



ESTANCIA HILL COUNTRY
PUBLIC IMPROVEMENT DISTRICT
2021 SERVICE PLAN UPDATE TO REALLOCATE
IMPROVEMENT AREA #2 ASSESSMENTS

NOVEMBER 18, 2021

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings given to them in the 2018 Amended and Restated Service and Assessment Plan unless the context in which a term is used clearly requires a different meaning.

On June 6, 2013, the City Council approved that certain “Petition for the Creation of a Public Improvement District to Finance Improvements for Estancia Hill Country” which authorized the creation of the Estancia Hill Country Public Improvement District to finance the Actual Costs for the benefit of certain property in the District, all of which is located in the limited purpose annexed jurisdiction of the City, but not within its corporate limits.

On June 20, 2013, the City adopted a Service and Assessment Plan which identified the Authorized Improvements to be constructed, the costs of the Improvement Area #1 Improvements, the indebtedness to be incurred for the Improvement Area #1 Improvements, and the manner of assessing the property in the District for the costs of the Improvement Area #1 Improvements.

On December 13, 2018, the City Council approved the 2018 Amended and Restated Service and Assessment Plan for the purpose of issuing Improvement Area #1 Parity Bonds and Improvement Area #2 Bonds by adopting Ordinance No. 20181213-095.

On August 8, 2019, the City Council approved the 2019 Annual Service Plan Update for the District by adopting Resolution No. 20190808-023, which also updated the Assessment Roll.

On July 29, 2020, the City Council approved the 2020 Annual Service Plan Update for the District by adopting Resolution No. 20200729-027, which also updated the Assessment Roll.

On July 29, 2021, the City Council approved the 2021 Annual Service Plan Update for the District by adopting Resolution No. 20210729-040, which also updated the Assessment Roll.

Three Parcels within the District have been final platted into two Parcels, and the Assessments need to be reallocated to reflect the newly created Parcels. This Annual Service Plan Update reallocates Improvement Area #2 Assessments from the Parcels shown in the 2018 Amended and Restated Service and Assessment Plan to the newly created Parcels resulting from the platting.

PARCEL SUBDIVISION

- Tract 2, Tract 4, and Tract 6 are shown on the map on **Exhibit C-1**. These three tracts and their respective allocated Improvement Area #2 Assessments are being combined and reallocated into two separate tracts, to be known as Gencap Tract and NRP Tract.
- Gencap Tract is 27.184 acres, and consists of the entirety of Tract 2, and a portion of Tract 4. See **Exhibit C-2** for a legal description and map of the Gencap Tract.
- NRP Tract is 15.300 acres, and consists of the entirety of Tract 6, and a portion of Tract 4. See **Exhibit C-3** for a legal description and map of the NRP Tract.
- The Improvement Area #2 Assessment allocable to Tract 2, Tract 4, and Tract 6 will be reallocated to the Gencap Tract and the NRP Tract based on the ratio of Estimated Buildout Value of each respective tract to the total Estimated Buildout Value of both tracts. The Estimated Buildout Value for the Gencap Tract is \$40,672,626, and the Estimated Buildout Value for the NRP Tract is \$40,292,508. Therefore, the Gencap Tract is allocated 50.23% ($40,672,626/80,965,134 = 50.23\%$) of the Improvement Area #2 Assessment originally allocated to Tract 2, Tract 4, and Tract 6. The NRP Tract is allocated 49.77% ($40,292,508/80,965,134 = 49.77\%$) of the Improvement Area #2 Assessment originally allocated to Tract 2, Tract 4, and Tract 6. See the table attached hereto as **Exhibit D** for the allocation calculation for the Gencap Tract and NRP Tract.

The tables on the following page shows the original allocation of Assessments and the revised allocation of Assessments.

Original Allocation					
Tract	Proposed Land Use	Units		2021 Outstanding Assessment ¹	% of Total
Tract 2	Multifamily	350	Apartments	\$ 1,819,910.16	20.81%
Tract 4	Multifamily	350	Apartments	\$ 1,828,248.15	20.91%
Tract 6	Commercial	65,340	Square Feet	\$ 436,148.06	4.99%
Tract 8	Commercial	91,476	Square Feet	\$ 610,886.44	6.99%
Tract 9	Multifamily	350	Apartments	\$ 1,869,869.74	21.38%
Tract 10	Single Family - Affordable	24	Houses	\$ 197,672.02	2.26%
Tract 10	Single Family - Market	137	Houses	\$ 1,982,284.49	22.67%
Improvement Area #2 Total				\$ 8,745,019.05	100.00%

¹ Per 2021 Annual Service Plan Update

New Allocation					
Tract	Proposed Land Use	Units		2021 Outstanding Assessment	% of Total
Gencap Tract	Multifamily	321	Apartments	\$ 2,051,740.75	23.46%
NRP Tract	Multifamily	318	Apartments	\$ 2,032,565.61	23.24%
Tract 8	Commercial	91,476	Square Feet	\$ 610,886.44	6.99%
Tract 9	Multifamily	350	Apartments	\$ 1,869,869.74	21.38%
Tract 10	Single Family - Affordable	24	Houses	\$ 197,672.02	2.26%
Tract 10	Single Family - Market	137	Houses	\$ 1,982,284.49	22.67%
Improvement Area #2 Total				\$ 8,745,019.05	100.00%

ASSESSMENT ROLL

The list of current Parcels within Improvement Area #1 of the District and the corresponding total Improvement Area #1 Assessments are shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit A**.

The list of current Parcels within Improvement Area #2 of the District and the corresponding total Improvement Area #2 Assessments are shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit B**.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
788256	04481802160000	S INTERSTATE HY 35	Tracts 1 - 5	\$ 3,814,632.15	\$ 644,713.19
837546	04491508010000	OLD SAN ANTONIO RD	Tract 11 Non-Benefited	\$ -	\$ -
837559	04491301010000	ESTANCIA PKWY	Tract 11 Non-Benefited	\$ -	\$ -
868485	04481806020000	1200 ESTANCIA PKWY	Tract 9	\$ 1,215,053.79	\$ 205,356.95
868486	04481806010000	S INTERSTATE HY 35	Tract 8	\$ 1,101,536.31	\$ 186,171.29
894914	04481802170000	820 CAMINO VAQUERO PKWY	Tract 6 & 7	\$ 1,083,399.18	\$ 183,105.92
851696	04491509020000	12501 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851697	04491509030000	12503 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851698	04491509040000	12502 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851699	04491509050000	12500 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851700	04491509060000	12501 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851701	04491509070000	MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851702	04491509080000	MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851703	04491509090000	ESTANCIA PKWY 8	2	\$ 11,045.72	\$ 1,866.84
851704	04491509100000	ESTANCIA PKWY 9	2	\$ 11,045.72	\$ 1,866.84
851705	04491509110000	MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851706	04491509120000	12404 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851707	04491509130000	12402 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851708	04491509140000	12400 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
851709	04491509150000	12411 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851710	04491509160000	12409 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851711	04491509170000	12407 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851712	04491509180000	12405 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851713	04491509190000	12403 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851714	04491509200000	801 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851715	04491509210000	803 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851716	04491509220000	805 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851717	04491509230000	807 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851718	04491509240000	809 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851719	04491509250000	12408 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851720	04491509260000	12406 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851721	04491509270000	12404 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851722	04491509280000	12402 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
851723	04491509290000	12407 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
851724	04491509300000	12405 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
851725	04491509310000	12403 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
851726	04491509320000	701 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851727	04491509330000	703 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851728	04491509340000	705 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851729	04491509350000	707 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
851730	04491509360000	909 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851731	04491509370000	907 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851732	04491509380000	905 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851733	04491509390000	903 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851734	04491509400000	901 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851735	04491509410000	811 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851736	04491509420000	809 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851737	04491509430000	807 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851738	04491509440000	805 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851739	04491509450000	801 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851740	04491509460000	12311 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
851741	04491509470000	12309 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851742	04491509480000	12307 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851743	04491509490000	12305 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851744	04491509500000	12303 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851745	04491509510000	12301 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851746	04491509520000	12207 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851747	04491509530000	12205 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851748	04491509540000	12312 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851749	04491509550000	12310 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851750	04491509560000	12308 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851751	04491509570000	12306 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851752	04491509580000	12304 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851753	04491509590000	12302 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851754	04491509600000	12300 ALTAMIRA ST	1	\$ 8,156.83	\$ 1,378.59
851755	04491509610000	12317 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851756	04491509620000	12315 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851757	04491509630000	12313 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851758	04491509640000	12311 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851759	04491509650000	12309 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851760	04491509660000	12307 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851761	04491509670000	12305 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851762	04491509680000	12303 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851763	04491509690000	12301 MADERO DR	1	\$ 8,156.83	\$ 1,378.59
851764	04491509700000	812 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851765	04491509710000	810 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851766	04491509720000	808 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851767	04491509730000	806 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851768	04491509740000	804 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851769	04491509750000	802 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
851770	04491509760000	800 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
863947	04491509780000	TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863948	04491509790000	TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863949	04491509800000	400 ALLENDE BEND	2	\$ 11,045.72	\$ 1,866.84
863950	04491509810000	12200 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863951	04491509820000	12202 TOLUCA DR 102	1	\$ 8,156.83	\$ 1,378.59
863952	04491509830000	12204 TOLUCA DR 103	1	\$ 8,156.83	\$ 1,378.59
863953	04491509840000	12206 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863954	04491509850000	12208 TOLUCA DR 105	1	\$ 8,156.83	\$ 1,378.59
863955	04491509860000	12210 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863956	04491509870000	12212 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863957	04491509880000	12300 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863958	04491509890000	12302 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863959	04491509900000	12304 TOLUCA DR 110	1	\$ 8,156.83	\$ 1,378.59
863960	04491509910000	12306 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863961	04491509920000	12308 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863962	04491509930000	12310 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863963	04491509940000	12312 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863964	04491509950000	12400 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863965	04491509960000	12402 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863966	04491509970000	12404 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863967	04491509980000	12406 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863968	04491509990000	12408 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
863969	04491510010000	12313 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863970	04491510020000	12311 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863971	04491510030000	12309 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863972	04491510040000	12307 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863973	04491510050000	12305 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863974	04491510060000	12303 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863975	04491510070000	12301 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863976	04491510080000	12211 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863977	04491510090000	12209 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863978	04491510100000	12205 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863979	04491510110000	12203 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863980	04491510120000	12201 TOLUCA DR	1	\$ 8,156.83	\$ 1,378.59
863981	04491510130000	CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863982	04491510140000	608 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863983	04491510150000	606 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863984	04491510160000	604 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863985	04491510170000	602 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863986	04491510180000	600 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863987	04491510190000	506 CARDENAS LN 216	1	\$ 8,156.83	\$ 1,378.59
863988	04491510200000	504 CARDENAS LN 217	1	\$ 8,156.83	\$ 1,378.59
863989	04491510210000	502 CARDENAS LN 218	1	\$ 8,156.83	\$ 1,378.59
863990	04491510220000	500 CARDENAS LN 219	1	\$ 8,156.83	\$ 1,378.59
863991	04491510230000	401 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863992	04491510240000	403 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863993	04491510250000	405 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863994	04491510260000	501 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863995	04491510270000	503 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863996	04491510280000	601 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863997	04491510290000	603 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863998	04491510300000	605 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
863999	04491510310000	607 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
864000	04491510320000	609 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
864001	04491510330000	611 CARDENAS LN	1	\$ 8,156.83	\$ 1,378.59
864002	04491510340000	506 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864003	04491510350000	504 PERICO PL 232	2	\$ 11,045.72	\$ 1,866.84
864004	04491510360000	502 PERICO PL 233	2	\$ 11,045.72	\$ 1,866.84
864005	04491510370000	500 PERICO PL 234	2	\$ 11,045.72	\$ 1,866.84
864006	04491510380000	406 PERICO PL 235	2	\$ 11,045.72	\$ 1,866.84
864007	04491510390000	404 PERICO PL 236	1	\$ 8,156.83	\$ 1,378.59
864008	04491510400000	402 PERICO PL 237	2	\$ 11,045.72	\$ 1,866.84
864009	04491510410000	400 PERICO PL 238	2	\$ 11,045.72	\$ 1,866.84
864010	04491510420000	401 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864011	04491510430000	403 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864012	04491510440000	405 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864013	04491510450000	407 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864014	04491510460000	501 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864015	04491510470000	505 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
864016	04491510480000	12506 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864017	04491510490000	12508 MADERO DR 246	2	\$ 11,045.72	\$ 1,866.84
864018	04491510500000	12510 MADERO DR 247	2	\$ 11,045.72	\$ 1,866.84
864019	04491510510000	12512 MADERO DR 248	2	\$ 11,045.72	\$ 1,866.84
864020	04491510520000	12514 MADERO DR 249	2	\$ 11,045.72	\$ 1,866.84

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
864021	04491510530000	12515 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864022	04491510540000	12513 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864023	04491510550000	12511 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864024	04491510560000	12509 MADERO DR 253	2	\$ 11,045.72	\$ 1,866.84
864025	04491510570000	12507 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864026	04491510580000	12505 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864027	04491510590000	12503 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864028	04491510600000	12501 MADERO DR	2	\$ 11,045.72	\$ 1,866.84
864029	04491510610000	507 PERICO PL	2	\$ 11,045.72	\$ 1,866.84
880035	04491510620000	502 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
880036	04491510630000	500 ALLENDE BEND	1	\$ 8,156.83	\$ 1,378.59
880037	04491510640000	500 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880038	04491510650000	502 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880039	04491510660000	504 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880040	04491510670000	506 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880041	04491510680000	508 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880042	04491510690000	ESTANCIA PKWY 146	1	\$ 8,156.83	\$ 1,378.59
880043	04491510700000	600 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880044	04491510710000	602 PUERTA VALLARTA LN 148	1	\$ 8,156.83	\$ 1,378.59
880045	04491510720000	604 PUERTA VALLARTA LN 149	1	\$ 8,156.83	\$ 1,378.59
880046	04491510730000	606 PUERTA VALLARTA LN 150	1	\$ 8,156.83	\$ 1,378.59
880047	04491510740000	608 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880048	04491510750000	610 PUERTA VALLARTA LN 152	1	\$ 8,156.83	\$ 1,378.59
880049	04491510760000	12200 CHALCO ST	1	\$ 8,156.83	\$ 1,378.59
880050	04491510770000	12202 CHALCO ST	1	\$ 8,156.83	\$ 1,378.59
880051	04491510780000	12204 CHALCO ST	1	\$ 8,156.83	\$ 1,378.59
880052	04491510790000	12206 CHALCO ST	1	\$ 8,156.83	\$ 1,378.59
880053	04491510800000	12208 CHALCO ST	1	\$ 8,156.83	\$ 1,378.59
880054	04491510810000	12210 CHALCO ST 164	1	\$ 8,156.83	\$ 1,378.59
880055	04491510820000	12300 CHALCO ST 165	1	\$ 8,156.83	\$ 1,378.59
880056	04491510830000	12302 CHALCO ST 166	1	\$ 8,156.83	\$ 1,378.59
880057	04491510840000	12304 CHALCO ST 167	1	\$ 8,156.83	\$ 1,378.59
880058	04491510850000	12306 CHALCO ST 168	1	\$ 8,156.83	\$ 1,378.59
880059	04491510860000	12308 CHALCO ST 169	1	\$ 8,156.83	\$ 1,378.59
880060	04491510870000	609 PUERTA VALLARTA LN 182	1	\$ 8,156.83	\$ 1,378.59
880061	04491510880000	607 PUERTA VALLARTA LN 183	1	\$ 8,156.83	\$ 1,378.59
880062	04491510890000	605 PUERTA VALLARTA LN 184	1	\$ 8,156.83	\$ 1,378.59
880063	04491510900000	603 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880064	04491510910000	601 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880065	04491510920000	511 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880066	04491510930000	509 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880067	04491510940000	507 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880068	04491510950000	505 PUERTA VALLARTA LN	1	\$ 8,156.83	\$ 1,378.59
880069	04491510960000	LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880070	04491510970000	602 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880071	04491510980000	604 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880072	04491510990000	606 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880073	04491511010000	608 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880074	04491511020000	610 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880075	04491511030000	612 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880076	04491511040000	614 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880077	04491511050000	501 LINARES LN	1	\$ 8,156.83	\$ 1,378.59

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
880078	04491511060000	503 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880079	04491511070000	505 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880080	04491511080000	601 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880081	04491511090000	603 LINARES LN 203	1	\$ 8,156.83	\$ 1,378.59
880082	04491511100000	605 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880083	04491511110000	607 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880084	04491511120000	609 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880085	04491511130000	611 LINARES LN 207	1	\$ 8,156.83	\$ 1,378.59
880086	04491511140000	613 LINARES LN 208	1	\$ 8,156.83	\$ 1,378.59
880087	04491511150000	615 LINARES LN	1	\$ 8,156.83	\$ 1,378.59
880088	04491511160000	12504 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880089	04491511170000	12506 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880090	04491511180000	12508 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880091	04491511190000	12510 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880092	04491511200000	12512 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880093	04491511210000	12514 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880094	04491511220000	12516 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880095	04491511230000	12518 ALTAMIRA ST 265	2	\$ 11,045.72	\$ 1,866.84
880096	04491511240000	12517 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880097	04491511250000	12515 ALTAMIRA ST 267	2	\$ 11,045.72	\$ 1,866.84
880098	04491511260000	12511 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880099	04491511270000	12509 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880100	04491511280000	12507 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880101	04491511290000	12505 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880102	04491511300000	12503 ALTAMIRA ST	2	\$ 11,045.72	\$ 1,866.84
880103	04491511310000	12506 MORELIA WAY 273	2	\$ 11,045.72	\$ 1,866.84
880104	04491511320000	12508 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880105	04491511330000	12510 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880106	04491511340000	12512 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880107	04491511350000	MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880108	04491511360000	12516 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880109	04491511370000	12518 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880110	04491511380000	12515 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880111	04491511390000	12513 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880112	04491511400000	12511 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880113	04491511410000	12509 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880114	04491511420000	12507 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
880115	04491511430000	12505 MORELIA WAY	2	\$ 11,045.72	\$ 1,866.84
914919	04491511440000	718 ALLENDE BEND 76	3	\$ 11,009.87	\$ 1,860.79
914920	04491511450000	716 ALLENDE BEND 77	3	\$ 11,009.87	\$ 1,860.79
914921	04491511460000	714 ALLENDE BEND 78	3	\$ 11,009.87	\$ 1,860.79
914922	04491511470000	712 ALLENDE BEND 79	3	\$ 11,009.87	\$ 1,860.79
914923	04491511480000	704 ALLENDE BEND 80	3	\$ 11,009.87	\$ 1,860.79
914924	04491511490000	702 ALLENDE BEND 81	3	\$ 11,009.87	\$ 1,860.79
914925	04491511500000	700 ALLENDE BEND 82	3	\$ 11,009.87	\$ 1,860.79
914926	04491511510000	612 ALLENDE BEND 83	3	\$ 11,009.87	\$ 1,860.79
914927	04491511520000	610 ALLENDE BEND 84	3	\$ 11,009.87	\$ 1,860.79
914928	04491511530000	608 ALLENDE BEND 85	3	\$ 11,009.87	\$ 1,860.79
914929	04491511540000	606 ALLENDE BEND 86	3	\$ 11,009.87	\$ 1,860.79
914930	04491511550000	604 ALLENDE BEND 87	3	\$ 11,009.87	\$ 1,860.79
914931	04491511560000	602 ALLENDE BEND 88	3	\$ 11,009.87	\$ 1,860.79
914932	04491511570000	600 ALLENDE BEND 89	3	\$ 11,009.87	\$ 1,860.79

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
914933	04491511580000	514 ALLENDE BEND 90	3	\$ 11,009.87	\$ 1,860.79
914934	04491511590000	512 ALLENDE BEND 91	3	\$ 11,009.87	\$ 1,860.79
914935	04491511600000	510 ALLENDE BEND 92	3	\$ 11,009.87	\$ 1,860.79
914936	04491511610000	508 ALLENDE BEND 93	3	\$ 11,009.87	\$ 1,860.79
914937	04491511620000	506 ALLENDE BEND 94	3	\$ 11,009.87	\$ 1,860.79
914938	04491511630000	504 ALLENDE BEND 95	3	\$ 11,009.87	\$ 1,860.79
914939	04491511640000	715 ALLENDE BEND 120	3	\$ 11,009.87	\$ 1,860.79
914940	04491511650000	713 ALLENDE BEND 121	3	\$ 11,009.87	\$ 1,860.79
914941	04491511660000	711 ALLENDE BEND 122	3	\$ 11,009.87	\$ 1,860.79
914942	04491511670000	709 ALLENDE BEND 123	3	\$ 11,009.87	\$ 1,860.79
914943	04491511680000	707 ALLENDE BEND 124	3	\$ 11,009.87	\$ 1,860.79
914944	04491511690000	705 ALLENDE BEND 125	3	\$ 11,009.87	\$ 1,860.79
914945	04491511700000	703 ALLENDE BEND 126	3	\$ 11,009.87	\$ 1,860.79
914946	04491511710000	701 ALLENDE BEND 127	3	\$ 11,009.87	\$ 1,860.79
914947	04491511720000	613 ALLENDE BEND 128	3	\$ 11,009.87	\$ 1,860.79
914948	04491511730000	611 ALLENDE BEND 129	3	\$ 11,009.87	\$ 1,860.79
914949	04491511740000	609 ALLENDE BEND 130	3	\$ 11,009.87	\$ 1,860.79
914950	04491511750000	607 ALLENDE BEND 131	3	\$ 11,009.87	\$ 1,860.79
914951	04491511760000	605 ALLENDE BEND 132	3	\$ 11,009.87	\$ 1,860.79
914952	04491511770000	603 ALLENDE BEND 133	3	\$ 11,009.87	\$ 1,860.79
914953	04491511780000	601 ALLENDE BEND 134	3	\$ 11,009.87	\$ 1,860.79
914954	04491511790000	515 ALLENDE BEND 135	3	\$ 11,009.87	\$ 1,860.79
914955	04491511800000	513 ALLENDE BEND 136	3	\$ 11,009.87	\$ 1,860.79
914956	04491511810000	511 ALLENDE BEND 137	3	\$ 11,009.87	\$ 1,860.79
914957	04491511820000	509 ALLENDE BEND 138	3	\$ 11,009.87	\$ 1,860.79
914958	04491511830000	507 ALLENDE BEND 139	3	\$ 11,009.87	\$ 1,860.79
914959	04491511840000	505 ALLENDE BEND 140	3	\$ 11,009.87	\$ 1,860.79
914960	04491511850000	700 PUERTA VALLARTA LN 153	3	\$ 11,009.87	\$ 1,860.79
914961	04491511860000	702 PUERTA VALLARTA LN 154	3	\$ 11,009.87	\$ 1,860.79
914962	04491511870000	706 PUERTA VALLARTA LN 155	3	\$ 11,009.87	\$ 1,860.79
914963	04491511880000	708 PUERTA VALLARTA LN 156	3	\$ 11,009.87	\$ 1,860.79
914964	04491511890000	710 PUERTA VALLARTA LN 157	3	\$ 11,009.87	\$ 1,860.79
914965	04491511900000	712 PUERTA VALLARTA LN 158	3	\$ 11,009.87	\$ 1,860.79
925511	04491511910000	12201 CORONILLA BND 286	3	\$ 11,009.87	\$ 1,860.79
925512	04491511920000	12203 CORONILLA BND 287	3	\$ 11,009.87	\$ 1,860.79
925513	04491511930000	12205 CORONILLA BND 288	3	\$ 11,009.87	\$ 1,860.79
925514	04491511940000	12207 CORONILLA BND 289	3	\$ 11,009.87	\$ 1,860.79
925515	04491511950000	12209 CORONILLA BND 290	3	\$ 11,009.87	\$ 1,860.79
925516	04491511960000	12211 CORONILLA BND 291	3	\$ 11,009.87	\$ 1,860.79
925517	04491511970000	12213 CORONILLA BND 292	3	\$ 11,009.87	\$ 1,860.79
925518	04491511980000	12215 CORONILLA BND 293	3	\$ 11,009.87	\$ 1,860.79
925519	04491511990000	12217 CORONILLA BND 294	3	\$ 11,009.87	\$ 1,860.79
925520	04491512000000	12219 CORONILLA BND 295	3	\$ 11,009.87	\$ 1,860.79
925521	04491512750000	316 GARCITAS CV 296	3	\$ 11,009.87	\$ 1,860.79
925522	04491512020000	314 GARCITAS CV 297	3	\$ 11,009.87	\$ 1,860.79
925523	04491512030000	312 GARCITAS CV 298	3	\$ 11,009.87	\$ 1,860.79
925524	04491512040000	310 GARCITAS CV 299	3	\$ 11,009.87	\$ 1,860.79
925525	04491512050000	308 GARCITAS CV 300	3	\$ 11,009.87	\$ 1,860.79
925526	04491512060000	306 GARCITAS CV 301	3	\$ 11,009.87	\$ 1,860.79
925527	04491512070000	304 GARCITAS CV 302	3	\$ 11,009.87	\$ 1,860.79
925528	04491512080000	302 GARCITAS CV 303	3	\$ 11,009.87	\$ 1,860.79
925529	04491512090000	301 GARCITAS CV 304	3	\$ 11,009.87	\$ 1,860.79

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
925530	04491512100000	303 GARCITAS CV 305	3	\$ 11,009.87	\$ 1,860.79
925531	04491512110000	305 GARCITAS CV 306	3	\$ 11,009.87	\$ 1,860.79
925532	04491512120000	309 GARCITAS CV 307	3	\$ 11,009.87	\$ 1,860.79
925533	04491512130000	311 GARCITAS CV 308	3	\$ 11,009.87	\$ 1,860.79
925534	04491512140000	313 GARCITAS CV 309	3	\$ 11,009.87	\$ 1,860.79
925535	04491512150000	315 GARCITAS CV 310	3	\$ 11,009.87	\$ 1,860.79
925536	04491512160000	408 MANTE CT 311	3	\$ 11,009.87	\$ 1,860.79
925537	04491512170000	406 MANTE CT 312	3	\$ 11,009.87	\$ 1,860.79
925538	04491512180000	404 MANTE CT 313	3	\$ 11,009.87	\$ 1,860.79
925539	04491512190000	402 MANTE CT 314	3	\$ 11,009.87	\$ 1,860.79
925540	04491512200000	400 MANTE CT 315	3	\$ 11,009.87	\$ 1,860.79
925541	04491512210000	401 MANTE CT 316	3	\$ 11,009.87	\$ 1,860.79
925542	04491512220000	403 MANTE CT 317	3	\$ 11,009.87	\$ 1,860.79
925543	04491512230000	405 MANTE CT 318	3	\$ 11,009.87	\$ 1,860.79
925544	04491512240000	407 MANTE CT 319	3	\$ 11,009.87	\$ 1,860.79
925545	04491512250000	409 MANTE CT 320	3	\$ 11,009.87	\$ 1,860.79
925546	04491512260000	412 ZAMORA XING 321	3	\$ 11,009.87	\$ 1,860.79
925547	04491512270000	410 ZAMORA XING 322	3	\$ 11,009.87	\$ 1,860.79
925548	04491512280000	408 ZAMORA XING 323	3	\$ 11,009.87	\$ 1,860.79
925549	04491512290000	406 ZAMORA XING 324	3	\$ 11,009.87	\$ 1,860.79
925550	04491512300000	404 ZAMORA XING 325	3	\$ 11,009.87	\$ 1,860.79
925551	04491512310000	402 ZAMORA XING 326	4	\$ 14,155.55	\$ 2,392.44
925552	04491512320000	12201 PERRITOS PL 327	4	\$ 14,155.55	\$ 2,392.44
925553	04491512330000	12203 PERRITOS PL 328	3	\$ 11,009.87	\$ 1,860.79
925554	04491512340000	12205 PERRITOS PL 329	3	\$ 11,009.87	\$ 1,860.79
925555	04491512350000	12207 PERRITOS PL 330	3	\$ 11,009.87	\$ 1,860.79
925556	04491512360000	12209 PERRITOS PL 331	3	\$ 11,009.87	\$ 1,860.79
925557	04491512370000	12211 PERRITOS PL 332	3	\$ 11,009.87	\$ 1,860.79
925558	04491512380000	12213 PERRITOS PL 333	3	\$ 11,009.87	\$ 1,860.79
925559	04491512390000	12215 PERRITOS PL 334	4	\$ 14,155.55	\$ 2,392.44
925560	04491512400000	12214 PERRITOS PL 335	4	\$ 14,155.55	\$ 2,392.44
925561	04491512410000	12212 PERRITOS PL 336	3	\$ 11,009.87	\$ 1,860.79
925562	04491512420000	12208 PERRITOS PL 337	3	\$ 11,009.87	\$ 1,860.79
925563	04491512430000	12206 PERRITOS PL 338	3	\$ 11,009.87	\$ 1,860.79
925564	04491512440000	12204 PERRITOS PL 339	3	\$ 11,009.87	\$ 1,860.79
925565	04491512450000	12202 PERRITOS PL 340	3	\$ 11,009.87	\$ 1,860.79
925566	04491512460000	12200 PERRITOS PL 341	3	\$ 11,009.87	\$ 1,860.79
925567	04491512470000	12201 TAMPICO CV 342	3	\$ 11,009.87	\$ 1,860.79
925568	04491512480000	12203 TAMPICO CV 343	3	\$ 11,009.87	\$ 1,860.79
925569	04491512490000	12205 TAMPICO CV 344	3	\$ 11,009.87	\$ 1,860.79
925570	04491512500000	12207 TAMPICO CV 345	3	\$ 11,009.87	\$ 1,860.79
925571	04491512510000	12209 TAMPICO CV 346	3	\$ 11,009.87	\$ 1,860.79
925572	04491512520000	12211 TAMPICO CV 347	3	\$ 11,009.87	\$ 1,860.79
925573	04491512530000	12213 TAMPICO CV 348	3	\$ 11,009.87	\$ 1,860.79
925574	04491512540000	12212 TAMPICO CV 349	3	\$ 11,009.87	\$ 1,860.79
925575	04491512550000	12210 TAMPICO CV 350	3	\$ 11,009.87	\$ 1,860.79
925576	04491512560000	12206 TAMPICO CV 351	3	\$ 11,009.87	\$ 1,860.79
925577	04491512570000	12204 TAMPICO CV 352	3	\$ 11,009.87	\$ 1,860.79
925578	04491512580000	12202 TAMPICO CV 353	4	\$ 14,155.55	\$ 2,392.44
925579	04491512590000	214 ZAMORA XING 354	3	\$ 11,009.87	\$ 1,860.79
925580	04491512600000	212 ZAMORA XING 355	4	\$ 14,155.55	\$ 2,392.44
925581	04491512610000	210 ZAMORA XING 356	4	\$ 14,155.55	\$ 2,392.44

Property ID	Geographic ID	Address	Lot Type ¹	Improvement Area #1	
				Outstanding Assessment ²	Installment due 1/31/2022
925582	04491512620000	208 ZAMORA XING 357	4	\$ 14,155.55	\$ 2,392.44
925583	04491512630000	204 ZAMORA XING 358	4	\$ 14,155.55	\$ 2,392.44
925584	04491512640000	200 ZAMORA XING 359	4	\$ 14,155.55	\$ 2,392.44
925585	04491512650000	201 ZAMORA XING 360	4	\$ 14,155.55	\$ 2,392.44
925586	04491512660000	205 ZAMORA XING 361	3	\$ 11,009.87	\$ 1,860.79
925587	04491512670000	209 ZAMORA XING 362	3	\$ 11,009.87	\$ 1,860.79
925588	04491512680000	211 ZAMORA XING 363	3	\$ 11,009.87	\$ 1,860.79
925589	04491512690000	401 ZAMORA XING 364	3	\$ 11,009.87	\$ 1,860.79
925590	04491512700000	403 ZAMORA XING 365	3	\$ 11,009.87	\$ 1,860.79
925591	04491512710000	405 ZAMORA XING 366	3	\$ 11,009.87	\$ 1,860.79
925592	04491512720000	407 ZAMORA XING 367	3	\$ 11,009.87	\$ 1,860.79
925593	04491512730000	409 ZAMORA XING 368	3	\$ 11,009.87	\$ 1,860.79
925594	04491512740000	411 ZAMORA XING 369	3	\$ 11,009.87	\$ 1,860.79
Improvement Area #1 Total				\$ 10,875,000.00	\$ 1,837,990.06

¹A partial Prepayment for Tract #6&7 is expected in June of 2020. Tract #8's partial Prepayment was received in May 2020. Tract #9's partial Prepayment was received in October 2020.

²Outstanding Assessment prior to 1/31/2022 Annual Installment.

Sources: Travis Central Appraisal District: TCAD Property ID, Geographic ID, and Property Address were received on April 19, 2021.

EXHIBIT B – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Parcel ID	Geographic ID	Address	Lot Type ^{1,2}	Improvement Area #2	
				Outstanding Assessment ³	Installment due 1/31/2022
888818	04491512010000	ESTANCIA PKWY	Tract 1	\$ -	\$ -
921012	04491508020000	OLD SAN ANTONIO RD	Tract 11	\$ -	\$ -
921017	04561807030000	OLD SAN ANTONIO RD	Gencap Tract	\$ 1,134,977.06	\$ 122,765.77
921018	04511507010000	OLD SAN ANTONIO RD	Tract 3	\$ -	\$ -
921019	04561807040000	OLD SAN ANTONIO RD	Gencap Tract (Partial) & NRP Tract (Partial)	\$ 2,311,779.66	\$ 250,055.64
921020	04511507020000	OLD SAN ANTONIO RD	Tract 5	\$ -	\$ -
921021	04511507030000	OLD SAN ANTONIO RD	NRP Tract	\$ 637,549.64	\$ 68,961.11
921022	04511507040000	OLD SAN ANTONIO RD	Tract 7	\$ -	\$ -
921023	04511507050000	OLD SAN ANTONIO RD	Tract 8	\$ 610,886.44	\$ 66,077.06
921024	04561807050000	OLD SAN ANTONIO RD	Tract 9	\$ 1,869,869.74	\$ 202,256.07
940747	04491513020000	ESTANCIA PKWY 1	6	\$ 14,469.23	\$ 1,565.08
940748	04491513030000	ESTANCIA PKWY 2	6	\$ 14,469.23	\$ 1,565.08
940749	04491513040000	ESTANCIA PKWY 3	6	\$ 14,469.23	\$ 1,565.08
940750	04491513050000	ESTANCIA PKWY 4	6	\$ 14,469.23	\$ 1,565.08
940751	04491513060000	ESTANCIA PKWY 5	6	\$ 14,469.23	\$ 1,565.08
940752	04491513070000	ESTANCIA PKWY 6	6	\$ 14,469.23	\$ 1,565.08
940753	04491513080000	ESTANCIA PKWY 7	6	\$ 14,469.23	\$ 1,565.08
940754	04491513090000	ESTANCIA PKWY 8	6	\$ 14,469.23	\$ 1,565.08
940755	04491513100000	ESTANCIA PKWY 9	6	\$ 14,469.23	\$ 1,565.08
940756	04491513110000	ESTANCIA PKWY 10	6	\$ 14,469.23	\$ 1,565.08
940757	04491513120000	ESTANCIA PKWY 11	6	\$ 14,469.23	\$ 1,565.08
940758	04491513130000	ESTANCIA PKWY 12	6	\$ 14,469.23	\$ 1,565.08
940759	04491513140000	ESTANCIA PKWY 13	6	\$ 14,469.23	\$ 1,565.08
940760	04491513150000	ESTANCIA PKWY 14	6	\$ 14,469.23	\$ 1,565.08
940761	04491513160000	ESTANCIA PKWY 15	6	\$ 14,469.23	\$ 1,565.08
940762	04491513170000	ESTANCIA PKWY 16	6	\$ 14,469.23	\$ 1,565.08
940763	04491513180000	ESTANCIA PKWY 17	6	\$ 14,469.23	\$ 1,565.08
940764	04491513190000	ESTANCIA PKWY 18	6	\$ 14,469.23	\$ 1,565.08
940765	04491513200000	ESTANCIA PKWY 19	6	\$ 14,469.23	\$ 1,565.08
940766	04491513210000	ESTANCIA PKWY 20	5	\$ 8,236.33	\$ 890.89
940767	04491513220000	ESTANCIA PKWY 21	6	\$ 14,469.23	\$ 1,565.08
940768	04491513230000	ESTANCIA PKWY 22	6	\$ 14,469.23	\$ 1,565.08
940769	04491513240000	ESTANCIA PKWY 23	5	\$ 8,236.33	\$ 890.89
940770	04491513250000	ESTANCIA PKWY 24	6	\$ 14,469.23	\$ 1,565.08
940771	04491513260000	ESTANCIA PKWY 25	6	\$ 14,469.23	\$ 1,565.08
940772	04491513270000	ESTANCIA PKWY 26	6	\$ 14,469.23	\$ 1,565.08
940773	04491513280000	ESTANCIA PKWY 27	5	\$ 8,236.33	\$ 890.89
940774	04491513290000	ESTANCIA PKWY 28	6	\$ 14,469.23	\$ 1,565.08
940775	04491513300000	ESTANCIA PKWY 29	6	\$ 14,469.23	\$ 1,565.08
940776	04491513310000	ESTANCIA PKWY 30	6	\$ 14,469.23	\$ 1,565.08
940777	04491513320000	ESTANCIA PKWY 31	5	\$ 8,236.33	\$ 890.89
940778	04491513330000	ESTANCIA PKWY 32	6	\$ 14,469.23	\$ 1,565.08
940779	04491513340000	ESTANCIA PKWY 33	6	\$ 14,469.23	\$ 1,565.08
940780	04491513350000	ESTANCIA PKWY 34	6	\$ 14,469.23	\$ 1,565.08
940781	04491513360000	ESTANCIA PKWY 35	5	\$ 8,236.33	\$ 890.89
940782	04491513370000	ESTANCIA PKWY 36	6	\$ 14,469.23	\$ 1,565.08
940783	04491513380000	ESTANCIA PKWY 37	6	\$ 14,469.23	\$ 1,565.08
940784	04491513390000	ESTANCIA PKWY 38	6	\$ 14,469.23	\$ 1,565.08
940785	04491513400000	ESTANCIA PKWY 39	5	\$ 8,236.33	\$ 890.89
940786	04491513410000	ESTANCIA PKWY 40	6	\$ 14,469.23	\$ 1,565.08
940787	04491513420000	ESTANCIA PKWY 41	6	\$ 14,469.23	\$ 1,565.08
940788	04491513430000	ESTANCIA PKWY 42	5	\$ 8,236.33	\$ 890.89

				Improvement Area #2	
Parcel ID	Geographic ID	Address	Lot Type ^{1, 2}	Outstanding Assessment ³	Installment due 1/31/2022
940789	04491513440000	ESTANCIA PKWY 43	6	\$ 14,469.23	\$ 1,565.08
940790	04491513450000	ESTANCIA PKWY 44	6	\$ 14,469.23	\$ 1,565.08
940791	04491513460000	ESTANCIA PKWY 45	5	\$ 8,236.33	\$ 890.89
940792	04491513470000	ESTANCIA PKWY 46	6	\$ 14,469.23	\$ 1,565.08
940793	04491513480000	ESTANCIA PKWY 47	6	\$ 14,469.23	\$ 1,565.08
940794	04491513490000	ESTANCIA PKWY 48	6	\$ 14,469.23	\$ 1,565.08
940795	04491513500000	ESTANCIA PKWY 49	6	\$ 14,469.23	\$ 1,565.08
940796	04491513510000	ESTANCIA PKWY 50	6	\$ 14,469.23	\$ 1,565.08
940797	04491513520000	ESTANCIA PKWY 51	6	\$ 14,469.23	\$ 1,565.08
940798	04491513530000	ESTANCIA PKWY 52	6	\$ 14,469.23	\$ 1,565.08
940799	04491513540000	ESTANCIA PKWY 53	6	\$ 14,469.23	\$ 1,565.08
940800	04491513550000	ESTANCIA PKWY 54	6	\$ 14,469.23	\$ 1,565.08
940801	04491513560000	ESTANCIA PKWY 55	6	\$ 14,469.23	\$ 1,565.08
940802	04491513570000	ESTANCIA PKWY 56	5	\$ 8,236.33	\$ 890.89
940803	04491513580000	ESTANCIA PKWY 57	6	\$ 14,469.23	\$ 1,565.08
940804	04491513590000	ESTANCIA PKWY 58	6	\$ 14,469.23	\$ 1,565.08
940805	04491513600000	ESTANCIA PKWY 59	5	\$ 8,236.33	\$ 890.89
940806	04491513610000	ESTANCIA PKWY 60	6	\$ 14,469.23	\$ 1,565.08
940807	04491513620000	ESTANCIA PKWY 61	6	\$ 14,469.23	\$ 1,565.08
940808	04491513630000	ESTANCIA PKWY 62	6	\$ 14,469.23	\$ 1,565.08
940809	04491513640000	ESTANCIA PKWY 63	6	\$ 14,469.23	\$ 1,565.08
940810	04491513650000	ESTANCIA PKWY 64	6	\$ 14,469.23	\$ 1,565.08
940811	04491513660000	ESTANCIA PKWY 65	6	\$ 14,469.23	\$ 1,565.08
940812	04491513670000	ESTANCIA PKWY 66	6	\$ 14,469.23	\$ 1,565.08
940813	04491513680000	ESTANCIA PKWY 67	6	\$ 14,469.23	\$ 1,565.08
940814	04491513690000	ESTANCIA PKWY 68	6	\$ 14,469.23	\$ 1,565.08
940815	04491513700000	ESTANCIA PKWY 69	6	\$ 14,469.23	\$ 1,565.08
940816	04491513710000	ESTANCIA PKWY 70	6	\$ 14,469.23	\$ 1,565.08
940817	04491513720000	ESTANCIA PKWY 71	6	\$ 14,469.23	\$ 1,565.08
940818	04491513730000	ESTANCIA PKWY 72	6	\$ 14,469.23	\$ 1,565.08
940819	04491513740000	ESTANCIA PKWY 73	6	\$ 14,469.23	\$ 1,565.08
940820	04491513750000	ESTANCIA PKWY 74	6	\$ 14,469.23	\$ 1,565.08
940821	04491513760000	ESTANCIA PKWY 75	6	\$ 14,469.23	\$ 1,565.08
940822	04491513770000	ESTANCIA PKWY 76	6	\$ 14,469.23	\$ 1,565.08
940823	04491513780000	ESTANCIA PKWY 77	6	\$ 14,469.23	\$ 1,565.08
940824	04491513790000	ESTANCIA PKWY 78	6	\$ 14,469.23	\$ 1,565.08
940825	04491513800000	ESTANCIA PKWY 79	6	\$ 14,469.23	\$ 1,565.08
940826	04491513810000	ESTANCIA PKWY 80	6	\$ 14,469.23	\$ 1,565.08
940827	04491513820000	ESTANCIA PKWY 81	6	\$ 14,469.23	\$ 1,565.08
940828	04491513830000	ESTANCIA PKWY 82	6	\$ 14,469.23	\$ 1,565.08
940829	04491513840000	ESTANCIA PKWY 83	5	\$ 8,236.33	\$ 890.89
940830	04491513850000	ESTANCIA PKWY 84	6	\$ 14,469.23	\$ 1,565.08
940831	04491513860000	ESTANCIA PKWY 85	5	\$ 8,236.33	\$ 890.89
940832	04491513870000	ESTANCIA PKWY 86	6	\$ 14,469.23	\$ 1,565.08
940833	04491513880000	ESTANCIA PKWY 87	6	\$ 14,469.23	\$ 1,565.08
940834	04491513890000	ESTANCIA PKWY 88	6	\$ 14,469.23	\$ 1,565.08
940835	04491513900000	ESTANCIA PKWY 89	5	\$ 8,236.33	\$ 890.89
940836	04491513910000	ESTANCIA PKWY 90	6	\$ 14,469.23	\$ 1,565.08
940837	04491513920000	ESTANCIA PKWY 91	6	\$ 14,469.23	\$ 1,565.08
940838	04491513930000	ESTANCIA PKWY 92	6	\$ 14,469.23	\$ 1,565.08
940839	04491513940000	ESTANCIA PKWY 93	6	\$ 14,469.23	\$ 1,565.08
940840	04491513950000	ESTANCIA PKWY 94	6	\$ 14,469.23	\$ 1,565.08

Parcel ID	Geographic ID	Address	Lot Type ^{1, 2}	Improvement Area #2	
				Outstanding Assessment ³	Installment due 1/31/2022
940841	04491513960000	ESTANCIA PKWY 95	6	\$ 14,469.23	\$ 1,565.08
940842	04491513970000	ESTANCIA PKWY 96	6	\$ 14,469.23	\$ 1,565.08
940843	04491513980000	ESTANCIA PKWY 97	6	\$ 14,469.23	\$ 1,565.08
940844	04491513990000	ESTANCIA PKWY 98	6	\$ 14,469.23	\$ 1,565.08
940845	04491514000000	ESTANCIA PKWY 99	5	\$ 8,236.33	\$ 890.89
940846	04491514010000	ESTANCIA PKWY 100	6	\$ 14,469.23	\$ 1,565.08
940847	04491514020000	ESTANCIA PKWY 101	6	\$ 14,469.23	\$ 1,565.08
940848	04491514030000	ESTANCIA PKWY 102	6	\$ 14,469.23	\$ 1,565.08
940849	04491514040000	ESTANCIA PKWY 103	6	\$ 14,469.23	\$ 1,565.08
940850	04491514050000	ESTANCIA PKWY 104	6	\$ 14,469.23	\$ 1,565.08
940851	04491514060000	ESTANCIA PKWY 105	5	\$ 8,236.33	\$ 890.89
940852	04491514070000	ESTANCIA PKWY 106	6	\$ 14,469.23	\$ 1,565.08
940853	04491514080000	ESTANCIA PKWY 107	6	\$ 14,469.23	\$ 1,565.08
940854	04491514090000	ESTANCIA PKWY 108	6	\$ 14,469.23	\$ 1,565.08
940855	04491514100000	ESTANCIA PKWY 109	6	\$ 14,469.23	\$ 1,565.08
940856	04491514110000	ESTANCIA PKWY 110	6	\$ 14,469.23	\$ 1,565.08
940857	04491514120000	ESTANCIA PKWY 111	6	\$ 14,469.23	\$ 1,565.08
940858	04491514130000	ESTANCIA PKWY 112	6	\$ 14,469.23	\$ 1,565.08
940859	04491514140000	ESTANCIA PKWY 113	6	\$ 14,469.23	\$ 1,565.08
940860	04491514150000	ESTANCIA PKWY 114	6	\$ 14,469.23	\$ 1,565.08
940861	04491514160000	ESTANCIA PKWY 115	5	\$ 8,236.33	\$ 890.89
940862	04491514170000	ESTANCIA PKWY 116	6	\$ 14,469.23	\$ 1,565.08
940863	04491514180000	ESTANCIA PKWY 117	6	\$ 14,469.23	\$ 1,565.08
940864	04491514190000	ESTANCIA PKWY 118	6	\$ 14,469.23	\$ 1,565.08
940865	04491514200000	ESTANCIA PKWY 119	5	\$ 8,236.33	\$ 890.89
940866	04491514210000	ESTANCIA PKWY 120	6	\$ 14,469.23	\$ 1,565.08
940867	04491514220000	ESTANCIA PKWY 121	6	\$ 14,469.23	\$ 1,565.08
940868	04491514230000	ESTANCIA PKWY 122	6	\$ 14,469.23	\$ 1,565.08
940869	04491514240000	ESTANCIA PKWY 123	6	\$ 14,469.23	\$ 1,565.08
940870	04491514250000	ESTANCIA PKWY 124	5	\$ 8,236.33	\$ 890.89
940871	04491514260000	ESTANCIA PKWY 125	6	\$ 14,469.23	\$ 1,565.08
940872	04491514270000	ESTANCIA PKWY 126	6	\$ 14,469.23	\$ 1,565.08
940873	04491514280000	ESTANCIA PKWY 127	6	\$ 14,469.23	\$ 1,565.08
940874	04491514290000	ESTANCIA PKWY 128	6	\$ 14,469.23	\$ 1,565.08
940875	04491514300000	ESTANCIA PKWY 129	5	\$ 8,236.33	\$ 890.89
940876	04491514310000	ESTANCIA PKWY 130	6	\$ 14,469.23	\$ 1,565.08
940877	04491514320000	ESTANCIA PKWY 131	6	\$ 14,469.23	\$ 1,565.08
940878	04491514330000	ESTANCIA PKWY 132	5	\$ 8,236.33	\$ 890.89
940879	04491514340000	ESTANCIA PKWY 133	6	\$ 14,469.23	\$ 1,565.08
940880	04491514350000	ESTANCIA PKWY 134	6	\$ 14,469.23	\$ 1,565.08
940881	04491514360000	ESTANCIA PKWY 135	5	\$ 8,236.33	\$ 890.89
940882	04491514370000	ESTANCIA PKWY 136	6	\$ 14,469.23	\$ 1,565.08
940883	04491514380000	ESTANCIA PKWY 137	6	\$ 14,469.23	\$ 1,565.08
940884	04491514390000	ESTANCIA PKWY 138	6	\$ 14,469.23	\$ 1,565.08
940885	04491514400000	ESTANCIA PKWY 139	5	\$ 8,236.33	\$ 890.89
940886	04491514410000	ESTANCIA PKWY 140	6	\$ 14,469.23	\$ 1,565.08
940887	04491514420000	ESTANCIA PKWY 141	6	\$ 14,469.23	\$ 1,565.08
940888	04491514430000	ESTANCIA PKWY 142	6	\$ 14,469.23	\$ 1,565.08
940889	04491514440000	ESTANCIA PKWY 143	5	\$ 8,236.33	\$ 890.89
940890	04491514450000	ESTANCIA PKWY 144	6	\$ 14,469.23	\$ 1,565.08
940891	04491514460000	ESTANCIA PKWY 145	6	\$ 14,469.23	\$ 1,565.08
940892	04491514470000	ESTANCIA PKWY 146	6	\$ 14,469.23	\$ 1,565.08

				Improvement Area #2	
Parcel ID	Geographic ID	Address	Lot Type ^{1, 2}	Outstanding Assessment ³	Installment due 1/31/2022
940893	04491514480000	ESTANCIA PKWY 147	6	\$ 14,469.23	\$ 1,565.08
940894	04491514490000	ESTANCIA PKWY 148	6	\$ 14,469.23	\$ 1,565.08
940895	04491514500000	ESTANCIA PKWY 149	6	\$ 14,469.23	\$ 1,565.08
940896	04491514510000	ESTANCIA PKWY 150	6	\$ 14,469.23	\$ 1,565.08
940897	04491514520000	ESTANCIA PKWY 151	6	\$ 14,469.23	\$ 1,565.08
940898	04491514530000	ESTANCIA PKWY 152	6	\$ 14,469.23	\$ 1,565.08
940899	04491514540000	ESTANCIA PKWY 153	6	\$ 14,469.23	\$ 1,565.08
940900	04491514550000	ESTANCIA PKWY 154	6	\$ 14,469.23	\$ 1,565.08
940901	04491514560000	ESTANCIA PKWY 155	6	\$ 14,469.23	\$ 1,565.08
940902	04491514570000	ESTANCIA PKWY 156	6	\$ 14,469.23	\$ 1,565.08
940903	04491514580000	ESTANCIA PKWY 157	6	\$ 14,469.23	\$ 1,565.08
940904	04491514590000	ESTANCIA PKWY 158	6	\$ 14,469.23	\$ 1,565.08
940905	04491514600000	ESTANCIA PKWY 159	6	\$ 14,469.23	\$ 1,565.08
940906	04491514610000	ESTANCIA PKWY 160	5	\$ 8,236.33	\$ 890.89
940907	04491514620000	ESTANCIA PKWY 161	6	\$ 14,469.23	\$ 1,565.08
Improvement Area #2 Total				\$ 8,745,019.05	\$ 945,912.53

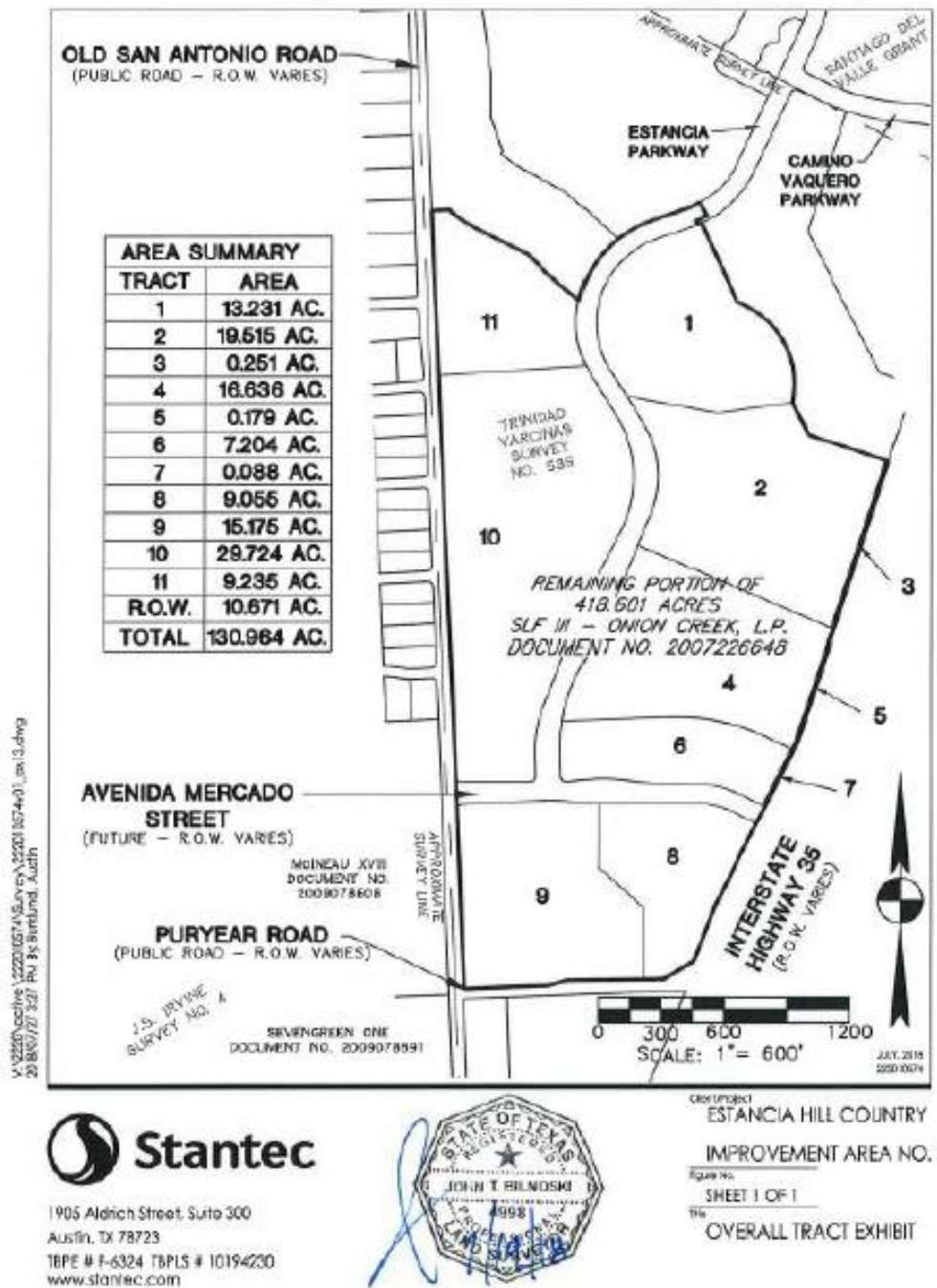
¹Partial Prepayments for Tract #2, Tract #4 and Tract #6 were received in May 2020.

² Outstanding Assessment and Annual Installment for Gencap Tract and NRP Tract allocated between Parcel IDs based on acreage, as reported by Travis County Appraisal District.

³ Outstanding Assessment prior to 1/31/2022 Annual Installment.

Sources: Travis Central Appraisal District: TCAD Property ID, Geographic ID, and Property Address were received on April 19, 2021.

EXHIBIT C-1 – ORIGINAL TRACT MAP*



*Note: The total acreage for Tract 2, Tract 4 and Tract 6 shown in the 2018 Amended and Restated SAP has been reduced by 0.895 acres as a result of an eminent domain taking, and the Assessment on the 0.895 acres has been prepaid.

EXHIBIT C-2 – GENCAP TRACT LEGAL DESCRIPTION AND MAP

Travis County, Texas
Trinidad Varcinas Survey, Abstract No. 785

27.184 Acres
Page 1 of 4

"EXHIBIT _"

DESCRIPTION OF 27.184 ACRES OF LAND IN THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 418.601 ACRES DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO SLF III – ONION CREEK, L.P. OF RECORD IN DOCUMENT NO. 2007226648, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 27.184 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation Type III monument found (Grid Coordinates: N= 10,016,213.08, E= 3,095,948.58) in the intersecting west right-of-way line of Interstate Highway No. 35, a variable width right-of-way and the south line of Lot 6, Block E, Estancia Hill Country Subdivision, Phase 3, a subdivision according to the plat or map of record in Document No. 201600249, Official Public Records of Travis County, Texas, at the northwest corner of that certain called 1.413 acre tract designated as Parcel 001 and described in the deed to the State of Texas of record in Document No. 2020071581, Official Public Records of Travis County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 17°58'59" W (Record Bearing: S 17°59'06" W), crossing the said 418.601 acre tract, with the west right-of-way line of said Interstate Highway No. 35, with the west line of the said 1.413 acre tract, with the east line of the tract described herein, passing at a distance of 834.08 feet a Texas Department of Transportation Type III monument found for reference, and continuing for a total distance of 1,152.75 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southeast corner of the tract described herein, from which a Texas Department of Transportation Type III monument found at an angle point in the west right-of-way line of said Interstate Highway No. 35, at the south corner of the said 1.413 acre tract, bears S 17°58'59" W, a distance of 515.52 feet;

THENCE N 72°02'27" W, leaving the west right-of-way line of said Interstate Highway No. 35, and the west line of the said 1.413 acre tract, continuing across the said 418.601 acre tract, with the south line of the tract described herein, a distance 1,012.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the east right-of-way line of Estancia Parkway, a variable width right-of-way as shown on Estancia Hill Country Subdivision, Phase 7, a subdivision according to the plat or map of record in Document No. 201900167, Official Public Records of Travis County, Texas, for the southwest corner of the tract described herein;

THENCE, continuing across the said 418.601 acre tract, with the east right-of-way line of said Estancia Parkway, with the west line of the tract described herein, the following four (4) courses and distances:

1. With a curve to the left, having a radius of 2037.00 feet, an arc distance of 134.86 feet, and a chord which bears N 24°50'44" E, a distance of 134.84 feet to a ½-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-tangency,
2. N 22°56'36" E (Record Bearing: N 22°56'57" W), a distance of 422.44 feet (Record Distance: 422.38 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
3. With a curve to the left, having a radius of 487.00 feet (Record Distance: 487.00 feet), an arc distance of 470.76 feet (Record Distance: 470.76 feet), and a chord which bears N 04°44'51" W (Record Bearing: N 04°44'36" W), a distance of 452.64 feet (Record Distance: 452.65 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency, and
4. N 32°26'25" W (Record Bearing: N 32°26'10" W), a distance of 142.31 feet (Record Distance: 142.24 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the southwest corner of Lot 4, Block E, Estancia Hill Country Subdivision, Phase 4, a subdivision according to the plat or

LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

map of record in Document No. 2017000072, Official Public Records of Travis County, Texas, for the northwest corner of the tract described herein;

THENCE, leaving the east right-of-way line of said Estancia Parkway, continuing across the said 418.601 acre tract, with the south line of said Lot 4, Block E, Estancia Hill Country Subdivision, Phase 4, with the north line of the tract described herein, the following two (2) courses and distances:

1. S 79°57'57" E (Record Bearing: S 79°58'17" E), a distance of 441.80 feet (Record Distance: 441.74 feet) to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
2. N 82°20'54" E (Record Bearing: N 82°20'34" E), a distance of 358.96 feet (Record Distance: 358.81 feet) to a 1/2-inch iron rod with a plastic cap stamped "BURY INC" found at the southeast corner of said Lot 4, Block E, Estancia Hill Country Subdivision, Phase 4, same being an angle point in the southwest line of said Lot 6, Block E, Estancia Hill Country Subdivision, Phase 3, for an angle point in the north line of the tract described herein;

THENCE, continuing across the said 418.601 acre tract, with the southwest and south lines of said Lot 6, Block E, Estancia Hill Country Subdivision, Phase 3, continuing with the north line of the tract described herein, the following three (3) courses and distances:

1. S 26°24'28" E (Record Bearing: S 26°25'26" E), a distance of 172.03 feet (Record Distance: 171.95 feet) to a 1/2-inch iron rod with a plastic cap stamped "BURY INC" found at an angle point,
2. S 71°27'03" E (Record Bearing: S 71°28'26" E), a distance of 312.31 feet (Record Distance: 312.31 feet) to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and
3. S 71°54'52" E (Record Bearing: S 72°00'31" E), a distance of 50.69 feet to the **POINT OF BEGINNING** and containing 27.184 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

The record information shown hereon in parenthesis is per the following documents of public record: Document No. 2020071581, Official Public Records of Travis County, Texas, and Document No. 2019116511, Official Public Records of Travis County, Texas.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of October, 2020.

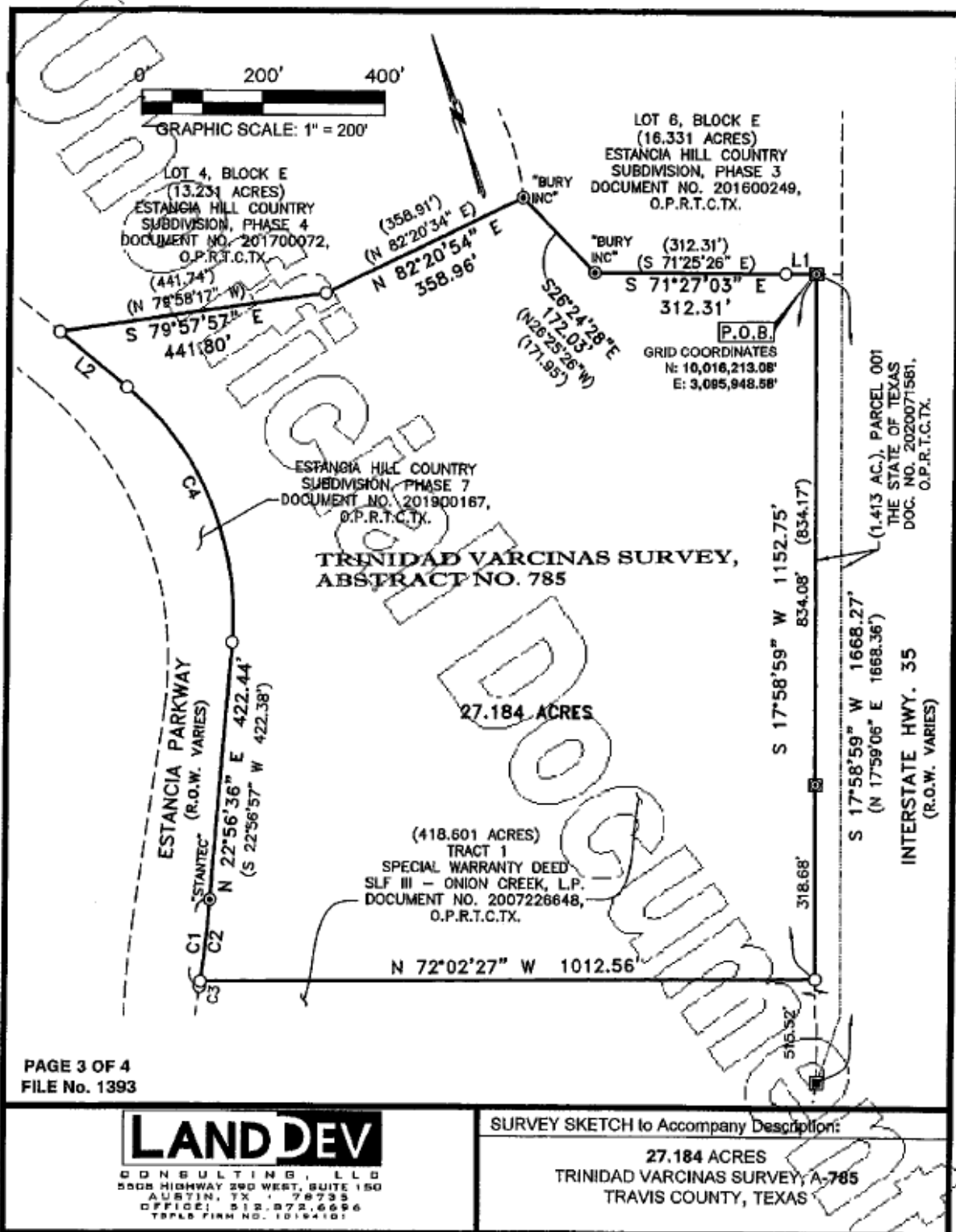
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of October 2020 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 - State of Texas



LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 71°54'52" E (S 72°00'31" E')	50.69' —
L2	N 32°26'25" W (N 32°26'10" W)	142.31' (142.24')

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.9999957.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

- ☒ 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- ☒ TXDOT TYPE II MONUMENT FOUND
- ☒ TXDOT TYPE III MONUMENT FOUND
- ☐ 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET

() RECORD INFORMATION
P.O.B. POINT OF BEGINNING

PAGE 4 OF 4
FILE No. 1393

CONSULTING, LLC
6506 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX - 78735
OFFICE: 512.872.6696
TELE FIRM NO. 10194101

27.184 ACRES
TRINIDAD VARCINAS SURVEY, A-785
TRAVIS COUNTY, TEXAS

11-GF# ~~201903020A~~ MDG
RETURN TO: HERITAGE TITLE
401 CONGRESS AVE., STE. 1500
AUSTIN, TEXAS 78701

EXHIBIT C-3 – NRP TRACT LEGAL DESCRIPTION AND MAP

Travis County, Texas
Trinidad Varcinas Survey, Abstract No. 785

15.300 Acres
Page 1 of 5

"EXHIBIT ____"

DESCRIPTION OF 15.300 ACRES OF LAND IN THE TRINIDAD VARCINAS SURVEY NO. 535, ABSTRACT NO. 785, TRAVIS COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN CALLED 418.601 ACRES DESIGNATED AS TRACT 1 AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO SLF III – ONION CREEK, L.P. OF RECORD IN DOCUMENT NO. 2007226648, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 15.300 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a Texas Department of Transportation Type II monument found (Grid Coordinates: N= 10,014,626.37, E= 3,095,433.54) at an angle point in the west right-of-way line of Interstate Highway No. 35, a variable width right-of-way, at the south corner of that certain called 1.413 acre tract designated as Parcel 001 and described in the deed to the State of Texas of record in Document No. 2020071581, Official Public Records of Travis County, Texas, for an angle point in the east line and **POINT OF BEGINNING** of the tract described herein;

THENCE S 27°28'41" W, crossing the said 418.601 acre tract, with the west right-of-way line of said Interstate Highway No. 35, with the east line of the tract described herein, a distance of 48.15 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature at the intersecting west right-of-way line of said Interstate Highway No. 35 and the north right-of-way line of Avenida Mercado Street, a variable width right-of-way as shown on Estancia Hill Country Subdivision, Phase 7, a subdivision according to the plat or map of record in Document No. 201900167, Official Public Records of Travis County, Texas, for a point of curvature of the tract described herein;

THENCE leaving the west right-of-way line of said Interstate Highway No. 35, continuing across the said 418.601 acre tract, with the north right-of-way line of said Avenida Mercado Street, with the south line of the tract described herein, the following seven (7) courses and distances:

1. With a curve to the right, having a radius of 25.00 feet (Record Distance: 25.00 feet), an arc distance of 39.16 feet (Record Distance: 39.27 feet), and a chord which bears S 71°48'31" W (Record Bearing: S 71°44'35" W), a distance of 35.28 feet (Record Distance: 35.36 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
2. N 63°13'13" W (Record Bearing: N 63°15'25" W), a distance of 88.95 feet (Record Distance: 88.78 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature,
3. With a curve to the left, having, a radius of 525.00 feet (Record Distance: 525.00 feet), an arc distance of 258.14 feet (Record Distance: 258.17 feet), and a chord which bears N 77°23'02" W (Record Bearing: N 77°20'41" W), a distance of 255.55 feet (Record Distance: 255.58 feet) to a ½-inch iron rod with a plastic cap stamped "STANTEC" found at a point of reverse curvature,
4. With a curve to the right, having a radius of 1963.00 feet (Record Distance: 1963.00 feet), an arc distance of 32.61 feet (Record Distance: 328.69 feet), and a chord which bears N 86°38'21" W (Record Bearing: N 86°38'08" W), a distance of 328.23 feet (Record Distance: 328.31 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of reverse curvature,
5. With a curve to the left, having a radius of 637.00 feet (Record Distance: 637.00 feet), an arc distance of 180.89 feet (Record Distance: 180.92 feet), and a chord which bears N 89°57'27" W (Record Bearing: N 89°58'31" W), a distance of 180.29 feet (Record Distance: 180.31 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point of reverse curvature,

LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

6. With a curve to the right, having a radius of 975.00 feet (Record Distance: 975.00 feet), an arc distance of 81.36 feet (Record Distance: 81.41 feet), and a chord which bears S 84°17'45" W (Record Bearing: S 84°16'50" W), a distance of 81.33 feet (Record Distance: 81.39 feet) to a mag-nail with a washer stamped "LANDDEV" set for a point of compound curvature, and
7. With a curve to the right, having a radius of 25.00 feet (Record Distance: 25.00 feet), an arc distance of 40.16 feet (Record Distance: 40.18 feet), and a chord which bears N 47°18'44" W (Record Bearing: N 47°17'07" W), a distance of 35.98 feet (Record Distance: 35.99 feet) to a mag-nail with a washer stamped "LANDDEV" set for a point-of-tangency in the intersecting north right-of-way line of said Avenida Mercado Street and the east right-of-way line of Estancia Parkway, a variable width right-of-way as shown on said Estancia Hill Country Subdivision, Phase 7, for a point-of-tangency of the tract described herein;

THENCE leaving the north right-of-way line of said Avenida Mercado Street, continuing across the said 418.601 acre tract, with the east right-of-way line of said Estancia Parkway, with the east line of the tract described herein, the following seven (7) courses and distances:

1. N 01°15'15" W (Record Bearing: N 01°14'35" W), a distance of 131.25 feet (Record Distance: 131.25 feet) to a mag nail with a washer stamped "LANDDEV" set for a point-of-curvature,
2. With a curve to the right, having a radius of 775.00 feet (Record Distance: 775.00 feet), an arc distance of 381.75 feet (Record Distance: 381.75 feet), and a chord which bears N 12°51'33" E (Record Bearing: N 12°52'07" E), a distance of 377.90 feet (Record Distance: 377.91 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-tangency,
3. N 26°58'47" E (Record Bearing: N 26°58'48" W), a distance of 244.05 feet (Record Distance: 244.05 feet) to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and
4. With a curve to the left, having a radius of 2037.00 feet, an arc distance of 8.48 feet, and a chord which bears N 26°51'41" E, a distance of 8.48 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set for the northwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "STANTEC" found at a point-of-tangency in the east right-of-way line of said Estancia Parkway bears N 24°50'44" E, a distance of 134.84 feet,

THENCE S 72°02'27" E, leaving the east right-of-way line of said Estancia Parkway, continuing across the said 418.601 acre tract, with the north line of the tract described herein, a distance of 1,012.56 feet to a ½-inch iron rod with a plastic cap stamped "LANDDEV" set in the west right-of-way line of said Interstate Highway No. 35 and in the west line of the said 1.413 acre tract, for the northeast corner of the tract described herein, from which a Texas Department of Transportation Type III monument found in the intersecting west right-of-way line of Interstate Highway No. 35 and the south line of Lot 6, Block E, Estancia Hill Country Subdivision, Phase 3, a subdivision according to the plat or map of record in Document No. 201600249, Official Public Records of Travis County, Texas, at the northwest corner of the said 1.413 acre tract bears N 17°58'59" E, a distance of 1,152.75 feet;

THENCE S 17°58'59" W, continuing across the said 418.601 acre tract, with the west right-of-way line of said Interstate Highway No. 35, with the west line of the said 1.413 acre tract, with the east line of the tract described herein, a distance of 515.52 feet to the **POINT OF BEGINNING** and containing 15.300 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

The record information shown hereon in parenthesis is per the following documents of public record: Document No. 2020071581, Official Public Records of Travis County, Texas, and Document No. 2019116511, Official Public Records of Travis County, Texas.

LandDev Consulting, LLC • 5508 Highway 290 West, Suite 150, Austin, TX 78735 • (512) 872-6696
TBPE Firm No. 16384 | TBPLS Firm No. 10194101

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

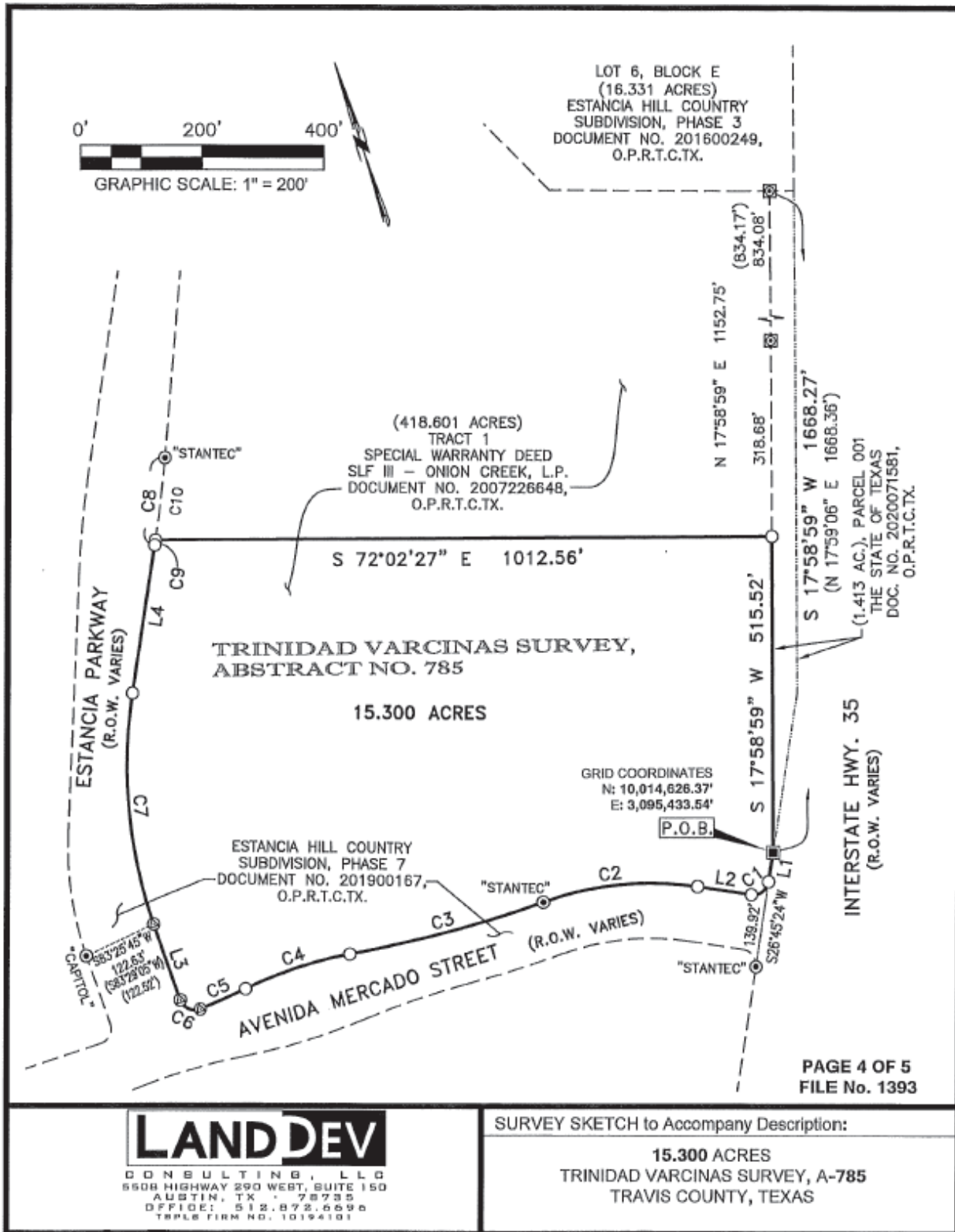
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the month of October, 2020.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 22nd day of October 2020 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735


Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas





LAND DEV

CONSULTING, L.L.C.
6508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.8898
TELEPHONE: 10194101

SURVEY SKETCH to Accompany Description:

15.300 ACRES
TRINIDAD VARCINAS SURVEY, A-785
TRAVIS COUNTY, TEXAS

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00' (25.00')	39.16' (39.27')	S 71°48'31" W (N 71°44'35" E)	35.28' (35.36')
C2	525.00' (525.00')	258.14' (258.17')	N 77°23'02" W (S 77°20'41" E)	255.55' (255.58')
C3	1963.00' (1963.00')	328.61' (328.69')	N 86°38'21" W (S 86°38'08" E)	328.23' (328.31')
C4	637.00' (637.00')	180.89' (180.92')	N 89°57'27" W (S 89°58'31" E)	180.29' (180.31')
C5	975.00' (975.00')	81.36' (81.41')	S 84°17'45" W (N 84°16'50" E)	81.33' (81.39')
C6	25.00' (25.00')	40.16' (40.18')	N 47°18'44" W (S 47°17'07" E)	35.98' (35.99')
C7	775.00' (775.00')	381.75' (381.75')	N 12°51'33" E (S 12°52'07" W)	377.90' (377.90')
C8	2037.00' (2037.00')	143.34' (143.30')	N 24°57'53" E (S 24°57'53" W)	143.31' (143.27')
C9	2037.00'	8.48'	N 26°51'41" E	8.48'
C10	2037.00'	134.86'	N 24°50'44" E	134.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 27°28'41" W	48.15'
L2	N 63°13'13" W (S 63°15'25" E)	88.95' (88.78')
L3	N 01°15'15" W (S 01°14'35" E)	131.25' (131.25')
L4	N 26°58'47" E (S 26°58'48" W)	244.05' (244.05')

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999967.

4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

LEGEND

- ⊙ 1/2" IRON ROD WITH CAP FOUND (AS NOTED)
- TXDOT TYPE II MONUMENT FOUND
- ⊠ TXDOT TYPE III MONUMENT FOUND
- 1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" SET
- ⊗ MAG NAIL WITH WASHER STAMPED "LANDDEV" SET

O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS

() RECORD INFORMATION

P.O.B. POINT OF BEGINNING

PAGE 5 OF 5
FILE No. 1393

LANDDEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TOLL FREE NO. 10194101

SURVEY SKETCH to Accompany Description:

15.300 ACRES
TRINIDAD VARCINAS SURVEY, A-785
TRAVIS COUNTY, TEXAS

\\hpc\p13\1393 E\trinidad Varcinas 15.300 Acres.dwg C:\Users\j\OneDrive\Documents\1393 E\trinidad Varcinas 15.300 Acres.dwg
Plot Date: 01/22/2020 10:10:00

EXHIBIT D – ALLOCATION CALCULATION

Tract	Proposed Land Use	Estimated Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	Allocation
Gencap Tract	Multifamily	321	\$ 126,706.00	\$ 40,672,626.00	50.23%
NRP Tract	Multifamily	318	\$ 126,706.00	\$ 40,292,508.00	49.77%
Total				\$ 80,965,134.00	100.00%

EXHIBIT E – 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$8,156.83

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2022	\$ 671.30	\$ 330.77	\$ 243.77	\$ 105.76	\$ 26.99	\$ 1,378.59
2023	\$ 708.80	\$ 290.50	\$ 288.77	\$ 96.01	\$ 27.53	\$ 1,411.61
2024	\$ 753.80	\$ 247.97	\$ 326.27	\$ 84.46	\$ 28.09	\$ 1,440.59
2025	\$ 798.81	\$ 202.74	\$ 371.28	\$ 71.41	\$ 28.65	\$ 1,472.87
2026	\$ 847.56	\$ 154.81	\$ 420.03	\$ 56.55	\$ 29.22	\$ 1,508.17
2027	\$ 896.31	\$ 103.96	\$ 468.78	\$ 39.75	\$ 29.80	\$ 1,538.61
2028	\$ 836.31	\$ 50.18	\$ 525.04	\$ 21.00	\$ 30.40	\$ 1,462.93
Total	\$ 5,512.89	\$ 1,380.92	\$ 2,643.94	\$ 474.93	\$ 200.68	\$ 10,213.37

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

EXHIBIT F – 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$11,045.72

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2022	\$ 909.05	\$ 447.92	\$ 330.10	\$ 143.21	\$ 36.56	\$ 1,866.84
2023	\$ 959.84	\$ 393.38	\$ 391.04	\$ 130.01	\$ 37.29	\$ 1,911.55
2024	\$ 1,020.78	\$ 335.79	\$ 441.83	\$ 114.37	\$ 38.03	\$ 1,950.80
2025	\$ 1,081.72	\$ 274.54	\$ 502.77	\$ 96.69	\$ 38.79	\$ 1,994.52
2026	\$ 1,147.74	\$ 209.64	\$ 568.79	\$ 76.58	\$ 39.57	\$ 2,042.32
2027	\$ 1,213.76	\$ 140.78	\$ 634.81	\$ 53.83	\$ 40.36	\$ 2,083.54
2028	\$ 1,132.50	\$ 67.95	\$ 710.99	\$ 28.44	\$ 41.17	\$ 1,981.05
Total	\$ 7,465.38	\$ 1,870.00	\$ 3,580.34	\$ 643.14	\$ 271.76	\$ 13,830.63

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

EXHIBIT G – 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$11,009.87

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 *Estancia Hill Country Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2022	\$ 906.10	\$ 446.47	\$ 329.03	\$ 142.75	\$ 36.44	\$ 1,860.79
2023	\$ 956.72	\$ 392.10	\$ 389.77	\$ 129.59	\$ 37.17	\$ 1,905.35
2024	\$ 1,017.46	\$ 334.70	\$ 440.39	\$ 114.00	\$ 37.91	\$ 1,944.46
2025	\$ 1,078.21	\$ 273.65	\$ 501.14	\$ 96.38	\$ 38.67	\$ 1,988.05
2026	\$ 1,144.01	\$ 208.96	\$ 566.95	\$ 76.34	\$ 39.44	\$ 2,035.69
2027	\$ 1,209.82	\$ 140.32	\$ 632.75	\$ 53.66	\$ 40.23	\$ 2,076.78
2028	\$ 1,128.83	\$ 67.73	\$ 708.68	\$ 28.35	\$ 41.03	\$ 1,974.62
Total	\$ 7,441.16	\$ 1,863.93	\$ 3,568.72	\$ 641.05	\$ 270.88	\$ 13,785.74

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

EXHIBIT H – IMPROVEMENT AREA #1 LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$14,155.55

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 4

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2022	\$ 1,164.99	\$ 574.03	\$ 423.04	\$ 183.53	\$ 46.85	\$ 2,392.44
2023	\$ 1,230.07	\$ 504.13	\$ 501.14	\$ 166.61	\$ 47.78	\$ 2,449.74
2024	\$ 1,308.17	\$ 430.33	\$ 566.22	\$ 146.57	\$ 48.74	\$ 2,500.03
2025	\$ 1,386.27	\$ 351.84	\$ 644.32	\$ 123.92	\$ 49.71	\$ 2,556.06
2026	\$ 1,470.88	\$ 268.66	\$ 728.93	\$ 98.15	\$ 50.71	\$ 2,617.32
2027	\$ 1,555.48	\$ 180.41	\$ 813.54	\$ 68.99	\$ 51.72	\$ 2,670.14
2028	\$ 1,451.35	\$ 87.08	\$ 911.16	\$ 36.45	\$ 52.76	\$ 2,538.80
Total	\$ 9,567.20	\$ 2,396.49	\$ 4,588.35	\$ 824.21	\$ 348.27	\$ 17,724.52

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

EXHIBIT I – IMPROVEMENT AREA #1 TRACTS 1-5 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 TRACTS 1-5 PRINCIPAL ASSESSMENT: \$3,814,632.15

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACTS 1-5

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2022	\$ 313,939.84	\$ 154,689.91	\$ 114,000.50	\$ 49,458.68	\$ 12,624.26	\$ 644,713.19
2023	\$ 331,478.38	\$ 135,853.52	\$ 135,046.75	\$ 44,898.66	\$ 12,876.75	\$ 660,154.05
2024	\$ 352,524.63	\$ 115,964.82	\$ 152,585.29	\$ 39,496.79	\$ 13,134.28	\$ 673,705.80
2025	\$ 373,570.87	\$ 94,813.34	\$ 173,631.53	\$ 33,393.38	\$ 13,396.97	\$ 688,806.09
2026	\$ 396,370.97	\$ 72,399.09	\$ 196,431.63	\$ 26,448.12	\$ 13,664.91	\$ 705,314.71
2027	\$ 419,171.07	\$ 48,616.83	\$ 219,231.73	\$ 18,590.85	\$ 13,938.20	\$ 719,548.69
2028	\$ 391,109.41	\$ 23,466.56	\$ 245,539.54	\$ 9,821.58	\$ 14,216.97	\$ 684,154.06
Total	\$ 2,578,165.17	\$ 645,804.07	\$ 1,236,466.97	\$ 222,108.05	\$ 93,852.33	\$ 4,776,396.59

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

EXHIBIT J – IMPROVEMENT AREA #1 TRACTS 6&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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 TRACTS 6&7 PRINCIPAL ASSESSMENT: \$1,083,399.18

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACTS 6&7

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2022	\$ 89,162.51	\$ 43,933.70	\$ 32,377.45	\$ 14,046.83	\$ 3,585.43	\$ 183,105.92
2023	\$ 94,143.65	\$ 38,583.95	\$ 38,354.82	\$ 12,751.73	\$ 3,657.14	\$ 187,491.31
2024	\$ 100,121.03	\$ 32,935.34	\$ 43,335.97	\$ 11,217.54	\$ 3,730.29	\$ 191,340.16
2025	\$ 106,098.40	\$ 26,928.07	\$ 49,313.34	\$ 9,484.10	\$ 3,804.89	\$ 195,628.81
2026	\$ 112,573.89	\$ 20,562.17	\$ 55,788.83	\$ 7,511.57	\$ 3,880.99	\$ 200,317.45
2027	\$ 119,049.38	\$ 13,807.74	\$ 62,264.32	\$ 5,280.01	\$ 3,958.61	\$ 204,360.06
2028	\$ 111,079.55	\$ 6,664.77	\$ 69,736.04	\$ 2,789.44	\$ 4,037.78	\$ 194,307.58
Total	\$ 732,228.41	\$ 183,415.75	\$ 351,170.77	\$ 63,081.23	\$ 26,655.13	\$ 1,356,551.29

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

EXHIBIT K – IMPROVEMENT AREA #1 TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 TRACT 8 PRINCIPAL ASSESSMENT: \$1,101,536.31

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 8

	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond			
Annual Installments Due 1/31	Principal	Interest	Principal	Interest	Administrative Expenses	Total Annual Installment
2022	\$ 90,655.17	\$ 44,669.20	\$ 32,919.48	\$ 14,281.99	\$ 3,645.46	\$ 186,171.29
2023	\$ 95,719.71	\$ 39,229.89	\$ 38,996.92	\$ 12,965.21	\$ 3,718.37	\$ 190,630.09
2024	\$ 101,797.15	\$ 33,486.70	\$ 44,061.45	\$ 11,405.33	\$ 3,792.73	\$ 194,543.37
2025	\$ 107,874.59	\$ 27,378.88	\$ 50,138.89	\$ 9,642.87	\$ 3,868.59	\$ 198,903.82
2026	\$ 114,458.49	\$ 20,906.40	\$ 56,722.79	\$ 7,637.32	\$ 3,945.96	\$ 203,670.95
2027	\$ 121,042.38	\$ 14,038.89	\$ 63,306.68	\$ 5,368.41	\$ 4,024.88	\$ 207,781.24
2028	\$ 112,939.13	\$ 6,776.35	\$ 70,903.49	\$ 2,836.14	\$ 4,105.38	\$ 197,560.48
Total	\$ 744,486.61	\$ 186,486.30	\$ 357,049.70	\$ 64,137.27	\$ 27,101.37	\$ 1,379,261.25

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

EXHIBIT L – IMPROVEMENT AREA #1 TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #1 TRACT 9 PRINCIPAL ASSESSMENT: \$1,215,053.79

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 TRACT 9

Annual Installments Due 1/31	Improvement Area #1 Initial Bond		Improvement Area #1 Parity Bond		Administrative Expenses	Total Annual Installment
	Principal	Interest	Principal	Interest		
2022	\$ 99,997.53	\$ 49,272.53	\$ 36,311.95	\$ 15,753.80	\$ 4,021.14	\$ 205,356.95
2023	\$ 105,583.98	\$ 43,272.67	\$ 43,015.70	\$ 14,301.32	\$ 4,101.56	\$ 210,275.24
2024	\$ 112,287.73	\$ 36,937.64	\$ 48,602.15	\$ 12,580.69	\$ 4,183.59	\$ 214,591.80
2025	\$ 118,991.47	\$ 30,200.37	\$ 55,305.90	\$ 10,636.61	\$ 4,267.26	\$ 219,401.61
2026	\$ 126,253.86	\$ 23,060.88	\$ 62,568.29	\$ 8,424.37	\$ 4,352.61	\$ 224,660.01
2027	\$ 133,516.26	\$ 15,485.65	\$ 69,830.68	\$ 5,921.64	\$ 4,439.66	\$ 229,193.88
2028	\$ 124,577.93	\$ 7,474.68	\$ 78,210.36	\$ 3,128.41	\$ 4,528.45	\$ 217,919.83
Total	\$ 821,208.77	\$ 205,704.42	\$ 393,845.02	\$ 70,746.86	\$ 29,894.27	\$ 1,521,399.32

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

EXHIBIT M – IMPROVEMENT AREA #2 GENCAP TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 GENCAP TRACT PRINCIPAL ASSESSMENT: \$2,051,740.75

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 *Estancia Hill Country Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 GENCAP TRACT

	Improvement Area #2 Bonds				Improvement Area #2 Reimbursement Obligation				
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Credit for Interest Rate Adjustment ¹	Administrative Expenses	Total Annual Installment	
2022	\$ 92,674.19	\$ 88,530.24	\$ 8,938.95	\$ 14,294.83	\$ 14,434.85	\$ (3,734.86)	\$ 6,790.09	\$ 221,928.31	
2023	\$ 100,885.83	\$ 84,359.90	\$ 8,475.58	\$ 15,703.14	\$ 13,791.58	\$ -	\$ 6,925.90	\$ 230,141.94	
2024	\$ 109,097.47	\$ 79,820.04	\$ 7,971.15	\$ 17,202.47	\$ 13,084.94	\$ -	\$ 7,064.41	\$ 234,240.49	
2025	\$ 118,482.20	\$ 74,910.65	\$ 7,425.67	\$ 18,798.16	\$ 12,310.83	\$ -	\$ 7,205.70	\$ 239,133.21	
2026	\$ 129,040.02	\$ 68,838.44	\$ 6,833.26	\$ 20,495.86	\$ 11,347.43	\$ -	\$ 7,349.82	\$ 243,904.82	
2027	\$ 139,597.84	\$ 62,225.14	\$ 6,188.06	\$ 22,301.53	\$ 10,297.01	\$ -	\$ 7,496.81	\$ 248,106.39	
2028	\$ 151,328.75	\$ 55,070.75	\$ 5,490.07	\$ 24,221.47	\$ 9,154.06	\$ -	\$ 7,646.75	\$ 252,911.84	
2029	\$ 163,059.66	\$ 47,315.16	\$ 4,733.42	\$ 26,262.35	\$ 7,912.71	\$ -	\$ 7,799.68	\$ 257,082.98	
2030	\$ 174,790.57	\$ 38,958.35	\$ 3,918.12	\$ 28,431.21	\$ 6,566.76	\$ -	\$ 7,955.68	\$ 260,620.69	
2031	\$ 188,867.66	\$ 30,000.33	\$ 3,044.17	\$ 30,735.49	\$ 5,109.66	\$ -	\$ 8,114.79	\$ 265,872.11	
2032	\$ 202,944.76	\$ 20,320.87	\$ 2,099.83	\$ 33,183.05	\$ 3,534.47	\$ -	\$ 8,277.09	\$ 270,360.06	
2033	\$ 193,560.03	\$ 9,919.95	\$ 1,085.11	\$ 35,782.21	\$ 1,833.84	\$ -	\$ 8,442.63	\$ 250,623.76	
Total	\$ 1,764,328.97	\$ 660,269.82	\$ 66,203.39	\$ 287,411.78	\$ 109,378.15	\$ (3,734.86)	\$ 91,069.34	\$ 2,974,926.60	

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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

EXHIBIT N – IMPROVEMENT AREA #2 NRP TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 NRP TRACT PRINCIPAL ASSESSMENT: \$2,032,565.61

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 NRP TRACT

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation				
Annual Installments Due 1/31			Additional	Credit for			Administrative Expenses	Total Annual Installment
	Principal	Interest	Interest	Principal	Interest	Interest Rate Adjustment ¹		
2022	\$ 91,808.08	\$ 87,702.86	\$ 8,855.41	\$ 14,161.24	\$ 14,299.95	\$ (3,699.95)	\$ 6,726.63	\$ 219,854.21
2023	\$ 99,942.97	\$ 83,571.49	\$ 8,396.37	\$ 15,556.38	\$ 13,662.69	\$ -	\$ 6,861.17	\$ 227,991.08
2024	\$ 108,077.87	\$ 79,074.06	\$ 7,896.66	\$ 17,041.70	\$ 12,962.65	\$ -	\$ 6,998.39	\$ 232,051.33
2025	\$ 117,374.89	\$ 74,210.55	\$ 7,356.27	\$ 18,622.48	\$ 12,195.78	\$ -	\$ 7,138.36	\$ 236,898.32
2026	\$ 127,834.04	\$ 68,195.09	\$ 6,769.39	\$ 20,304.31	\$ 11,241.37	\$ -	\$ 7,281.13	\$ 241,625.33
2027	\$ 138,293.18	\$ 61,643.60	\$ 6,130.22	\$ 22,093.10	\$ 10,200.78	\$ -	\$ 7,426.75	\$ 245,787.64
2028	\$ 149,914.46	\$ 54,556.07	\$ 5,438.76	\$ 23,995.10	\$ 9,068.51	\$ -	\$ 7,575.28	\$ 250,548.18
2029	\$ 161,535.74	\$ 46,872.96	\$ 4,689.18	\$ 26,016.91	\$ 7,838.76	\$ -	\$ 7,726.79	\$ 254,680.34
2030	\$ 173,157.01	\$ 38,594.25	\$ 3,881.51	\$ 28,165.50	\$ 6,505.39	\$ -	\$ 7,881.32	\$ 258,184.98
2031	\$ 187,102.54	\$ 29,719.95	\$ 3,015.72	\$ 30,448.24	\$ 5,061.91	\$ -	\$ 8,038.95	\$ 263,387.32
2032	\$ 201,048.08	\$ 20,130.95	\$ 2,080.21	\$ 32,872.93	\$ 3,501.44	\$ -	\$ 8,199.73	\$ 267,833.33
2033	\$ 191,751.05	\$ 9,827.24	\$ 1,074.97	\$ 35,447.79	\$ 1,816.70	\$ -	\$ 8,363.72	\$ 248,281.48
Total	\$ 1,747,839.92	\$ 654,099.07	\$ 65,584.67	\$ 284,725.69	\$ 108,355.92	\$ (3,699.95)	\$ 90,218.23	\$ 2,947,123.55

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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

EXHIBIT O – IMPROVEMENT AREA #2 TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 TRACT 8 PRINCIPAL ASSESSMENT: \$610,886.44

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 TRACT 8

Annual Installments Due 1/31	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			Credit for Interest Rate Adjustment ¹	Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest				
2022	\$ 27,592.87	\$ 26,359.04	\$ 2,661.49	\$ 4,256.15	\$ 4,297.84	\$ (1,112.02)	\$	2,021.69	\$ 66,077.06
2023	\$ 30,037.80	\$ 25,117.36	\$ 2,523.52	\$ 4,675.46	\$ 4,106.31	\$ -	\$	2,062.12	\$ 68,522.59
2024	\$ 32,482.74	\$ 23,765.66	\$ 2,373.34	\$ 5,121.87	\$ 3,895.92	\$ -	\$	2,103.36	\$ 69,742.89
2025	\$ 35,276.96	\$ 22,303.94	\$ 2,210.92	\$ 5,596.98	\$ 3,665.43	\$ -	\$	2,145.43	\$ 71,199.66
2026	\$ 38,420.45	\$ 20,496.00	\$ 2,034.54	\$ 6,102.45	\$ 3,378.59	\$ -	\$	2,188.34	\$ 72,620.36
2027	\$ 41,563.94	\$ 18,526.95	\$ 1,842.44	\$ 6,640.07	\$ 3,065.84	\$ -	\$	2,232.10	\$ 73,871.33
2028	\$ 45,056.71	\$ 16,396.80	\$ 1,634.62	\$ 7,211.71	\$ 2,725.53	\$ -	\$	2,276.75	\$ 75,302.11
2029	\$ 48,549.47	\$ 14,087.64	\$ 1,409.33	\$ 7,819.37	\$ 2,355.93	\$ -	\$	2,322.28	\$ 76,544.03
2030	\$ 52,042.24	\$ 11,599.48	\$ 1,166.58	\$ 8,465.13	\$ 1,955.19	\$ -	\$	2,368.73	\$ 77,597.35
2031	\$ 56,233.56	\$ 8,932.32	\$ 906.37	\$ 9,151.20	\$ 1,521.35	\$ -	\$	2,416.10	\$ 79,160.91
2032	\$ 60,424.89	\$ 6,050.35	\$ 625.21	\$ 9,879.94	\$ 1,052.35	\$ -	\$	2,464.42	\$ 80,497.16
2033	\$ 57,630.67	\$ 2,953.57	\$ 323.08	\$ 10,653.81	\$ 546.01	\$ -	\$	2,513.71	\$ 74,620.86
Total	\$ 525,312.30	\$ 196,589.11	\$ 19,711.44	\$ 85,574.14	\$ 32,566.31	\$ (1,112.02)	\$	27,115.04	\$ 885,756.31

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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

EXHIBIT P – IMPROVEMENT AREA #2 TRACT 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 TRACT 9 PRINCIPAL ASSESSMENT: \$1,869,869.74

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 TRACT 9

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation				
Annual Installments Due 1/31	Principal	Interest	Additional Interest	Principal	Interest	Credit for Interest Rate Adjustment ¹	Administrative Expenses	Total Annual Installment
2022	\$ 84,459.34	\$ 80,682.72	\$ 8,146.58	\$ 13,027.71	\$ 13,155.31	\$ (3,403.79)	\$ 6,188.20	\$ 202,256.07
2023	\$ 91,943.08	\$ 76,882.05	\$ 7,724.29	\$ 14,311.18	\$ 12,569.07	\$ -	\$ 6,311.97	\$ 209,741.63
2024	\$ 99,426.82	\$ 72,744.61	\$ 7,264.57	\$ 15,677.60	\$ 11,925.06	\$ -	\$ 6,438.21	\$ 213,476.87
2025	\$ 107,979.66	\$ 68,270.40	\$ 6,767.44	\$ 17,131.85	\$ 11,219.57	\$ -	\$ 6,566.97	\$ 217,935.90
2026	\$ 117,601.61	\$ 62,736.45	\$ 6,227.54	\$ 18,679.06	\$ 10,341.56	\$ -	\$ 6,698.31	\$ 222,284.53
2027	\$ 127,223.56	\$ 56,709.36	\$ 5,639.53	\$ 20,324.67	\$ 9,384.26	\$ -	\$ 6,832.28	\$ 226,113.67
2028	\$ 137,914.62	\$ 50,189.15	\$ 5,003.41	\$ 22,074.42	\$ 8,342.62	\$ -	\$ 6,968.92	\$ 230,493.16
2029	\$ 148,605.68	\$ 43,121.03	\$ 4,313.84	\$ 23,934.40	\$ 7,211.31	\$ -	\$ 7,108.30	\$ 234,294.55
2030	\$ 159,296.73	\$ 35,504.99	\$ 3,570.81	\$ 25,911.00	\$ 5,984.67	\$ -	\$ 7,250.47	\$ 237,518.67
2031	\$ 172,126.00	\$ 27,341.03	\$ 2,774.33	\$ 28,011.03	\$ 4,656.73	\$ -	\$ 7,395.48	\$ 242,304.60
2032	\$ 184,955.27	\$ 18,519.58	\$ 1,913.70	\$ 30,241.63	\$ 3,221.17	\$ -	\$ 7,543.39	\$ 246,394.73
2033	\$ 176,402.42	\$ 9,040.62	\$ 988.92	\$ 32,610.39	\$ 1,671.28	\$ -	\$ 7,694.25	\$ 228,407.89
Total	\$ 1,607,934.80	\$ 601,741.98	\$ 60,334.97	\$ 261,934.94	\$ 99,682.62	\$ (3,403.79)	\$ 82,996.75	\$ 2,711,222.27

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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

EXHIBIT Q – 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$8,236.33

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation				
Annual Installments Due 1/31			Additional	Credit for			Administrative Expenses	Total Annual Installment
	Principal	Interest	Interest	Principal	Interest	Interest Rate Adjustment ¹		
2022	\$ 372.02	\$ 355.39	\$ 35.88	\$ 57.38	\$ 57.95	\$ (14.99)	\$ 27.26	\$ 890.89
2023	\$ 404.99	\$ 338.65	\$ 34.02	\$ 63.04	\$ 55.36	-	\$ 27.80	\$ 923.86
2024	\$ 437.95	\$ 320.42	\$ 32.00	\$ 69.06	\$ 52.53	-	\$ 28.36	\$ 940.32
2025	\$ 475.62	\$ 300.71	\$ 29.81	\$ 75.46	\$ 49.42	-	\$ 28.93	\$ 959.96
2026	\$ 518.01	\$ 276.34	\$ 27.43	\$ 82.28	\$ 45.55	-	\$ 29.50	\$ 979.11
2027	\$ 560.39	\$ 249.79	\$ 24.84	\$ 89.53	\$ 41.34	-	\$ 30.09	\$ 995.98
2028	\$ 607.48	\$ 221.07	\$ 22.04	\$ 97.23	\$ 36.75	-	\$ 30.70	\$ 1,015.27
2029	\$ 654.57	\$ 189.94	\$ 19.00	\$ 105.43	\$ 31.76	-	\$ 31.31	\$ 1,032.01
2030	\$ 701.66	\$ 156.39	\$ 15.73	\$ 114.13	\$ 26.36	-	\$ 31.94	\$ 1,046.21
2031	\$ 758.17	\$ 120.43	\$ 12.22	\$ 123.38	\$ 20.51	-	\$ 32.58	\$ 1,067.29
2032	\$ 814.68	\$ 81.57	\$ 8.43	\$ 133.21	\$ 14.19	-	\$ 33.23	\$ 1,085.31
2033	\$ 777.01	\$ 39.82	\$ 4.36	\$ 143.64	\$ 7.36	-	\$ 33.89	\$ 1,006.08
Total	\$ 7,082.57	\$ 2,650.53	\$ 265.76	\$ 1,153.76	\$ 439.08	\$ (14.99)	\$ 365.58	\$ 11,942.29

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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

EXHIBIT R – 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 RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$14,469.23

As the purchaser of the real property described above, you are obligated to pay assessments to Austin, 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 ***Estancia Hill Country Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 6

Annual Installments Due 1/31	Improvement Area #2 Bonds			Improvement Area #2 Reimbursement Obligation			Credit for Interest Rate Adjustment ¹	Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest				
2022	\$ 653.55	\$ 624.33	\$ 63.04	\$ 100.81	\$ 101.80	\$ (26.34)	\$	47.88	\$ 1,565.08
2023	\$ 711.46	\$ 594.92	\$ 59.77	\$ 110.74	\$ 97.26	\$ -	\$	48.84	\$ 1,623.00
2024	\$ 769.37	\$ 562.90	\$ 56.21	\$ 121.31	\$ 92.28	\$ -	\$	49.82	\$ 1,651.90
2025	\$ 835.56	\$ 528.28	\$ 52.37	\$ 132.57	\$ 86.82	\$ -	\$	50.82	\$ 1,686.41
2026	\$ 910.01	\$ 485.46	\$ 48.19	\$ 144.54	\$ 80.02	\$ -	\$	51.83	\$ 1,720.06
2027	\$ 984.47	\$ 438.82	\$ 43.64	\$ 157.27	\$ 72.62	\$ -	\$	52.87	\$ 1,749.69
2028	\$ 1,067.20	\$ 388.37	\$ 38.72	\$ 170.81	\$ 64.56	\$ -	\$	53.93	\$ 1,783.58
2029	\$ 1,149.92	\$ 333.67	\$ 33.38	\$ 185.21	\$ 55.80	\$ -	\$	55.00	\$ 1,812.99
2030	\$ 1,232.65	\$ 274.74	\$ 27.63	\$ 200.50	\$ 46.31	\$ -	\$	56.10	\$ 1,837.94
2031	\$ 1,331.93	\$ 211.57	\$ 21.47	\$ 216.75	\$ 36.03	\$ -	\$	57.23	\$ 1,874.98
2032	\$ 1,431.20	\$ 143.31	\$ 14.81	\$ 234.01	\$ 24.93	\$ -	\$	58.37	\$ 1,906.63
2033	\$ 1,365.02	\$ 69.96	\$ 7.65	\$ 252.34	\$ 12.93	\$ -	\$	59.54	\$ 1,767.44
Total	\$ 12,442.35	\$ 4,656.34	\$ 466.88	\$ 2,026.88	\$ 771.35	\$ (26.34)	\$	642.24	\$ 20,979.70

1) The Improvement Area #2 Reimbursement Agreement states the interest rate on the Improvement Area #2 Reimbursement Obligation shall be the same as the interest rate on the Improvement Area #2 Bonds. The installment schedule for the Improvement Area #2 Reimbursement Obligation has been corrected to match the interest rate of the Improvement Area #2 Bonds, and a credit has been applied to correct the overcollection of interest in 2020 and 2021.

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