/4 inch iron pipe found marking the west corner of said 115.77 acre tract and an interior corner of the herein described tract;

**THENCE**, South 62°47'41" East, 136.66 feet along the southerly boundary line of said 115.77 acre tract to a 1 inch iron pipe found (disturbed) marking the northwest corner of Lot 1, aforesaid Turnersville Estates, and an exterior corner of the herein described tract;

**THENCE**, South 27°27'17" West, 1004.58 feet to the **POINT OF BEGINNING**, and containing 49.333 acres of land in Travis County, Texas. The basis of this description is the Texas State Plane Coordinate System, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This description was generated on 4/29/2026 at 3:02 PM, based on geometry in the drawing file K:\SNA_Survey\Turners Crossing\067783166-Turners Crossing South\Dwg\Exhibits\49.333 acre Turners Crossing PID Ph 2 EXHIBIT.dwg

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

John G. Mosier

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

5/6/2026

**EHIBIT OF A 49.333 ACRE TRACT OF LAND**
WILLIAM P. CORBIN SURVEY NO 7,
ABSTRACT NO. 159,
TRAVIS COUNTY, TEXAS

Kimley»Horn
10101 Reunion Place, Suite 400
San Antonio, Texas 78216 FIRM # 10193973
Tel. No. (210) 541-9166
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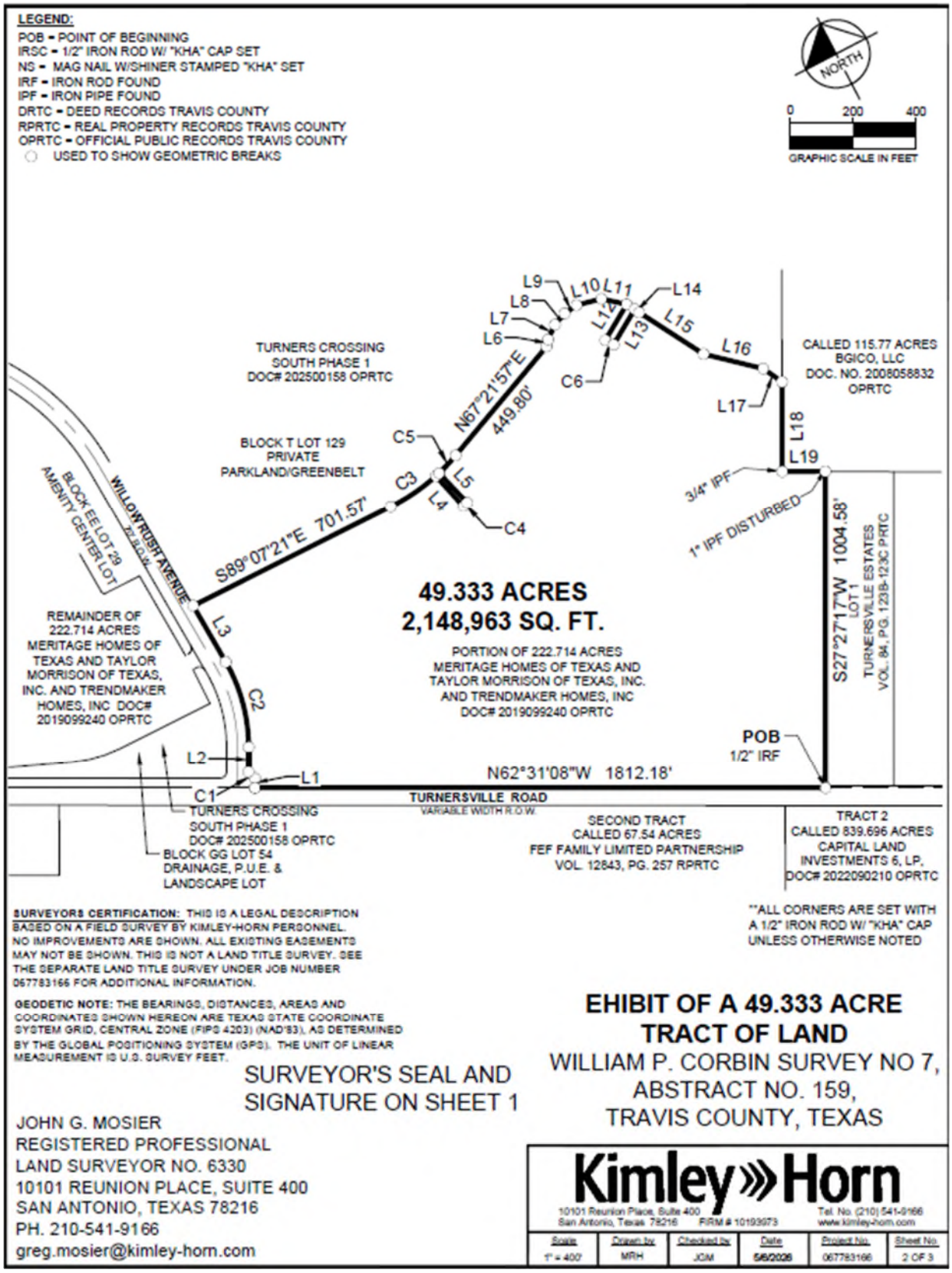
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | MRH | JGM | 5/6/2026 | 067783111 | 1 OF 3 |




**SURVEYORS CERTIFICATION:** THIS IS A LEGAL DESCRIPTION BASED ON A FIELD SURVEY BY KIMLEY-HORN PERSONNEL. NO IMPROVEMENTS ARE SHOWN. ALL EXISTING EASEMENTS MAY NOT BE SHOWN. THIS IS NOT A LAND TITLE SURVEY. SEE THE SEPARATE LAND TITLE SURVEY UNDER JOB NUMBER 067783166 FOR ADDITIONAL INFORMATION.

**GEODETIC NOTE:** THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

"ALL CORNERS ARE SET WITH A 1/2" IRON ROD W/ "KHA" CAP UNLESS OTHERWISE NOTED

SURVEYOR'S SEAL AND SIGNATURE ON SHEET 1

# EHIBIT OF A 49.333 ACRE TRACT OF LAND

WILLIAM P. CORBIN SURVEY NO 7, ABSTRACT NO. 159, TRAVIS COUNTY, TEXAS

JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
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| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| 1" = 400' | MRH | JGM | 5/6/2026 | 067783166 | 2 OF 3 |

| LINE TABLE | | |
|---|---|---|
| NO. | BEARING | LENGTH |
| L1 | N27°28'52"E | 30.55' |
| L2 | N27°28'54"E | 80.47' |
| L3 | N02°41'45"W | 205.46' |
| L4 | S14°35'58"E | 130.00' |
| L5 | N15°49'26"W | 130.00' |
| L6 | N40°26'07"E | 22.80' |
| L7 | N52°20'04"E | 51.77' |
| L8 | N68°02'17"E | 46.59' |
| L9 | N82°54'32"E | 46.59' |
| L10 | S76°32'26"E | 81.69' |
| L11 | S50°18'36"E | 81.69' |
| L12 | S58°23'00"W | 132.32' |
| L13 | N58°23'00"E | 130.74' |
| L14 | S26°13'50"E | 17.36' |
| L15 | S29°42'05"E | 243.43' |
| L16 | S48°55'40"E | 195.05' |
| L17 | S27°25'34"E | 72.58' |
| L18 | S27°17'46"W | 284.44' |
| L19 | S62°47'41"E | 136.86' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| NO. | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD |
| C1 | 90°00'00" | 20.00' | 31.42' | N17°31'06"W | 28.28' |
| C2 | 30°10'39" | 535.00' | 281.78' | N12°23'35"E | 278.54' |
| C3 | 15°28'37" | 645.00' | 174.23' | N83°08'21"E | 173.70' |
| C4 | 1°13'28" | 775.00' | 16.56' | N74°47'18"E | 16.56' |
| C5 | 6°48'37" | 645.00' | 76.66' | N70°46'16"E | 76.62' |
| C6 | 34°57'53" | 50.00' | 30.51' | S34°37'18"E | 30.04' |

**EHIBIT OF A 49.333 ACRE TRACT OF LAND**

WILLIAM P. CORBIN SURVEY NO 7,
ABSTRACT NO. 159,
TRAVIS COUNTY, TEXAS

SURVEYOR'S SEAL AND SIGNATURE ON SHEET 1

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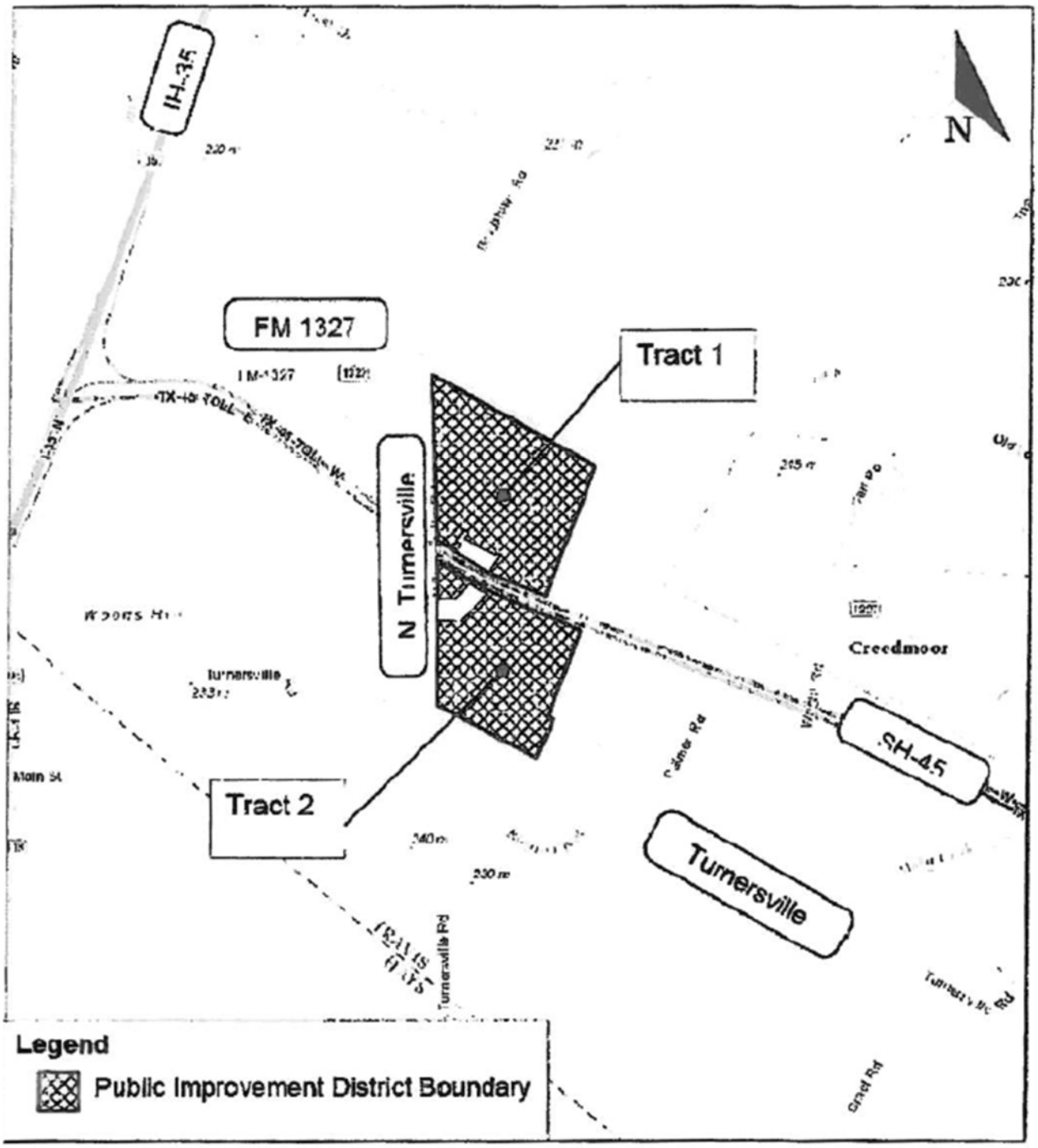
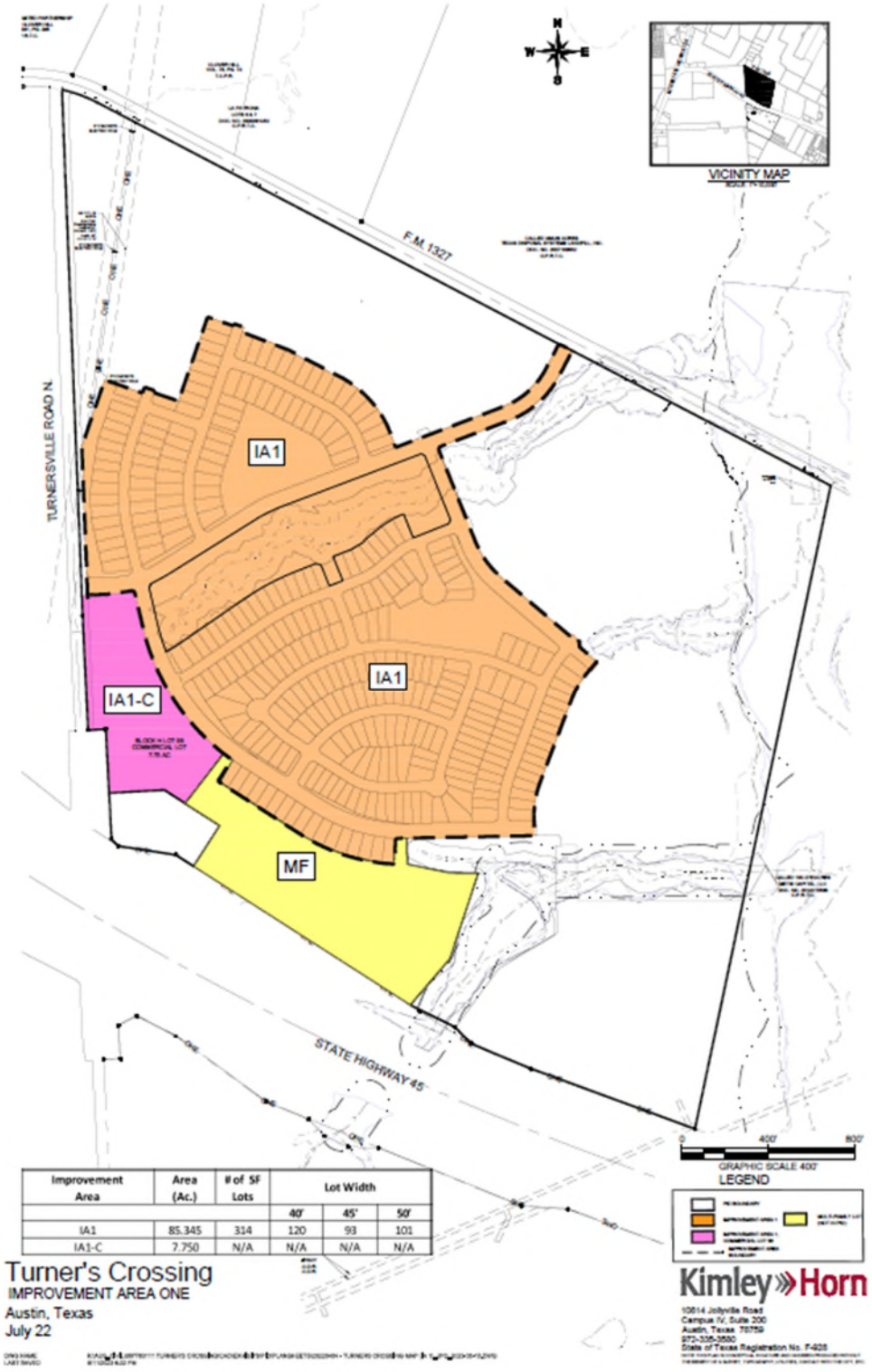
| Scale | Drawn by | Checked by | Date | Project No. | Sheet No. |
|---|---|---|---|---|---|
| N/A | MRH | JGM | 5/6/2026 | 067783166 | 3 OF 3 |

## EXHIBIT B-1 – DISTRICT BOUNDARY MAP



## EXHIBIT B-2 – IMPROVEMENT AREA #1 & IMPROVEMENT AREA #1 COMMERCIAL LOT 98 BOUNDARY MAP

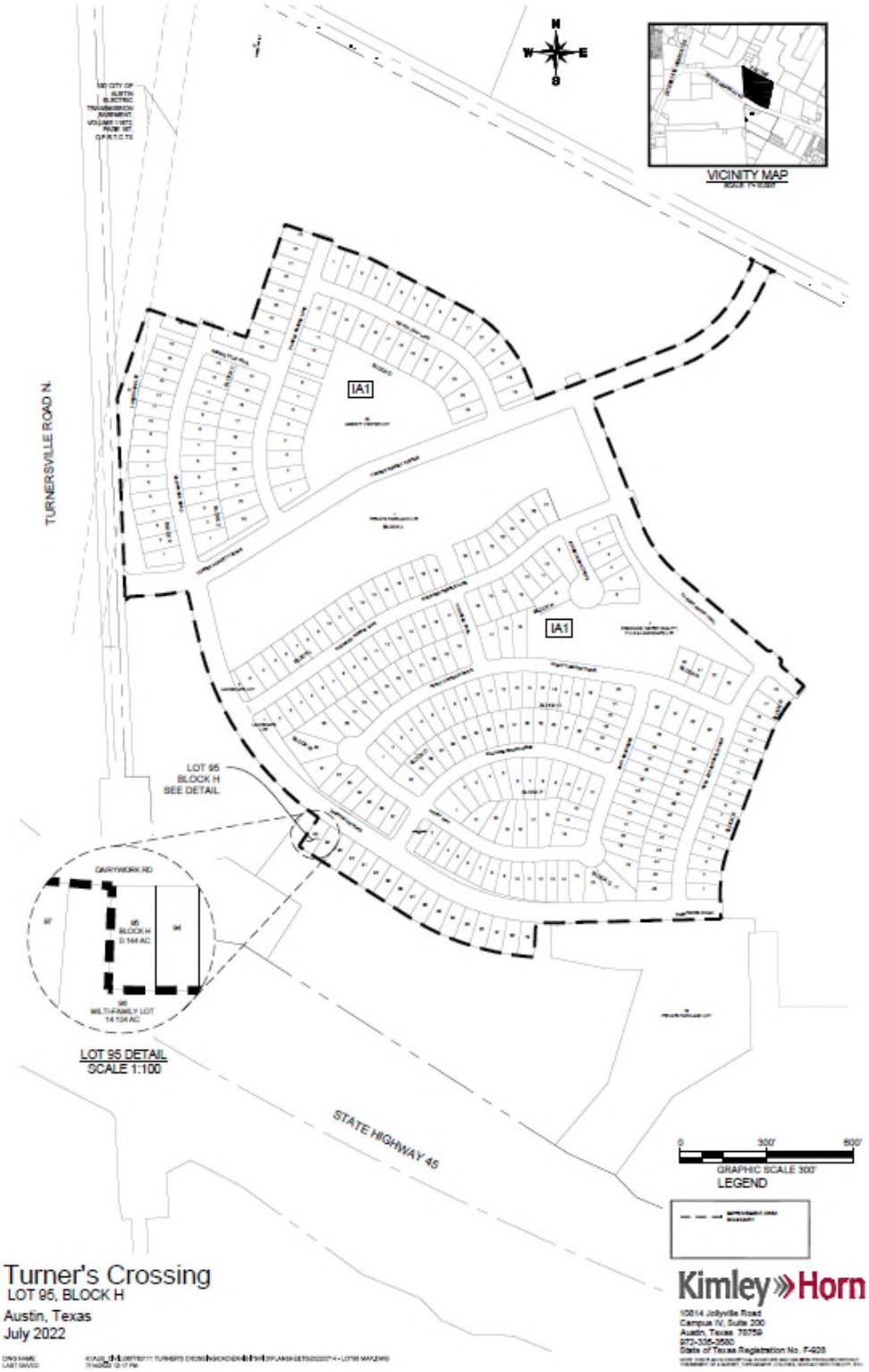



| Improvement Area | Area (Ac.) | # of SF Lots | Lot Width | | |
|---|---|---|---|---|---|
| | | | 40' | 45' | 50' |
| IA1 | 85.345 | 314 | 120 | 93 | 101 |
| IA1-C | 7.750 | N/A | N/A | N/A | N/A |

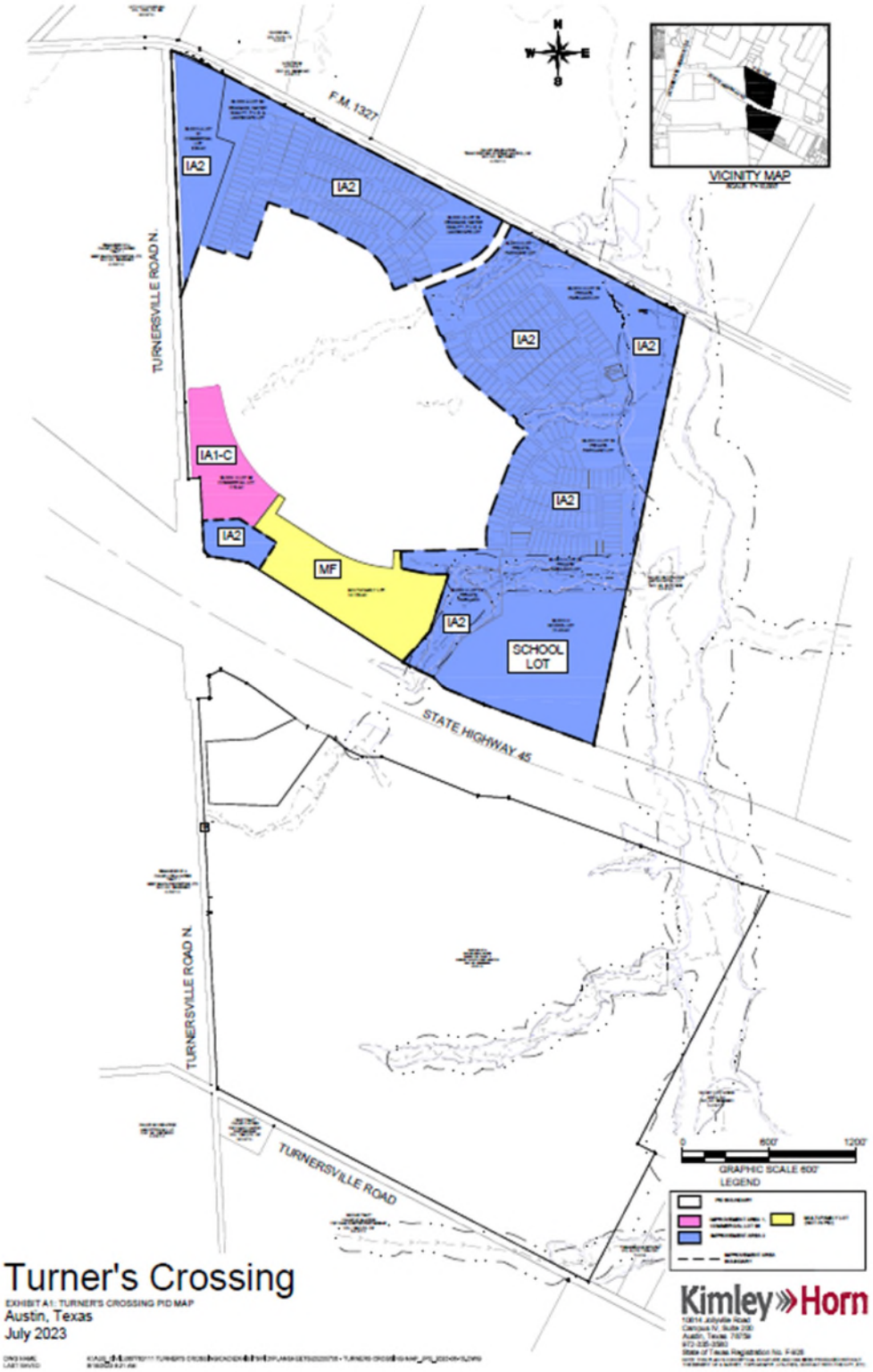
Turner's Crossing
IMPROVEMENT AREA ONE
Austin, Texas
July 22

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

# EXHIBIT B-3 – LOT 95 BOUNDARY MAP



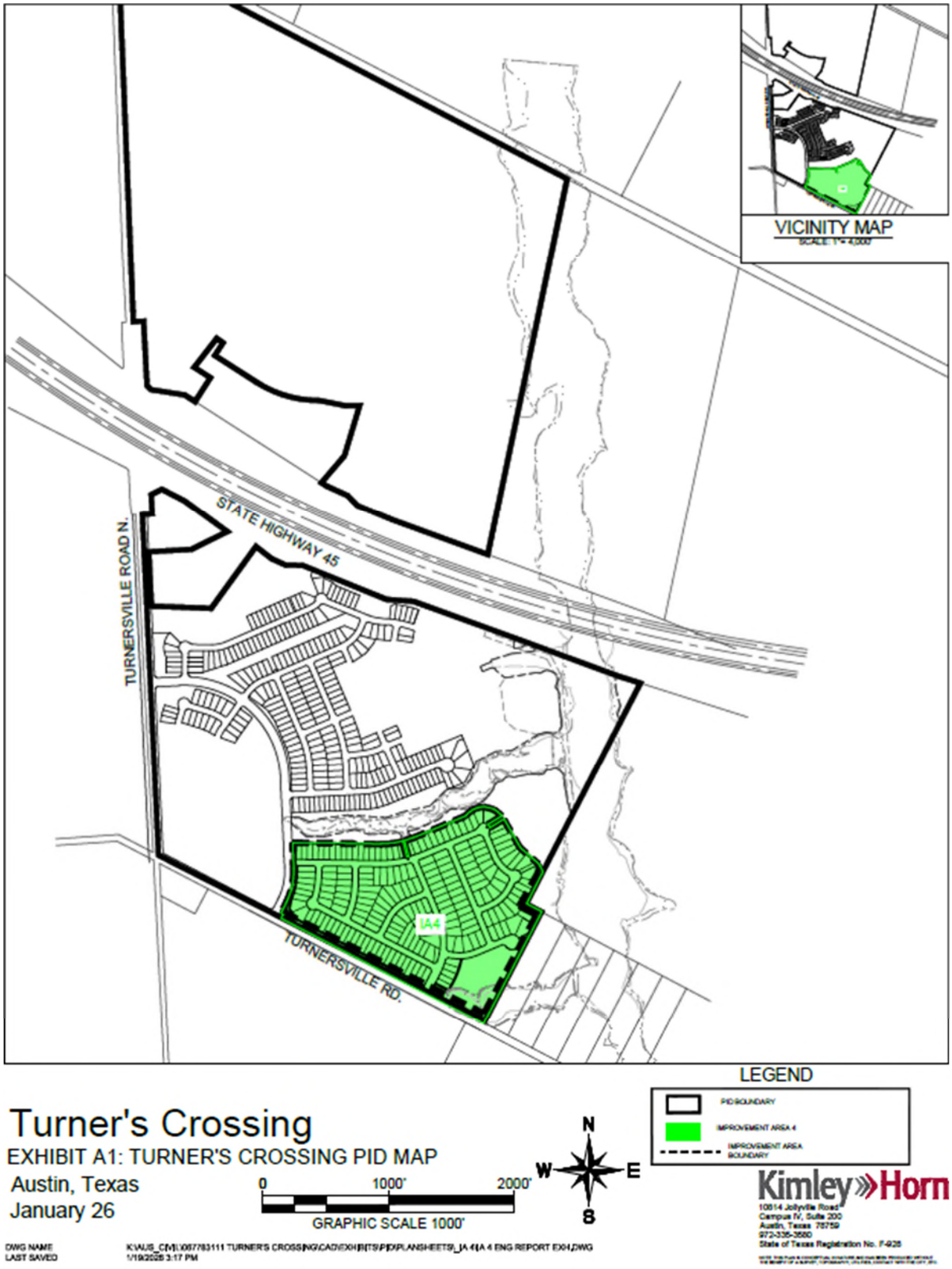
## EXHIBIT B-4 – IMPROVEMENT AREA #2 BOUNDARY MAP



## EXHIBIT B-5 – IMPROVEMENT AREA #3 BOUNDARY MAP



## EXHIBIT B-6 – IMPROVEMENT AREA #4 BOUNDARY MAP



# EXHIBIT C-1 – IMPROVEMENT AREA #1 AUTHORIZED IMPROVEMENTS & IMPROVEMENT AREA #1 COMMERCIAL LOT 98 AUTHORIZED IMPROVEMENTS

| | Total Costs[a] | Improvement Area #1 | | Improvement Area #1 - Commercial Lot 98 | | Multi-Family Tract[b] | |
|---|---|---|---|---|---|---|---|
| | | % | $ | % | $ | % | $ |
| *Improvement Area #1 Improvements* [c] | | | | | | | |
| Water | $ 1,653,085 | 79.60% | $ 1,315,835 | 7.23% | $ 119,488 | 13.17% | $ 217,761 |
| Wastewater | 1,341,575 | 79.60% | 1,067,877 | 7.23% | 96,972 | 13.17% | 176,726 |
| Storm Drainage | 2,878,953 | 79.60% | 2,291,611 | 7.23% | 208,096 | 13.17% | 379,246 |
| Roadway/Sidewalks | 3,290,613 | 79.60% | 2,619,287 | 7.23% | 237,852 | 13.17% | 433,474 |
| Soft Costs (10.00%) | 916,422 | 79.60% | 729,461 | 7.23% | 66,241 | 13.17% | 120,721 |
| Project Management (4.00%) | 366,569 | 79.60% | 291,784 | 7.23% | 26,496 | 13.17% | 48,288 |
| | $ 10,447,216 | | $ 8,315,855 | | $ 755,145 | | $ 1,376,216 |
| *Improvement Area #1 First Year Annual Collection Costs* | $ 40,000 | 100.00% | $ 40,000 | 0.00% | $ - | 0.00% | $ - |
| | $ 40,000 | | $ 40,000 | | $ - | | $ - |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs* [d] | $ 40,000 | 0.00% | $ - | 4.05% | $ 1,620 | 0.00% | $ - |
| | $ 40,000 | | $ - | | $ 1,620 | | $ - |
| *Improvement Area #1 Bond Issuance Costs* | | | | | | | |
| Debt Service Reserve Fund | $ 592,701 | 100.00% | $ 592,701 | 0.00% | $ - | 0.00% | $ - |
| Capitalized Interest | - | 100.00% | - | 0.00% | - | 0.00% | - |
| Underwriter Discount | 260,550 | 100.00% | 260,550 | 0.00% | - | 0.00% | - |
| Cost of Issuance | 375,000 | 100.00% | 375,000 | 0.00% | - | 0.00% | - |
| | $ 1,228,251 | | $ 1,228,251 | | $ - | | $ - |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bond Issuance Costs* [e] | | | | | | | |
| Debt Service Reserve Fund | $ 713,595 | | $ - | | $ 29,062 | | $ - |
| Capitalized Interest | - | | - | | - | | - |
| Underwriter Discount | 313,800 | | - | | 12,780 | | - |
| Cost of Issuance | 500,000 | | - | | 20,363 | | - |
| | $ 1,527,395 | | $ - | | $ 62,206 | | $ - |
| **Total** | **$ 13,282,862** | | **$ 9,584,106** | | **$ 818,971** | | **$ 1,376,216** |

***Footnotes:***

[a] The costs of Improvement Area #1 Improvements are allocated between Improvement Area #1, Improvement Area #1 Commercial Lot 98, and the Multi-Family Tract based on acreage.

[b] The Multi-Family Tract benefits from Improvement Area #1 Improvements but is not within the PID. The allocable costs of Improvement Area #1 Improvements that benefit the Multi-Family Tract are not eligible for reimbursement.

[c] Per the "Application and Certificate for Payment/DNT Construction #13", dated July 31, 2021.

[d] Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs are allocated between Improvement Area #1 Commercial Lot 98 and Improvement Area #2 based on Estimated Buildout Value. The amount of Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs allocable to Improvement Area #2 is shown on **Exhibit C-2**.

[e] Bond Issuance Costs for Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds are allocated pro rata based on Estimated Buildout Value.

# EXHIBIT C-2 – IMPROVEMENT AREA #2 AUTHORIZED IMPROVEMENTS

| | Total Costs[a] | Improvement Area #2[b] | | Hays Consolidated Independent School | |
|---|---|---|---|---|---|
| | | % | $ | % | $ |
| *Improvement Area #2 Improvements* [d] | | | | | |
| Water | $ 1,628,943 | 83.10% | $ 1,353,727 | 16.90% | $ 275,216 |
| Wastewater | 1,520,396 | 83.10% | 1,263,520 | 16.90% | 256,876 |
| Storm Drainage and Water Quality | 2,016,981 | 83.10% | 1,676,205 | 16.90% | 340,776 |
| Roadway and Sidewalks | 2,937,556 | 83.10% | 2,441,246 | 16.90% | 496,310 |
| Landscape | 824,942 | 83.10% | 685,565 | 16.90% | 139,377 |
| Soft Costs (10.00%) | 892,882 | 83.10% | 742,026 | 16.90% | 150,855 |
| Project Management (4.00%) | 357,153 | 83.10% | 296,811 | 16.90% | 60,342 |
| Contingency (2.00%) | 178,576 | 83.10% | 148,405 | 16.90% | 30,171 |
| | $ 10,357,429 | | $ 8,607,506 | | $ 1,749,923 |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs* [e] | $ 40,000 | 95.95% | $ 38,380 | 0.00% | $ - |
| | $ 40,000 | | $ 38,380 | | $ - |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bond Issuance Costs* [f] | | | | | |
| Debt Service Reserve Fund | $ 713,595 | | $ 684,533 | | $ - |
| Capitalized Interest | - | | - | | - |
| Underwriter Discount | 313,800 | | 301,020 | | - |
| Cost of Issuance | 500,000 | | 479,637 | | - |
| | $ 1,527,395 | | $ 1,465,189 | | $ - |
| **Total** | **$ 11,924,824** | | **$ 10,111,075** | | **$ 1,749,923** |

***Footnotes:***

[a] The costs of Improvement Area #2 Improvements are allocated between Improvement Area #2 and the Hays Consolidated Independent School District lot based on acreage.

[b] Improvement Area #2 includes the single family parcels and Commercial Lot 57 Block A.

[c] The Hays Consolidated Independent School District lot is designated as a Non-Benefited Property and is not assessed. The allocable costs of Improvement Area #2 Improvements that benefit the Hays Consolidated Independent School District lot are not eligible for reimbursement.

[d] Per the engineering report prepared by Kimley-Horn and Associates, Inc. dated August 23, 2023.

[e] Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs are allocated between Improvement Area #1 Commercial Lot 98 and Improvement Area #2 based on Estimated Buildout Value. The amount of Improvement Area #1 Commercial Lot 98 & Improvement Area #2 First Year Annual Collection Costs allocable to Improvement Area #1 Commercial Lot 98 is shown on **Exhibit C-1**.

[f] Bond Issuance Costs for Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds are allocated pro rata based on Estimated Buildout Value.

# EXHIBIT C-3 – IMPROVEMENT AREA #3 AUTHORIZED IMPROVEMENTS

| | | Improvement Area #3[c] |
|---|---|---|
| *Improvement Area #3 Improvements* [a] | | |
| Water | $ | 2,154,269 |
| Wastewater | | 1,668,328 |
| Storm Drainage[b] | | 4,062,997 |
| Roadway/Sidewalks | | 2,574,545 |
| Soft Costs (10.00%) | | 1,046,014 |
| Project Management (4.00%) | | 418,406 |
| | $ | 11,924,557 |
| *Bond Issuance Costs* | | |
| Debt Service Reserve Fund | $ | 505,485 |
| Capitalized Interest | | - |
| Underwriter Discount | | 213,210 |
| Cost of Issuance | | 360,000 |
| | $ | 1,078,695 |
| *First Year Annual Collection Costs* | | |
| Deposit to Administrative Fund | $ | 30,000 |
| | $ | 30,000 |
| **Total** | **$** | **13,033,252** |

***Footnotes:***

[a] Per Engineer's Report dated November 4, 2025.

[b] Includes erosion control improvements.

[c] Concurrently with the development of the Improvements Area #3 Improvements, the Managing Developer has constructed Willow Rush Road, which is the main ingress and egress to Turnersville Road for land within the District south of SH 45. The costs of Willow Rush Road is estimated to be $2,454,335.

# EXHIBIT C-4 – IMPROVEMENT AREA #4 AUTHORIZED IMPROVEMENTS

| | | Improvement Area #4 |
|---|---|---|
| *Improvement Area #4 Improvements* [a] | | |
| Water | $ | 951,911 |
| Wastewater | | 1,086,579 |
| Storm Drainage[b] | | 1,944,035 |
| Roadway/Sidewalks | | 2,132,061 |
| Soft Costs (10.00%) | | 611,459 |
| Project Management (4.00%) | | 244,583 |
| | $ | 6,970,627 |
| *Bond Issuance Costs* | | |
| Debt Service Reserve Fund | $ | 537,524 |
| Capitalized Interest | | - |
| Underwriter Discount | | 205,290 |
| Cost of Issuance | | 350,000 |
| | $ | 1,092,814 |
| *First Year Annual Collection Costs* | | |
| Deposit to Administrative Fund | $ | 35,000 |
| | $ | 35,000 |
| **Total** | **$** | **8,098,441** |

***Footnotes:***

[a] Per Engineer's Report dated January 19, 2026.

[b] Includes erosion control improvements.

# EXHIBIT D – SERVICE PLAN – FIVE YEARS

| Improvement Area #1 | | | | | | |
|---|---|---|---|---|---|---|
| **Installments Due** | | **1/31/2027** | **1/31/2028** | **1/31/2029** | **1/31/2030** | **1/31/2031** |
| *Improvement Area #1 Bonds* | | | | | | |
| Principal | | $ 159,000.00 | $ 166,000.00 | $ 173,000.00 | $ 180,000.00 | $ 188,000.00 |
| Interest | | 431,363.76 | 424,407.50 | 416,522.50 | 408,305.00 | 399,755.00 |
| | (1) | $ 590,363.76 | $ 590,407.50 | $ 589,522.50 | $ 588,305.00 | $ 587,755.00 |
| Additional Interest | (2) | $ 40,290.00 | $ 39,495.00 | $ 38,665.00 | $ 37,800.00 | $ 36,900.00 |
| Annual Collection Costs | (3) | $ 26,960.12 | $ 27,499.32 | $ 28,049.31 | $ 28,610.30 | $ 29,182.50 |
| **Total Annual Installments** | **(4) = (1) + (2) + (3)** | **$ 657,613.88** | **$ 657,401.82** | **$ 656,236.81** | **$ 654,715.30** | **$ 653,837.50** |

| Improvement Area #1 Commercial Lot 98 | | | | | | |
|---|---|---|---|---|---|---|
| **Installments Due** | | **1/31/2027** | **1/31/2028** | **1/31/2029** | **1/31/2030** | **1/31/2031** |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds* | | | | | | |
| Principal | | $ 7,000.00 | $ 7,000.00 | $ 8,000.00 | $ 8,000.00 | $ 8,000.00 |
| Interest | | 20,962.50 | 20,665.00 | 20,367.50 | 20,027.50 | 19,687.50 |
| | (1) | $ 27,962.50 | $ 27,665.00 | $ 28,367.50 | $ 28,027.50 | $ 27,687.50 |
| Additional Interest | (2) | $ 2,070.00 | $ 2,035.00 | $ 2,000.00 | $ 1,960.00 | $ 1,920.00 |
| Annual Collection Costs | (3) | $ 1,482.24 | $ 1,511.89 | $ 1,542.12 | $ 1,572.97 | $ 1,604.43 |
| **Total Annual Installments** | **(4) = (1) + (2) + (3)** | **$ 31,514.74** | **$ 31,211.89** | **$ 31,909.62** | **$ 31,560.47** | **$ 31,211.93** |

| Improvement Area #2 | | | | | | |
|---|---|---|---|---|---|---|
| **Installments Due** | | **1/31/2027** | **1/31/2028** | **1/31/2029** | **1/31/2030** | **1/31/2031** |
| *Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds* | | | | | | |
| Principal | | $ 166,000.00 | $ 173,000.00 | $ 181,000.00 | $ 189,000.00 | $ 197,000.00 |
| Interest | | 493,995.00 | 486,940.00 | 479,587.50 | 471,895.00 | 463,862.50 |
| | (1) | $ 659,995.00 | $ 659,940.00 | $ 660,587.50 | $ 660,895.00 | $ 660,862.50 |
| Additional Interest | (2) | $ 48,790.00 | $ 47,960.00 | $ 47,095.00 | $ 46,190.00 | $ 45,245.00 |
| Annual Collection Costs | (3) | $ 35,112.00 | $ 35,814.24 | $ 36,530.52 | $ 37,261.13 | $ 38,006.36 |
| **Total Annual Installments** | **(4) = (1) + (2) + (3)** | **$ 743,897.00** | **$ 743,714.24** | **$ 744,213.02** | **$ 744,346.13** | **$ 744,113.86** |

| Improvement Area #3 | | | | | | |
|---|---|---|---|---|---|---|
| **Installments Due** | | **1/31/2027** | **1/31/2028** | **1/31/2029** | **1/31/2030** | **1/31/2031** |
| *Improvement Area #3 Bonds* | | | | | | |
| Principal | | $ 19,000.00 | $ 112,000.00 | $ 117,000.00 | $ 122,000.00 | $ 128,000.00 |
| Interest | | 477,685.93 | 383,858.50 | 378,818.50 | 373,553.50 | 368,063.50 |
| | (1) | $ 496,685.93 | $ 495,858.50 | $ 495,818.50 | $ 495,553.50 | $ 496,063.50 |
| Additional Interest | (2) | $ 35,535.00 | $ 35,440.00 | $ 34,880.00 | $ 34,295.00 | $ 33,685.00 |
| Annual Collection Costs | (3) | $ 30,600.00 | $ 31,212.00 | $ 31,836.24 | $ 32,472.96 | $ 33,122.42 |
| **Total Annual Installments** | **(4) = (1) + (2) + (3)** | **$ 562,820.93** | **$ 562,510.50** | **$ 562,534.74** | **$ 562,321.46** | **$ 562,870.92** |

| Improvement Area #4 | | | | | | |
|---|---|---|---|---|---|---|
| **Installments Due** | | **1/31/2027** | **1/31/2028** | **1/31/2029** | **1/31/2030** | **1/31/2031** |
| *Improvement Area #4 Bonds* | | | | | | |
| Principal | | $ 250,000.00 | $ 98,000.00 | $ 102,000.00 | $ 107,000.00 | $ 112,000.00 |
| Interest | | 287,524.27 | 391,831.00 | 386,931.00 | 381,831.00 | 376,481.00 |
| | (1) | $ 537,524.27 | $ 489,831.00 | $ 488,931.00 | $ 488,831.00 | $ 488,481.00 |
| Additional Interest | (2) | $ - | $ 32,965.00 | $ 32,475.00 | $ 31,965.00 | $ 31,430.00 |
| Annual Collection Costs | (3) | $ 35,000.00 | $ 35,700.00 | $ 36,414.00 | $ 37,142.28 | $ 37,885.13 |
| **Total Annual Installments** | **(4) = (1) + (2) + (3)** | **$ 572,524.27** | **$ 558,496.00** | **$ 557,820.00** | **$ 557,938.28** | **$ 557,796.13** |

# EXHIBIT E – SERVICE PLAN – SOURCES AND USES OF FUNDS

| | Total | Improvement Area #1 | Improvement Area #1 Commercial Lot 98 | Improvement Area #2 | Improvement Area #3 | Improvement Area #4 | Multi-Family Tract | Hays Consolidated ISD Lot |
|---|---|---|---|---|---|---|---|---|
| **Sources of Funds** | | | | | | | | |
| Improvement Area #1 Bond Par | $ 8,685,000 | $ 8,685,000 | $ - | $ - | $ - | $ - | $ - | $ - |
| Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bond Par | 10,460,000 | - | 426,000 | 10,034,000 | - | - | - | - |
| Improvement Area #3 Bond Par | 7,107,000 | - | - | - | 7,107,000 | - | - | - |
| Improvement Area #4 Bond Par | 6,843,000 | | | | | 6,843,000 | - | - |
| Original Issue Discount | (27,975) | - | (1,139) | (26,836) | - | - | - | - |
| Full Prepayments Received[d] | 57,839 | - | - | 57,839 | - | - | - | - |
| Owner Contribution[a] | 11,647,121 | 899,106 | 394,110 | 46,072 | 5,926,252 | 1,255,441 | 1,376,216 | 1,749,923 |
| **Total Sources** | **$ 44,771,985** | **$ 9,584,106** | **$ 818,971** | **$ 10,111,075** | **$ 13,033,252** | **$ 8,098,441** | **$ 1,376,216** | **$ 1,749,923** |
| **Uses of Funds** | | | | | | | | |
| Improvement Area #1 Improvements | $ 10,447,216 | $ 8,315,855 | $ 755,145 | $ - | $ - | $ - | $ 1,376,216 | $ - |
| Improvement Area #2 Improvements | 10,357,429 | - | - | 8,607,506 | - | - | - | 1,749,923 |
| Improvement Area #3 Improvements | 11,924,557 | - | - | - | 11,924,557 | - | - | - |
| Improvement Area #4 Improvements | 6,970,627 | - | - | - | - | 6,970,627 | - | - |
| | **$ 39,699,829** | **$ 8,315,855** | **$ 755,145** | **$ 8,607,506** | **$ 11,924,557** | **$ 6,970,627** | **$ 1,376,216** | **$ 1,749,923** |
| *First Year Annual Collection Costs* [b] | $ 145,000 | $ 40,000 | $ 1,620 | $ 38,380 | $ 30,000 | $ 35,000 | $ - | $ - |
| | **$ 145,000** | **$ 40,000** | **$ 1,620** | **$ 38,380** | **$ 30,000** | **$ 35,000** | **$ -** | **$ -** |
| *Bond Issuance Costs* [c] | | | | | | | | |
| Debt Service Reserve Fund | $ 2,349,306 | $ 592,701 | $ 29,062 | $ 684,533 | $ 505,485 | $ 537,524 | $ - | $ - |
| Capitalized Interest | - | - | - | - | - | - | - | - |
| Underwriter Discount | 992,850 | 260,550 | 12,780 | 301,020 | 213,210 | 205,290 | - | - |
| Cost of Issuance | 1,585,000 | 375,000 | 20,363 | 479,637 | 360,000 | 350,000 | - | - |
| | **$ 4,927,156** | **$ 1,228,251** | **$ 62,206** | **$ 1,465,189** | **$ 1,078,695** | **$ 1,092,814** | **$ -** | **$ -** |
| **Total Uses** | **$ 44,771,985** | **$ 9,584,106** | **$ 818,971** | **$ 10,111,075** | **$ 13,033,252** | **$ 8,098,441** | **$ 1,376,216** | **$ 1,749,923** |

***Footnotes:***

[a] Not reimbursable to Owner.

[b] First Year Annual Collection Costs for Improvement Area #1 Commercial Lot 98 and Improvement Area #2 are allocated pro-rata based on Estimated Buildout Value.

[c] Bond Issuance Costs for Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds are allocated pro rata based on Estimated Buildout Value.

[d] Two Lot Type 4 lots fully prepaid the Assessment prior to issuance of Improvement Area #2 Bonds.

# EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954423 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954424 | Non-Benefited | | $ - | $ - |
| 954425 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954426 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954427 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954428 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954429 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954430 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954431 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954432 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954433 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954434 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954435 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954436 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954437 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954438 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954439 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954440 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954441 | Non-Benefited | | $ - | $ - |
| 954442 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954443 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954444 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954445 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954446 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954447 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954448 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954449 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954450 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954451 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954452 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954453 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954454 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954455 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954456 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954457 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954458 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954459 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954460 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954461 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954462 | 2 | | $ 25,836.12 | $ 2,108.49 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954463 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954464 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954465 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954466 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954467 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954468 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954469 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954470 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954471 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954472 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954473 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954474 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954475 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954476 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954477 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954478 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954479 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954480 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954481 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954482 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954483 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954484 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954486 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954487 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954488 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954489 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954490 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954491 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954492 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954493 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954494 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954495 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954507 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954508 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954509 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954510 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954511 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954512 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954513 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954514 | 3 | | $ 28,706.80 | $ 2,342.76 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954515 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954516 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954517 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954518 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954519 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954520 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954521 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954522 | Non-Benefited | | $ - | $ - |
| 954523 | Non-Benefited | | $ - | $ - |
| 954524 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954525 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954526 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954527 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954528 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954530 | Non-Benefited | | $ - | $ - |
| 954531 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954532 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954533 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954534 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954535 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954536 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954537 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954538 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954539 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954540 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954541 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954542 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954543 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954544 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954545 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954546 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954547 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954548 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954549 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954550 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954551 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954552 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954553 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954554 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954555 | 2 | | $ 25,836.12 | $ 2,108.49 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954556 | Non-Benefited | | $ - | $ - |
| 954563 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954564 | 3 | [c] | $ - | $ - |
| 954565 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954566 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954567 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954568 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954569 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954570 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954571 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954572 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954573 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954574 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954575 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954576 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954577 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954578 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954579 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954580 | Non-Benefited | | $ - | $ - |
| 954581 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954582 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954583 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954584 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954585 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954586 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954587 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954588 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954589 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954590 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954591 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954592 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954593 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954594 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954595 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954596 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954597 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954598 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954599 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954600 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954601 | 2 | | $ 25,836.12 | $ 2,108.49 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954602 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954603 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954604 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954605 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954606 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954607 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954608 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954609 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954610 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954611 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954612 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954613 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954614 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954615 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954616 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954617 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954618 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954619 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954620 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954621 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954622 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954623 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954624 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954625 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954626 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954627 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954628 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954629 | Non-Benefited | | $ - | $ - |
| 954630 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954631 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954632 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954633 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954634 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954635 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954636 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954637 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954638 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954639 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954640 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954641 | 1 | | $ 22,965.44 | $ 1,874.21 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954642 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954643 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954644 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954645 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954646 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954647 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954648 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954649 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954650 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954651 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954652 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954653 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954654 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954655 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954656 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954657 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954658 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954659 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954660 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954661 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954662 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954663 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954664 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954665 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954666 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954667 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954668 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954669 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954670 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954671 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954672 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954673 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954674 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954675 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954676 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954677 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954678 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954679 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954680 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954681 | 1 | | $ 22,965.44 | $ 1,874.21 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954682 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954683 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954684 | Non-Benefited | | $ - | $ - |
| 954685 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954686 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954687 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954688 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954689 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954690 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954691 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954692 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954693 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954694 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954695 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954696 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954697 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954698 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954699 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954700 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954701 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954702 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954703 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954704 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954705 | 2 | | $ 25,836.12 | $ 2,108.49 |
| 954706 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954707 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954708 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954709 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954710 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954711 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954712 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954713 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954714 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954715 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954716 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954717 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954718 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954719 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954720 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954721 | 1 | | $ 22,965.44 | $ 1,874.21 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954722 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954723 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954724 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954725 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954726 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954727 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954728 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954729 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954730 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954731 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954732 | 3 | | $ 28,706.80 | $ 2,342.76 |
| 954733 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954734 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954735 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954736 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954737 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954738 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954739 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954740 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954741 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954742 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954743 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954744 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954745 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954746 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954747 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954748 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954749 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954750 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954751 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954752 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954753 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954754 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954755 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954756 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954757 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954758 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954759 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954760 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954761 | 1 | | $ 22,965.44 | $ 1,874.21 |

| | | | Improvement Area #1 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 954762 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954763 | 1 | | $ 22,965.44 | $ 1,874.21 |
| 954764 | Non-Benefited | | $ - | $ - |
| 954765 | 1 | | $ 22,965.44 | $ 1,874.21 |
| **Total** | | | **$ 8,029,293.20** | **$ 655,271.12** |

[a]The list of Properties shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.
[b] Outstanding Assessment and Annual Installment due may not match Assessment Roll due to rounding.
[c] Prepaid in full.
[d] Outstanding Improvement Area #1 Assessments may not add to outstanding debt on Improvement Area #1 Bonds due to prepayments on deposit in the Redemption Fund held under the Indenture for the Improvement Area #1 Bonds.

# EXHIBIT F-2 - IMPROVEMENT AREA #1 COMMERCIAL LOT 98 ASSESSMENT ROLL

| | | Improvement Area #1 Commercial Lot 98 | |
|---|---|---|---|
| Parcel ID [a] | Legal Description | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 954561 | TURNERS CROSSING NORTH PHS 1 BLK H LOT 97 ( WATER TOWER) | $ - | $ - |
| 954562 | TURNERS CROSSING NORTH PHS 1 BLK H LOT 98 ( COMMERCIAL) | $ 414,000.00 | $ 31,514.74 |
| **Total** | | **$ 414,000.00** | **$ 31,514.74** |

[a]The list of Properties shown on the Assessment Roll is subject to change based on the final certified rolls provided by the County prior to billing.
[b] Outstanding Assessment and Annual Installment due may not match Assessment Roll due to rounding.

# EXHIBIT F-3 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

| | | | Improvement Area #2 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 972110 | Commercial | | $ 418,954.23 | $ 31,948.28 |
| 972111 | Non-Benefited | | $ - | $ - |
| 972112 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972113 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972114 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972115 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972116 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972117 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972118 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972119 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972120 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972121 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972122 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972123 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972124 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972125 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972126 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972127 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972128 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972129 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972130 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972131 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972132 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972133 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972134 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972135 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972136 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972137 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972138 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972139 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972140 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972141 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972142 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972143 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972144 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972145 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972146 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972147 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972148 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972149 | 5 | | $ 30,495.40 | $ 2,325.49 |

| | | | Improvement Area #2 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 972150 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972151 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972152 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972153 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972154 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972155 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972156 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972157 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972158 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972159 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972160 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972161 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972162 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972163 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972164 | 5 | [c] | $ - | $ - |
| 972165 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972166 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972167 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972168 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972169 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972170 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972171 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972172 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972173 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972174 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972175 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972176 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972177 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972178 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972179 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972180 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972181 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972182 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972183 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972184 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972185 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972186 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972187 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972188 | 5 | [c] | $ - | $ - |
| 972189 | 5 | | $ 30,495.40 | $ 2,325.49 |

| Parcel ID [a] | Lot Type | Note | Improvement Area #2 Outstanding Assessment [b][d] | Improvement Area #2 Installment due 1/31/2027 [b] |
|---|---|---|---|---|
| 972190 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972191 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972192 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972193 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972194 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972195 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972196 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972197 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972198 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972199 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972200 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972201 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972202 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972203 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972204 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972205 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972206 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972207 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972208 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972209 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972210 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972211 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972212 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972213 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972214 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972215 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972216 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972217 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972218 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972219 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972220 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972221 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972222 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972223 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972224 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972225 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972226 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972227 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972228 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972229 | 5 | | $ 30,495.40 | $ 2,325.49 |

| | | | Improvement Area #2 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 972230 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972231 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972232 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972233 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972234 | Non-Benefited | | $ - | $ - |
| 972235 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972236 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972237 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972238 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972239 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972240 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972241 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972242 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972243 | Non-Benefited | | $ - | $ - |
| 972244 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972245 | 5 | | $ 30,495.40 | $ 2,325.49 |
| 972246 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972247 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972248 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972249 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972250 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972251 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972252 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972253 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972254 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972255 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972256 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972257 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972258 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972259 | Non-Benefited | | $ - | $ - |
| 972260 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972261 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972262 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972263 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972264 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972265 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972266 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972267 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972268 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972269 | 6 | | $ 37,272.15 | $ 2,842.27 |

| Parcel ID [a] | Lot Type | Note | Improvement Area #2 Outstanding Assessment [b][d] | Improvement Area #2 Installment due 1/31/2027 [b] |
|---|---|---|---|---|
| 972270 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972271 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972272 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972273 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972274 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972275 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972276 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972277 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972278 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972279 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972280 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972281 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972282 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972283 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972284 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972285 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972286 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972287 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972288 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972289 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972290 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972291 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972292 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972293 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972294 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972295 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972296 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972297 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972298 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972299 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972300 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972301 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972302 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972303 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972304 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972305 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972306 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972307 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972308 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972309 | 6 | | $ 37,272.15 | $ 2,842.27 |

| | | | Improvement Area #2 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 972310 | Non-Benefited | | $ - | $ - |
| 972312 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972313 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972314 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972315 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972316 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972317 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972318 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972319 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972320 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972321 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972322 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972323 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972324 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972325 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972326 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972327 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972328 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972329 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972330 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972331 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972332 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972333 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972334 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972335 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972336 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972337 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972338 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972339 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972340 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972341 | 4 | [c] | $ - | $ - |
| 972342 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972343 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972344 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972345 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972346 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972347 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972348 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972349 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972350 | 4 | | $ 28,123.53 | $ 2,144.62 |

| Parcel ID [a] | Lot Type | Note | Improvement Area #2 Outstanding Assessment [b][d] | Improvement Area #2 Installment due 1/31/2027 [b] |
|---|---|---|---|---|
| 972351 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972352 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972353 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972354 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972355 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972356 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972357 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972358 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972359 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972360 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972361 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972362 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972363 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972364 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972365 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972366 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972367 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972368 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972369 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972370 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972371 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972372 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972373 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972374 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972375 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972376 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972377 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972378 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972379 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972380 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972381 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972382 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972383 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972384 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972385 | 4 | [c] | $ - | $ - |
| 972386 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972387 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972388 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972389 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972390 | 4 | | $ 28,123.53 | $ 2,144.62 |

| | | | Improvement Area #2 | |
|---|---|---|---|---|
| Parcel ID [a] | Lot Type | Note | Outstanding Assessment [b][d] | Installment due 1/31/2027 [b] |
| 972391 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972392 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972393 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972394 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972395 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972396 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972397 | 4 | | $ 28,123.53 | $ 2,144.62 |
| 972398 | Non-Benefited | | $ - | $ - |
| 972399 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972400 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972401 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972402 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972403 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972404 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972405 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972406 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972407 | Non-Benefited | | $ - | $ - |
| 972408 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972409 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972410 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972411 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972412 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972413 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972414 | 6 | | $ 37,272.15 | $ 2,842.27 |
| 972415 | 6 | | $ 37,272.15 | $ 2,842.27 |
| **Total** | | | $ 9,697,009.21 | $ 739,466.85 |

*Footnotes:*

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

[b] Outstanding Assessment and Annual Installment due may not match Assessment Roll due to rounding.

[c] Prepaid in full.

[d] Outstanding Improvement Area #1 Commercial Lot 98 Assessments and the Improvement Area #2 Assessments may not add to outstanding debt on Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds due to prepayments on deposit in the Redemption Fund held under the Indenture for the Improvement Area #1 Commercial Lot 98 & Improvement Area #2 Bonds.

# EXHIBIT F-4 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013483 | Non-Benefited | $ - | $ - |
| 1013484 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013485 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013486 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013487 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013488 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013489 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013490 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013491 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013492 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013493 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013494 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013495 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013496 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013497 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013498 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013499 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013500 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013501 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013502 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013503 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013504 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013505 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013506 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013507 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013508 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013509 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013510 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013511 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013512 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013513 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013514 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013515 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013516 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013517 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013518 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013519 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013520 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013521 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013522 | 7 | $ 26,542.53 | $ 2,101.97 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013523 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013524 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013525 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013526 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013527 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013528 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013529 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013530 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013531 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013532 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013533 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013534 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013535 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013536 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013537 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013538 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013539 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013540 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013541 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013542 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013543 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013544 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013545 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013546 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013547 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013548 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013549 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013550 | Non-Benefited | $ - | $ - |
| 1013551 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013552 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013553 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013554 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013555 | Non-Benefited | $ - | $ - |
| 1013556 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013557 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013559 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013560 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013561 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013562 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013563 | 7 | $ 26,542.53 | $ 2,101.97 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013564 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013565 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013569 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013570 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013571 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013572 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013573 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013574 | Non-Benefited | $ - | $ - |
| 1013575 | Non-Benefited | $ - | $ - |
| 1013576 | Non-Benefited | $ - | $ - |
| 1013577 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013578 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013579 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013580 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013581 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013582 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013583 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013584 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013585 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013586 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013587 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013588 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013589 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013590 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013591 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013592 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013593 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013594 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013595 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013596 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013597 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013598 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013599 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013600 | Non-Benefited | $ - | $ - |
| 1013601 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013602 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013603 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013604 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013605 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013606 | 8 | $ 30,042.03 | $ 2,379.10 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013607 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013608 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013609 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013610 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013611 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013612 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013613 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013614 | 9 | $ 33,576.80 | $ 2,659.03 |
| 1013615 | Non-Benefited | $ - | $ - |
| 1013616 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013617 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013618 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013619 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013620 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013621 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013622 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013623 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013624 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013625 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013626 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013627 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013628 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013629 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013630 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013631 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013632 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013633 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013634 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013635 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013636 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013637 | Non-Benefited | $ - | $ - |
| 1013638 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013639 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013640 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013641 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013642 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013643 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013644 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013645 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013646 | 8 | $ 30,042.03 | $ 2,379.10 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013647 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013648 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013649 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013650 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013651 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013652 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013653 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013654 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013655 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013656 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013657 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013658 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013659 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013660 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013661 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013662 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013663 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013664 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013665 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013666 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013667 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013668 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013669 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013670 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013671 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013672 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013673 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013674 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013675 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013676 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013677 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013678 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013679 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013680 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013681 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013682 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013683 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013684 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013685 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013686 | 8 | $ 30,042.03 | $ 2,379.10 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013687 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013688 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013689 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013690 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013691 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013692 | 8 | $ 30,042.03 | $ 2,379.10 |
| 1013693 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013694 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013695 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013696 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013697 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013698 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013699 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013700 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013701 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013702 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013703 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013704 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013705 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013706 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013707 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013708 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013709 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013710 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013711 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013712 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013713 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013714 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013715 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013716 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013717 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013718 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013719 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013720 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013721 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013722 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013723 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013724 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013725 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013726 | 7 | $ 26,542.53 | $ 2,101.97 |

| | | Improvement Area #3 | |
|---|---|---|---|
| Parcel ID [a] | Lot Type | Outstanding Assessment [b] | Installment due 1/31/2027 [b] |
| 1013727 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013728 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013729 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013730 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013731 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013732 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013733 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013734 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013735 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013736 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013737 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013738 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013739 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013740 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013741 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013742 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013743 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013744 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013745 | 7 | $ 26,542.53 | $ 2,101.97 |
| 1013746 | 7 | $ 26,542.53 | $ 2,101.97 |
| **Total** | | **$ 7,107,000.00** | **$ 562,820.93** |

*Footnotes:*

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

[b] Outstanding Assessment and Annual Installment due may not match Assessment Roll due to rounding.

# EXHIBIT F-5 – IMPROVEMENT AREA #4 ASSESSMENT ROLL

| Property ID[a] | Lot Type | Outstanding Assessment | Annual Installment Due 1/31/2027[b] |
|---|---|---|---|
| 352602 | Improvement Area #4 Initial Parcel | $ 6,843,000.00 | $ 572,524.27 |
| **Total** | | **$ 6,843,000.00** | **$ 572,524.27** |

***Footnotes:***

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

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

# EXHIBIT G-1 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 159,000.00 | $ 431,363.76 | $ 40,290.00 | $ 26,960.12 | $ 657,613.88 |
| 2028 | $ 166,000.00 | $ 424,407.50 | $ 39,495.00 | $ 27,499.32 | $ 657,401.82 |
| 2029 | $ 173,000.00 | $ 416,522.50 | $ 38,665.00 | $ 28,049.31 | $ 656,236.81 |
| 2030 | $ 180,000.00 | $ 408,305.00 | $ 37,800.00 | $ 28,610.30 | $ 654,715.30 |
| 2031 | $ 188,000.00 | $ 399,755.00 | $ 36,900.00 | $ 29,182.50 | $ 653,837.50 |
| 2032 | $ 197,000.00 | $ 390,825.00 | $ 35,960.00 | $ 29,766.15 | $ 653,551.15 |
| 2033 | $ 206,000.00 | $ 381,467.50 | $ 34,975.00 | $ 30,361.47 | $ 652,803.97 |
| 2034 | $ 216,000.00 | $ 370,395.00 | $ 33,945.00 | $ 30,968.70 | $ 651,308.70 |
| 2035 | $ 227,000.00 | $ 358,785.00 | $ 32,865.00 | $ 31,588.08 | $ 650,238.08 |
| 2036 | $ 239,000.00 | $ 346,583.76 | $ 31,730.00 | $ 32,219.84 | $ 649,533.60 |
| 2037 | $ 251,000.00 | $ 333,737.50 | $ 30,535.00 | $ 32,864.24 | $ 648,136.74 |
| 2038 | $ 264,000.00 | $ 320,246.26 | $ 29,280.00 | $ 33,521.52 | $ 647,047.78 |
| 2039 | $ 278,000.00 | $ 306,056.26 | $ 27,960.00 | $ 34,191.95 | $ 646,208.21 |
| 2040 | $ 293,000.00 | $ 291,113.76 | $ 26,570.00 | $ 34,875.79 | $ 645,559.55 |
| 2041 | $ 308,000.00 | $ 275,365.00 | $ 25,105.00 | $ 35,573.31 | $ 644,043.31 |
| 2042 | $ 324,000.00 | $ 258,810.00 | $ 23,565.00 | $ 36,284.77 | $ 642,659.77 |
| 2043 | $ 341,000.00 | $ 241,395.00 | $ 21,945.00 | $ 37,010.47 | $ 641,350.47 |
| 2044 | $ 360,000.00 | $ 222,640.00 | $ 20,240.00 | $ 37,750.68 | $ 640,630.68 |
| 2045 | $ 379,000.00 | $ 202,840.00 | $ 18,440.00 | $ 38,505.69 | $ 638,785.69 |
| 2046 | $ 400,000.00 | $ 181,995.00 | $ 16,545.00 | $ 39,275.80 | $ 637,815.80 |
| 2047 | $ 422,000.00 | $ 159,995.00 | $ 14,545.00 | $ 40,061.32 | $ 636,601.32 |
| 2048 | $ 445,000.00 | $ 136,785.00 | $ 12,435.00 | $ 40,862.55 | $ 635,082.55 |
| 2049 | $ 470,000.00 | $ 112,310.00 | $ 10,210.00 | $ 41,679.80 | $ 634,199.80 |
| 2050 | $ 496,000.00 | $ 86,460.00 | $ 7,860.00 | $ 42,513.39 | $ 632,833.39 |
| 2051 | $ 523,000.00 | $ 59,180.00 | $ 5,380.00 | $ 43,363.66 | $ 630,923.66 |
| 2052 | $ 553,000.00 | $ 30,415.00 | $ 2,765.00 | $ 44,230.93 | $ 630,410.93 |
| **Total** | **$ 8,058,000.00** | **$ 7,147,753.80** | **$ 656,005.00** | **$ 907,771.66** | **$ 16,769,530.46** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Bonds is 4.375% for term bonds due September 1, 2027, and 5.500% for term bonds due September 1, 2052.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT G-2 - IMPROVEMENT AREA #1 COMMERCIAL LOT 98 & IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 173,000.00 | $ 514,957.50 | $ 50,860.00 | $ 36,594.24 | $ 775,411.74 |
| 2028 | $ 180,000.00 | $ 507,605.00 | $ 49,995.00 | $ 37,326.12 | $ 774,926.12 |
| 2029 | $ 189,000.00 | $ 499,955.00 | $ 49,095.00 | $ 38,072.65 | $ 776,122.65 |
| 2030 | $ 197,000.00 | $ 491,922.50 | $ 48,150.00 | $ 38,834.10 | $ 775,906.60 |
| 2031 | $ 205,000.00 | $ 483,550.00 | $ 47,165.00 | $ 39,610.78 | $ 775,325.78 |
| 2032 | $ 215,000.00 | $ 474,837.50 | $ 46,140.00 | $ 40,403.00 | $ 776,380.50 |
| 2033 | $ 226,000.00 | $ 464,087.50 | $ 45,065.00 | $ 41,211.06 | $ 776,363.56 |
| 2034 | $ 238,000.00 | $ 452,787.50 | $ 43,935.00 | $ 42,035.28 | $ 776,757.78 |
| 2035 | $ 250,000.00 | $ 440,887.50 | $ 42,745.00 | $ 42,875.98 | $ 776,508.48 |
| 2036 | $ 263,000.00 | $ 428,387.50 | $ 41,495.00 | $ 43,733.50 | $ 776,616.00 |
| 2037 | $ 276,000.00 | $ 415,237.50 | $ 40,180.00 | $ 44,608.17 | $ 776,025.67 |
| 2038 | $ 291,000.00 | $ 401,437.50 | $ 38,800.00 | $ 45,500.34 | $ 776,737.84 |
| 2039 | $ 306,000.00 | $ 386,887.50 | $ 37,345.00 | $ 46,410.34 | $ 776,642.84 |
| 2040 | $ 322,000.00 | $ 371,587.50 | $ 35,815.00 | $ 47,338.55 | $ 776,741.05 |
| 2041 | $ 339,000.00 | $ 355,487.50 | $ 34,205.00 | $ 48,285.32 | $ 776,977.82 |
| 2042 | $ 357,000.00 | $ 338,537.50 | $ 32,510.00 | $ 49,251.03 | $ 777,298.53 |
| 2043 | $ 375,000.00 | $ 320,687.50 | $ 30,725.00 | $ 50,236.05 | $ 776,648.55 |
| 2044 | $ 395,000.00 | $ 301,937.50 | $ 28,850.00 | $ 51,240.77 | $ 777,028.27 |
| 2045 | $ 416,000.00 | $ 282,187.50 | $ 26,875.00 | $ 52,265.59 | $ 777,328.09 |
| 2046 | $ 440,000.00 | $ 260,347.50 | $ 24,795.00 | $ 53,310.90 | $ 778,453.40 |
| 2047 | $ 464,000.00 | $ 237,247.50 | $ 22,595.00 | $ 54,377.12 | $ 778,219.62 |
| 2048 | $ 490,000.00 | $ 212,887.50 | $ 20,275.00 | $ 55,464.66 | $ 778,627.16 |
| 2049 | $ 517,000.00 | $ 187,162.50 | $ 17,825.00 | $ 56,573.95 | $ 778,561.45 |
| 2050 | $ 545,000.00 | $ 160,020.00 | $ 15,240.00 | $ 57,705.43 | $ 777,965.43 |
| 2051 | $ 575,000.00 | $ 131,407.50 | $ 12,515.00 | $ 58,859.54 | $ 777,782.04 |
| 2052 | $ 608,000.00 | $ 101,220.00 | $ 9,640.00 | $ 60,036.73 | $ 778,896.73 |
| 2053 | $ 642,000.00 | $ 69,300.00 | $ 6,600.00 | $ 61,237.46 | $ 779,137.46 |
| 2054 | $ 678,000.00 | $ 35,595.00 | $ 3,390.00 | $ 62,462.21 | $ 779,447.21 |
| **Total** | **$ 10,172,000.00** | **$ 9,328,152.50** | **$ 902,825.00** | **$ 1,355,860.88** | **$ 21,758,838.38** |

*Footnotes:*

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

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT G-3 - IMPROVEMENT AREA #1 COMMERCIAL LOT 98 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest [a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 7,000.00 | $ 20,962.50 | $ 2,070.00 | $ 1,482.24 | $ 31,514.74 |
| 2028 | $ 7,000.00 | $ 20,665.00 | $ 2,035.00 | $ 1,511.89 | $ 31,211.89 |
| 2029 | $ 8,000.00 | $ 20,367.50 | $ 2,000.00 | $ 1,542.12 | $ 31,909.62 |
| 2030 | $ 8,000.00 | $ 20,027.50 | $ 1,960.00 | $ 1,572.97 | $ 31,560.47 |
| 2031 | $ 8,000.00 | $ 19,687.50 | $ 1,920.00 | $ 1,604.43 | $ 31,211.93 |
| 2032 | $ 9,000.00 | $ 19,347.50 | $ 1,880.00 | $ 1,636.51 | $ 31,864.01 |
| 2033 | $ 9,000.00 | $ 18,897.50 | $ 1,835.00 | $ 1,669.25 | $ 31,401.75 |
| 2034 | $ 10,000.00 | $ 18,447.50 | $ 1,790.00 | $ 1,702.63 | $ 31,940.13 |
| 2035 | $ 10,000.00 | $ 17,947.50 | $ 1,740.00 | $ 1,736.68 | $ 31,424.18 |
| 2036 | $ 11,000.00 | $ 17,447.50 | $ 1,690.00 | $ 1,771.42 | $ 31,908.92 |
| 2037 | $ 11,000.00 | $ 16,897.50 | $ 1,635.00 | $ 1,806.84 | $ 31,339.34 |
| 2038 | $ 12,000.00 | $ 16,347.50 | $ 1,580.00 | $ 1,842.98 | $ 31,770.48 |
| 2039 | $ 12,000.00 | $ 15,747.50 | $ 1,520.00 | $ 1,879.84 | $ 31,147.34 |
| 2040 | $ 13,000.00 | $ 15,147.50 | $ 1,460.00 | $ 1,917.44 | $ 31,524.94 |
| 2041 | $ 14,000.00 | $ 14,497.50 | $ 1,395.00 | $ 1,955.79 | $ 31,848.29 |
| 2042 | $ 15,000.00 | $ 13,797.50 | $ 1,325.00 | $ 1,994.90 | $ 32,117.40 |
| 2043 | $ 15,000.00 | $ 13,047.50 | $ 1,250.00 | $ 2,034.80 | $ 31,332.30 |
| 2044 | $ 16,000.00 | $ 12,297.50 | $ 1,175.00 | $ 2,075.50 | $ 31,548.00 |
| 2045 | $ 17,000.00 | $ 11,497.50 | $ 1,095.00 | $ 2,117.01 | $ 31,709.51 |
| 2046 | $ 18,000.00 | $ 10,605.00 | $ 1,010.00 | $ 2,159.35 | $ 31,774.35 |
| 2047 | $ 19,000.00 | $ 9,660.00 | $ 920.00 | $ 2,202.53 | $ 31,782.53 |
| 2048 | $ 20,000.00 | $ 8,662.50 | $ 825.00 | $ 2,246.58 | $ 31,734.08 |
| 2049 | $ 21,000.00 | $ 7,612.50 | $ 725.00 | $ 2,291.52 | $ 31,629.02 |
| 2050 | $ 22,000.00 | $ 6,510.00 | $ 620.00 | $ 2,337.35 | $ 31,467.35 |
| 2051 | $ 23,000.00 | $ 5,355.00 | $ 510.00 | $ 2,384.09 | $ 31,249.09 |
| 2052 | $ 25,000.00 | $ 4,147.50 | $ 395.00 | $ 2,431.78 | $ 31,974.28 |
| 2053 | $ 26,000.00 | $ 2,835.00 | $ 270.00 | $ 2,480.41 | $ 31,585.41 |
| 2054 | $ 28,000.00 | $ 1,470.00 | $ 140.00 | $ 2,530.02 | $ 32,140.02 |
| **Total** | **$ 414,000.00** | **$ 379,932.50** | **$ 36,770.00** | **$ 54,918.86** | **$ 885,621.36** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Commercial Lot 98 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT G-4 - IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 166,000.00 | $ 493,995.00 | $ 48,790.00 | $ 35,112.00 | $ 743,897.00 |
| 2028 | $ 173,000.00 | $ 486,940.00 | $ 47,960.00 | $ 35,814.24 | $ 743,714.24 |
| 2029 | $ 181,000.00 | $ 479,587.50 | $ 47,095.00 | $ 36,530.52 | $ 744,213.02 |
| 2030 | $ 189,000.00 | $ 471,895.00 | $ 46,190.00 | $ 37,261.13 | $ 744,346.13 |
| 2031 | $ 197,000.00 | $ 463,862.50 | $ 45,245.00 | $ 38,006.36 | $ 744,113.86 |
| 2032 | $ 206,000.00 | $ 455,490.00 | $ 44,260.00 | $ 38,766.48 | $ 744,516.48 |
| 2033 | $ 217,000.00 | $ 445,190.00 | $ 43,230.00 | $ 39,541.81 | $ 744,961.81 |
| 2034 | $ 228,000.00 | $ 434,340.00 | $ 42,145.00 | $ 40,332.65 | $ 744,817.65 |
| 2035 | $ 240,000.00 | $ 422,940.00 | $ 41,005.00 | $ 41,139.30 | $ 745,084.30 |
| 2036 | $ 252,000.00 | $ 410,940.00 | $ 39,805.00 | $ 41,962.09 | $ 744,707.09 |
| 2037 | $ 265,000.00 | $ 398,340.00 | $ 38,545.00 | $ 42,801.33 | $ 744,686.33 |
| 2038 | $ 279,000.00 | $ 385,090.00 | $ 37,220.00 | $ 43,657.36 | $ 744,967.36 |
| 2039 | $ 294,000.00 | $ 371,140.00 | $ 35,825.00 | $ 44,530.50 | $ 745,495.50 |
| 2040 | $ 309,000.00 | $ 356,440.00 | $ 34,355.00 | $ 45,421.11 | $ 745,216.11 |
| 2041 | $ 325,000.00 | $ 340,990.00 | $ 32,810.00 | $ 46,329.54 | $ 745,129.54 |
| 2042 | $ 342,000.00 | $ 324,740.00 | $ 31,185.00 | $ 47,256.13 | $ 745,181.13 |
| 2043 | $ 360,000.00 | $ 307,640.00 | $ 29,475.00 | $ 48,201.25 | $ 745,316.25 |
| 2044 | $ 379,000.00 | $ 289,640.00 | $ 27,675.00 | $ 49,165.27 | $ 745,480.27 |
| 2045 | $ 399,000.00 | $ 270,690.00 | $ 25,780.00 | $ 50,148.58 | $ 745,618.58 |
| 2046 | $ 422,000.00 | $ 249,742.50 | $ 23,785.00 | $ 51,151.55 | $ 746,679.05 |
| 2047 | $ 445,000.00 | $ 227,587.50 | $ 21,675.00 | $ 52,174.58 | $ 746,437.08 |
| 2048 | $ 470,000.00 | $ 204,225.00 | $ 19,450.00 | $ 53,218.07 | $ 746,893.07 |
| 2049 | $ 496,000.00 | $ 179,550.00 | $ 17,100.00 | $ 54,282.44 | $ 746,932.44 |
| 2050 | $ 523,000.00 | $ 153,510.00 | $ 14,620.00 | $ 55,368.08 | $ 746,498.08 |
| 2051 | $ 552,000.00 | $ 126,052.50 | $ 12,005.00 | $ 56,475.45 | $ 746,532.95 |
| 2052 | $ 583,000.00 | $ 97,072.50 | $ 9,245.00 | $ 57,604.95 | $ 746,922.45 |
| 2053 | $ 616,000.00 | $ 66,465.00 | $ 6,330.00 | $ 58,757.05 | $ 747,552.05 |
| 2054 | $ 650,000.00 | $ 34,125.00 | $ 3,250.00 | $ 59,932.19 | $ 747,307.19 |
| **Total** | **$ 9,758,000.00** | **$ 8,948,220.00** | **$ 866,055.00** | **$ 1,300,942.02** | **$ 20,873,217.02** |

*Footnotes:*

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT G-5 - IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 19,000.00 | $ 477,685.93 | $ 35,535.00 | $ 30,600.00 | $ 562,820.93 |
| 2028 | $ 112,000.00 | $ 383,858.50 | $ 35,440.00 | $ 31,212.00 | $ 562,510.50 |
| 2029 | $ 117,000.00 | $ 378,818.50 | $ 34,880.00 | $ 31,836.24 | $ 562,534.74 |
| 2030 | $ 122,000.00 | $ 373,553.50 | $ 34,295.00 | $ 32,472.96 | $ 562,321.46 |
| 2031 | $ 128,000.00 | $ 368,063.50 | $ 33,685.00 | $ 33,122.42 | $ 562,870.92 |
| 2032 | $ 134,000.00 | $ 362,303.50 | $ 33,045.00 | $ 33,784.87 | $ 563,133.37 |
| 2033 | $ 140,000.00 | $ 356,273.50 | $ 32,375.00 | $ 34,460.57 | $ 563,109.07 |
| 2034 | $ 146,000.00 | $ 349,973.50 | $ 31,675.00 | $ 35,149.78 | $ 562,798.28 |
| 2035 | $ 153,000.00 | $ 343,403.50 | $ 30,945.00 | $ 35,852.78 | $ 563,201.28 |
| 2036 | $ 159,000.00 | $ 336,518.50 | $ 30,180.00 | $ 36,569.83 | $ 562,268.33 |
| 2037 | $ 167,000.00 | $ 329,363.50 | $ 29,385.00 | $ 37,301.23 | $ 563,049.73 |
| 2038 | $ 176,000.00 | $ 320,429.00 | $ 28,550.00 | $ 38,047.25 | $ 563,026.25 |
| 2039 | $ 185,000.00 | $ 311,013.00 | $ 27,670.00 | $ 38,808.20 | $ 562,491.20 |
| 2040 | $ 195,000.00 | $ 301,115.50 | $ 26,745.00 | $ 39,584.36 | $ 562,444.86 |
| 2041 | $ 206,000.00 | $ 290,683.00 | $ 25,770.00 | $ 40,376.05 | $ 562,829.05 |
| 2042 | $ 217,000.00 | $ 279,662.00 | $ 24,740.00 | $ 41,183.57 | $ 562,585.57 |
| 2043 | $ 229,000.00 | $ 268,052.50 | $ 23,655.00 | $ 42,007.24 | $ 562,714.74 |
| 2044 | $ 242,000.00 | $ 255,801.00 | $ 22,510.00 | $ 42,847.39 | $ 563,158.39 |
| 2045 | $ 255,000.00 | $ 242,854.00 | $ 21,300.00 | $ 43,704.34 | $ 562,858.34 |
| 2046 | $ 269,000.00 | $ 229,211.50 | $ 20,025.00 | $ 44,578.42 | $ 562,814.92 |
| 2047 | $ 284,000.00 | $ 214,820.00 | $ 18,680.00 | $ 45,469.99 | $ 562,969.99 |
| 2048 | $ 301,000.00 | $ 198,490.00 | $ 17,260.00 | $ 46,379.39 | $ 563,129.39 |
| 2049 | $ 319,000.00 | $ 181,182.50 | $ 15,755.00 | $ 47,306.98 | $ 563,244.48 |
| 2050 | $ 338,000.00 | $ 162,840.00 | $ 14,160.00 | $ 48,253.12 | $ 563,253.12 |
| 2051 | $ 358,000.00 | $ 143,405.00 | $ 12,470.00 | $ 49,218.18 | $ 563,093.18 |
| 2052 | $ 379,000.00 | $ 122,820.00 | $ 10,680.00 | $ 50,202.54 | $ 562,702.54 |
| 2053 | $ 402,000.00 | $ 101,027.50 | $ 8,785.00 | $ 51,206.59 | $ 563,019.09 |
| 2054 | $ 426,000.00 | $ 77,912.50 | $ 6,775.00 | $ 52,230.73 | $ 562,918.23 |
| 2055 | $ 451,000.00 | $ 53,417.50 | $ 4,645.00 | $ 53,275.34 | $ 562,337.84 |
| 2056 | $ 478,000.00 | $ 27,485.00 | $ 2,390.00 | $ 54,340.85 | $ 562,215.85 |
| **Total** | **$ 7,107,000.00** | **$ 7,842,037.43** | **$ 694,005.00** | **$ 1,241,383.22** | **$ 16,884,425.65** |

*Footnotes:*

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.350% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT G-6 - IMPROVEMENT AREA #4 ANNUAL INSTALLMENTS

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 250,000.00 | $ 287,524.27 | $ - | $ 35,000.00 | $ 572,524.27 |
| 2028 | $ 98,000.00 | $ 391,831.00 | $ 32,965.00 | $ 35,700.00 | $ 558,496.00 |
| 2029 | $ 102,000.00 | $ 386,931.00 | $ 32,475.00 | $ 36,414.00 | $ 557,820.00 |
| 2030 | $ 107,000.00 | $ 381,831.00 | $ 31,965.00 | $ 37,142.28 | $ 557,938.28 |
| 2031 | $ 112,000.00 | $ 376,481.00 | $ 31,430.00 | $ 37,885.13 | $ 557,796.13 |
| 2032 | $ 118,000.00 | $ 370,881.00 | $ 30,870.00 | $ 38,642.83 | $ 558,393.83 |
| 2033 | $ 124,000.00 | $ 364,981.00 | $ 30,280.00 | $ 39,415.68 | $ 558,676.68 |
| 2034 | $ 130,000.00 | $ 358,781.00 | $ 29,660.00 | $ 40,204.00 | $ 558,645.00 |
| 2035 | $ 136,000.00 | $ 352,281.00 | $ 29,010.00 | $ 41,008.08 | $ 558,299.08 |
| 2036 | $ 143,000.00 | $ 345,481.00 | $ 28,330.00 | $ 41,828.24 | $ 558,639.24 |
| 2037 | $ 150,000.00 | $ 338,331.00 | $ 27,615.00 | $ 42,664.80 | $ 558,610.80 |
| 2038 | $ 158,000.00 | $ 329,481.00 | $ 26,865.00 | $ 43,518.10 | $ 557,864.10 |
| 2039 | $ 167,000.00 | $ 320,159.00 | $ 26,075.00 | $ 44,388.46 | $ 557,622.46 |
| 2040 | $ 177,000.00 | $ 310,306.00 | $ 25,240.00 | $ 45,276.23 | $ 557,822.23 |
| 2041 | $ 188,000.00 | $ 299,863.00 | $ 24,355.00 | $ 46,181.76 | $ 558,399.76 |
| 2042 | $ 199,000.00 | $ 288,771.00 | $ 23,415.00 | $ 47,105.39 | $ 558,291.39 |
| 2043 | $ 211,000.00 | $ 277,030.00 | $ 22,420.00 | $ 48,047.50 | $ 558,497.50 |
| 2044 | $ 223,000.00 | $ 264,581.00 | $ 21,365.00 | $ 49,008.45 | $ 557,954.45 |
| 2045 | $ 236,000.00 | $ 251,424.00 | $ 20,250.00 | $ 49,988.62 | $ 557,662.62 |
| 2046 | $ 250,000.00 | $ 237,500.00 | $ 19,070.00 | $ 50,988.39 | $ 557,558.39 |
| 2047 | $ 265,000.00 | $ 222,750.00 | $ 17,820.00 | $ 52,008.16 | $ 557,578.16 |
| 2048 | $ 282,000.00 | $ 206,187.50 | $ 16,495.00 | $ 53,048.32 | $ 557,730.82 |
| 2049 | $ 300,000.00 | $ 188,562.50 | $ 15,085.00 | $ 54,109.29 | $ 557,756.79 |
| 2050 | $ 319,000.00 | $ 169,812.50 | $ 13,585.00 | $ 55,191.47 | $ 557,588.97 |
| 2051 | $ 340,000.00 | $ 149,875.00 | $ 11,990.00 | $ 56,295.30 | $ 558,160.30 |
| 2052 | $ 362,000.00 | $ 128,625.00 | $ 10,290.00 | $ 57,421.21 | $ 558,336.21 |
| 2053 | $ 385,000.00 | $ 106,000.00 | $ 8,480.00 | $ 58,569.63 | $ 558,049.63 |
| 2054 | $ 410,000.00 | $ 81,937.50 | $ 6,555.00 | $ 59,741.03 | $ 558,233.53 |
| 2055 | $ 436,000.00 | $ 56,312.50 | $ 4,505.00 | $ 60,935.85 | $ 557,753.35 |
| 2056 | $ 465,000.00 | $ 29,062.50 | $ 2,325.00 | $ 62,154.56 | $ 558,542.06 |
| **Total** | **$ 6,843,000.00** | **$ 7,873,574.27** | **$ 620,785.00** | **$ 1,419,882.76** | **$ 16,757,242.03** |

*Footnotes:*

[a] Interest is calculated at a 5.000% rate for term bonds due September 1, 2036, 5.900% for term bonds due September 1, 2046, and 6.250% for term bonds due September 1, 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# EXHIBIT H – MAXIMUM ASSESSMENT PER LOT TYPE

| Lot Type | Units/Square Feet[a],[b] | Estimated Buildout Value[a] | | Allocation | Assessment | | Average Annual Installment | | PID TRE |
|---|---|---|---|---|---|---|---|---|---|
| | | Per Unit | Total | | Per Unit | Total | Per Unit | Total | |
| *Improvement Area #1* | | | | | | | | | |
| Lot Type 1 | 120 | $ 340,000 | $ 40,800,000 | 34.20% | $ 22,965.44 | $ 2,755,853 | $ 1,854.35 | $ 222,521 | $ 0.5454 |
| Lot Type 2 | 93 | 382,500 | 35,572,500 | 29.82% | 25,836.12 | 2,402,760 | 2,086.14 | 194,011 | 0.5454 |
| Lot Type 3 | 101 | 425,000 | 42,925,000 | 35.98% | 28,706.80 | 2,899,387 | 2,317.93 | 234,111 | 0.5454 |
| **IA#1 Subtotal** | **314** | | **$ 119,297,500** | **100.00%** | | **$ 8,058,000** | | **$ 650,643** | **$ 0.5454** |
| *Improvement Area #1 Commercial Lot 98* | | | | | | | | | |
| Lot Type Commercial | 34,935 | $ 175 | $ 6,113,625 | 100.00% | $ 11.85 | $ 414,000 | $ 0.91 | $ 31,645 | $ 0.5176 |
| **IA#1 Commercial Lot 98 Subtotal** | **34,935** | | **$ 6,113,625** | **100.00%** | | **$ 414,000** | | **$ 31,645** | **$ 0.5176** |
| *Improvement Area #2* | | | | | | | | | |
| Lot Type 4 | 84 | $ 415,000 | $ 34,860,000 | 24.21% | $ 28,126.37 | $ 2,362,615 | $ 2,149.17 | $ 180,530 | $ 0.5179 |
| Lot Type 5 | 130 | 450,000 | 58,500,000 | 40.63% | 30,498.47 | 3,964,801 | 2,330.42 | 302,955 | 0.5179 |
| Lot Type 972164 | 1 | 435,482 | 435,482 | 0.30% | 29,514.50 | 29,515 | 2,255.24 | 2,255 | 0.5179 |
| Lot Type 6 | 80 | 550,000 | 44,000,000 | 30.56% | 37,275.91 | 2,982,073 | 2,848.29 | 227,863 | 0.5179 |
| Lot Type Commercial | 35,327 | 175 | 6,182,225 | 4.29% | 11.86 | 418,996 | 0.91 | 32,016 | 0.5179 |
| **IA#2 Subtotal** | **295** | | **$ 143,977,707** | **100.00%** | | **$ 9,758,000** | | **$ 745,620** | **$ 0.5179** |
| *Improvement Area #3* | | | | | | | | | |
| Lot Type 7 | 135 | $ 376,200 | $ 50,787,000 | 50.42% | $ 26,542.53 | $ 3,583,242 | $ 2,101.94 | $ 283,762 | $ 0.5587 |
| Lot Type 8 | 105 | 425,800 | 44,709,000 | 44.38% | 30,042.03 | $ 3,154,413 | 2,379.07 | 249,803 | 0.5587 |
| Lot Type 9 | 11 | 475,900 | 5,234,900 | 5.20% | 33,576.80 | $ 369,345 | 2,659.00 | 29,249 | 0.5587 |
| **IA#3 Subtotal** | **251** | | **$ 100,730,900** | **100.00%** | | **$ 7,107,000** | | **$ 562,814** | **$ 0.5587** |
| *Improvement Area #4* | | | | | | | | | |
| Lot Type 10 | 115 | $ 425,800 | $ 48,967,000 | 55.05% | $ 32,759.89 | $ 3,767,387 | $ 2,674.10 | $ 307,521 | $ 0.628017 |
| Lot Type 11 | 84 | 475,900 | 39,975,600 | 44.95% | 36,614.44 | $ 3,075,613 | 2,988.73 | 251,054 | $ 0.628017 |
| **IA#4 Subtotal** | **199** | | **$ 88,942,600** | **100.00%** | | **$ 6,843,000** | | **$ 558,575** | **$ 0.628017** |

***Footnotes:***

[a] As provided in the Market Study dated October 2025.

[b] Excludes two Lot Type 4 lots which fully prepaid the Assessment prior to issuance of Improvement Area #2 Bonds.

## EXHIBIT I – MAPS DEPICTING IMPROVEMENT AREA #1 IMPROVEMENTS



ON-SITE PARK AND OPEN SPACE LANDSCAPING

Austin, Texas
August 2021




Kimley»Horn



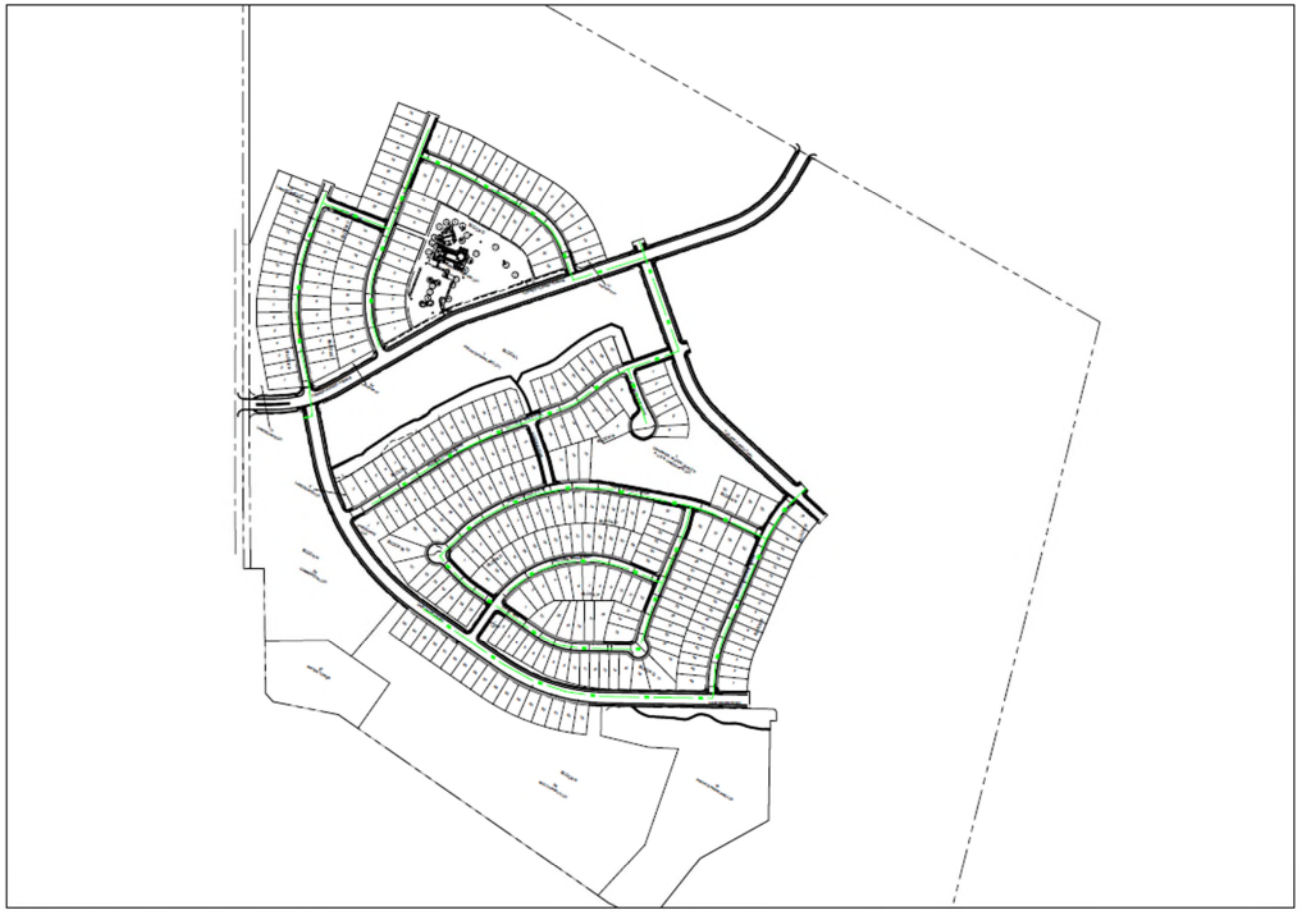
# ON-SITE STREET IMPROVEMENTS

Austin, Texas
August 2021




Kimley»Horn

10814 Jollyville Rd., Suite 200,
Austin, Texas 78759
737-471-0326
State of Texas Registration No. F-928



# ON-SITE SANITARY SEWER IMPROVEMENTS

Austin, Texas
August 2021



# ON-SITE STORM IMPROVEMENTS

Austin, Texas
August 2021

Kimley»Horn
10814 Jollyville Rd., Suite 200,
Austin, Texas 78759
737-471-0026
State of Texas Registration No. F-928

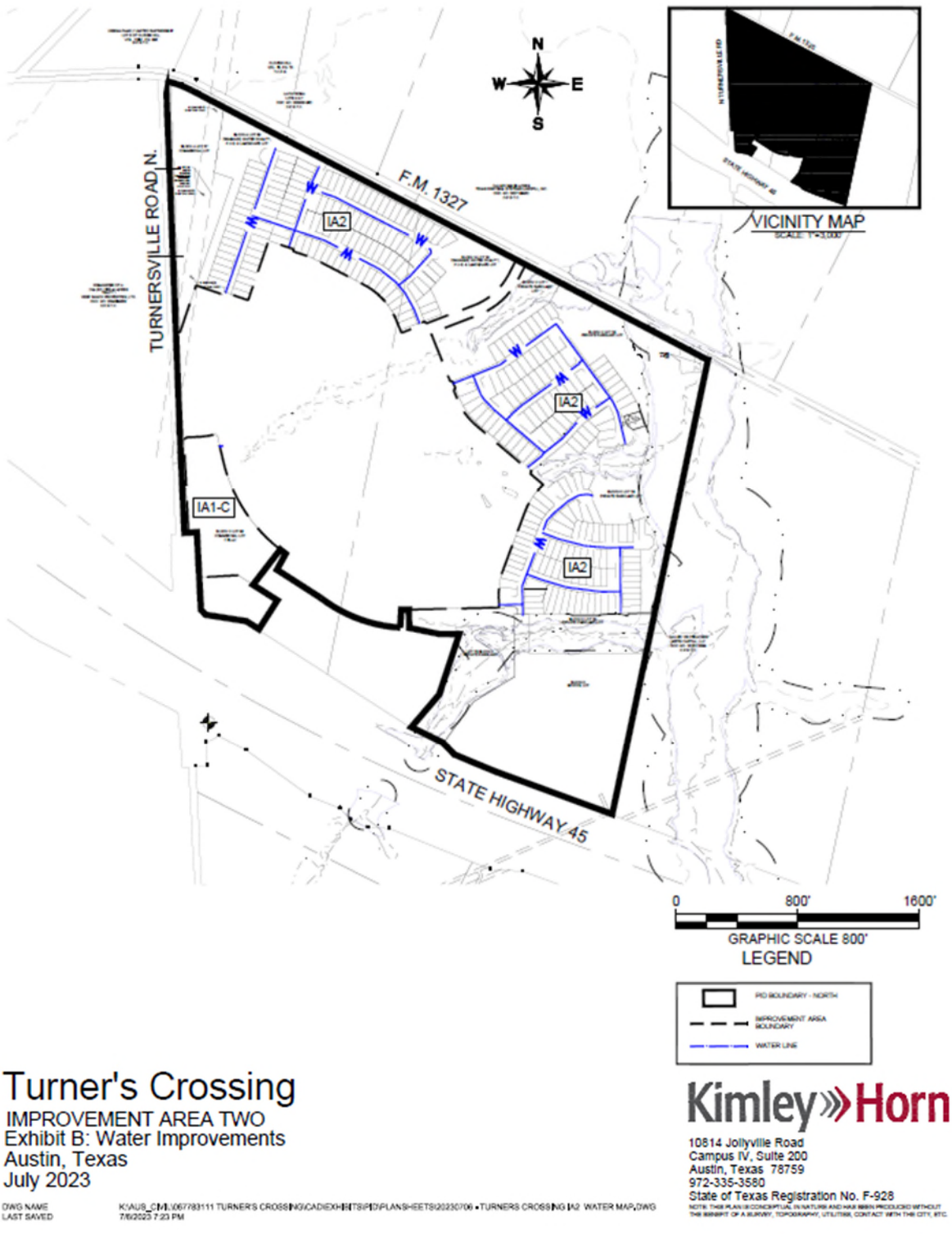


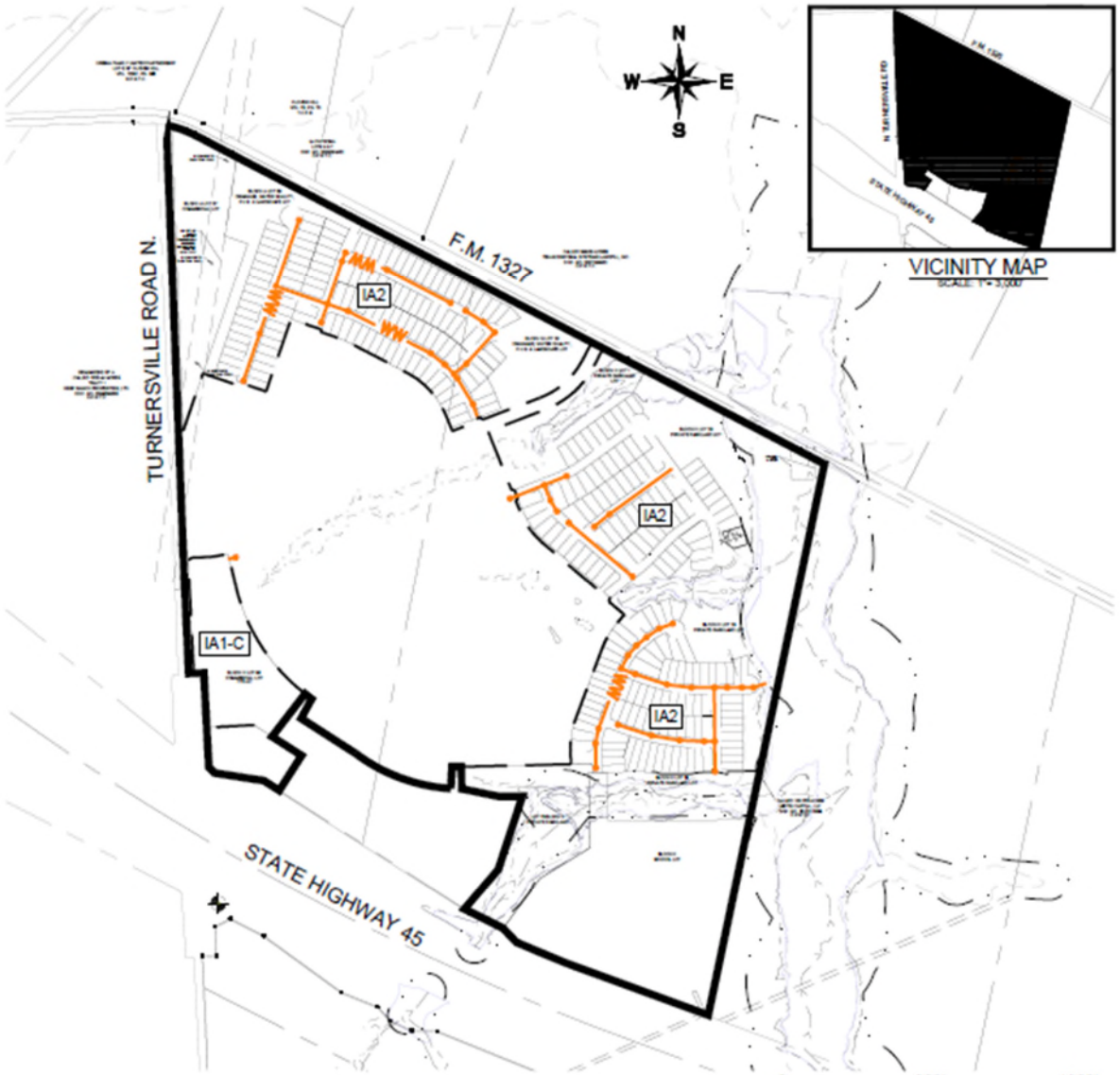
ON-SITE WATER IMPROVEMENTS

Austin, Texas
August 2021

Kimley»Horn
10814 Jollyville Rd., Suite 200,
Austin, Texas 78759
737-471-0326
State of Texas Registration No. F-928

## EXHIBIT J – MAPS DEPICTING IMPROVEMENT AREA #2 IMPROVEMENTS






# Turner's Crossing

IMPROVEMENT AREA TWO
Exhibit C: Wastewater Improvements
Austin, Texas
July 2023

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

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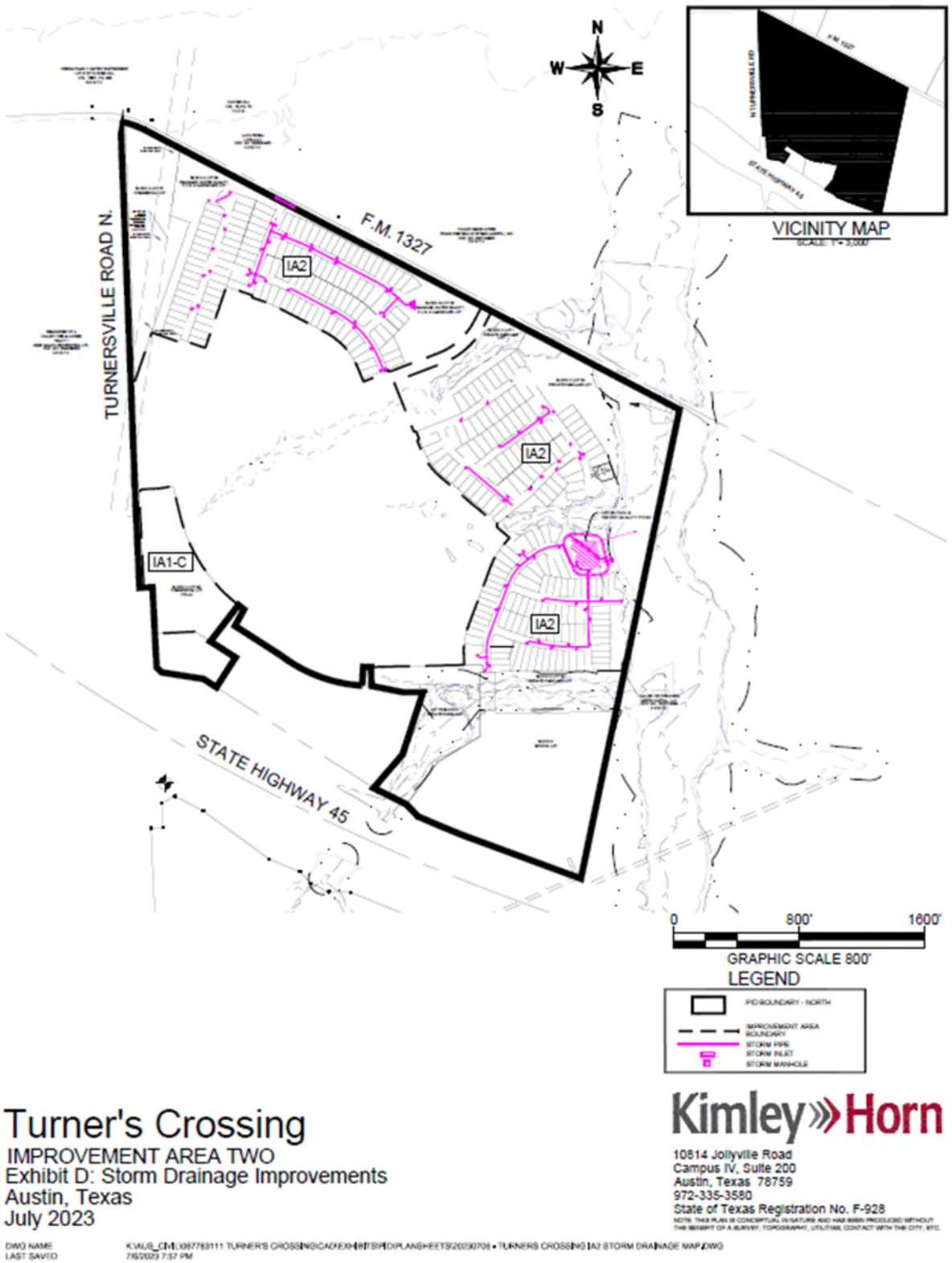


# Turner's Crossing

IMPROVEMENT AREA TWO
Exhibit D: Storm Drainage Improvements
Austin, Texas
July 2023

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

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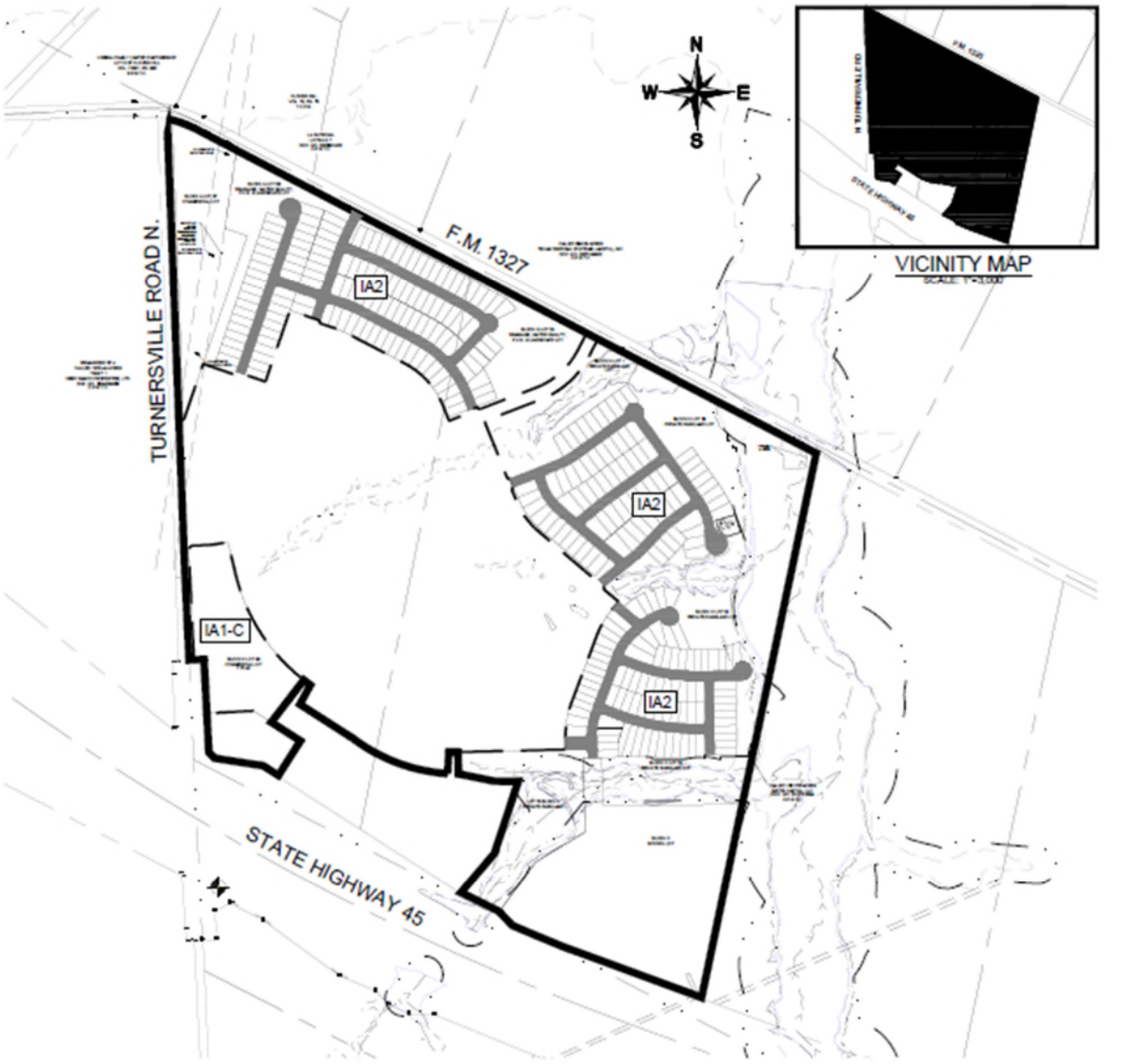


# Turner's Crossing

IMPROVEMENT AREA TWO
Exhibit E: Roadway Improvements
Austin, Texas
July 2023

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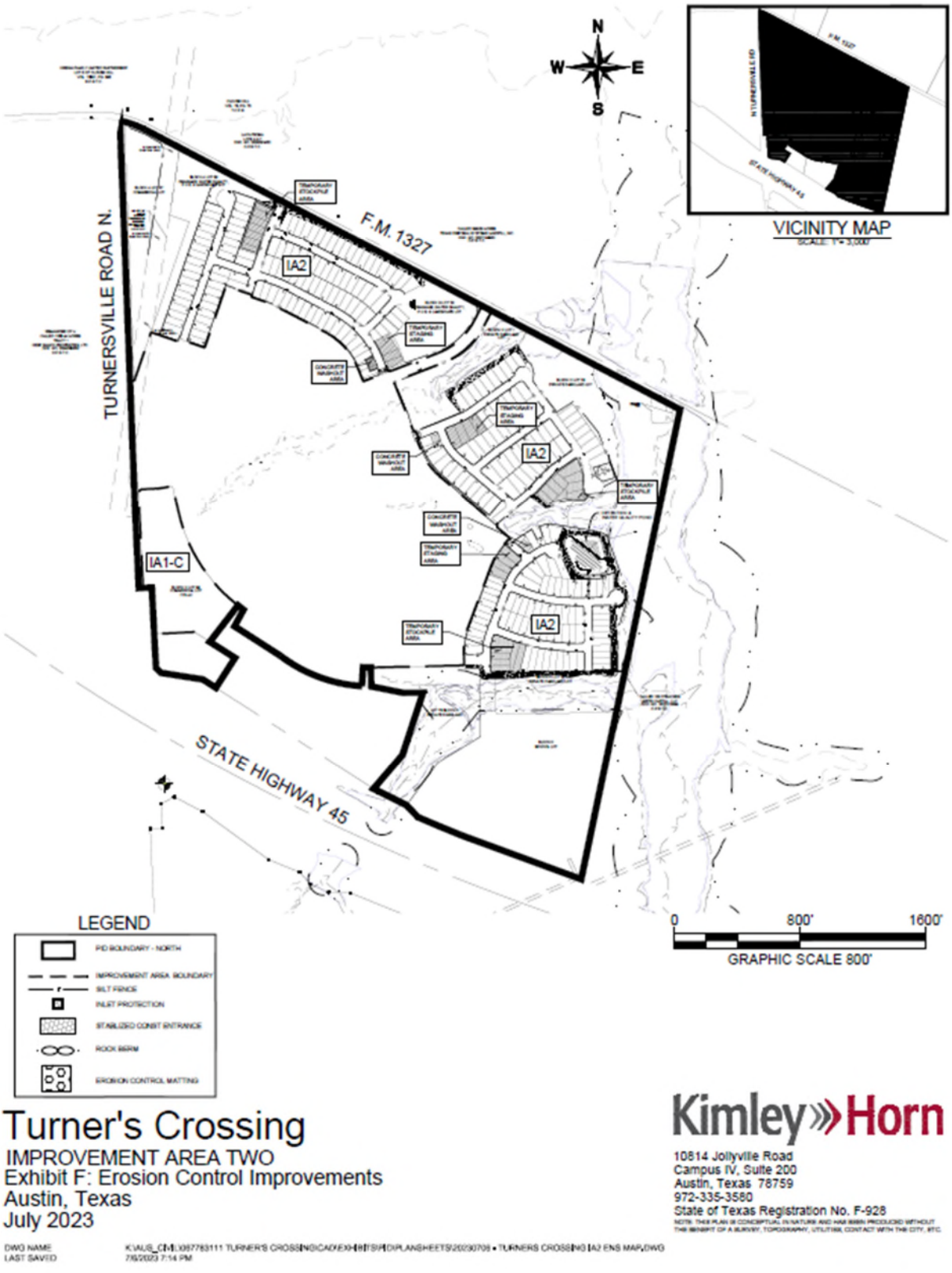
LAST SAVED 7/6/2023 7:22 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.




# Turner's Crossing

IMPROVEMENT AREA TWO
Exhibit F: Erosion Control Improvements
Austin, Texas
July 2023

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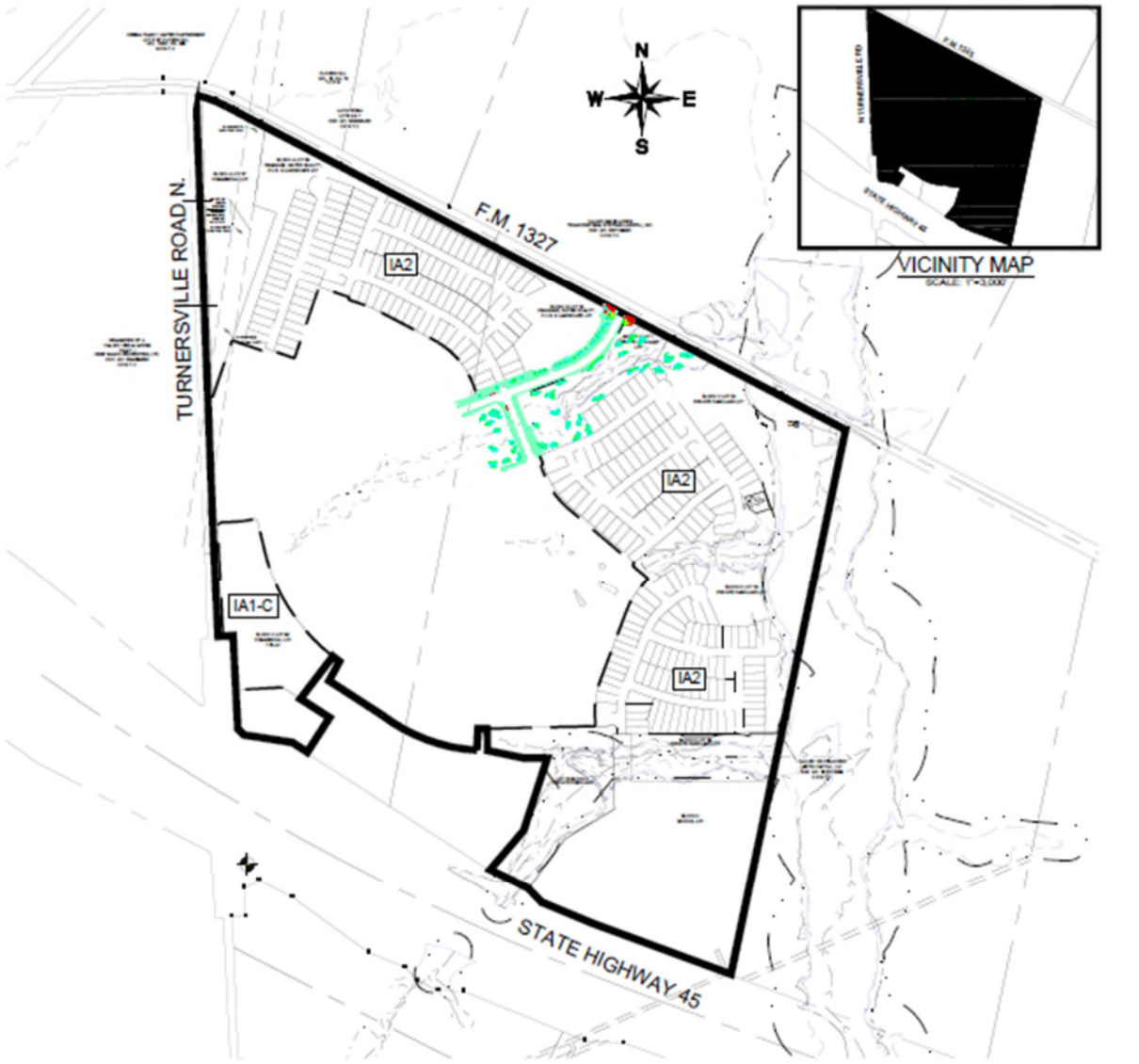
LAST SAVED 7/6/2023 7:14 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.




# Turner's Crossing

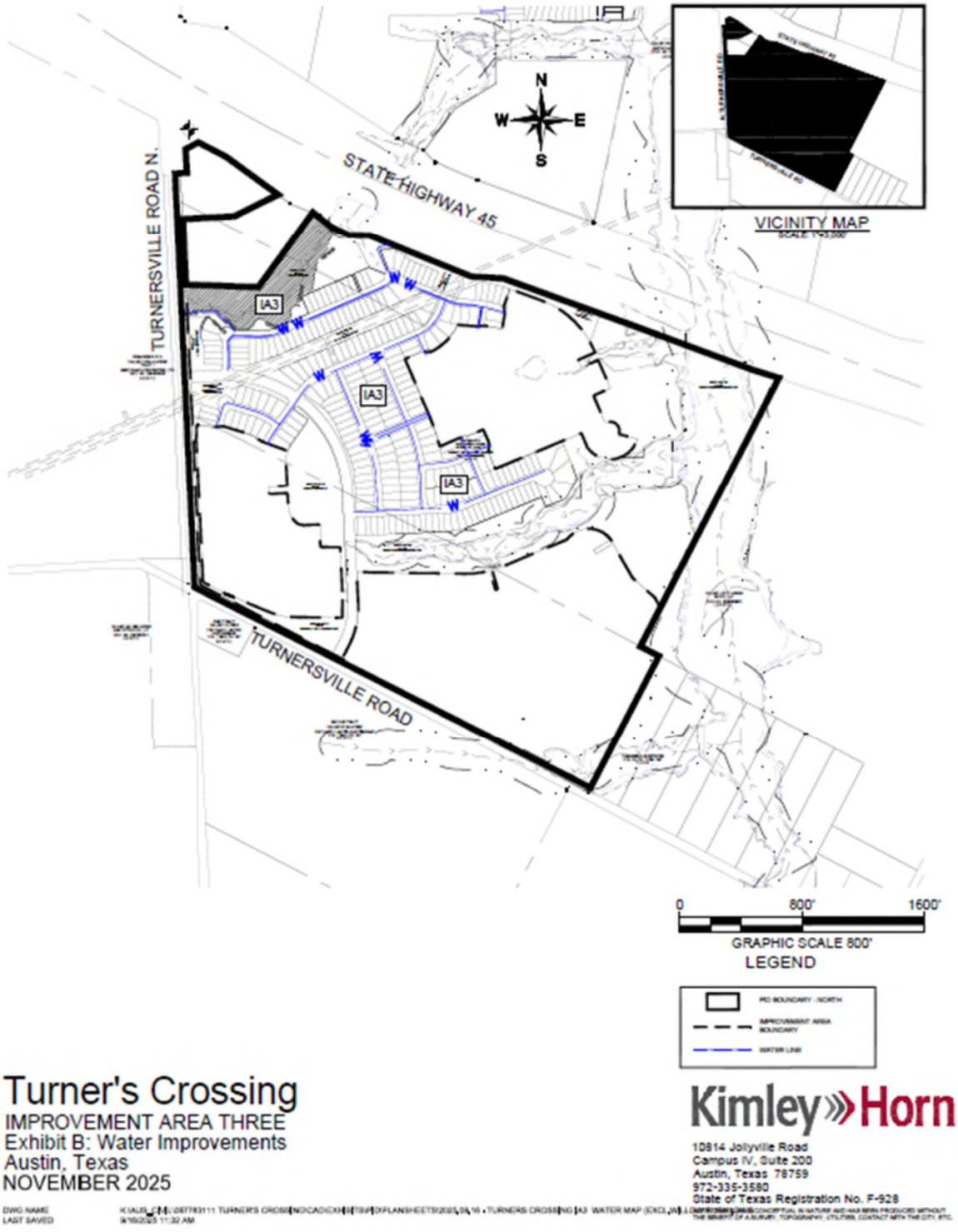
IMPROVEMENT AREA TWO
Exhibit G: Landscape Improvements
Austin, Texas
July 2023

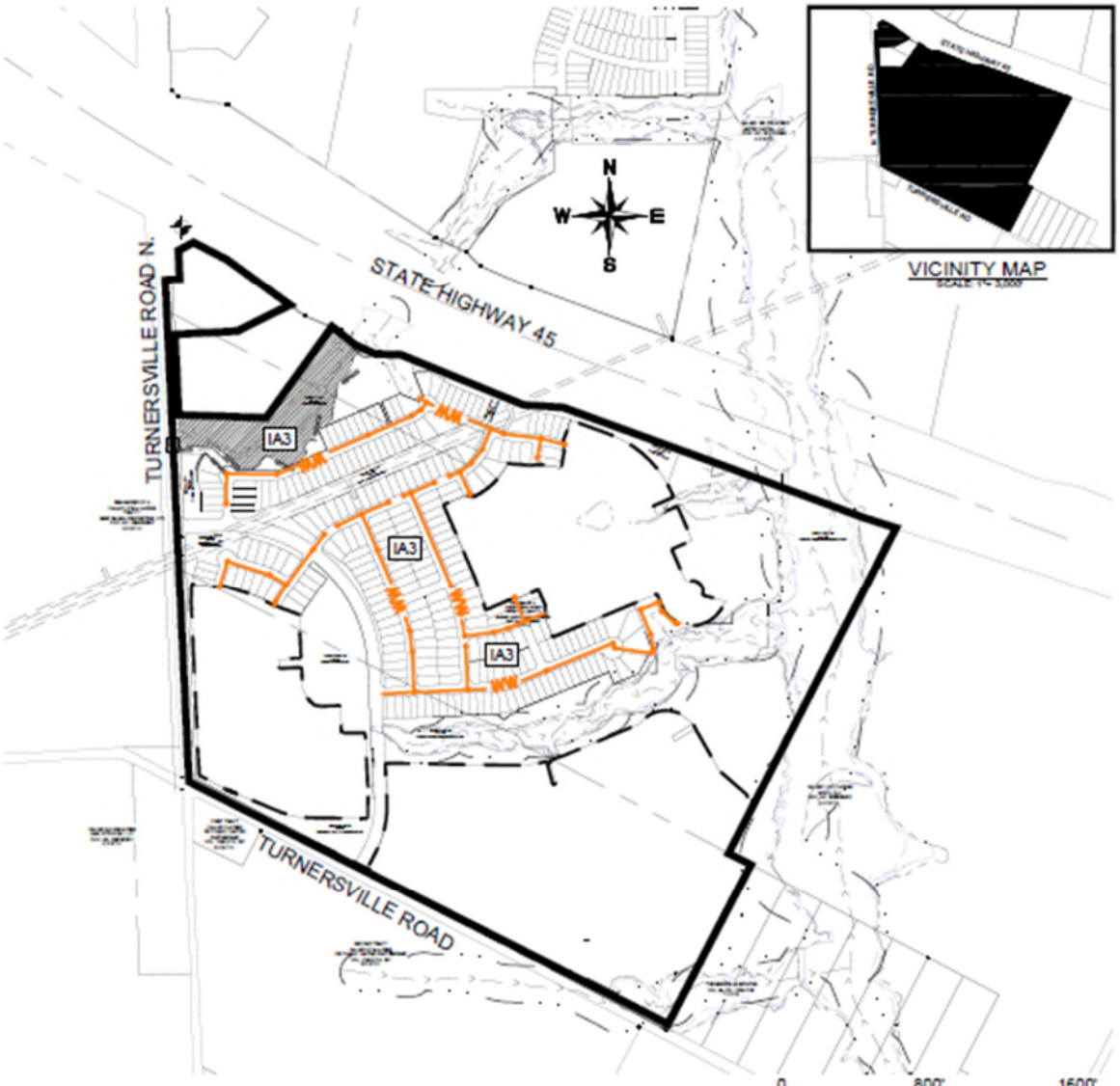
DWG NAME K:\AUS_CM\L067783111 TURNER'S CROSSING\CAD\EXHIBIT\[IA2 LANDSCAPE MAP.DWG
LAST SAVED 7/13/2023 12:37 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

## EXHIBIT K – MAPS DEPICTING IMPROVEMENT AREA #3 IMPROVEMENTS






# Turner's Crossing

IMPROVEMENT AREA THREE
Exhibit C: Wastewater Improvements
Austin, Texas
NOVEMBER 2025

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

DWG NAME
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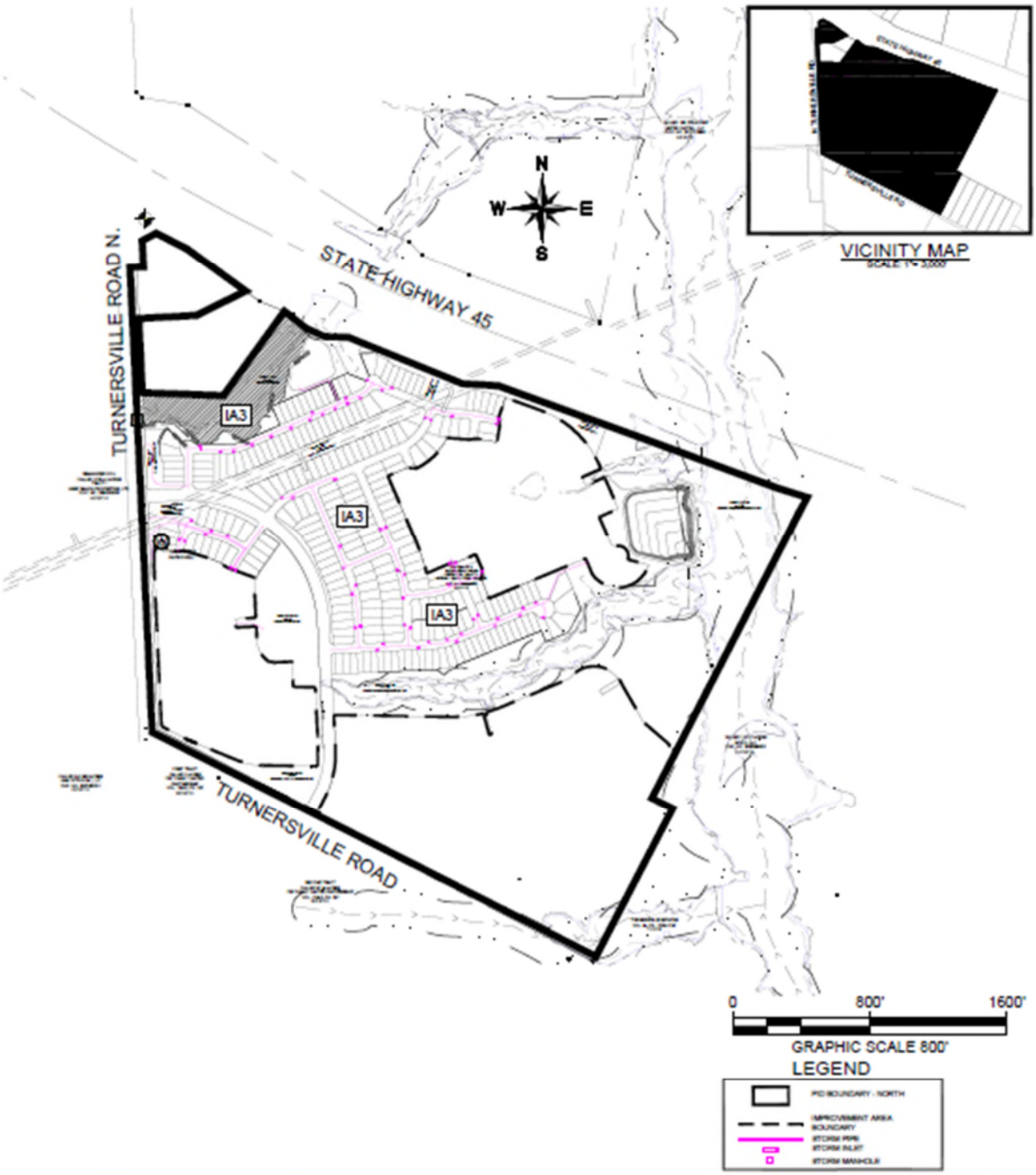
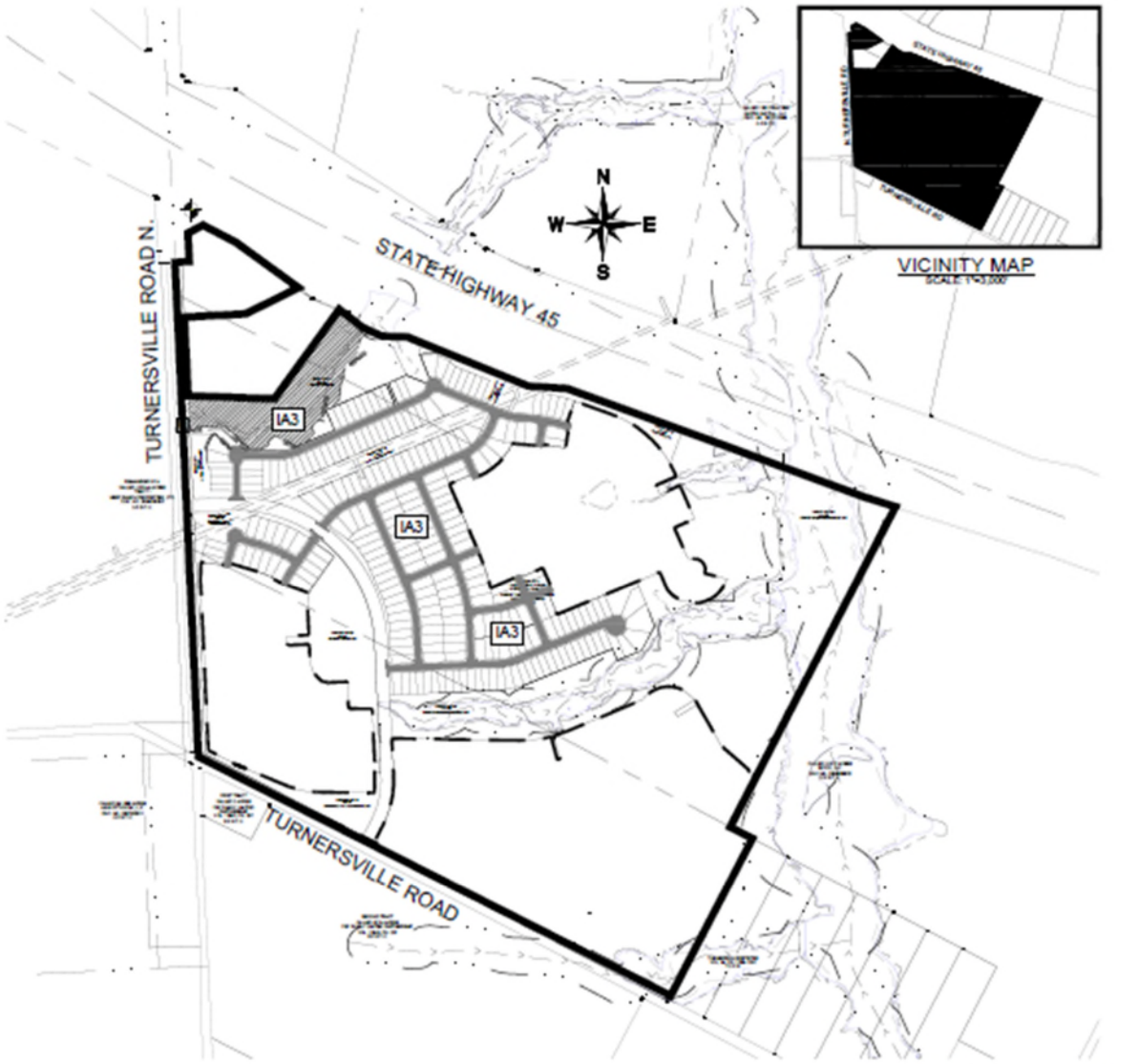



# Turner's Crossing

IMPROVEMENT AREA THREE
Exhibit D: Storm Drainage Improvements
Austin, Texas
NOVEMBER 2025

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928




# Turner's Crossing

IMPROVEMENT AREA THREE
Exhibit E: Roadway Improvements
Austin, Texas
NOVEMBER 2025

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

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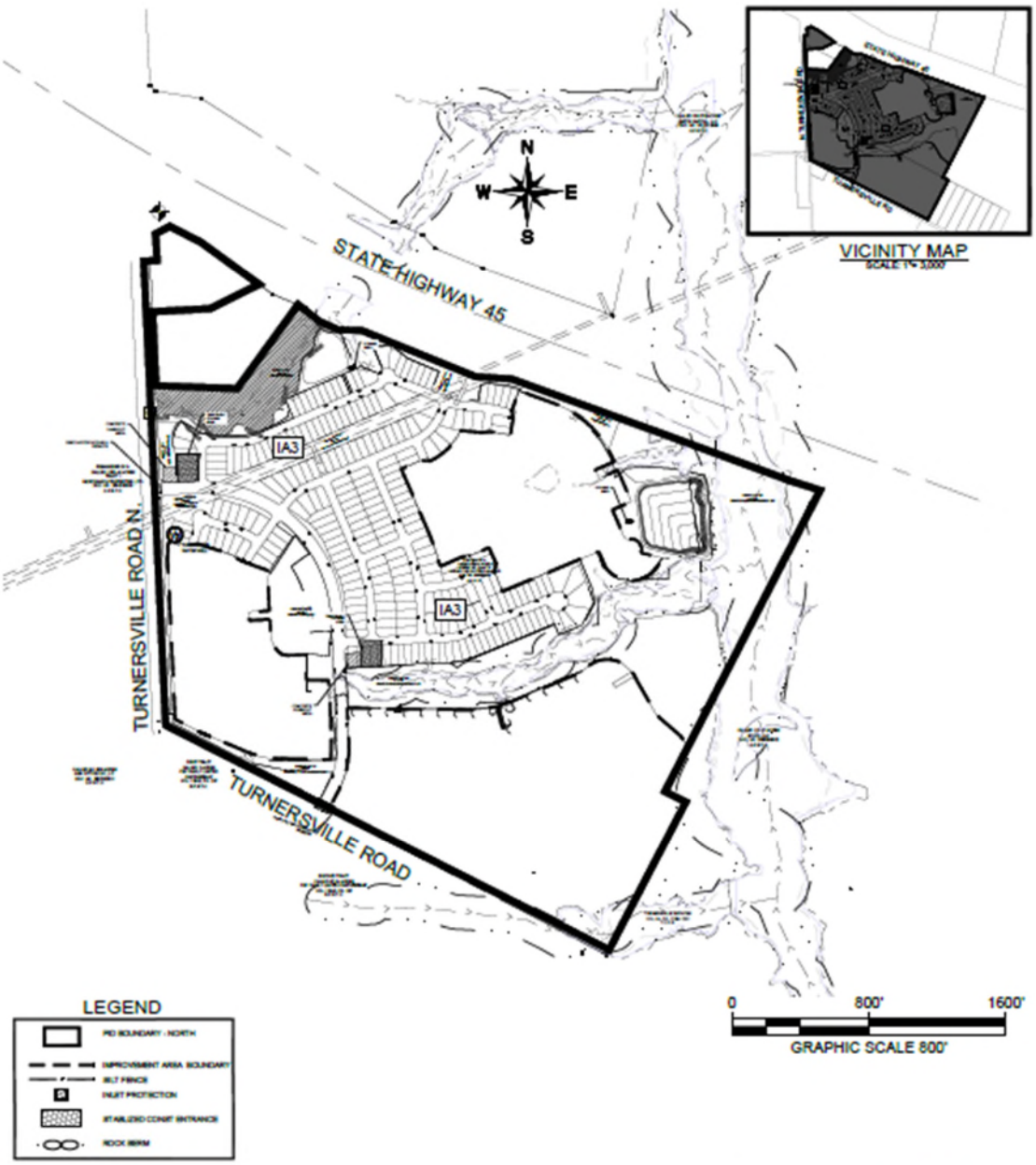


# Turner's Crossing

IMPROVEMENT AREA THREE
Exhibit F: Erosion Control Improvements
Austin, Texas
NOVEMBER 2025

Kimley»Horn

10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

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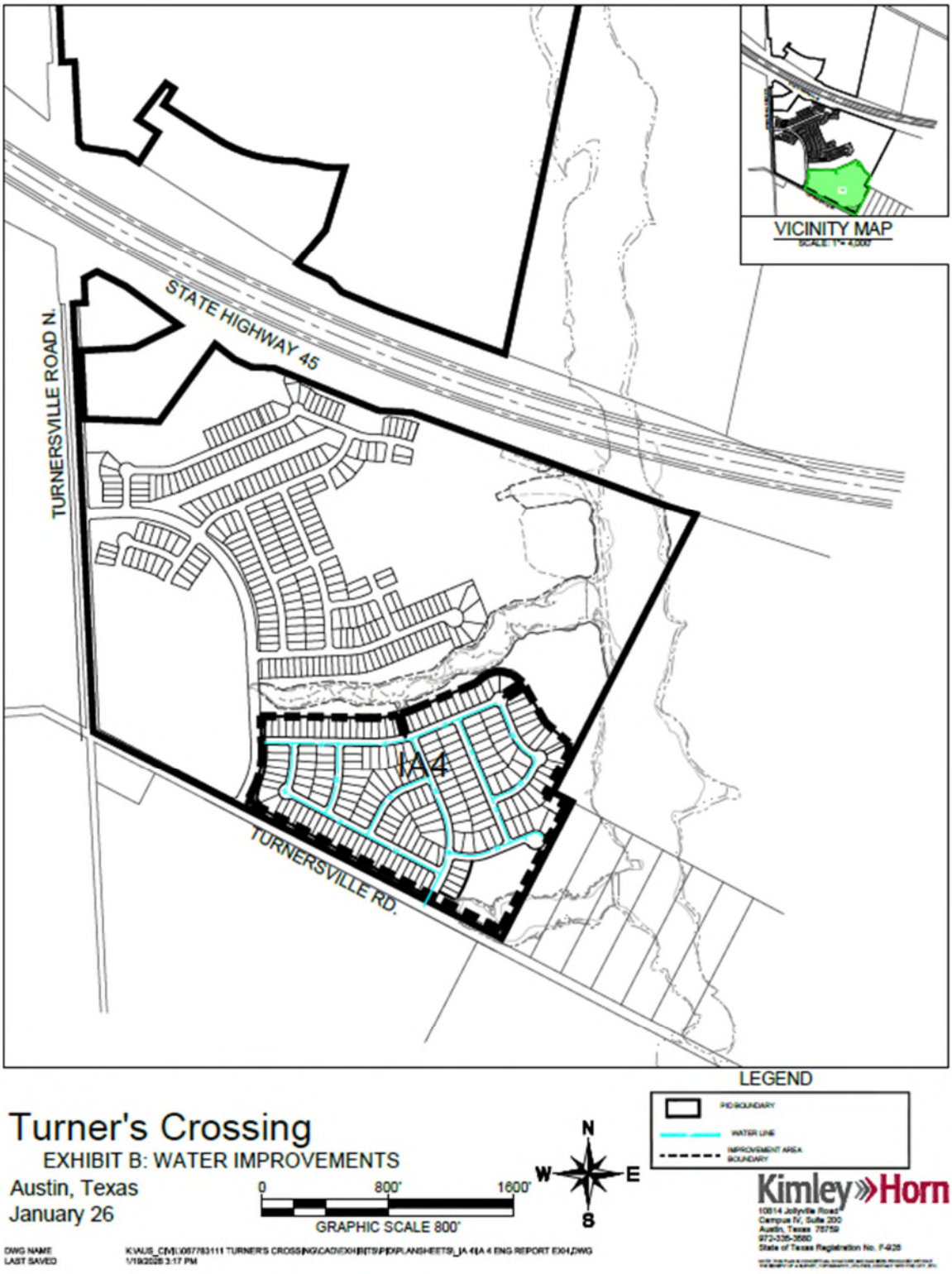
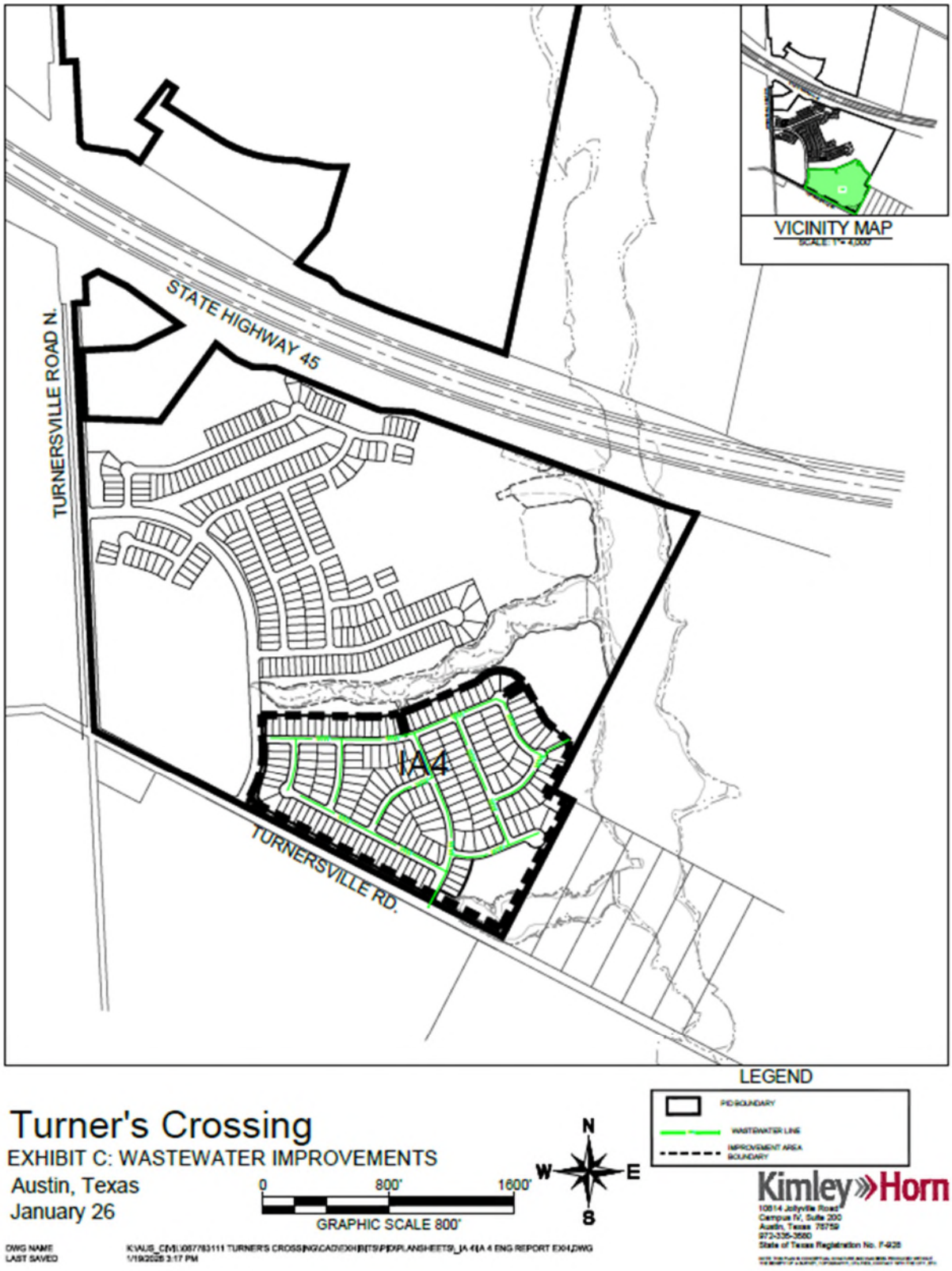
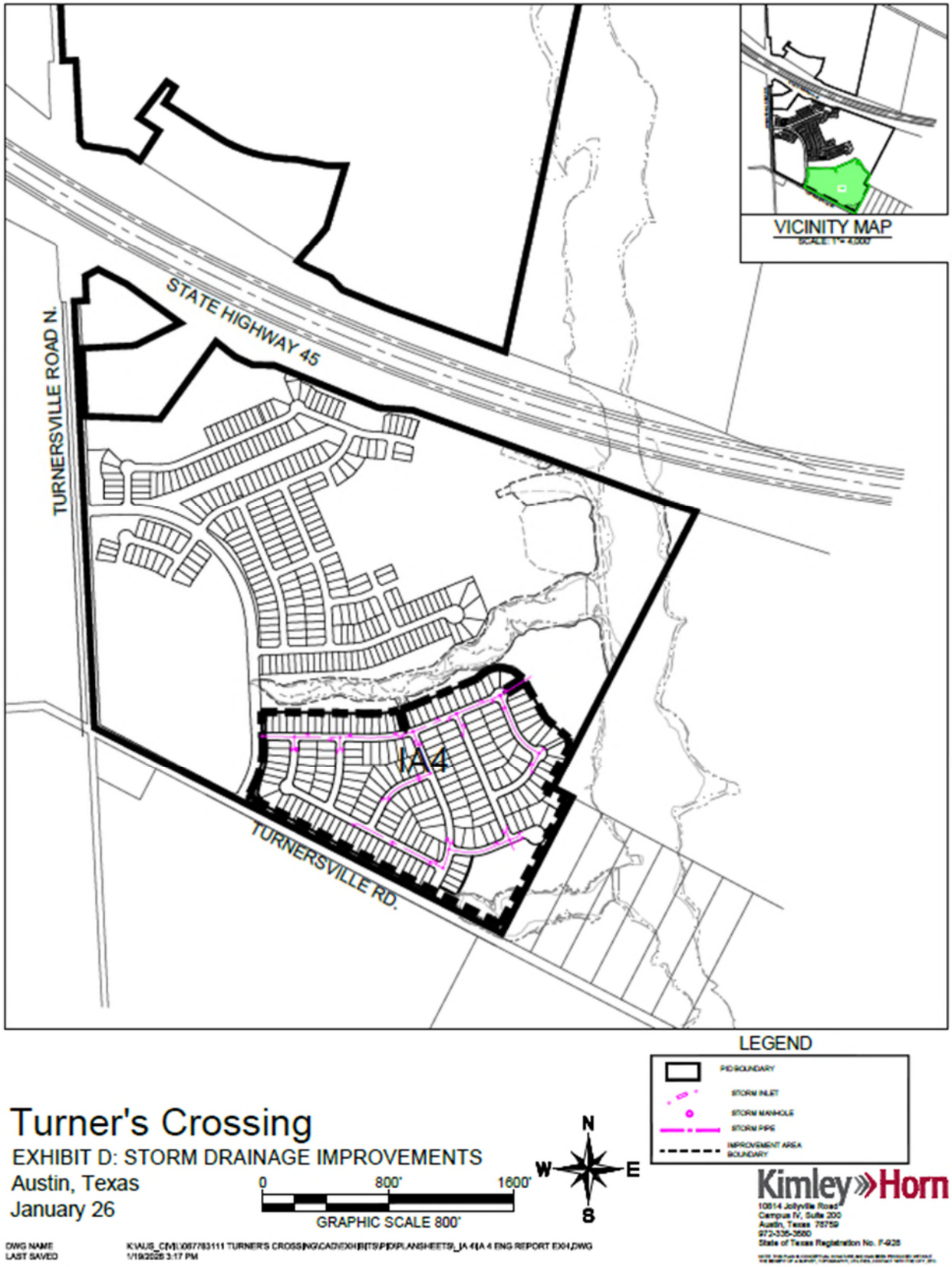
LAST SAVED 11/4/2025 10:57 AM

## EXHIBIT L – MAPS DEPICTING IMPROVEMENT AREA #4 IMPROVEMENTS




VICINITY MAP
STATE HIGHWAY 45
TURNERSVILLE ROAD N.
IA4
TURNERSVILLE RD.
LEGEND
PID BOUNDARY
WASTEWATER LINE
IMPROVEMENT AREA BOUNDARY
Turner's Crossing
EXHIBIT C: WASTEWATER IMPROVEMENTS
Austin, Texas
January 26
0
800'
1600'
GRAPHIC SCALE 800'
N
W
E
S
Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928
DWG NAME
LAST SAVED
1/19/2026 3:17 PM




# Turner's Crossing

EXHIBIT D: STORM DRAINAGE IMPROVEMENTS

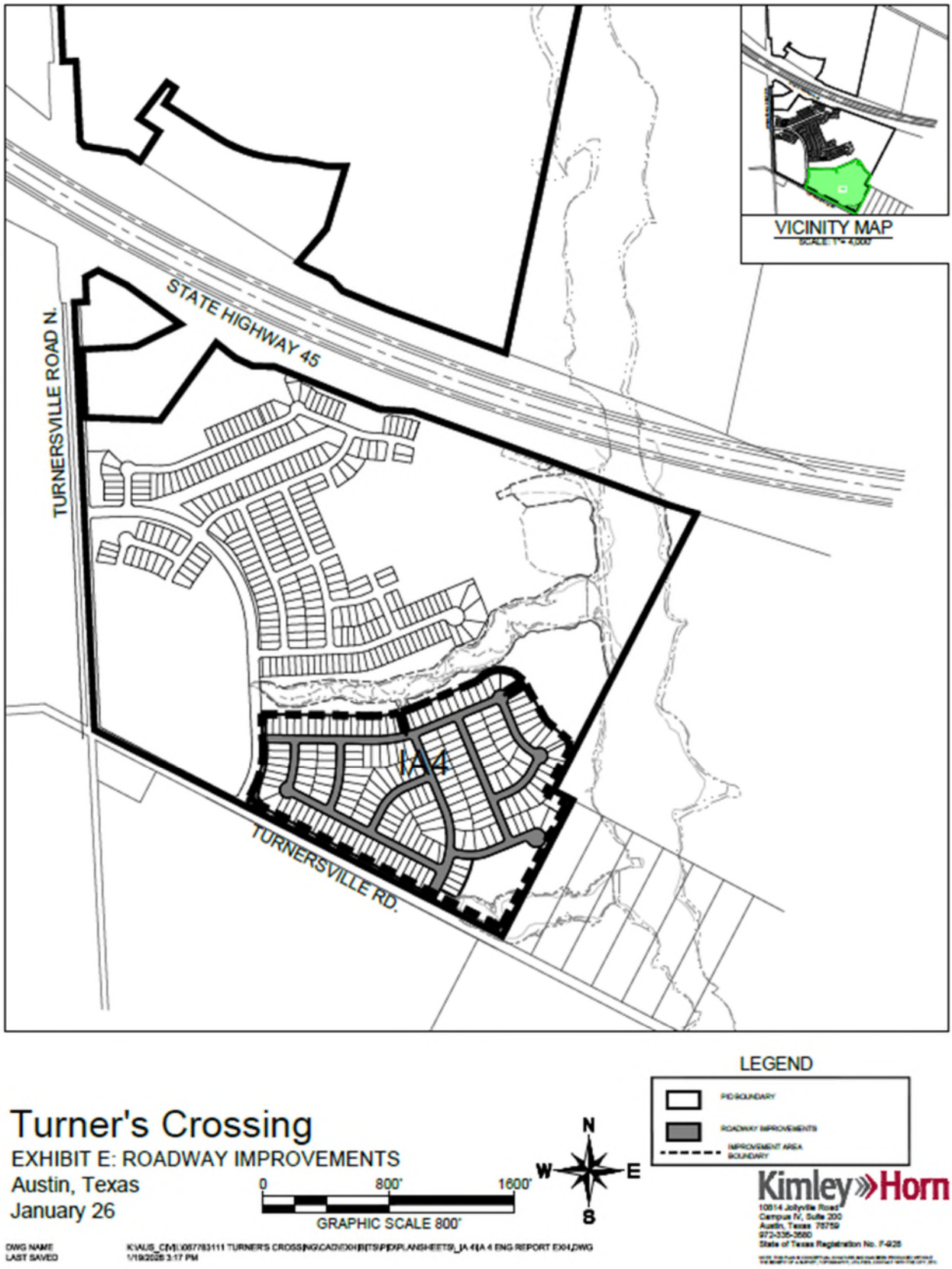
Austin, Texas

January 26

DWG NAME K:\AUS_CIVIL\057783111 TURNER'S CROSSING\CAD\EXHIBITS\PID\PLANSHEETS_IA 4\IA 4 ENG REPORT EXH.DWG

LAST SAVED 1/19/2026 3:17 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928




# Turner's Crossing

EXHIBIT E: ROADWAY IMPROVEMENTS

Austin, Texas

January 26

DWG NAME K:\AUS_CIVIL\067783111 TURNER'S CROSSING\CAD\EXHIBITS\PP\EXPLANSHEETS_IA 4\IA 4 ENG REPORT EXH.DWG

LAST SAVED 1/19/2026 3:17 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

## EXHIBIT M - FORM OF NOTICE OF PID ASSESSMENT LIEN TERMINATION

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

[DATE]
Honorable Dyana Limon-Mercado
Travis County Clerk
PO Box 149325
Austin, TX 78714

**Re: Travis County Lien Release documents for filing**

Dear Ms. Limon-Mercado,

Enclosed is a lien release that Travis County is requesting to be filed in your office. Lien release for [LEGAL DESCRIPTION], created by Document/Instrument No. [PLAT NO.] of the Official Public Records of Travis County. Please forward copies of the filed documents below:

Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, TX 78701

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

Sincerely,

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

**AFTER RECORDING RETURN TO:**

**Travis County Planning & Budget Office**
**Attn: Sally McFeron, PID Managing Director**
**700 Lavaca Street, Suite 1560**
**Austin, TX 78701**

**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 Travis County, Texas.

**RECITALS**

**WHEREAS**, the governing body (hereinafter the "Commissioners Court") of the Travis County, Texas (herein the "County"), is authorized by Chapter 372, Texas Local Government Code, as amended, to create public improvement districts within the County; and

**WHEREAS**, on or about November 13, 2018, the Commissioners Court for the County approved creating the Turner's Crossing Public Improvement District; and

**WHEREAS**, on or about October 5, 2021, the Commissioners Court approved an order (herein the "Improvement Area #1 Assessment Order") approving a service and assessment plan and assessment roll for the property within Improvement Area #1 of the Turner's Crossing Public Improvement District; and

**WHEREAS**, on or about October 17, 2023, the Commissioners Court approved an order (herein the "Improvement Area #1 Commercial Lot 98 and Improvement Area #2 Assessment Order") approving a service and assessment plan and assessment roll for the property within Improvement Area #1 Commercial Lot 98 and Improvement Area #2 of the Turner's Crossing Public Improvement District; and

**WHEREAS**, on or about December 16, 2025, the Commissioners Court approved an order (herein the "Improvement Area #3 Assessment Order") approving a service and assessment plan and assessment roll for the property within Improvement Area #3 of the Turner's Crossing Public Improvement District; and

**WHEREAS**, on or about July 14, 2026, the Commissioners Court approved an order (herein the "Improvement Area #4 Assessment Order") approving a service and assessment plan and assessment roll for the property within Improvement Area #4 of the Turner's Crossing Public Improvement District; and

**WHEREAS**, the [Improvement Area #1] [Improvement Area #1 Commercial Lot 98 & Improvement Area #2] [Improvement Area #3] [Improvement Area #4] Assessment Order imposed an assessment in the amount of [AMOUNT DESCRIPTION ($ AMOUNT)] (herein the "Lien Amount") for the following property:

[LEGAL DESCRIPTION], a subdivision according to the Plat Records of Travis County, Texas in Document No. [PLAT NO.] of the Official Public Records of Travis County, Texas (herein the "Property"); and

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

**RELEASE**

**NOW THEREFORE**, the County, the owner and holder of the Lien in the amount of the Lien Amount against the Property releases and discharges, the above-described Property from said lien held by the County securing said indebtedness.

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

**TRAVIS COUNTY, TEXAS**

By: _____
Andy Brown
Travis County Judge

**STATE OF TEXAS** §
§
**COUNTY OF TRAVIS** §

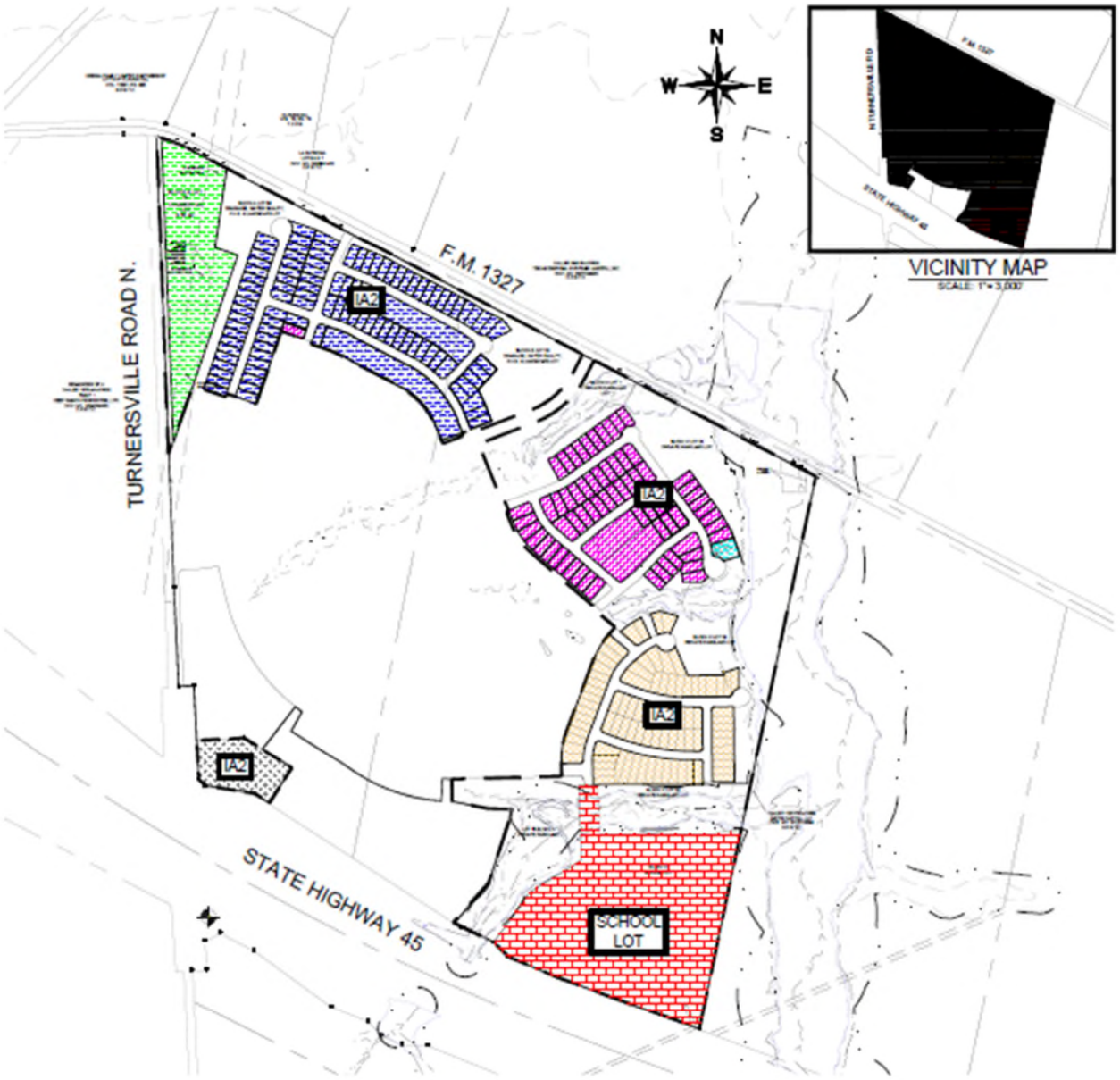
This instrument was acknowledged before me on the ____ day of _____, 20__, by Andy Brown, County Judge of Travis County, Texas, on behalf of said county.

_____
Notary Public, State of Texas

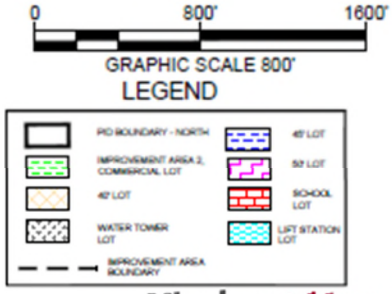
# EXHIBIT N - MAPS DEPICTING LOCATION OF LOT TYPES




C8J-2018-0091




| Improvement Area | Area (AC) | # SF Lots | Lot Width | | |
|---|---|---|---|---|---|
| | | | 40' | 45' | 50' |
| IA2 | 138.614 | 297 | 86 | 131 | 80 |




# Turner's Crossing

EXHIBIT A2: IMPROVEMENT AREA TWO

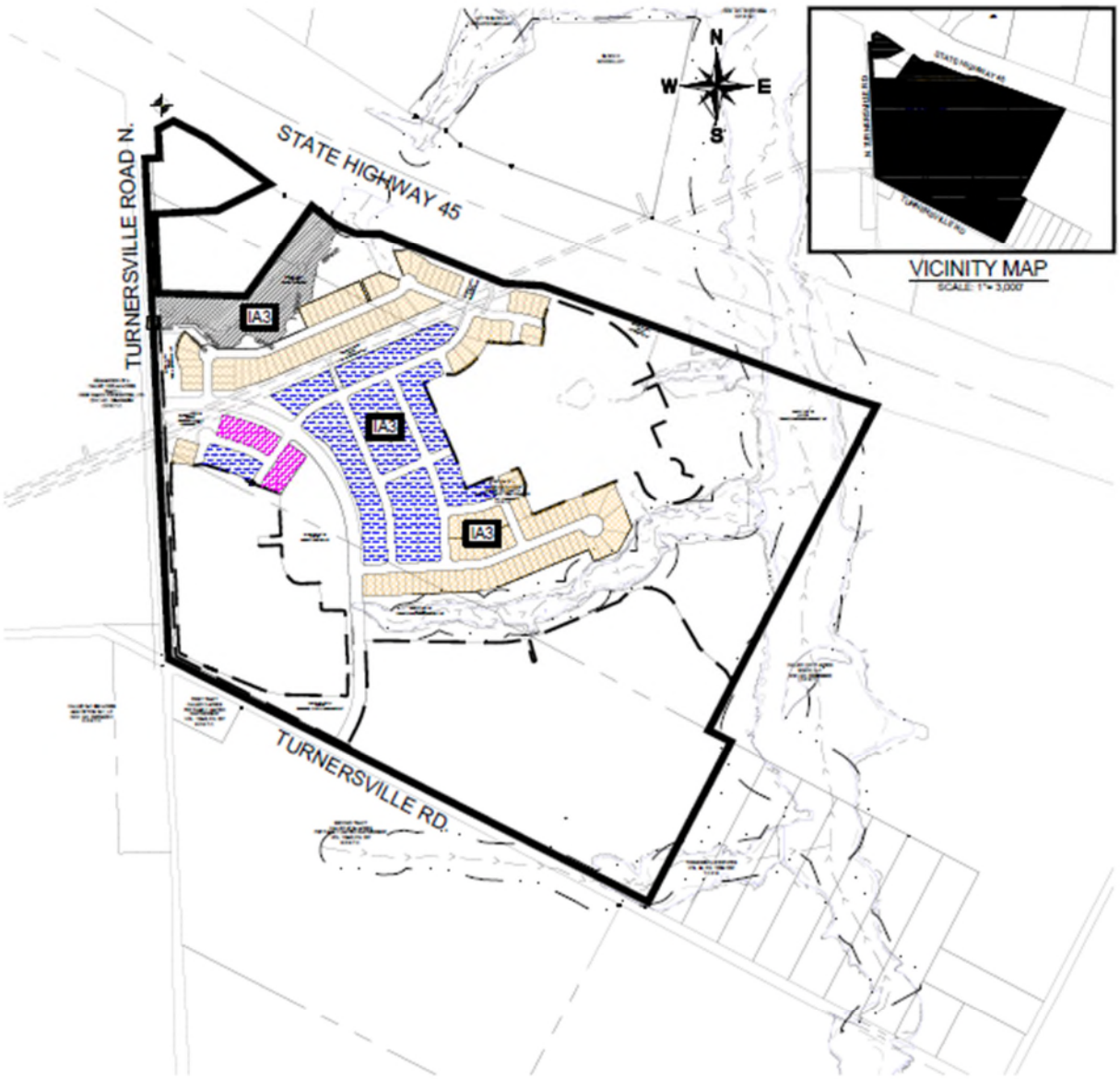
Austin, Texas

January 2023

DWG NAME K:\AUS_CML\057783111 TURNER'S CROSSING\CAD\EXHIBIT'S\PLANSHEETS\20230106 - TURNERS CROSSING IA2 MAP_JPG_2023-08-10.DWG

LAST SAVED 8/17/2023 10:13 AM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928




| Improvement Area | Area (AC) | # SF Lots | Lot Width | | |
|---|---|---|---|---|---|
| | | | 40' | 45' | 50' |
| IA3 | 116.609 | 251 | 135 | 105 | 11 |

0 800' 1600'

GRAPHIC SCALE 800'

LEGEND

PD BOUNDARY - NORTH

40' LOT

45' LOT

50' LOT

IMPROVEMENT AREA BOUNDARY

# Turner's Crossing

EXHIBIT A2: IMPROVEMENT AREA THREE

Austin, Texas

January 2025

DWG NAME K:\AUS_CIVIL\067763111 TURNER'S CROSSING\CAD\EXHIBITS\PID\PLANSHEETS\2025.01.02 • TURNERS CROSSING IA3 MAP.DWG

LAST SAVED 1/6/2025 1:01 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928




| Improvement Area | Area (AC) | #SF Lots | Lot Width 45' | Lot Width 50' |
|---|---|---|---|---|
| IA4 | 49.333 | 199 | 115 | 84 |

N
W E
S

0 800' 1600'
GRAPHIC SCALE 800'

LEGEND

PID BOUNDARY
45' LOT
50' LOT
IMPROVEMENT AREA BOUNDARY

# Turner's Crossing

EXHIBIT A2: IMPROVEMENT AREA 4

Austin, Texas

January 26

DWG NAME K:\AUS_CIVIL\067783111 TURNER'S CROSSING\CAD\EXHIBITS\PID\PLANSHEETS_IA 4\IA 4 END REPORT EXH.DWG
LAST SAVED 1/19/2026 3:17 PM

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, Texas 78759
972-335-3580
State of Texas Registration No. F-928

# EXHIBIT O-1 - DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 BONDS

## DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds.

| Year Ending (September 30) | Principal | Interest | Net Debt Service |
|---|---|---|---|
| 2023 | $185,000.00 | $405,268.92 | $590,268.92 |
| 2024 | 142,000.00 | 450,701.26 | 592,701.26 |
| 2025 | 147,000.00 | 444,488.76 | 591,488.76 |
| 2026 | 153,000.00 | 438,057.50 | 591,057.50 |
| 2027 | 159,000.00 | 431,363.76 | 590,363.76 |
| 2028 | 166,000.00 | 424,407.50 | 590,407.50 |
| 2029 | 173,000.00 | 416,522.50 | 589,522.50 |
| 2030 | 180,000.00 | 408,305.00 | 588,305.00 |
| 2031 | 188,000.00 | 399,755.00 | 587,755.00 |
| 2032 | 197,000.00 | 390,825.00 | 587,825.00 |
| 2033 | 206,000.00 | 381,467.50 | 587,467.50 |
| 2034 | 216,000.00 | 370,395.00 | 586,395.00 |
| 2035 | 227,000.00 | 358,785.00 | 585,785.00 |
| 2036 | 239,000.00 | 346,583.76 | 585,583.76 |
| 2037 | 251,000.00 | 333,737.50 | 584,737.50 |
| 2038 | 264,000.00 | 320,246.26 | 584,246.26 |
| 2039 | 278,000.00 | 306,056.26 | 584,056.26 |
| 2040 | 293,000.00 | 291,113.76 | 584,113.76 |
| 2041 | 308,000.00 | 275,365.00 | 583,365.00 |
| 2042 | 324,000.00 | 258,810.00 | 582,810.00 |
| 2043 | 341,000.00 | 241,395.00 | 582,395.00 |
| 2044 | 360,000.00 | 222,640.00 | 582,640.00 |
| 2045 | 379,000.00 | 202,840.00 | 581,840.00 |
| 2046 | 400,000.00 | 181,995.00 | 581,995.00 |
| 2047 | 422,000.00 | 159,995.00 | 581,995.00 |
| 2048 | 445,000.00 | 136,785.00 | 581,785.00 |
| 2049 | 470,000.00 | 112,310.00 | 582,310.00 |
| 2050 | 496,000.00 | 86,460.00 | 582,460.00 |
| 2051 | 523,000.00 | 59,180.00 | 582,180.00 |
| 2052 | 553,000.00 | 30,415.00 | 583,415.00 |
| **Total** | **$8,685,000.00** | **$8,886,270.24** | **$17,571,270.24** |

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# EXHIBIT O-2 - DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #1 COMMERCIAL LOT 98 & IMPROVEMENT AREA #2 BONDS

## DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds.

| Year Ending (September 30) | Principal | Interest | Total |
|---|---|---|---|
| 2025 | $ 122,000.00 | $ 329,498.44 | $ 451,498.44 |
| 2026 | 166,000.00 | 522,012.50 | 688,012.50 |
| 2027 | 173,000.00 | 514,957.50 | 687,957.50 |
| 2028 | 180,000.00 | 507,605.00 | 687,605.00 |
| 2029 | 189,000.00 | 499,955.00 | 688,955.00 |
| 2030 | 197,000.00 | 491,922.50 | 688,922.50 |
| 2031 | 205,000.00 | 483,550.00 | 688,550.00 |
| 2032 | 215,000.00 | 474,837.50 | 689,837.50 |
| 2033 | 226,000.00 | 464,087.50 | 690,087.50 |
| 2034 | 238,000.00 | 452,787.50 | 690,787.50 |
| 2035 | 250,000.00 | 440,887.50 | 690,887.50 |
| 2036 | 263,000.00 | 428,387.50 | 691,387.50 |
| 2037 | 276,000.00 | 415,237.50 | 691,237.50 |
| 2038 | 291,000.00 | 401,437.50 | 692,437.50 |
| 2039 | 306,000.00 | 386,887.50 | 692,887.50 |
| 2040 | 322,000.00 | 371,587.50 | 693,587.50 |
| 2041 | 339,000.00 | 355,487.50 | 694,487.50 |
| 2042 | 357,000.00 | 338,537.50 | 695,537.50 |
| 2043 | 375,000.00 | 320,687.50 | 695,687.50 |
| 2044 | 395,000.00 | 301,937.50 | 696,937.50 |
| 2045 | 416,000.00 | 282,187.50 | 698,187.50 |
| 2046 | 440,000.00 | 260,347.50 | 700,347.50 |
| 2047 | 464,000.00 | 237,247.50 | 701,247.50 |
| 2048 | 490,000.00 | 212,887.50 | 702,887.50 |
| 2049 | 517,000.00 | 187,162.50 | 704,162.50 |
| 2050 | 545,000.00 | 160,020.00 | 705,020.00 |
| 2051 | 575,000.00 | 131,407.50 | 706,407.50 |
| 2052 | 608,000.00 | 101,220.00 | 709,220.00 |
| 2053 | 642,000.00 | 69,300.00 | 711,300.00 |
| 2054 | 678,000.00 | 35,595.00 | 713,595.00 |
| **Total** | **$10,460,000.00** | **$10,179,663.44** | **$20,639,663.44** |

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# EXHIBIT P-1 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #3 BONDS



## NET DEBT SERVICE

Travis County Development Authority
Contract Assessment Revenue Bonds, Series 2026 (Turner's Crossing PID IA#3 Project)

FINAL NUMBERS

| Period Ending | Principal | Interest | Total Debt Service | Additional Interest Levy (0.50%) | Administrative Levy | Net Debt Service |
|---|---|---|---|---|---|---|
| 09/30/2027 | 19,000 | 477,685.93 | 496,685.93 | 35,535 | 30,600.00 | 562,820.93 |
| 09/30/2028 | 112,000 | 383,858.50 | 495,858.50 | 35,440 | 31,212.00 | 562,510.50 |
| 09/30/2029 | 117,000 | 378,818.50 | 495,818.50 | 34,880 | 31,836.24 | 562,534.74 |
| 09/30/2030 | 122,000 | 373,553.50 | 495,553.50 | 34,295 | 32,472.96 | 562,321.46 |
| 09/30/2031 | 128,000 | 368,063.50 | 496,063.50 | 33,685 | 33,122.42 | 562,870.92 |
| 09/30/2032 | 134,000 | 362,303.50 | 496,303.50 | 33,045 | 33,784.87 | 563,133.37 |
| 09/30/2033 | 140,000 | 356,273.50 | 496,273.50 | 32,375 | 34,460.57 | 563,109.07 |
| 09/30/2034 | 146,000 | 349,973.50 | 495,973.50 | 31,675 | 35,149.78 | 562,798.28 |
| 09/30/2035 | 153,000 | 343,403.50 | 496,403.50 | 30,945 | 35,852.78 | 563,201.28 |
| 09/30/2036 | 159,000 | 336,518.50 | 495,518.50 | 30,180 | 36,569.83 | 562,268.33 |
| 09/30/2037 | 167,000 | 329,363.50 | 496,363.50 | 29,385 | 37,301.23 | 563,049.73 |
| 09/30/2038 | 176,000 | 320,429.00 | 496,429.00 | 28,550 | 38,047.25 | 563,026.25 |
| 09/30/2039 | 185,000 | 311,013.00 | 496,013.00 | 27,670 | 38,808.20 | 562,491.20 |
| 09/30/2040 | 195,000 | 301,115.50 | 496,115.50 | 26,745 | 39,584.36 | 562,444.86 |
| 09/30/2041 | 206,000 | 290,683.00 | 496,683.00 | 25,770 | 40,376.05 | 562,829.05 |
| 09/30/2042 | 217,000 | 279,662.00 | 496,662.00 | 24,740 | 41,183.57 | 562,585.57 |
| 09/30/2043 | 229,000 | 268,052.50 | 497,052.50 | 23,655 | 42,007.24 | 562,714.74 |
| 09/30/2044 | 242,000 | 255,801.00 | 497,801.00 | 22,510 | 42,847.39 | 563,158.39 |
| 09/30/2045 | 255,000 | 242,854.00 | 497,854.00 | 21,300 | 43,704.34 | 562,858.34 |
| 09/30/2046 | 269,000 | 229,211.50 | 498,211.50 | 20,025 | 44,578.42 | 562,814.92 |
| 09/30/2047 | 284,000 | 214,820.00 | 498,820.00 | 18,680 | 45,469.99 | 562,969.99 |
| 09/30/2048 | 301,000 | 198,490.00 | 499,490.00 | 17,260 | 46,379.39 | 563,129.39 |
| 09/30/2049 | 319,000 | 181,182.50 | 500,182.50 | 15,755 | 47,306.98 | 563,244.48 |
| 09/30/2050 | 338,000 | 162,840.00 | 500,840.00 | 14,160 | 48,253.12 | 563,253.12 |
| 09/30/2051 | 358,000 | 143,405.00 | 501,405.00 | 12,470 | 49,218.18 | 563,093.18 |
| 09/30/2052 | 379,000 | 122,820.00 | 501,820.00 | 10,680 | 50,202.54 | 562,702.54 |
| 09/30/2053 | 402,000 | 101,027.50 | 503,027.50 | 8,785 | 51,206.59 | 563,019.09 |
| 09/30/2054 | 426,000 | 77,912.50 | 503,912.50 | 6,775 | 52,230.73 | 562,918.23 |
| 09/30/2055 | 451,000 | 53,417.50 | 504,417.50 | 4,645 | 53,275.34 | 562,337.84 |
| 09/30/2056 | 478,000 | 27,485.00 | 505,485.00 | 2,390 | 54,340.85 | 562,215.85 |
| | 7,107,000 | 7,842,037.43 | 14,949,037.43 | 694,005 | 1,241,383.21 | 16,884,425.64 |

# EXHIBIT P-2 – DEBT SERVICE SCHEDULE FOR IMPROVEMENT AREA #4 BONDS

## NET DEBT SERVICE

**Travis County Development Authority**
**Contract Assessment Revenue Bonds, Series 2026 (Turner's Crossing PID IA#4 Project)**
---
**FINAL NUMBERS**
**Callable 9/1/2034**

| Period Ending | Principal | Interest | Total Debt Service | Additional Interest Levy (0.50%) | Administrative Levy | Net Debt Service |
|---|---|---|---|---|---|---|
| 09/30/2027 | 250,000 | 287,524.27 | 537,524.27 | | 35,000.00 | 572,524.27 |
| 09/30/2028 | 98,000 | 391,831.00 | 489,831.00 | 32,965 | 35,700.00 | 558,496.00 |
| 09/30/2029 | 102,000 | 386,931.00 | 488,931.00 | 32,475 | 36,414.00 | 557,820.00 |
| 09/30/2030 | 107,000 | 381,831.00 | 488,831.00 | 31,965 | 37,142.28 | 557,938.28 |
| 09/30/2031 | 112,000 | 376,481.00 | 488,481.00 | 31,430 | 37,885.13 | 557,796.13 |
| 09/30/2032 | 118,000 | 370,881.00 | 488,881.00 | 30,870 | 38,642.83 | 558,393.83 |
| 09/30/2033 | 124,000 | 364,981.00 | 488,981.00 | 30,280 | 39,415.68 | 558,676.68 |
| 09/30/2034 | 130,000 | 358,781.00 | 488,781.00 | 29,660 | 40,204.00 | 558,645.00 |
| 09/30/2035 | 136,000 | 352,281.00 | 488,281.00 | 29,010 | 41,008.08 | 558,299.08 |
| 09/30/2036 | 143,000 | 345,481.00 | 488,481.00 | 28,330 | 41,828.24 | 558,639.24 |
| 09/30/2037 | 150,000 | 338,331.00 | 488,331.00 | 27,615 | 42,664.80 | 558,610.80 |
| 09/30/2038 | 158,000 | 329,481.00 | 487,481.00 | 26,865 | 43,518.10 | 557,864.10 |
| 09/30/2039 | 167,000 | 320,159.00 | 487,159.00 | 26,075 | 44,388.46 | 557,622.46 |
| 09/30/2040 | 177,000 | 310,306.00 | 487,306.00 | 25,240 | 45,276.23 | 557,822.23 |
| 09/30/2041 | 188,000 | 299,863.00 | 487,863.00 | 24,355 | 46,181.76 | 558,399.76 |
| 09/30/2042 | 199,000 | 288,771.00 | 487,771.00 | 23,415 | 47,105.39 | 558,291.39 |
| 09/30/2043 | 211,000 | 277,030.00 | 488,030.00 | 22,420 | 48,047.50 | 558,497.50 |
| 09/30/2044 | 223,000 | 264,581.00 | 487,581.00 | 21,365 | 49,008.45 | 557,954.45 |
| 09/30/2045 | 236,000 | 251,424.00 | 487,424.00 | 20,250 | 49,988.62 | 557,662.62 |
| 09/30/2046 | 250,000 | 237,500.00 | 487,500.00 | 19,070 | 50,988.39 | 557,558.39 |
| 09/30/2047 | 265,000 | 222,750.00 | 487,750.00 | 17,820 | 52,008.16 | 557,578.16 |
| 09/30/2048 | 282,000 | 206,187.50 | 488,187.50 | 16,495 | 53,048.32 | 557,730.82 |
| 09/30/2049 | 300,000 | 188,562.50 | 488,562.50 | 15,085 | 54,109.29 | 557,756.79 |
| 09/30/2050 | 319,000 | 169,812.50 | 488,812.50 | 13,585 | 55,191.47 | 557,588.97 |
| 09/30/2051 | 340,000 | 149,875.00 | 489,875.00 | 11,990 | 56,295.30 | 558,160.30 |
| 09/30/2052 | 362,000 | 128,625.00 | 490,625.00 | 10,290 | 57,421.21 | 558,336.21 |
| 09/30/2053 | 385,000 | 106,000.00 | 491,000.00 | 8,480 | 58,569.63 | 558,049.63 |
| 09/30/2054 | 410,000 | 81,937.50 | 491,937.50 | 6,555 | 59,741.03 | 558,233.53 |
| 09/30/2055 | 436,000 | 56,312.50 | 492,312.50 | 4,505 | 60,935.85 | 557,753.35 |
| 09/30/2056 | 465,000 | 29,062.50 | 494,062.50 | 2,325 | 62,154.56 | 558,542.06 |
| | 6,843,000 | 7,873,574.27 | 14,716,574.27 | 620,785 | 1,419,882.76 | 16,757,242.03 |

# APPENDIX A – BUYER DISCLOSURES

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

Improvement Area #1

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

Improvement Area #1 - Commercial Lot 98

Improvement Area #2

- Lot Type 4
- Lot Type 5
- Lot Type 6
- Commercial Lot 57

Improvement Area #3

- Lot Type 7
- Lot Type 8
- Lot Type 9

Improvement Area #4

- Lot Type 10
- Lot Type 11
- Improvement Area #4 Initial Parcel

## TURNER'S CROSSING 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
PROPERTY ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: $22,965.44**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided**.

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 453.15 | $ 1,229.39 | $ 114.83 | $ 76.84 | $ 1,874.21 |
| 2028 | $ 473.10 | $ 1,209.57 | $ 112.56 | $ 78.37 | $ 1,873.61 |
| 2029 | $ 493.05 | $ 1,187.10 | $ 110.20 | $ 79.94 | $ 1,870.29 |
| 2030 | $ 513.00 | $ 1,163.68 | $ 107.73 | $ 81.54 | $ 1,865.95 |
| 2031 | $ 535.80 | $ 1,139.31 | $ 105.17 | $ 83.17 | $ 1,863.45 |
| 2032 | $ 561.45 | $ 1,113.86 | $ 102.49 | $ 84.83 | $ 1,862.63 |
| 2033 | $ 587.10 | $ 1,087.19 | $ 99.68 | $ 86.53 | $ 1,860.50 |
| 2034 | $ 615.60 | $ 1,055.63 | $ 96.74 | $ 88.26 | $ 1,856.24 |
| 2035 | $ 646.95 | $ 1,022.54 | $ 93.67 | $ 90.03 | $ 1,853.19 |
| 2036 | $ 681.15 | $ 987.77 | $ 90.43 | $ 91.83 | $ 1,851.18 |
| 2037 | $ 715.35 | $ 951.16 | $ 87.03 | $ 93.66 | $ 1,847.20 |
| 2038 | $ 752.40 | $ 912.71 | $ 83.45 | $ 95.54 | $ 1,844.10 |
| 2039 | $ 792.30 | $ 872.27 | $ 79.69 | $ 97.45 | $ 1,841.70 |
| 2040 | $ 835.06 | $ 829.68 | $ 75.72 | $ 99.40 | $ 1,839.86 |
| 2041 | $ 877.81 | $ 784.80 | $ 71.55 | $ 101.38 | $ 1,835.53 |
| 2042 | $ 923.41 | $ 737.61 | $ 67.16 | $ 103.41 | $ 1,831.59 |
| 2043 | $ 971.86 | $ 687.98 | $ 62.54 | $ 105.48 | $ 1,827.86 |
| 2044 | $ 1,026.01 | $ 634.53 | $ 57.68 | $ 107.59 | $ 1,825.81 |
| 2045 | $ 1,080.16 | $ 578.10 | $ 52.55 | $ 109.74 | $ 1,820.55 |
| 2046 | $ 1,140.01 | $ 518.69 | $ 47.15 | $ 111.94 | $ 1,817.79 |
| 2047 | $ 1,202.71 | $ 455.99 | $ 41.45 | $ 114.18 | $ 1,814.33 |
| 2048 | $ 1,268.26 | $ 389.84 | $ 35.44 | $ 116.46 | $ 1,810.00 |
| 2049 | $ 1,339.51 | $ 320.09 | $ 29.10 | $ 118.79 | $ 1,807.48 |
| 2050 | $ 1,413.61 | $ 246.41 | $ 22.40 | $ 121.16 | $ 1,803.59 |
| 2051 | $ 1,490.56 | $ 168.66 | $ 15.33 | $ 123.59 | $ 1,798.14 |
| 2052 | $ 1,576.06 | $ 86.68 | $ 7.88 | $ 126.06 | $ 1,796.68 |
| **Total** | **$ 22,965.44** | **$ 20,371.23** | **$ 1,869.63** | **$ 2,587.17** | **$ 47,793.46** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Bonds is 4.375% for term bonds due September 1, 2027, and 5.500% for term bonds due September 1, 2052.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

## TURNER'S CROSSING 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: $25,836.12**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 509.80 | $ 1,383.07 | $ 129.18 | $ 86.44 | $ 2,108.49 |
| 2028 | $ 532.24 | $ 1,360.77 | $ 126.63 | $ 88.17 | $ 2,107.81 |
| 2029 | $ 554.68 | $ 1,335.48 | $ 123.97 | $ 89.93 | $ 2,104.07 |
| 2030 | $ 577.13 | $ 1,309.14 | $ 121.20 | $ 91.73 | $ 2,099.19 |
| 2031 | $ 602.78 | $ 1,281.72 | $ 118.31 | $ 93.57 | $ 2,096.38 |
| 2032 | $ 631.64 | $ 1,253.09 | $ 115.30 | $ 95.44 | $ 2,095.46 |
| 2033 | $ 660.49 | $ 1,223.09 | $ 112.14 | $ 97.35 | $ 2,093.07 |
| 2034 | $ 692.55 | $ 1,187.59 | $ 108.84 | $ 99.29 | $ 2,088.27 |
| 2035 | $ 727.82 | $ 1,150.36 | $ 105.37 | $ 101.28 | $ 2,084.84 |
| 2036 | $ 766.30 | $ 1,111.24 | $ 101.73 | $ 103.31 | $ 2,082.58 |
| 2037 | $ 804.77 | $ 1,070.05 | $ 97.90 | $ 105.37 | $ 2,078.10 |
| 2038 | $ 846.46 | $ 1,026.80 | $ 93.88 | $ 107.48 | $ 2,074.61 |
| 2039 | $ 891.34 | $ 981.30 | $ 89.65 | $ 109.63 | $ 2,071.92 |
| 2040 | $ 939.44 | $ 933.39 | $ 85.19 | $ 111.82 | $ 2,069.84 |
| 2041 | $ 987.53 | $ 882.89 | $ 80.49 | $ 114.06 | $ 2,064.98 |
| 2042 | $ 1,038.83 | $ 829.81 | $ 75.56 | $ 116.34 | $ 2,060.54 |
| 2043 | $ 1,093.34 | $ 773.98 | $ 70.36 | $ 118.67 | $ 2,056.34 |
| 2044 | $ 1,154.26 | $ 713.84 | $ 64.89 | $ 121.04 | $ 2,054.03 |
| 2045 | $ 1,215.18 | $ 650.36 | $ 59.12 | $ 123.46 | $ 2,048.12 |
| 2046 | $ 1,282.51 | $ 583.53 | $ 53.05 | $ 125.93 | $ 2,045.01 |
| 2047 | $ 1,353.05 | $ 512.99 | $ 46.64 | $ 128.45 | $ 2,041.12 |
| 2048 | $ 1,426.79 | $ 438.57 | $ 39.87 | $ 131.02 | $ 2,036.25 |
| 2049 | $ 1,506.95 | $ 360.10 | $ 32.74 | $ 133.64 | $ 2,033.42 |
| 2050 | $ 1,590.31 | $ 277.21 | $ 25.20 | $ 136.31 | $ 2,029.03 |
| 2051 | $ 1,676.88 | $ 189.75 | $ 17.25 | $ 139.04 | $ 2,022.91 |
| 2052 | $ 1,773.07 | $ 97.52 | $ 8.87 | $ 141.82 | $ 2,021.27 |
| **Total** | **$ 25,836.12** | **$ 22,917.63** | **$ 2,103.33** | **$ 2,910.56** | **$ 53,767.64** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Bonds is 4.375% for term bonds due September 1, 2027, and 5.500% for term bonds due September 1, 2052.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

## TURNER'S CROSSING 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE 3 PRINCIPAL ASSESSMENT: $28,706.80**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 566.44 | $ 1,536.74 | $ 143.53 | $ 96.05 | $ 2,342.76 |
| 2028 | $ 591.38 | $ 1,511.96 | $ 140.70 | $ 97.97 | $ 2,342.01 |
| 2029 | $ 616.32 | $ 1,483.87 | $ 137.74 | $ 99.93 | $ 2,337.86 |
| 2030 | $ 641.25 | $ 1,454.60 | $ 134.66 | $ 101.92 | $ 2,332.44 |
| 2031 | $ 669.75 | $ 1,424.14 | $ 131.46 | $ 103.96 | $ 2,329.31 |
| 2032 | $ 701.82 | $ 1,392.32 | $ 128.11 | $ 106.04 | $ 2,328.29 |
| 2033 | $ 733.88 | $ 1,358.99 | $ 124.60 | $ 108.16 | $ 2,325.63 |
| 2034 | $ 769.50 | $ 1,319.54 | $ 120.93 | $ 110.33 | $ 2,320.30 |
| 2035 | $ 808.69 | $ 1,278.18 | $ 117.08 | $ 112.53 | $ 2,316.49 |
| 2036 | $ 851.44 | $ 1,234.71 | $ 113.04 | $ 114.78 | $ 2,313.98 |
| 2037 | $ 894.19 | $ 1,188.95 | $ 108.78 | $ 117.08 | $ 2,309.00 |
| 2038 | $ 940.51 | $ 1,140.88 | $ 104.31 | $ 119.42 | $ 2,305.12 |
| 2039 | $ 990.38 | $ 1,090.33 | $ 99.61 | $ 121.81 | $ 2,302.13 |
| 2040 | $ 1,043.82 | $ 1,037.10 | $ 94.66 | $ 124.25 | $ 2,299.82 |
| 2041 | $ 1,097.26 | $ 980.99 | $ 89.44 | $ 126.73 | $ 2,294.42 |
| 2042 | $ 1,154.26 | $ 922.02 | $ 83.95 | $ 129.27 | $ 2,289.49 |
| 2043 | $ 1,214.82 | $ 859.98 | $ 78.18 | $ 131.85 | $ 2,284.83 |
| 2044 | $ 1,282.51 | $ 793.16 | $ 72.11 | $ 134.49 | $ 2,282.26 |
| 2045 | $ 1,350.20 | $ 722.62 | $ 65.69 | $ 137.18 | $ 2,275.69 |
| 2046 | $ 1,425.01 | $ 648.36 | $ 58.94 | $ 139.92 | $ 2,272.23 |
| 2047 | $ 1,503.38 | $ 569.99 | $ 51.82 | $ 142.72 | $ 2,267.91 |
| 2048 | $ 1,585.32 | $ 487.30 | $ 44.30 | $ 145.57 | $ 2,262.50 |
| 2049 | $ 1,674.39 | $ 400.11 | $ 36.37 | $ 148.49 | $ 2,259.35 |
| 2050 | $ 1,767.01 | $ 308.02 | $ 28.00 | $ 151.45 | $ 2,254.48 |
| 2051 | $ 1,863.20 | $ 210.83 | $ 19.17 | $ 154.48 | $ 2,247.68 |
| 2052 | $ 1,970.07 | $ 108.35 | $ 9.85 | $ 157.57 | $ 2,245.85 |
| **Total** | **$ 28,706.80** | **$ 25,464.03** | **$ 2,337.03** | **$ 3,233.96** | **$ 59,741.83** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Bonds is 4.375% for term bonds due September 1, 2027, and 5.500% for term bonds due September 1, 2052.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

## TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 - 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #2 - LOT TYPE 4 PRINCIPAL ASSESSMENT: $28,123.53**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 4

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 478.43 | $ 1,423.74 | $ 140.62 | $ 101.83 | $ 2,144.62 |
| 2028 | $ 498.60 | $ 1,403.41 | $ 138.23 | $ 103.87 | $ 2,144.11 |
| 2029 | $ 521.66 | $ 1,382.22 | $ 135.73 | $ 105.95 | $ 2,145.56 |
| 2030 | $ 544.72 | $ 1,360.05 | $ 133.12 | $ 108.07 | $ 2,145.96 |
| 2031 | $ 567.77 | $ 1,336.90 | $ 130.40 | $ 110.23 | $ 2,145.30 |
| 2032 | $ 593.71 | $ 1,312.77 | $ 127.56 | $ 112.43 | $ 2,146.47 |
| 2033 | $ 625.42 | $ 1,283.08 | $ 124.59 | $ 114.68 | $ 2,147.77 |
| 2034 | $ 657.12 | $ 1,251.81 | $ 121.47 | $ 116.97 | $ 2,147.37 |
| 2035 | $ 691.70 | $ 1,218.96 | $ 118.18 | $ 119.31 | $ 2,148.15 |
| 2036 | $ 726.29 | $ 1,184.37 | $ 114.72 | $ 121.70 | $ 2,147.08 |
| 2037 | $ 763.76 | $ 1,148.06 | $ 111.09 | $ 124.13 | $ 2,147.04 |
| 2038 | $ 804.11 | $ 1,109.87 | $ 107.27 | $ 126.62 | $ 2,147.86 |
| 2039 | $ 847.34 | $ 1,069.66 | $ 103.25 | $ 129.15 | $ 2,149.40 |
| 2040 | $ 890.57 | $ 1,027.30 | $ 99.01 | $ 131.73 | $ 2,148.61 |
| 2041 | $ 936.68 | $ 982.77 | $ 94.56 | $ 134.37 | $ 2,148.38 |
| 2042 | $ 985.68 | $ 935.93 | $ 89.88 | $ 137.05 | $ 2,148.54 |
| 2043 | $ 1,037.56 | $ 886.65 | $ 84.95 | $ 139.79 | $ 2,148.95 |
| 2044 | $ 1,092.32 | $ 834.77 | $ 79.76 | $ 142.59 | $ 2,149.44 |
| 2045 | $ 1,149.96 | $ 780.16 | $ 74.30 | $ 145.44 | $ 2,149.86 |
| 2046 | $ 1,216.25 | $ 719.78 | $ 68.55 | $ 148.35 | $ 2,152.93 |
| 2047 | $ 1,282.53 | $ 655.93 | $ 62.47 | $ 151.32 | $ 2,152.25 |
| 2048 | $ 1,354.59 | $ 588.60 | $ 56.06 | $ 154.34 | $ 2,153.59 |
| 2049 | $ 1,429.52 | $ 517.48 | $ 49.28 | $ 157.43 | $ 2,153.72 |
| 2050 | $ 1,507.34 | $ 442.43 | $ 42.14 | $ 160.58 | $ 2,152.49 |
| 2051 | $ 1,590.92 | $ 363.30 | $ 34.60 | $ 163.79 | $ 2,152.61 |
| 2052 | $ 1,680.26 | $ 279.77 | $ 26.65 | $ 167.07 | $ 2,153.75 |
| 2053 | $ 1,775.37 | $ 191.56 | $ 18.24 | $ 170.41 | $ 2,155.58 |
| 2054 | $ 1,873.37 | $ 98.35 | $ 9.37 | $ 173.82 | $ 2,154.90 |
| **Total** | **$ 28,123.53** | **$ 25,789.67** | **$ 2,496.06** | **$ 3,773.03** | **$ 60,182.28** |

*Footnotes:*

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

## TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 - 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #2 - LOT TYPE 5 PRINCIPAL ASSESSMENT: $30,495.40**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 5

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 518.78 | $ 1,543.82 | $ 152.48 | $ 110.42 | $ 2,325.49 |
| 2028 | $ 540.65 | $ 1,521.77 | $ 149.88 | $ 112.63 | $ 2,324.94 |
| 2029 | $ 565.66 | $ 1,498.79 | $ 147.18 | $ 114.88 | $ 2,326.51 |
| 2030 | $ 590.66 | $ 1,474.75 | $ 144.35 | $ 117.18 | $ 2,326.94 |
| 2031 | $ 615.66 | $ 1,449.65 | $ 141.40 | $ 119.52 | $ 2,326.23 |
| 2032 | $ 643.78 | $ 1,423.48 | $ 138.32 | $ 121.91 | $ 2,327.50 |
| 2033 | $ 678.16 | $ 1,391.29 | $ 135.10 | $ 124.35 | $ 2,328.91 |
| 2034 | $ 712.54 | $ 1,357.39 | $ 131.71 | $ 126.84 | $ 2,328.47 |
| 2035 | $ 750.04 | $ 1,321.76 | $ 128.15 | $ 129.38 | $ 2,329.32 |
| 2036 | $ 787.54 | $ 1,284.26 | $ 124.40 | $ 131.96 | $ 2,328.16 |
| 2037 | $ 828.17 | $ 1,244.88 | $ 120.46 | $ 134.60 | $ 2,328.11 |
| 2038 | $ 871.92 | $ 1,203.47 | $ 116.32 | $ 137.29 | $ 2,329.01 |
| 2039 | $ 918.80 | $ 1,159.88 | $ 111.96 | $ 140.04 | $ 2,330.67 |
| 2040 | $ 965.68 | $ 1,113.94 | $ 107.37 | $ 142.84 | $ 2,329.82 |
| 2041 | $ 1,015.68 | $ 1,065.65 | $ 102.54 | $ 145.70 | $ 2,329.57 |
| 2042 | $ 1,068.81 | $ 1,014.87 | $ 97.46 | $ 148.61 | $ 2,329.75 |
| 2043 | $ 1,125.06 | $ 961.43 | $ 92.11 | $ 151.58 | $ 2,330.19 |
| 2044 | $ 1,184.44 | $ 905.17 | $ 86.49 | $ 154.62 | $ 2,330.72 |
| 2045 | $ 1,246.94 | $ 845.95 | $ 80.57 | $ 157.71 | $ 2,331.17 |
| 2046 | $ 1,318.82 | $ 780.49 | $ 74.33 | $ 160.86 | $ 2,334.50 |
| 2047 | $ 1,390.70 | $ 711.25 | $ 67.74 | $ 164.08 | $ 2,333.77 |
| 2048 | $ 1,468.83 | $ 638.24 | $ 60.78 | $ 167.36 | $ 2,335.21 |
| 2049 | $ 1,550.08 | $ 561.12 | $ 53.44 | $ 170.71 | $ 2,335.36 |
| 2050 | $ 1,634.46 | $ 479.74 | $ 45.69 | $ 174.12 | $ 2,334.02 |
| 2051 | $ 1,725.09 | $ 393.94 | $ 37.52 | $ 177.61 | $ 2,334.15 |
| 2052 | $ 1,821.97 | $ 303.37 | $ 28.89 | $ 181.16 | $ 2,335.39 |
| 2053 | $ 1,925.10 | $ 207.71 | $ 19.78 | $ 184.78 | $ 2,337.38 |
| 2054 | $ 2,031.36 | $ 106.65 | $ 10.16 | $ 188.48 | $ 2,336.64 |
| **Total** | **$ 30,495.40** | **$ 27,964.70** | **$ 2,706.57** | **$ 4,091.23** | **$ 65,257.90** |

*Footnotes:*

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

## TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 - 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #2 - LOT TYPE 6 PRINCIPAL ASSESSMENT: $37,272.15**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 6

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 634.06 | $ 1,886.89 | $ 186.36 | $ 134.96 | $ 2,842.27 |
| 2028 | $ 660.80 | $ 1,859.94 | $ 183.19 | $ 137.66 | $ 2,841.59 |
| 2029 | $ 691.36 | $ 1,831.86 | $ 179.89 | $ 140.41 | $ 2,843.51 |
| 2030 | $ 721.91 | $ 1,802.47 | $ 176.43 | $ 143.22 | $ 2,844.04 |
| 2031 | $ 752.47 | $ 1,771.79 | $ 172.82 | $ 146.08 | $ 2,843.17 |
| 2032 | $ 786.85 | $ 1,739.81 | $ 169.06 | $ 149.01 | $ 2,844.72 |
| 2033 | $ 828.86 | $ 1,700.47 | $ 165.12 | $ 151.99 | $ 2,846.44 |
| 2034 | $ 870.88 | $ 1,659.03 | $ 160.98 | $ 155.03 | $ 2,845.91 |
| 2035 | $ 916.72 | $ 1,615.48 | $ 156.62 | $ 158.13 | $ 2,846.95 |
| 2036 | $ 962.55 | $ 1,569.65 | $ 152.04 | $ 161.29 | $ 2,845.53 |
| 2037 | $ 1,012.21 | $ 1,521.52 | $ 147.23 | $ 164.51 | $ 2,845.47 |
| 2038 | $ 1,065.68 | $ 1,470.91 | $ 142.17 | $ 167.80 | $ 2,846.56 |
| 2039 | $ 1,122.98 | $ 1,417.63 | $ 136.84 | $ 171.16 | $ 2,848.60 |
| 2040 | $ 1,180.27 | $ 1,361.48 | $ 131.22 | $ 174.58 | $ 2,847.56 |
| 2041 | $ 1,241.39 | $ 1,302.46 | $ 125.32 | $ 178.08 | $ 2,847.25 |
| 2042 | $ 1,306.32 | $ 1,240.39 | $ 119.12 | $ 181.64 | $ 2,847.47 |
| 2043 | $ 1,375.07 | $ 1,175.08 | $ 112.58 | $ 185.27 | $ 2,848.01 |
| 2044 | $ 1,447.65 | $ 1,106.32 | $ 105.71 | $ 188.98 | $ 2,848.66 |
| 2045 | $ 1,524.04 | $ 1,033.94 | $ 98.47 | $ 192.75 | $ 2,849.21 |
| 2046 | $ 1,611.89 | $ 953.93 | $ 90.85 | $ 196.61 | $ 2,853.28 |
| 2047 | $ 1,699.74 | $ 869.30 | $ 82.79 | $ 200.54 | $ 2,852.38 |
| 2048 | $ 1,795.24 | $ 780.07 | $ 74.29 | $ 204.55 | $ 2,854.15 |
| 2049 | $ 1,894.55 | $ 685.82 | $ 65.32 | $ 208.64 | $ 2,854.33 |
| 2050 | $ 1,997.68 | $ 586.35 | $ 55.84 | $ 212.82 | $ 2,852.69 |
| 2051 | $ 2,108.45 | $ 481.48 | $ 45.85 | $ 217.07 | $ 2,852.85 |
| 2052 | $ 2,226.86 | $ 370.78 | $ 35.31 | $ 221.41 | $ 2,854.37 |
| 2053 | $ 2,352.90 | $ 253.87 | $ 24.18 | $ 225.84 | $ 2,856.80 |
| 2054 | $ 2,482.77 | $ 130.35 | $ 12.41 | $ 230.36 | $ 2,855.89 |
| **Total** | **$ 37,272.15** | **$ 34,179.07** | **$ 3,308.03** | **$ 5,000.40** | **$ 79,759.65** |

*Footnotes:*

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1**
**COMMERCIAL LOT 98 – COMMERCIAL LOT 98 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #1 COMMERCIAL LOT 98 - COMMERCIAL LOT 98**
**PRINCIPAL ASSESSMENT: $414,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 COMMERCIAL LOT 98

## COMMERCIAL LOT 98

| Annual Installment Due January 31, | Principal | Interest [a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 7,000.00 | $ 20,962.50 | $ 2,070.00 | $ 1,482.24 | $ 31,514.74 |
| 2028 | $ 7,000.00 | $ 20,665.00 | $ 2,035.00 | $ 1,511.89 | $ 31,211.89 |
| 2029 | $ 8,000.00 | $ 20,367.50 | $ 2,000.00 | $ 1,542.12 | $ 31,909.62 |
| 2030 | $ 8,000.00 | $ 20,027.50 | $ 1,960.00 | $ 1,572.97 | $ 31,560.47 |
| 2031 | $ 8,000.00 | $ 19,687.50 | $ 1,920.00 | $ 1,604.43 | $ 31,211.93 |
| 2032 | $ 9,000.00 | $ 19,347.50 | $ 1,880.00 | $ 1,636.51 | $ 31,864.01 |
| 2033 | $ 9,000.00 | $ 18,897.50 | $ 1,835.00 | $ 1,669.25 | $ 31,401.75 |
| 2034 | $ 10,000.00 | $ 18,447.50 | $ 1,790.00 | $ 1,702.63 | $ 31,940.13 |
| 2035 | $ 10,000.00 | $ 17,947.50 | $ 1,740.00 | $ 1,736.68 | $ 31,424.18 |
| 2036 | $ 11,000.00 | $ 17,447.50 | $ 1,690.00 | $ 1,771.42 | $ 31,908.92 |
| 2037 | $ 11,000.00 | $ 16,897.50 | $ 1,635.00 | $ 1,806.84 | $ 31,339.34 |
| 2038 | $ 12,000.00 | $ 16,347.50 | $ 1,580.00 | $ 1,842.98 | $ 31,770.48 |
| 2039 | $ 12,000.00 | $ 15,747.50 | $ 1,520.00 | $ 1,879.84 | $ 31,147.34 |
| 2040 | $ 13,000.00 | $ 15,147.50 | $ 1,460.00 | $ 1,917.44 | $ 31,524.94 |
| 2041 | $ 14,000.00 | $ 14,497.50 | $ 1,395.00 | $ 1,955.79 | $ 31,848.29 |
| 2042 | $ 15,000.00 | $ 13,797.50 | $ 1,325.00 | $ 1,994.90 | $ 32,117.40 |
| 2043 | $ 15,000.00 | $ 13,047.50 | $ 1,250.00 | $ 2,034.80 | $ 31,332.30 |
| 2044 | $ 16,000.00 | $ 12,297.50 | $ 1,175.00 | $ 2,075.50 | $ 31,548.00 |
| 2045 | $ 17,000.00 | $ 11,497.50 | $ 1,095.00 | $ 2,117.01 | $ 31,709.51 |
| 2046 | $ 18,000.00 | $ 10,605.00 | $ 1,010.00 | $ 2,159.35 | $ 31,774.35 |
| 2047 | $ 19,000.00 | $ 9,660.00 | $ 920.00 | $ 2,202.53 | $ 31,782.53 |
| 2048 | $ 20,000.00 | $ 8,662.50 | $ 825.00 | $ 2,246.58 | $ 31,734.08 |
| 2049 | $ 21,000.00 | $ 7,612.50 | $ 725.00 | $ 2,291.52 | $ 31,629.02 |
| 2050 | $ 22,000.00 | $ 6,510.00 | $ 620.00 | $ 2,337.35 | $ 31,467.35 |
| 2051 | $ 23,000.00 | $ 5,355.00 | $ 510.00 | $ 2,384.09 | $ 31,249.09 |
| 2052 | $ 25,000.00 | $ 4,147.50 | $ 395.00 | $ 2,431.78 | $ 31,974.28 |
| 2053 | $ 26,000.00 | $ 2,835.00 | $ 270.00 | $ 2,480.41 | $ 31,585.41 |
| 2054 | $ 28,000.00 | $ 1,470.00 | $ 140.00 | $ 2,530.02 | $ 32,140.02 |
| **Total** | **$ 414,000.00** | **$ 379,932.50** | **$ 36,770.00** | **$ 54,918.86** | **$ 885,621.36** |

*Footnotes:*

[a] Interest rate on Improvement Area #1 Commercial Lot 98 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – COMMERCIAL LOT 57 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

**IMPROVEMENT AREA #2 - COMMERCIAL LOT 57 PRINCIPAL ASSESSMENT: $418,954.23**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 COMMERCIAL LOT 57

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 7,127.12 | $ 21,209.40 | $ 2,094.77 | $ 1,517.00 | $ 31,948.28 |
| 2028 | $ 7,427.66 | $ 20,906.49 | $ 2,059.14 | $ 1,547.34 | $ 31,940.62 |
| 2029 | $ 7,771.13 | $ 20,590.82 | $ 2,022.00 | $ 1,578.28 | $ 31,962.23 |
| 2030 | $ 8,114.61 | $ 20,260.55 | $ 1,983.14 | $ 1,609.85 | $ 31,968.14 |
| 2031 | $ 8,458.08 | $ 19,915.67 | $ 1,942.57 | $ 1,642.04 | $ 31,958.37 |
| 2032 | $ 8,844.49 | $ 19,556.21 | $ 1,900.28 | $ 1,674.89 | $ 31,975.86 |
| 2033 | $ 9,316.77 | $ 19,113.98 | $ 1,856.06 | $ 1,708.38 | $ 31,995.19 |
| 2034 | $ 9,789.05 | $ 18,648.14 | $ 1,809.47 | $ 1,742.55 | $ 31,989.22 |
| 2035 | $ 10,304.26 | $ 18,158.69 | $ 1,760.53 | $ 1,777.40 | $ 32,000.88 |
| 2036 | $ 10,819.48 | $ 17,643.48 | $ 1,709.01 | $ 1,812.95 | $ 31,984.91 |
| 2037 | $ 11,377.63 | $ 17,102.50 | $ 1,654.91 | $ 1,849.21 | $ 31,984.25 |
| 2038 | $ 11,978.71 | $ 16,533.62 | $ 1,598.02 | $ 1,886.19 | $ 31,996.54 |
| 2039 | $ 12,622.72 | $ 15,934.69 | $ 1,538.13 | $ 1,923.92 | $ 32,019.45 |
| 2040 | $ 13,266.74 | $ 15,303.55 | $ 1,475.01 | $ 1,962.40 | $ 32,007.70 |
| 2041 | $ 13,953.69 | $ 14,640.21 | $ 1,408.68 | $ 2,001.64 | $ 32,004.23 |
| 2042 | $ 14,683.58 | $ 13,942.53 | $ 1,338.91 | $ 2,041.68 | $ 32,006.69 |
| 2043 | $ 15,456.40 | $ 13,208.35 | $ 1,265.49 | $ 2,082.51 | $ 32,012.75 |
| 2044 | $ 16,272.15 | $ 12,435.53 | $ 1,188.21 | $ 2,124.16 | $ 32,020.05 |
| 2045 | $ 17,130.84 | $ 11,621.92 | $ 1,106.85 | $ 2,166.64 | $ 32,026.26 |
| 2046 | $ 18,118.33 | $ 10,722.55 | $ 1,021.20 | $ 2,209.98 | $ 32,072.06 |
| 2047 | $ 19,105.82 | $ 9,771.34 | $ 930.60 | $ 2,254.18 | $ 32,061.94 |
| 2048 | $ 20,179.19 | $ 8,768.29 | $ 835.07 | $ 2,299.26 | $ 32,081.80 |
| 2049 | $ 21,295.48 | $ 7,708.88 | $ 734.18 | $ 2,345.24 | $ 32,083.78 |
| 2050 | $ 22,454.71 | $ 6,590.87 | $ 627.70 | $ 2,392.15 | $ 32,065.43 |
| 2051 | $ 23,699.81 | $ 5,411.99 | $ 515.43 | $ 2,439.99 | $ 32,067.22 |
| 2052 | $ 25,030.78 | $ 4,167.75 | $ 396.93 | $ 2,488.79 | $ 32,084.25 |
| 2053 | $ 26,447.61 | $ 2,853.64 | $ 271.77 | $ 2,538.57 | $ 32,111.59 |
| 2054 | $ 27,907.38 | $ 1,465.14 | $ 139.54 | $ 2,589.34 | $ 32,101.40 |
| **Total** | **$ 418,954.23** | **$ 384,186.78** | **$ 37,183.58** | **$ 56,206.52** | **$ 896,531.11** |

*Footnotes:*

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – LOT TYPE 7 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #3 - LOT TYPE 7 PRINCIPAL ASSESSMENT: $26,542.53**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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]

[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, Texas Property 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, Texas Property 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 #3 LOT TYPE 7

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 70.96 | $ 1,784.02 | $ 132.71 | $ 114.28 | $ 2,101.97 |
| 2028 | $ 418.29 | $ 1,433.60 | $ 132.36 | $ 116.57 | $ 2,100.81 |
| 2029 | $ 436.96 | $ 1,414.77 | $ 130.27 | $ 118.90 | $ 2,100.90 |
| 2030 | $ 455.63 | $ 1,395.11 | $ 128.08 | $ 121.28 | $ 2,100.10 |
| 2031 | $ 478.04 | $ 1,374.61 | $ 125.80 | $ 123.70 | $ 2,102.16 |
| 2032 | $ 500.45 | $ 1,353.10 | $ 123.41 | $ 126.18 | $ 2,103.14 |
| 2033 | $ 522.86 | $ 1,330.58 | $ 120.91 | $ 128.70 | $ 2,103.05 |
| 2034 | $ 545.27 | $ 1,307.05 | $ 118.30 | $ 131.27 | $ 2,101.88 |
| 2035 | $ 571.41 | $ 1,282.51 | $ 115.57 | $ 133.90 | $ 2,103.39 |
| 2036 | $ 593.82 | $ 1,256.80 | $ 112.71 | $ 136.58 | $ 2,099.91 |
| 2037 | $ 623.70 | $ 1,230.07 | $ 109.74 | $ 139.31 | $ 2,102.82 |
| 2038 | $ 657.31 | $ 1,196.71 | $ 106.63 | $ 142.10 | $ 2,102.74 |
| 2039 | $ 690.92 | $ 1,161.54 | $ 103.34 | $ 144.94 | $ 2,100.74 |
| 2040 | $ 728.27 | $ 1,124.58 | $ 99.88 | $ 147.84 | $ 2,100.56 |
| 2041 | $ 769.35 | $ 1,085.61 | $ 96.24 | $ 150.79 | $ 2,102.00 |
| 2042 | $ 810.43 | $ 1,044.45 | $ 92.40 | $ 153.81 | $ 2,101.09 |
| 2043 | $ 855.25 | $ 1,001.10 | $ 88.34 | $ 156.88 | $ 2,101.57 |
| 2044 | $ 903.80 | $ 955.34 | $ 84.07 | $ 160.02 | $ 2,103.23 |
| 2045 | $ 952.35 | $ 906.99 | $ 79.55 | $ 163.22 | $ 2,102.11 |
| 2046 | $ 1,004.64 | $ 856.04 | $ 74.79 | $ 166.49 | $ 2,101.95 |
| 2047 | $ 1,060.66 | $ 802.29 | $ 69.76 | $ 169.82 | $ 2,102.53 |
| 2048 | $ 1,124.15 | $ 741.30 | $ 64.46 | $ 173.21 | $ 2,103.12 |
| 2049 | $ 1,191.37 | $ 676.66 | $ 58.84 | $ 176.68 | $ 2,103.55 |
| 2050 | $ 1,262.33 | $ 608.16 | $ 52.88 | $ 180.21 | $ 2,103.58 |
| 2051 | $ 1,337.02 | $ 535.58 | $ 46.57 | $ 183.82 | $ 2,102.99 |
| 2052 | $ 1,415.45 | $ 458.70 | $ 39.89 | $ 187.49 | $ 2,101.53 |
| 2053 | $ 1,501.35 | $ 377.31 | $ 32.81 | $ 191.24 | $ 2,102.71 |
| 2054 | $ 1,590.98 | $ 290.98 | $ 25.30 | $ 195.07 | $ 2,102.33 |
| 2055 | $ 1,684.35 | $ 199.50 | $ 17.35 | $ 198.97 | $ 2,100.16 |
| 2056 | $ 1,785.19 | $ 102.65 | $ 8.93 | $ 202.95 | $ 2,099.71 |
| **Total** | **$ 26,542.53** | **$ 29,287.68** | **$ 2,591.90** | **$ 4,636.20** | **$ 63,058.32** |

*Footnotes:*

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.350% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #3 - LOT TYPE 8 PRINCIPAL ASSESSMENT: $30,042.03**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 #3 LOT TYPE 8

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 80.31 | $ 2,019.23 | $ 150.21 | $ 129.35 | $ 2,379.10 |
| 2028 | $ 473.44 | $ 1,622.61 | $ 149.81 | $ 131.94 | $ 2,377.79 |
| 2029 | $ 494.57 | $ 1,601.31 | $ 147.44 | $ 134.58 | $ 2,377.89 |
| 2030 | $ 515.71 | $ 1,579.05 | $ 144.97 | $ 137.27 | $ 2,376.99 |
| 2031 | $ 541.07 | $ 1,555.84 | $ 142.39 | $ 140.01 | $ 2,379.31 |
| 2032 | $ 566.43 | $ 1,531.49 | $ 139.68 | $ 142.81 | $ 2,380.42 |
| 2033 | $ 591.79 | $ 1,506.01 | $ 136.85 | $ 145.67 | $ 2,380.32 |
| 2034 | $ 617.16 | $ 1,479.37 | $ 133.89 | $ 148.58 | $ 2,379.01 |
| 2035 | $ 646.75 | $ 1,451.60 | $ 130.81 | $ 151.55 | $ 2,380.71 |
| 2036 | $ 672.11 | $ 1,422.50 | $ 127.57 | $ 154.58 | $ 2,376.77 |
| 2037 | $ 705.93 | $ 1,392.25 | $ 124.21 | $ 157.68 | $ 2,380.07 |
| 2038 | $ 743.97 | $ 1,354.49 | $ 120.68 | $ 160.83 | $ 2,379.97 |
| 2039 | $ 782.01 | $ 1,314.68 | $ 116.96 | $ 164.05 | $ 2,377.71 |
| 2040 | $ 824.29 | $ 1,272.85 | $ 113.05 | $ 167.33 | $ 2,377.51 |
| 2041 | $ 870.78 | $ 1,228.75 | $ 108.93 | $ 170.67 | $ 2,379.14 |
| 2042 | $ 917.28 | $ 1,182.16 | $ 104.58 | $ 174.09 | $ 2,378.11 |
| 2043 | $ 968.01 | $ 1,133.09 | $ 99.99 | $ 177.57 | $ 2,378.65 |
| 2044 | $ 1,022.96 | $ 1,081.30 | $ 95.15 | $ 181.12 | $ 2,380.53 |
| 2045 | $ 1,077.91 | $ 1,026.57 | $ 90.04 | $ 184.74 | $ 2,379.26 |
| 2046 | $ 1,137.09 | $ 968.90 | $ 84.65 | $ 188.44 | $ 2,379.08 |
| 2047 | $ 1,200.50 | $ 908.07 | $ 78.96 | $ 192.21 | $ 2,379.73 |
| 2048 | $ 1,272.36 | $ 839.04 | $ 72.96 | $ 196.05 | $ 2,380.41 |
| 2049 | $ 1,348.45 | $ 765.88 | $ 66.60 | $ 199.97 | $ 2,380.89 |
| 2050 | $ 1,428.76 | $ 688.34 | $ 59.86 | $ 203.97 | $ 2,380.93 |
| 2051 | $ 1,513.30 | $ 606.19 | $ 52.71 | $ 208.05 | $ 2,380.25 |
| 2052 | $ 1,602.07 | $ 519.17 | $ 45.15 | $ 212.21 | $ 2,378.60 |
| 2053 | $ 1,699.30 | $ 427.05 | $ 37.14 | $ 216.46 | $ 2,379.94 |
| 2054 | $ 1,800.75 | $ 329.34 | $ 28.64 | $ 220.78 | $ 2,379.51 |
| 2055 | $ 1,906.42 | $ 225.80 | $ 19.63 | $ 225.20 | $ 2,377.06 |
| 2056 | $ 2,020.56 | $ 116.18 | $ 10.10 | $ 229.70 | $ 2,376.54 |
| **Total** | **$ 30,042.03** | **$ 33,149.11** | **$ 2,933.63** | **$ 5,247.46** | **$ 71,372.22** |

*Footnotes:*

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.350% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #3 – 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #3 - LOT TYPE 9 PRINCIPAL ASSESSMENT: $33,576.80**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 #3 LOT TYPE 9

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest[c] | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 89.76 | $ 2,256.81 | $ 167.88 | $ 144.57 | $ 2,659.03 |
| 2028 | $ 529.14 | $ 1,813.53 | $ 167.44 | $ 147.46 | $ 2,657.56 |
| 2029 | $ 552.76 | $ 1,789.72 | $ 164.79 | $ 150.41 | $ 2,657.68 |
| 2030 | $ 576.39 | $ 1,764.84 | $ 162.03 | $ 153.42 | $ 2,656.67 |
| 2031 | $ 604.73 | $ 1,738.90 | $ 159.14 | $ 156.49 | $ 2,659.27 |
| 2032 | $ 633.08 | $ 1,711.69 | $ 156.12 | $ 159.62 | $ 2,660.51 |
| 2033 | $ 661.43 | $ 1,683.20 | $ 152.95 | $ 162.81 | $ 2,660.39 |
| 2034 | $ 689.77 | $ 1,653.44 | $ 149.65 | $ 166.06 | $ 2,658.92 |
| 2035 | $ 722.84 | $ 1,622.40 | $ 146.20 | $ 169.39 | $ 2,660.83 |
| 2036 | $ 751.19 | $ 1,589.87 | $ 142.58 | $ 172.77 | $ 2,656.42 |
| 2037 | $ 788.99 | $ 1,556.07 | $ 138.83 | $ 176.23 | $ 2,660.11 |
| 2038 | $ 831.51 | $ 1,513.86 | $ 134.88 | $ 179.75 | $ 2,660.00 |
| 2039 | $ 874.03 | $ 1,469.37 | $ 130.73 | $ 183.35 | $ 2,657.47 |
| 2040 | $ 921.27 | $ 1,422.61 | $ 126.36 | $ 187.02 | $ 2,657.25 |
| 2041 | $ 973.24 | $ 1,373.32 | $ 121.75 | $ 190.76 | $ 2,659.07 |
| 2042 | $ 1,025.21 | $ 1,321.25 | $ 116.88 | $ 194.57 | $ 2,657.92 |
| 2043 | $ 1,081.90 | $ 1,266.41 | $ 111.76 | $ 198.46 | $ 2,658.53 |
| 2044 | $ 1,143.32 | $ 1,208.52 | $ 106.35 | $ 202.43 | $ 2,660.62 |
| 2045 | $ 1,204.74 | $ 1,147.36 | $ 100.63 | $ 206.48 | $ 2,659.21 |
| 2046 | $ 1,270.88 | $ 1,082.90 | $ 94.61 | $ 210.61 | $ 2,659.00 |
| 2047 | $ 1,341.75 | $ 1,014.91 | $ 88.25 | $ 214.82 | $ 2,659.73 |
| 2048 | $ 1,422.07 | $ 937.76 | $ 81.54 | $ 219.12 | $ 2,660.49 |
| 2049 | $ 1,507.11 | $ 855.99 | $ 74.43 | $ 223.50 | $ 2,661.03 |
| 2050 | $ 1,596.87 | $ 769.33 | $ 66.90 | $ 227.97 | $ 2,661.07 |
| 2051 | $ 1,691.36 | $ 677.51 | $ 58.91 | $ 232.53 | $ 2,660.32 |
| 2052 | $ 1,790.57 | $ 580.26 | $ 50.46 | $ 237.18 | $ 2,658.47 |
| 2053 | $ 1,899.24 | $ 477.30 | $ 41.50 | $ 241.92 | $ 2,659.97 |
| 2054 | $ 2,012.62 | $ 368.10 | $ 32.01 | $ 246.76 | $ 2,659.49 |
| 2055 | $ 2,130.74 | $ 252.37 | $ 21.95 | $ 251.70 | $ 2,656.75 |
| 2056 | $ 2,258.30 | $ 129.85 | $ 11.29 | $ 256.73 | $ 2,656.17 |
| **Total** | **$ 33,576.80** | **$ 37,049.46** | **$ 3,278.81** | **$ 5,864.88** | **$ 79,769.94** |

*Footnotes:*

[a] Interest rate on PID Bonds is 4.500% for bonds maturing in 2036, 5.350% for bonds maturing in 2046, and 5.750% for bonds maturing in 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4 – LOT TYPE 10 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 - LOT TYPE 10 PRINCIPAL ASSESSMENT: $32,759.89**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 #4 LOT TYPE 10

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 1,196.84 | $ 1,376.48 | $ - | $ 167.56 | $ 2,740.88 |
| 2028 | $ 469.16 | $ 1,875.83 | $ 157.82 | $ 170.91 | $ 2,673.72 |
| 2029 | $ 488.31 | $ 1,852.38 | $ 155.47 | $ 174.33 | $ 2,670.48 |
| 2030 | $ 512.25 | $ 1,827.96 | $ 153.03 | $ 177.81 | $ 2,671.05 |
| 2031 | $ 536.18 | $ 1,802.35 | $ 150.47 | $ 181.37 | $ 2,670.37 |
| 2032 | $ 564.91 | $ 1,775.54 | $ 147.79 | $ 185.00 | $ 2,673.23 |
| 2033 | $ 593.63 | $ 1,747.29 | $ 144.96 | $ 188.70 | $ 2,674.58 |
| 2034 | $ 622.36 | $ 1,717.61 | $ 141.99 | $ 192.47 | $ 2,674.43 |
| 2035 | $ 651.08 | $ 1,686.49 | $ 138.88 | $ 196.32 | $ 2,672.78 |
| 2036 | $ 684.59 | $ 1,653.94 | $ 135.63 | $ 200.25 | $ 2,674.41 |
| 2037 | $ 718.10 | $ 1,619.71 | $ 132.20 | $ 204.25 | $ 2,674.27 |
| 2038 | $ 756.40 | $ 1,577.34 | $ 128.61 | $ 208.34 | $ 2,670.69 |
| 2039 | $ 799.49 | $ 1,532.72 | $ 124.83 | $ 212.50 | $ 2,669.54 |
| 2040 | $ 847.36 | $ 1,485.55 | $ 120.83 | $ 216.75 | $ 2,670.49 |
| 2041 | $ 900.02 | $ 1,435.55 | $ 116.60 | $ 221.09 | $ 2,673.26 |
| 2042 | $ 952.68 | $ 1,382.45 | $ 112.10 | $ 225.51 | $ 2,672.74 |
| 2043 | $ 1,010.13 | $ 1,326.24 | $ 107.33 | $ 230.02 | $ 2,673.73 |
| 2044 | $ 1,067.58 | $ 1,266.64 | $ 102.28 | $ 234.62 | $ 2,671.13 |
| 2045 | $ 1,129.82 | $ 1,203.66 | $ 96.94 | $ 239.31 | $ 2,669.73 |
| 2046 | $ 1,196.84 | $ 1,137.00 | $ 91.29 | $ 244.10 | $ 2,669.23 |
| 2047 | $ 1,268.65 | $ 1,066.38 | $ 85.31 | $ 248.98 | $ 2,669.33 |
| 2048 | $ 1,350.03 | $ 987.09 | $ 78.97 | $ 253.96 | $ 2,670.06 |
| 2049 | $ 1,436.21 | $ 902.72 | $ 72.22 | $ 259.04 | $ 2,670.18 |
| 2050 | $ 1,527.17 | $ 812.95 | $ 65.04 | $ 264.22 | $ 2,669.38 |
| 2051 | $ 1,627.70 | $ 717.51 | $ 57.40 | $ 269.51 | $ 2,672.11 |
| 2052 | $ 1,733.02 | $ 615.77 | $ 49.26 | $ 274.90 | $ 2,672.95 |
| 2053 | $ 1,843.13 | $ 507.46 | $ 40.60 | $ 280.39 | $ 2,671.58 |
| 2054 | $ 1,962.82 | $ 392.26 | $ 31.38 | $ 286.00 | $ 2,672.46 |
| 2055 | $ 2,087.29 | $ 269.59 | $ 21.57 | $ 291.72 | $ 2,670.16 |
| 2056 | $ 2,226.12 | $ 139.13 | $ 11.13 | $ 297.56 | $ 2,673.94 |
| **Total** | **$ 32,759.89** | **$ 37,693.61** | **$ 2,971.92** | **$ 6,797.49** | **$ 80,222.90** |

*Footnotes:*

[a] Interest is calculated at a 5.000% rate for term bonds due September 1, 2036, 5.900% for term bonds due September 1, 2046, and 6.250% for term bonds due September 1, 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

# TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4 – LOT TYPE 11 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 - LOT TYPE 11 PRINCIPAL ASSESSMENT: $36,614.44**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please <u>do not</u> alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 #4 LOT TYPE 11

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 1,337.66 | $ 1,538.44 | $ - | $ 187.27 | $ 3,063.37 |
| 2028 | $ 524.36 | $ 2,096.55 | $ 176.38 | $ 191.02 | $ 2,988.31 |
| 2029 | $ 545.77 | $ 2,070.33 | $ 173.76 | $ 194.84 | $ 2,984.70 |
| 2030 | $ 572.52 | $ 2,043.04 | $ 171.03 | $ 198.74 | $ 2,985.33 |
| 2031 | $ 599.27 | $ 2,014.42 | $ 168.17 | $ 202.71 | $ 2,984.57 |
| 2032 | $ 631.38 | $ 1,984.45 | $ 165.17 | $ 206.76 | $ 2,987.77 |
| 2033 | $ 663.48 | $ 1,952.88 | $ 162.02 | $ 210.90 | $ 2,989.28 |
| 2034 | $ 695.58 | $ 1,919.71 | $ 158.70 | $ 215.12 | $ 2,989.11 |
| 2035 | $ 727.69 | $ 1,884.93 | $ 155.22 | $ 219.42 | $ 2,987.26 |
| 2036 | $ 765.14 | $ 1,848.55 | $ 151.58 | $ 223.81 | $ 2,989.08 |
| 2037 | $ 802.60 | $ 1,810.29 | $ 147.76 | $ 228.28 | $ 2,988.93 |
| 2038 | $ 845.40 | $ 1,762.93 | $ 143.74 | $ 232.85 | $ 2,984.93 |
| 2039 | $ 893.56 | $ 1,713.06 | $ 139.52 | $ 237.51 | $ 2,983.64 |
| 2040 | $ 947.06 | $ 1,660.34 | $ 135.05 | $ 242.26 | $ 2,984.71 |
| 2041 | $ 1,005.92 | $ 1,604.46 | $ 130.31 | $ 247.10 | $ 2,987.80 |
| 2042 | $ 1,064.78 | $ 1,545.11 | $ 125.29 | $ 252.04 | $ 2,987.22 |
| 2043 | $ 1,128.99 | $ 1,482.29 | $ 119.96 | $ 257.08 | $ 2,988.32 |
| 2044 | $ 1,193.19 | $ 1,415.68 | $ 114.32 | $ 262.23 | $ 2,985.41 |
| 2045 | $ 1,262.75 | $ 1,345.28 | $ 108.35 | $ 267.47 | $ 2,983.85 |
| 2046 | $ 1,337.66 | $ 1,270.78 | $ 102.04 | $ 272.82 | $ 2,983.30 |
| 2047 | $ 1,417.92 | $ 1,191.86 | $ 95.35 | $ 278.28 | $ 2,983.40 |
| 2048 | $ 1,508.88 | $ 1,103.24 | $ 88.26 | $ 283.84 | $ 2,984.22 |
| 2049 | $ 1,605.19 | $ 1,008.93 | $ 80.71 | $ 289.52 | $ 2,984.36 |
| 2050 | $ 1,706.85 | $ 908.61 | $ 72.69 | $ 295.31 | $ 2,983.46 |
| 2051 | $ 1,819.22 | $ 801.93 | $ 64.15 | $ 301.22 | $ 2,986.52 |
| 2052 | $ 1,936.93 | $ 688.23 | $ 55.06 | $ 307.24 | $ 2,987.46 |
| 2053 | $ 2,060.00 | $ 567.17 | $ 45.37 | $ 313.39 | $ 2,985.92 |
| 2054 | $ 2,193.76 | $ 438.42 | $ 35.07 | $ 319.65 | $ 2,986.91 |
| 2055 | $ 2,332.88 | $ 301.31 | $ 24.10 | $ 326.05 | $ 2,984.34 |
| 2056 | $ 2,488.05 | $ 155.50 | $ 12.44 | $ 332.57 | $ 2,988.56 |
| **Total** | **$ 36,614.44** | **$ 42,128.68** | **$ 3,321.60** | **$ 7,597.28** | **$ 89,662.00** |

*Footnotes:*

[a] Interest is calculated at a 5.000% rate for term bonds due September 1, 2036, 5.900% for term bonds due September 1, 2046, and 6.250% for term bonds due September 1, 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

**TURNER'S CROSSING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #4 – IMPROVEMENT AREA #4 INITIAL PARCEL 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 372.0035), 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 RECORDING[1] RETURN TO:
Travis County Planning & Budget Office
Attn: Sally McFeron, PID Managing Director
700 Lavaca Street, Suite 1560
Austin, Texas 78701

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO TRAVIS COUNTY, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

**IMPROVEMENT AREA #4 - IMPROVEMENT AREA #4 INITIAL PARCEL PRINCIPAL ASSESSMENT: $6,843,000.00**

As the purchaser of the real property described above, you are obligated to pay assessments to Travis County, 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 ***Turner's Crossing 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 Travis County. The exact amount of each annual installment will be approved each year by the Travis County Commissioners Court in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from Travis County.

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, Texas Property 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. **Please do not alter the "after recording return to" address provided.**

[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, Texas Property Code, to be executed by seller in accordance with Section 5.014(a-1), Texas Property 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, Texas Property 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, Texas Property 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 #4 INITIAL PARCEL

| Annual Installment Due January 31, | Principal | Interest[a] | Additional Interest | Annual Collection Costs[b] | Annual Installment[b] |
|---|---|---|---|---|---|
| 2027 | $ 250,000.00 | $ 287,524.27 | $ - | $ 35,000.00 | $ 572,524.27 |
| 2028 | $ 98,000.00 | $ 391,831.00 | $ 32,965.00 | $ 35,700.00 | $ 558,496.00 |
| 2029 | $ 102,000.00 | $ 386,931.00 | $ 32,475.00 | $ 36,414.00 | $ 557,820.00 |
| 2030 | $ 107,000.00 | $ 381,831.00 | $ 31,965.00 | $ 37,142.28 | $ 557,938.28 |
| 2031 | $ 112,000.00 | $ 376,481.00 | $ 31,430.00 | $ 37,885.13 | $ 557,796.13 |
| 2032 | $ 118,000.00 | $ 370,881.00 | $ 30,870.00 | $ 38,642.83 | $ 558,393.83 |
| 2033 | $ 124,000.00 | $ 364,981.00 | $ 30,280.00 | $ 39,415.68 | $ 558,676.68 |
| 2034 | $ 130,000.00 | $ 358,781.00 | $ 29,660.00 | $ 40,204.00 | $ 558,645.00 |
| 2035 | $ 136,000.00 | $ 352,281.00 | $ 29,010.00 | $ 41,008.08 | $ 558,299.08 |
| 2036 | $ 143,000.00 | $ 345,481.00 | $ 28,330.00 | $ 41,828.24 | $ 558,639.24 |
| 2037 | $ 150,000.00 | $ 338,331.00 | $ 27,615.00 | $ 42,664.80 | $ 558,610.80 |
| 2038 | $ 158,000.00 | $ 329,481.00 | $ 26,865.00 | $ 43,518.10 | $ 557,864.10 |
| 2039 | $ 167,000.00 | $ 320,159.00 | $ 26,075.00 | $ 44,388.46 | $ 557,622.46 |
| 2040 | $ 177,000.00 | $ 310,306.00 | $ 25,240.00 | $ 45,276.23 | $ 557,822.23 |
| 2041 | $ 188,000.00 | $ 299,863.00 | $ 24,355.00 | $ 46,181.76 | $ 558,399.76 |
| 2042 | $ 199,000.00 | $ 288,771.00 | $ 23,415.00 | $ 47,105.39 | $ 558,291.39 |
| 2043 | $ 211,000.00 | $ 277,030.00 | $ 22,420.00 | $ 48,047.50 | $ 558,497.50 |
| 2044 | $ 223,000.00 | $ 264,581.00 | $ 21,365.00 | $ 49,008.45 | $ 557,954.45 |
| 2045 | $ 236,000.00 | $ 251,424.00 | $ 20,250.00 | $ 49,988.62 | $ 557,662.62 |
| 2046 | $ 250,000.00 | $ 237,500.00 | $ 19,070.00 | $ 50,988.39 | $ 557,558.39 |
| 2047 | $ 265,000.00 | $ 222,750.00 | $ 17,820.00 | $ 52,008.16 | $ 557,578.16 |
| 2048 | $ 282,000.00 | $ 206,187.50 | $ 16,495.00 | $ 53,048.32 | $ 557,730.82 |
| 2049 | $ 300,000.00 | $ 188,562.50 | $ 15,085.00 | $ 54,109.29 | $ 557,756.79 |
| 2050 | $ 319,000.00 | $ 169,812.50 | $ 13,585.00 | $ 55,191.47 | $ 557,588.97 |
| 2051 | $ 340,000.00 | $ 149,875.00 | $ 11,990.00 | $ 56,295.30 | $ 558,160.30 |
| 2052 | $ 362,000.00 | $ 128,625.00 | $ 10,290.00 | $ 57,421.21 | $ 558,336.21 |
| 2053 | $ 385,000.00 | $ 106,000.00 | $ 8,480.00 | $ 58,569.63 | $ 558,049.63 |
| 2054 | $ 410,000.00 | $ 81,937.50 | $ 6,555.00 | $ 59,741.03 | $ 558,233.53 |
| 2055 | $ 436,000.00 | $ 56,312.50 | $ 4,505.00 | $ 60,935.85 | $ 557,753.35 |
| 2056 | $ 465,000.00 | $ 29,062.50 | $ 2,325.00 | $ 62,154.56 | $ 558,542.06 |
| **Total** | **$ 6,843,000.00** | **$ 7,873,574.27** | **$ 620,785.00** | **$ 1,419,882.76** | **$ 16,757,242.03** |

*Footnotes:*

[a] Interest is calculated at a 5.000% rate for term bonds due September 1, 2036, 5.900% for term bonds due September 1, 2046, and 6.250% for term bonds due September 1, 2056.

[b] The figures shown above are estimates only and subject to change in annual service plan updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.