

# 6 Creeks

## Public Improvement District

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2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN  
MAY 19, 2026



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## INTRODUCTION

Capitalized terms used in this 2026 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this 2026 Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes.

On June 6, 2017, the City Council passed and approved Resolution No. 1065, authorizing the creation of the Blanco River Ranch Public Improvement District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act.

On September 18, 2018, the City Council authorized the renaming of the Blanco River Ranch Public Improvement District to 6 Creeks Public Improvement District.

On October 1, 2018, the City Council passed and approved Ordinance No. 1018, authorizing the levy of Assessments on Improvement Area #1 Assessed Property and approving the Original Service and Assessment Plan for the District.

On May 7, 2019, the City Council passed and approved Ordinance No. 1034, which accepted and approved the 2019 Amended and Restated Service and Assessment Plan. The 2019 Amended and Restated Service and Assessment Plan amended and restated the Original Service and Assessment Plan, in its entirety, for the purposes of (1) incorporated provisions relating to the City’s issuance of the Improvement Area #1 Initial Bonds and (2) updated the Improvement Area #1 Assessment Roll for 2019.

On December 15, 2020, the City Council passed and approved the 2020 Amended and Restated Service and Assessment Plan by approving Ordinance No. 1126, Ordinance No. 1127, and Ordinance No. 1128. The 2020 Amended and Restated Service and Assessment Plan amended and restated the 2019 Amended and Restated Service and Assessment plan, in its entirety, for the purposes of (1) incorporated provisions relating to the City’s issuance of the Improvement Area #1 Additional Bonds, (2) levied the Improvement Area #2 Assessments, (3) incorporated provisions relating to the City’s issuance of the Improvement Area #2 Initial Bonds, and (4) updated the Assessment Rolls.

On July 20, 2021, the City Council approved the 2021 Annual Service Plan Update. The 2021 Annual Service Plan Update updated the Assessment Rolls for 2021.

On October 19, 2021, the City Council passed and approved the 2021 Amended and Restated Service and Assessment Plan by approving Ordinance No. 1169. The 2021 Amended and Restated Service and Assessment Plan amended and restated the 2020 Amended and Restated Service and Assessment Plan, in its entirety, for the purposes of (1) levying Improvement Area #3 Assessments, (2) incorporating provisions relating to the City's issuance of the Improvement Area #3 Initial Bonds, and (3) updating the Assessment Rolls.

On September 8, 2022, the City Council approved the 2022 Annual Service Plan Update by approving Ordinance No. 1221. The 2022 Annual Service Plan Update updated the Assessment Rolls for 2022.

On January 17, 2023, the City Council approved the 2023 Amended and Restated Service and Assessment Plan by approving Ordinance No. 1246. The 2023 Amended and Restated Service and Assessment Plan amended and restated the 2021 Amended and Restated Service and Assessment Plan, in its entirety, for the purposes of (1) levying the Improvement Area #4 Assessments and the Remainder Area Assessment, (2) incorporating provisions relating to the City's issuance of the Improvement Area #4 Bonds and the Improvement Area #2 Additional Bonds, and (3) updating the Assessment Rolls.

On September 5, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 1283. The 2023 Annual Service Plan Update updated the Assessment Rolls for 2023.

On August 20, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 1328. The 2024 Annual Service Plan Update updated the Assessment Rolls for 2024.

On February 4, 2025, the City Council approved the 2025 Amended and Restated Service and Assessment Plan by approving Ordinance No. 1353. The 2025 Amended and Restated Service and Assessment Plan amended and restated the 2023 Amended and Restated Service and Assessment Plan, in its entirety, for the purposes of (1) levying Improvement Area #5 Assessments, (2) incorporating provisions relating to the City's issuance of the Improvement Area #5 Bonds and the Improvement Area #3 Additional Bonds, and (3) updating the Assessment Rolls.

On August 19, 2025, the City approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 1372. The 2025 Annual Service Plan Update updated the Assessment Rolls for 2025.

The purpose of the District is to finance the Actual Costs of the Authorized Improvements for the benefit of property within the District. The District contains approximately 858.7 acres located within the extraterritorial jurisdiction of the City, as described legally by metes and bounds on **Exhibit P-1** and depicted within the map on **Exhibit Q-1**.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2026 Amended and Restated Service and Assessment Plan, which amends and restates the 2025 Amended and Restated Service and Assessment Plan, as updated by the 2025 Annual Service Plan Update, in its entirety, for the purposes of (1) levying Improvement Area #6 Assessments and terminating and releasing the Remainder Area Assessment, (2) incorporating provisions relating to the City's issuance of the Improvement Area #6 Bonds, and (3) updating the Assessment Rolls. This 2026 Amended & Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is contained in **Exhibit D-1**. The Improvement Area #2 Assessment Roll is contained in **Exhibit E-1**. The Improvement Area #3 Assessment Roll is contained in **Exhibit F-1**. The Improvement Area #4 Assessment Roll is contained in **Exhibit G-1**. The Improvement Area #5 Assessment Roll is contained in **Exhibit H-1**. The Improvement Area #6 Assessment Roll is contained in **Exhibit I-1**.

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

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

## SECTION I: DEFINITIONS

**“2019 Amended and Restated Service and Assessment Plan”** means the 2019 Amended and Restated Service and Assessment Plan passed and approved by City Council on May 7, 2019 by Ordinance No. 1034, which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) incorporating provisions relating to the City’s issuance of the Improvement Area #1 Initial Bonds and (2) updating the Improvement Area #1 Assessment Roll.

**“2020 Amended and Restated Service and Assessment Plan”** means the 2020 Amended and Restated Service and Assessment Plan passed and approved by City Council on December 15, 2020 by Ordinance No. 1126, Ordinance No. 1127, and Ordinance No. 1128, which served to amend and restate the 2019 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) incorporating provisions relating to the City’s issuance of the Improvement Area #1 Additional Bonds, (2) levying the Improvement Area #2 Assessments, (3) incorporating provisions relating to the City’s issuance of the Improvement Area #2 Initial Bonds, and (4) updating the Assessment Rolls.

**“2021 Amended and Restated Service and Assessment Plan”** means the 2021 Amended and Restated Service and Assessment Plan passed and approved by City Council on October 19, 2021 by Ordinance No. 1169, which served to amend and restate the 2020 Amended and Restated Service and Assessment Plan, as updated by the 2021 Annual Service Plan Update, in its entirety for the purposes of (1) levying Improvement Area #3 Assessments, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #3 Initial Bonds, and (3) updating the Assessment Rolls.

**“2021 Annual Service Plan Update”** means the 2021 Annual Service Plan Update passed and approved by the City Council on July 20, 2021.

**“2022 Annual Service Plan Update”** means the 2022 Annual Service Plan Update passed and approved by the City Council on September 8, 2022.

**“2023 Amended and Restated Service and Assessment Plan”** means the 2023 Amended and Restated Service and Assessment Plan passed and approved by City Council on January 17, 2023 by Ordinance No. 1246, which served to amend and restate the 2021 Amended and Restated Service and Assessment Plan, as updated by the 2022 Annual Service Plan Update, in its entirety for the purposes of (1) levying Improvement Area #4 Assessments and the Remainder Area Assessment (2) incorporating provisions relating to the City’s issuance of the Improvement Area #4 Initial Bonds and the Improvement Area #2 Additional Bonds, and (3) updating the Assessment Rolls.

**“2023 Annual Service Plan Update”** means the 2023 Annual Service Plan Update passed and approved by the City Council on September 5, 2023.

**“2024 Annual Service Plan Update”** means the 2024 Annual Service Plan Update passed and approved by the City Council on August 20, 2024.

**“2025 Amended and Restated Service and Assessment Plan”** means the 2025 Amended and Restated Service and Assessment Plan passed and approved by City Council on February 4, 2025, by Ordinance No. 1353, which served to amend and restate the 2023 Amended and Restated Service and Assessment Plan, as updated by the 2024 Annual Service Plan Update, in its entirety for the purposes of (1) levying Improvement Area #5 Assessments (2) incorporating provisions relating to the City’s issuance of the Improvement Area #3 Additional Bonds (3) incorporating provisions related to the City’s issuance of the Improvement Area #5 Bonds, and (4) updating the Assessment Rolls.

**“2025 Annual Service Plan Update”** means the 2025 Annual Service Plan Updated passed and approved by the City Council on August 19, 2025.

**“2026 Amended and Restated Service and Assessment Plan”** means this 2026 Amended and Restated Service and Assessment Plan passed and approved by City Council on May 19, 2026, by Ordinance No. \_\_\_\_\_, which serves to amend and restate the 2025 Amended and Restated Service and Assessment Plan, as updated by the 2025 Annual Service Plan Update, in its entirety, for the purposes of (1) levying Improvement Area #6 Assessments and terminating and releasing the Remainder Area Assessment, (2) incorporating provisions relating to the City’s issuance of the Improvement Area #6 Bonds, and (3) updating the Assessment Rolls. This 2026 Amended and Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

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

(1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City, including the acquisition of necessary easements and other right-of-way;

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

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

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

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

(6) to implement, administer, and manage the above-described activities, including a 4% construction management fee.

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

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

**"Additional Interest Rate"** means the 0.50% interest charged on Assessments pursuant to Section 372.018 of the PID Act.

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

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

(1) the Administrator;

(2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City;

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

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

(5) issuing, paying, and redeeming PID Bonds;

(6) investing or depositing Assessments and Annual Installments;

(7) complying with this 2026 Amended and Restated Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; and

(8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel.

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

**“Annual Installment”** means, with respect to Assessed Properties, the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

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

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

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

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

**“Assessment Plan”** means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Roll”** means any assessment roll for the Assessed Property within the District, including the Improvement Area #1 Assessment Roll, Improvement Area #2 Assessment Roll, Improvement Area #3 Assessment Roll, Improvement Area #4 Assessment Roll, Improvement Area #5 Assessment Roll, and the Improvement Area #6 Assessment Roll, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID

Act, including updates prepared in connection with the levy of an Assessment, the issuance of PID Bonds, or in connection with any Annual Service Plan Update.

**“Authorized Improvements”** mean improvements authorized by Section 372.003 of the PID Act as more specifically described in **Section III** and depicted on **Exhibit J**.

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

**“City”** means the City of Kyle, Texas.

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

**“County”** means Hays County, Texas.

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

**“Designated Successors and Assigns”** means (i) an entity to which the Original Owners assigned (in writing) their rights and obligations contained in the Blanco River Ranch Public Improvement District Financing Agreement, by and among the City, HMBRR Development, Inc., HMBRR, LP, and HMBRR, LP #2, dated as of July 18, 2017, as amended; (ii) any entity which is the successor by merger or otherwise to all or substantially all of Original Owners’ assets and liabilities including, but not limited to, any merger or acquisition pursuant to any public offering or reorganization to obtain financing and/or growth capital; or (iii) any entity which may have acquired all of the outstanding stock or ownership of assets of the Original Owners.

**“Development Agreement”** means that certain Blanco River Ranch (Phase 1 Residential Area) De-Annexation and Development Agreement approved by the City Council on May 16, 2017, and as amended on October 6, 2020, which agreement, among other things, establishes the permitted uses of, and standards for the development of, the District, as amended from time to time.

**“District”** means the 6 Creeks Public Improvement District, formerly known as the Blanco River Ranch Public Improvement District, consisting of the approximately 858.7 acres within the

extraterritorial jurisdiction of the City, as described by metes and bounds on **Exhibit P-1** and depicted within the map on **Exhibit Q-1**.

**“District Formation Expenses”** means the costs associated with forming the District, including but not limited to one year of District administration reserves, and any other cost or expense directly associated with the establishment of the District.

**“Estimated Buildout Value”** means the estimated value of an Assessed Property after completion of the horizontal and vertical improvements (e.g. house, office building, etc.), and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

**“Improvement Area”** means specifically defined and designated areas within the District that are developed in phases, including Improvement Area #1, Improvement Area #2, Improvement Area #3 and Improvement Area #4, Improvement Area #5, Improvement Area #6 and each area within the Remainder Area that may be specifically defined and designated as a phase of development.

**“Improvement Area #1”** means approximately 96.829 acres located within the District, as shown on **Exhibit Q-2** and more specifically described in **Exhibit P-2**.

**“Improvement Area #1 Additional Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2020 (6 Creeks Public Improvement District Improvement Area #1 Project)”, that are secured by Improvement Area #1 Assessments.

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

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

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

**“Improvement Area #1 Assessment Roll”** means the Assessment Roll for Improvement Area #1 attached as **Exhibit D-1**, as updated, modified, or amended from time to time in accordance with

the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #1 Authorized Improvements”** mean (1) Improvement Area #1 Projects, (2) Improvement Area #1’s allocable share of District Formation Expenses, and (3) Improvement Area #1’s Bond Issuance Costs.

**“Improvement Area #1 Improvements”** mean those Authorized Improvements that only benefit Improvement Area #1.

**“Improvement Area #1 Initial Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2019 (6 Creeks Public Improvement District Improvement Area #1 Project)”, that are secured by Improvement Area #1 Assessments.

**“Improvement Area #1 Owner”** means HMBRR Development, Inc., a Texas corporation.

**“Improvement Area #1 Projects”** mean (1) Improvement Area #1 Improvements and (2) Improvement Area #1’s allocable share of the Major Improvements.

**“Improvement Area #2”** means approximately 77.417 acres located within the District, as shown on **Exhibit Q-3** and more specifically described in **Exhibit P-3**.

**“Improvement Area #2 Additional Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2023 (6 Creeks Public Improvement District Improvement Area #2B Project)”, that are secured by Improvement Area #2 Assessments.

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

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

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

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for Improvement Area #2 attached as **Exhibit E-1**, as updated, modified, or amended from time to time in accordance with

the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #2 Authorized Improvements”** mean (1) Improvement Area #2 Projects, (2) Improvement Area #2’s allocable share of District Formation Expenses, and (3) Improvement Area #2’s Bond Issuance Costs.

**“Improvement Area #2 Improvements”** mean those Authorized Improvements that only benefit Improvement Area #2.

**“Improvement Area #2 Initial Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2020 (6 Creeks Public Improvement District Improvement Area #2 Project)”, that are secured by Improvement Area #2 Assessments.

**“Improvement Area #2 Owner”** means HMBRR Development, Inc., a Texas corporation.

**“Improvement Area #2 Projects”** mean (1) Improvement Area #2 Improvements and (2) Improvement Area #2’s allocable share of the Major Improvements.

**“Improvement Area #3”** means approximately 111.670 acres located within the District, as shown on **Exhibit Q-4** and more specifically described in **Exhibit P-4**.

**“Improvement Area #3 Additional Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2025 (6 Creeks Public Improvement District Improvement Area #3B Project)”, that are secured by Improvement Area #3 Assessments.

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

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

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

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for Improvement Area #3 attached as **Exhibit F-1**, as updated, modified, or amended from time to time in accordance with

the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #3 Authorized Improvements”** mean (1) Improvement Area #3 Projects, (2) Improvement Area #3’s allocable share of District Formation Expenses, and (3) Improvement Area #3’s Bond Issuance Costs.

**“Improvement Area #3 Improvements”** mean those Authorized Improvements that only benefit Improvement Area #3.

**“Improvement Area #3 Initial Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2021 (6 Creeks Public Improvement District Improvement Area #3 Project)”, that are secured by Improvement Area #3 Assessments.

**“Improvement Area #3 Owners”** means HM 6 Creeks Development, Inc. and Taylor Morrison of Texas, Inc.

**“Improvement Area #3 Projects”** mean (1) Improvement Area #3 Improvements and (2) Improvement Area #3’s allocable share of the Major Improvements.

**“Improvement Area #4”** means, collectively, Section 6A, Section 7, Section 12 and Section 13, which collectively is expected to contain 354 single family residential units on approximately 103.33 acres as shown on **Exhibit Q-5** and more specifically described in **Exhibit P-5**.

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

**“Improvement Area #4 Assessed Property”** means, collectively, the Section 6A Assessed Property, the Section 7 Assessed Property, the Section 12 Assessed Property, and the Section 13 Assessed Property.

**“Improvement Area #4 Assessment”** means an Assessment levied against Improvement Area #4 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act. Any reallocation of Improvement Area #4 Assessments will not cause the Section 6A Assessments, Section 7 Assessments, Section 12 Assessments, or Section 13 Assessments to increase.

**“Improvement Area #4 Assessment Roll”** means the Assessment Roll for Improvement Area #4

attached as **Exhibit G-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #4 Authorized Improvements”** means, (1) the Improvement Area #4 Projects, (2) Improvement Area #4’s allocable share of the District Formation Expenses, and (3) Improvement Area #4 Bond Issuance Costs.

**“Improvement Area #4 Bonds”** mean those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2023 (6 Creeks Public Improvement District Improvement Area #4 Project)”, that are secured by Improvement Area #4 Assessments.

**“Improvement Area #4 Improvements”** means collectively, the Section 6A Improvements, Section 7 Improvements, Section 12 Improvements, and Section 13 Improvements.

**“Improvement Area #4 Owners”** means HMBRR Development, Inc., HM 6 Creeks Development, Inc., and Pulte Homes of Texas, L.P.

**“Improvement Area #4 Projects”** means (1) Improvement Area #4 Improvements and (2) Improvement Area #4’s allocable share of Major Improvements.

**“Improvement Area #5”** means approximately 15.92 acres of land, which collectively is expected to contain 71 single family residential units on as shown on **Exhibit Q-6** and more specifically described in **Exhibit P-10**.

**“Improvement Area #5 Annual Installment”** means the annual installment payment on the Improvement Area #5 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #5 Assessed Property”** means any Parcel within Improvement Area #5 against which an Assessment is levied.

**“Improvement Area #5 Assessment”** means an Assessment levied against Improvement Area #5 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #5 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act. Any reallocation of Improvement Area #5 Assessments will not cause the Improvement Area #5 Assessments to increase.

**“Improvement Area #5 Assessment Roll”** means the Assessment Roll for Improvement Area #5

attached as **Exhibit H-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #5 Authorized Improvements”** means, (1) the Improvement Area #5 Projects, (2) Improvement Area #5’s allocable share of the District Formation Expenses, and (3) Improvement Area #5 Bond Issuance Costs.

**“Improvement Area #5 Bonds”** means those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2025 (6 Creeks Public Improvement District Improvement Area #5 Project)”, that are secured by Improvement Area #5 Assessments.

**“Improvement Area #5 Improvements”** means those Authorized Improvements that only benefit Improvement Area #5.

**“Improvement Area #5 Owner(s)”** means HM 6 Creeks Development, Inc., Highland Homes – Austin, LLC, and PHAU – 6 Creeks, LLC.

**“Improvement Area #5 Projects”** means (1) Improvement Area #5 Improvements and (2) Improvement Area #5’s allocable share of Major Improvements.

**“Improvement Area #6”** means approximately 113.707 acres of land, which collectively is expected to contain 242 single family residential units on as shown on **Exhibit Q-7** and more specifically described in **Exhibit U-10**.

**“Improvement Area #6 Annual Installment”** means the annual installment payment on the Improvement Area #6 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

**“Improvement Area #6 Assessed Property”** means any Parcel within Improvement Area #6 against which an Assessment is levied.

**“Improvement Area #6 Assessment”** means an Assessment levied against Improvement Area #6 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #6 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act. Any reallocation of Improvement Area #6 Assessments will not cause the Improvement Area #6 Assessments to increase.

**“Improvement Area #6 Assessment Roll”** means the Assessment Roll for Improvement Area #6

attached as **Exhibit I-1**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

**“Improvement Area #6 Authorized Improvements”** means, (1) the Improvement Area #6 Projects, (2) Improvement Area #6’s allocable share of the District Formation Expenses, and (3) Improvement Area #6 Bond Issuance Costs.

**“Improvement Area #6 Bonds”** means those certain “City of Kyle, Texas, Special Assessment Revenue Bonds, Series 2026 (6 Creeks Public Improvement District Improvement Area #6 Project)”, that are secured by Improvement Area #6 Assessments.

**“Improvement Area #6 Improvements”** means those Authorized Improvements that only benefit Improvement Area #6.

**“Improvement Area #6 Owner(s)”** means Perry Homes, LLC, a Texas limited liability company (“Perry Homes”); DFH Coventry, LLC, a Texas limited liability company (“Coventry”); PHAU – 6 Creeks, LLC, a Texas limited liability company (“PHAU”); Chesmar Homes, LLC (“Chesmar Homes”), a Texas limited liability company; Highland Homes – Austin, LLC, a Texas limited liability company (“Highland Homes”); MHD Land Equities, LLC, a Texas limited liability company (“MHD”); HM 6 Creeks Development, Inc., and their successors and designs.

**“Improvement Area #6 Projects”** means the (1) Improvement Area #6 Improvements, (2) Improvement Area #6’s allocable share of Major Improvements, and (3) Improvement Area #6’s allocable share of the North Zone Improvements.

**“Indenture”** means an Indenture of Trust, including a Master Indenture of Trust and one or more Supplemental Indentures issued pursuant to the terms thereof, entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and the Trustee setting forth terms and conditions related to the PID Bonds.

**“Landowners”** means collectively the Original Owners, Improvement Area #1 Owner, Improvement Area #2 Owner, Improvement Area #3 Owners, Improvement Area #4 Owners, Improvement Area #5 Owners, and the Improvement Area #6 Owners.

**“Lot”** means, for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. lot size, home product, buildout value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by

classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed by the City Council.

**“Lot Type 1”** means a Lot in Improvement Area #1 designated as such on the Improvement Area #1 Assessment Roll, marketed or sold to homebuilders as a 50’ Lot. The homebuyer disclosure for Lot Type 1 is attached as **Exhibit T**.

**“Lot Type 2”** means a Lot in Improvement Area #1 designated as such on the Improvement Area #1 Assessment Roll, marketed or sold to homebuilders as a 55’ Lot. The homebuyer disclosure for Lot Type 2 is attached as **Exhibit T**.

**“Lot Type 3”** means a Lot in Improvement Area #1 designated as such on the Improvement Area #1 Assessment Roll, marketed or sold to homebuilders as a 60’ Lot. The homebuyer disclosure for Lot Type 3 is attached as **Exhibit T**.

**“Lot Type 4”** means a Lot in Improvement Area #1 designated as such on the Improvement Area #1 Assessment Roll, marketed or sold to homebuilders as a 70’ Lot. The homebuyer disclosure for Lot Type 4 is attached as **Exhibit T**.

**“Lot Type 5”** means a Lot in Improvement Area #2 designated as such on the Improvement Area #2 Assessment Roll, marketed or sold to homebuilders as a 50’ Lot. The homebuyer disclosure for Lot Type 5 is attached as **Exhibit T**.

**“Lot Type 6”** means a Lot in Improvement Area #2 designated as such on the Improvement Area #2 Assessment Roll, marketed or sold to homebuilders as a 55’ Lot. The homebuyer disclosure for Lot Type 6 is attached as **Exhibit T**.

**“Lot Type 7”** means a Lot in Improvement Area #2 designated as such on the Improvement Area #2 Assessment Roll, marketed or sold to homebuilders as a 60’ Lot. The homebuyer disclosure for Lot Type 7 is attached as **Exhibit T**.

**“Lot Type 8”** means a Lot in Improvement Area #2 designated as such on the Improvement Area #2 Assessment Roll, marketed or sold to homebuilders as a 70’ Lot. The homebuyer disclosure for Lot Type 8 is attached as **Exhibit T**.

**“Lot Type 9”** means a Lot in Improvement Area #3 designated as such on the Improvement Area #3 Assessment Roll, marketed or sold to homebuilders as a 55’ Lot. The homebuyer disclosure for Lot Type 9 is attached as **Exhibit T**.

**“Lot Type 10”** means a Lot in Improvement Area #3 designated as such on the Improvement Area #3 Assessment Roll, marketed or sold to homebuilders as a 60’ Lot. The homebuyer disclosure for Lot Type 10 is attached as **Exhibit T**.

**“Lot Type 11”** means a Lot in Improvement Area #3 designated as such on the Improvement Area #3 Assessment Roll, marketed or sold to homebuilders as a 70’ Lot. The homebuyer disclosure for Lot Type 11 is attached as **Exhibit T**.

**“Lot Type 12”** means a Lot within Section 6A of Improvement Area #4 designated as such on the Improvement Area #4 Assessment Roll, marketed or sold to homebuilders as a garden Lot. The homebuyer disclosure for Lot Type 12 is attached as **Exhibit T**.

**“Lot Type 13”** means a Lot within Section 7 of Improvement Area #4 designated as such on the Improvement Area #4 Assessment Roll, marketed or sold to homebuilders as a 55’ Lot. The homebuyer disclosure for Lot Type 13 is attached as **Exhibit T**.

**“Lot Type 14”** means a Lot within Section 13 of Improvement Area #4 designated as such on the Improvement Area #4 Assessment Roll, marketed or sold to homebuilders as a 60’ Lot. The homebuyer disclosure for Lot Type 14 is attached as **Exhibit T**.

**“Lot Type 15”** means a Lot within Section 13 of Improvement Area #4 designated as such on the Improvement Area #4 Assessment Roll, marketed or sold to homebuilders as a 65’ Lot. The homebuyer disclosure for Lot Type 15 is attached as **Exhibit T**.

**“Lot Type 16”** means a Lot within Section 12 of Improvement Area #4 designated as such on the Improvement Area #4 Assessment Roll, marketed or sold to homebuilders as a 50’ Lot. The homebuyer disclosure for Lot Type 16 is attached as **Exhibit T**.

**“Lot Type 17”** means a Lot within Improvement Area #5 designated as such on the Improvement Area #5 Assessment Roll, marketed or sold to homebuilders as a garden Lot. The homebuyer disclosure for Lot Type 17 is attached as **Exhibit T**.

**“Lot Type 18”** means a Lot within Improvement Area #6 designated as such on the Improvement Area #6 Assessment Roll, marketed or sold to homebuilders as a 55’ Lot. The homebuyer disclosure for Lot Type 18 is attached as **Exhibit T**.

**“Lot Type 19”** means a Lot within Improvement Area #6 designated as such on the Improvement Area #6 Assessment Roll, marketed or sold to homebuilders as a 60’ Lot. The homebuyer disclosure for Lot Type 19 is attached as **Exhibit T**.

**“Lot Type 20”** means a Lot within Improvement Area #6 designated as such on the Improvement Area #6 Assessment Roll, marketed or sold to homebuilders as a 70’ Lot. The homebuyer disclosure for Lot Type 20 is attached as **Exhibit T**.

**“Major Improvements”** means the Authorized Improvements that benefit more than one Improvement Area.

**“Maximum Assessment”** means for each Lot Type within Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, or Improvement Area #6 an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown on **Exhibit L-1**.

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

**“North Zone”** means Improvement Area #6 and the Remainder Area as of the date of this 2026 Amended and Restated Service and Assessment Plan.

**“North Zone Improvements”** means the improvements and associated soft costs that benefit the North Zone, as more specifically described in **Section III.H**.

**“Notice of Assessment Termination”** means a recorded document evidencing the termination of a PID Assessment Lien, a form of which is attached as **Exhibit K**.

**“Original Owners”** means HMBRR Development, Inc., a Texas corporation, HMBRR L.P., a Texas limited partnership, and HMPRR L.P. #2, a Texas limited partnership.

**“Original Service and Assessment Plan”** means the original Service and Assessment Plan dated September 18, 2018, and approved by City Council on October 1, 2018.

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

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

**“PID Bonds”** mean bonds issued by the City that are secured by Assessments levied on Assessed Property within the District, including, but not limited to, the Improvement Area #1 Initial Bonds, Improvement Area #1 Additional Bonds, Improvement Area #2 Initial Bonds, Improvement Area

#2 Additional Bonds, Improvement Area #3 Initial Bonds, Improvement Area #3 Additional Bonds, Improvement Area #4 Bonds, Improvement Area #5 Bonds, and the Improvement Area #6 Bonds.

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

**“Prepayment Costs”** means interest, including Additional Interest, and Annual Collection Costs to the date of Prepayment.

**“Pulte Homes of Texas, L.P.”** means Pulte Homes of Texas, L.P., a Texas Limited partnership.

**“Remainder Area”** includes all property within the District excepting Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, Improvement Area #6 and certain land within the District designated as parkland or right-of-way and land owned by the HOA as shown in **Exhibit Q-8**.

**“Remainder Area Assessment”** means the Assessment levied against the Remainder Area Assessed Property and imposed pursuant to Ordinance No. 1246 passed on January 17, 2023. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #6, the Remainder Area Assessment was terminated and released.

**“Remainder Area Authorized Improvements”** means improvements authorized by Section 372.003 of the PID Act which provide a special benefit to the Parcels within the Remainder Area, consisting of each of the Major Improvements and North Zone Improvements allocated to the Remainder Area.

**“Remainder Area Owners”** means HM 6 Creeks Development, Inc., and Pulte Homes of Texas, L.P.

**“Remainder Area Reimbursement Agreement”** means that certain “6 Creeks Public Improvement District Remainder Area Reimbursement Agreement” effective January 17, 2023, entered into by and between the City and the HM 6 Creeks Development, Inc., whereby all or a portion of the Actual Costs of the Remainder Area Authorized Improvements will be paid to the HM 6 Creeks Development, Inc. from Assessments to reimburse the HM 6 Creeks Development, Inc. for Actual Costs paid by the HM 6 Creeks Development, Inc., without interest, that are eligible to be paid with Assessments, as amended and restated on May 19, 2026, by that certain “6 Creeks Public Improvement District Amended and Restated Remainder Area Reimbursement

Agreement”, to include the North Zone Improvements allocable to the Remainder Area, and as may be further amended from time to time.

“**Section 6A**” means a portion of Improvement Area #4, which is expected to contain 79 single family residential units on approximately 22.253 acres, as described by metes and bounds on **Exhibit P-6**, and as depicted on **Exhibit Q-5**.

“**Section 6A Assessment**” means an Assessment levied against the Section 6A Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“**Section 6A Assessed Property**” means all Parcels within Section 6A other than Non-Benefited Property.

“**Section 6A Improvements**” means Authorized Improvements that only benefit Section 6A Assessed Property, which are generally described in **Section III** and generally depicted on **Exhibit J**.

“**Section 6A Owner**” means HMBRR Development, Inc.

“**Section 6A Projects**” means the Section 6A Improvements and Section 6A’s allocable share of the Major Improvements and the Section 6A pro rata share of the First Year Annual Collection Costs and the Bond Issuance Costs related to the Improvement Area #4 Bonds.

“**Section 7**” means a portion of Improvement Area #4, which is expected to contain 69 single family residential units on approximately 17.756 acres, as described by metes and bounds on **Exhibit P-7**, and as depicted on **Exhibit Q-5**.

“**Section 7 Assessment**” means an Assessment levied against the Section 7 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“**Section 7 Assessed Property**” means all Parcels within Section 7 other than Non-Benefited Property.

“**Section 7 Improvements**” means Authorized Improvements that benefit Section 7 Assessed Property, which are generally described in **Section III** and generally depicted on **Exhibit J**.

“**Section 7 Owner**” means HMBRR Development, Inc.

**“Section 7 Projects”** means the Section 7 Improvements and Section 7’s allocable share of the Major Improvements and the Section 7 pro rata share of the First Year Annual Collection Costs and the Bond Issuance Costs related to the Improvement Area #4 Bonds.

**“Section 12”** means a portion of Improvement Area #4, which is expected to contain 83 single family residential units on approximately 19.168 acres, as described by metes and bounds on **Exhibit P-8**, and as depicted on **Exhibit Q-5**.

**“Section 12 Assessment”** means an Assessment levied against the Section 12 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Section 12 Assessed Property”** means all Parcels within Section 12 other than Non-Benefited Property.

**“Section 12 Improvements”** means Authorized Improvements that benefit Section 12 Assessed Property, which are generally described in **Section III** and generally depicted on **Exhibit J**.

**“Section 12 Owner”** means HM 6 Creeks Development, Inc.

**“Section 12 Projects”** means the Section 12 Improvements and Section 12’s allocable share of the Major Improvements and the Section 12 pro rata share of the First Year Annual Collection Costs and the Bond Issuance Costs related to the Improvement Area #4 Bonds.

**“Section 13”** means a portion of Improvement Area #4, which is expected to contain 123 single family residential units on approximately 44.153 acres, as described by metes and bounds on **Exhibit P-9**, and as depicted on **Exhibit Q-5**.

**“Section 13 Assessment”** means an Assessment levied against the Section 13 Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

**“Section 13 Assessed Property”** means all Parcels within Section 13 other than Non-Benefited Property.

**“Section 13 Improvements”** means Authorized Improvements that benefit Section 13 Assessed Property, which are generally described in **Section III** and generally depicted on **Exhibit J**.

**“Section 13 Owner”** means Pulte Homes of Texas., L.P.

**“Section 13 Projects”** means the Section 13 Improvements and Section 13’s allocable share of the Major Improvements and the Section 13 pro rata share of the First Year Annual Collection Costs and the Bond Issuance Costs related to the Improvement Area #4 Bonds.

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

**“Taylor Morrison of Texas, Inc.”** means Taylor Morrison of Texas, Inc., a Texas company.

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

## SECTION II: THE DISTRICT

The District includes approximately 858.70 acres located within the extraterritorial jurisdiction of the City, as described legally by metes and bounds on **Exhibit P-1** and depicted within the map on **Exhibit Q-1**. Development of the District is anticipated to include 2,030 single-family homes.

Improvement Area #1 includes approximately 96.829 acres as more particularly described by metes and bounds on **Exhibit P-2** and depicted on **Exhibit Q-2**. Improvement Area #1 contains 334 single-family homes.

Improvement Area #2 includes approximately 77.417 acres as more particularly described by metes and bounds on **Exhibit P-3** and depicted on **Exhibit Q-3**. Improvement Area #2 contains 260 single-family homes.

Improvement Area #3 includes approximately 111.670 acres as more particularly described by metes and bounds on **Exhibit P-4** and depicted on **Exhibit Q-4**. Improvement Area #3 contains 357 single-family homes.

Improvement Area #4 consists of Section 6A, Section 7, Section 12 and Section 13, totaling approximately 103.33 acres and containing 354 single-family homes.

1. Section 6A consists of approximately 22.253 acres projected to contain 79 single-family homes, as depicted on **Exhibit Q-5** and as described in **Exhibit P-6**.
2. Section 7 consists of approximately 17.756 acres projected to contain 69 single-family homes, as depicted on **Exhibit Q-5** and as described in **Exhibit P-7**.
3. Section 12 consists of approximately 19.168 acres projected to contain 83 single-family homes, as depicted on **Exhibit Q-5** and as described in **Exhibit P-8**.
4. Section 13 consists of approximately 44.153 acres projected to contain 123 single-family homes, as depicted on **Exhibit Q-5** and as described in **Exhibit P-9**.

Improvement Area #5 includes approximately 15.92 acres as more particularly described by metes and bounds on **Exhibit P-10** and depicted on **Exhibit Q-6**. Development of Improvement Area #5 is anticipated to contain 71 single-family homes.

Improvement Area #6 includes approximately 113.707 acres as more particularly described by metes and bounds on **Exhibit P-11** and depicted on **Exhibit Q-7**. Development of Improvement Area #6 is anticipated to contain 242 single-family homes.

## SECTION III: AUTHORIZED IMPROVEMENTS

Authorized Improvements include Major Improvements, Improvement Area #1 Improvements, Improvement Area #2 Improvements, Improvement Area #3 Improvements, Improvement Area #4 Improvements, Improvement Area #5 Improvements, Improvement Area #6 Improvements, North Zone Improvements, District Formation Expenses and Bond Issuances Costs as described below.

### A. Major Improvements

The City, based on information provided by HM 6 Creeks Development, Inc., and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Major Improvements confer a special benefit on the Assessed Property. Major Improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the City unless otherwise indicated. The budget for the Major Improvements, as well as the allocation of the Actual Costs of the Major Improvements, is shown on **Exhibit A**.

- *WWTP Capacity Payment*

Payment to the City to finance the District's allocable share of the costs of the City's wastewater treatment plant expansion. The first 286 Lots in the District can be served by the existing wastewater treatment plant, which was increased to 680 Lots temporarily until the new wastewater treatment plant expansion was completed in 2022. The City is constructing the wastewater treatment plant expansion to serve the Lots beyond the first 286 Lots, a portion of which is paid for with a \$1,500,000 wastewater treatment plant capacity payment made by HMBRR Development, Inc. to the City.

- *Lift Station and Force Main*

Improvements include a lift station to serve 1814 LUEs, approximately 7,000 linear feet of 12" force main and approximately 7,500 linear feet of 10" and 12" gravity interceptors. The first 286 lots in the District can be served without the lift station and force main improvements.

- *Offsite Water*

Improvements include approximately 7,000 linear feet of 12" and 16" water line along FM 150 and participation in a 500,000-gallon ground storage tank and an 800,000-gallon elevated storage tank.

- *Old Stagecoach Road*

Improvements include excavation, embankment, subgrade stabilization, flexible base, asphalt, curbs, 8' concrete trail/sidewalk, signage, and re-vegetation of disturbed areas within the right of way. Old Stagecoach Road will be approximately 2,000 linear feet of an undivided 60' ROW roadway with 2 – 12' lanes and 6' bike lanes. The roadway and cross-section are designed per the Exhibit K in the approved Development Agreement.

- *Parks & Trails*

Improvements include over 3 miles of 8' and 10' concrete trails built along Old Stagecoach Road, 6 Creeks Boulevard and unnamed collector street west of 6 Creeks Boulevard. Additionally, there will be over 3 miles of 6' natural trails built within the drainage draws throughout the project, trails that will ultimately extend to the Blanco River. Park and trail improvements for the first 725 Lots within the District were completed concurrently with Improvement Area #1.

- *Entry, Walls & Landscaping*

Improvements include several miles of 6' masonry subdivision walls along 6 Creeks Boulevard, Old Stagecoach Road and main collector roads. Project entryway monuments will be located along 6 Creeks Boulevard at major intersections along with fully landscaped and irrigated right of way and medians. Entry, walls, and landscaping improvements for the first 725 Lots within the District were completed concurrently with Improvement Area #1.

## **B. Improvement Area #1 Improvements**

The City, based on information provided by the Improvement Area #1 Owner and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #1 Improvements confer a special benefit on the Improvement Area #1 Assessed Property. Improvement Area #1 Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City unless otherwise indicated. The budget for the Improvement Area #1 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #1 Improvements, is shown on **Exhibit A**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide

street access to each Lot within Improvement Area #1. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #1.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #1.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Improvement Area #1. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Improvement Area #1. This project was designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

### **C. Improvement Area #2 Improvements**

The City, based on information provided by the Improvement Area #2 Owner and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #2 Improvements confer a special benefit on the Improvement Area #2 Assessed Property. Improvement Area #2 Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City unless

otherwise indicated. The budget for the Improvement Area #2 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #2 Improvements is shown on **Exhibit A**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Improvement Area #2. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #2.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #2.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Improvement Area #2. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and the homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Improvement Area #2. This project was designed and constructed in accordance with

Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

#### **D. Improvement Area #3 Improvements**

The City, based on information provided by HM 6 Creeks Development, Inc., and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #3 Improvements confer a special benefit on the Improvement Area #3 Assessed Property. Improvement Area #3 Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City unless otherwise indicated. The budget for the Improvement Area #3 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #3 Improvements, is shown on **Exhibit A**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Improvement Area #3. These projects provide access to community roadways and state highways. The street improvements are designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #3.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #3.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Improvement Area #3. This project was designed and

constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner’s association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Improvement Area #3. This project was designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

### **E. Improvement Area #4 Improvements**

The City, based on information provided by HMBRR Development, Inc., and HM 6 Creeks Development, Inc. and their engineer(s) and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #4 Improvements confer a special benefit on the Improvement Area #4 Assessed Property, as described below. Improvement Area #4 Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City unless otherwise indicated. The budget for the Improvement Area #4 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #4 Improvements, is shown on **Exhibit A**.

Improvement Area #4 Improvements consist of the Section 6A Improvements, the Section 7 Improvements, the Section 12 Improvements and the Section 13 Improvements as described below.

#### Section 6A Improvements

The Section 6A Improvements are described below. Maps showing the location of the Section 6A Improvements are included in **Exhibit J**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Section 6A. These projects provide access to community roadways and state highways. The street improvements were designed and constructed

in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Section 6A.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Section 6A.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Section 6A. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Landscaping/Walls*

Improvements include 6' masonry subdivision walls along fully landscaped and irrigated right of way and medians along Rio Blanco Way and entry monumentation at the entry to Section 6A.

The Section 6A Improvements provide a special benefit to Section 6A Assessed Property. Accordingly, the Section 6A Improvements are allocated to Section 6A Assessed Property based on the special benefit each Parcel receives. **Exhibit A** summarized the allocation of each Section 6A Improvement. The costs shown in **Exhibit A** are estimates and may be revised in Annual Service Plan Updates but may not result in increased Special Assessments unless a supplemental assessment is levied in compliance with the requirements under the PID Act and all requirements to ensure that the interest on PID Bonds remains exempt from federal income tax.

## Section 7 Improvements

The Section 7 Improvements are described below. Maps showing the location of the Section 7 Improvements are included in **Exhibit J**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Section 7. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Section 7.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Section 7.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Section 7. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Landscaping/Walls*

Improvements include 6' masonry subdivision walls along with fully landscaped and

irrigated right of way and medians along Cold River Run and entry monumentation at the entry to Section 7.

The Section 7 Improvements provide a special benefit to Section 7 Assessed Property. Accordingly, the Section 7 Improvements are allocated to Section 7 Assessed Property based on the special benefit each Parcel receives. **Exhibit A** summarized the allocation of each Section 7 Improvement. The costs shown in **Exhibit A** are estimates and may be revised in Annual Service Plan Updates but may not result in increased Special Assessments unless a supplemental assessment is levied in compliance with the requirements under the PID Act and all requirements to ensure that the interest on PID Bonds remains exempt from federal income tax.

### Section 12 Improvements

The Section 12 Improvements are described below. Maps showing the location of the Section 12 Improvements are included in **Exhibit J**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Section 12. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Section 12.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Section 12.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and

boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Section 12. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Section 12. This project was designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

The Section 12 Improvements provide a special benefit to Section 12 Assessed Property. Accordingly, the Section 12 Improvements are allocated to Section 12 Assessed Property based on the special benefit each Parcel receives. **Exhibit A** summarized the allocation of each Section 12 Improvement. The costs shown in **Exhibit A** are estimates and may be revised in Annual Service Plan Updates but may not result in increased Special Assessments unless a supplemental assessment is levied in compliance with the requirements under the PID Act and all requirements to ensure that the interest on PID Bonds remains exempt from federal income tax.

#### Section 13 Improvements

The Section 13 Improvements are described below. Maps showing the location of the Section 13 Improvements are included in **Exhibit J**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Section 13. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Section 13.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Section 13.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Section 13. This project was designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Section 13. This project was designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

- *Landscaping/Walls*

Improvements include 6' masonry subdivision walls along with fully landscaped and irrigated right of way and medians along 6 Creeks Boulevard, and entry monumentation at the entry to Section 13.

The Section 13 Improvements provide a special benefit to Section 13 Assessed Property. Accordingly, the Section 13 Improvements are allocated to Section 13 Assessed Property based on the special benefit each Parcel receives. **Exhibit A** summarized the allocation of each Section 13 Improvement. The costs shown in **Exhibit A** are estimates and may be revised in Annual Service Plan Updates but may not result in increased Special Assessments unless a supplemental assessment is levied in compliance with the requirements under the PID Act and all requirements

to ensure that the interest on PID Bonds remains exempt from federal income tax.

#### **F. Improvement Area #5 Improvements**

The City, based on information provided by HM 6 Creeks Development, Inc., and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #5 Improvements confer a special benefit on the Improvement Area #5 Assessed Property. Improvement Area #5 Improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the City unless otherwise indicated. The budget for the Improvement Area #5 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #5 Improvements, is shown on **Exhibit A**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, temporary erosion controls, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that provide street access to each Lot within Improvement Area #5. These projects provide access to community roadways and state highways. The street improvements were designed and constructed in accordance with City standards and specifications and are owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #5.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #5.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Improvement Area #5. This project was designed and constructed in accordance with City standards and specifications, as modified by the

Development Agreement. The City owns any drainage improvements not constructed within a roadway, and a homeowner's association entered into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway are owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Improvement Area #5. This project was designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements are owned by the City and maintained by a property owners association.

- *Soft Costs*

Improvements include engineering, planning and legal expenses to construct the above-described hard costs. Includes costs related to soils improvements.

## **G. Improvement Area #6 Improvements**

The City, based on information provided by HM 6 Creeks Development, Inc., and its engineer and on review by the City staff and by third-party consultants retained by the City, determined that the Improvement Area #6 Improvements confer a special benefit on the Improvement Area #6 Assessed Property. Improvement Area #6 Improvements were designed and constructed in accordance with City standards and specifications and will be owned and operated by the City unless otherwise indicated. The budget for the Improvement Area #6 Improvements, as well as the allocation of the Actual Costs of the Improvement Area #6 Improvements, is shown on **Exhibit A**.

- *Streets*

Improvements include subgrade stabilization (including lime treatment and compaction), concrete, asphalt, and reinforcing steel for roadways, handicapped ramps, and street lights. Intersections, signage, lighting, temporary erosion controls, and re-vegetation of all disturbed areas within the right of way are included. These roadway improvements include streets that will provide street access to each Lot within Improvement Area #6. These projects will provide access to community roadways and state highways. The street improvements will be designed and constructed in accordance with City standards and specifications and will be owned and operated by the County.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines will include the necessary

appurtenances to be fully operational transmission lines extending water service to the limits of Improvement Area #6.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines will include the necessary appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #6.

- *Drainage*

Improvements include earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, and concrete outfalls necessary to provide storm drainage for Improvement Area #6. This project will be designed and constructed in accordance with City standards and specifications, as modified by the Development Agreement. The City will own any drainage improvements not constructed within a roadway, and a homeowner's association will enter into a maintenance agreement to maintain the improvements. Any drainage improvements constructed within a roadway will be owned and operated by the County.

- *Detention/Water Quality Pond*

Improvements include construction of detention and water quality ponds required for Improvement Area #6. This project will be designed and constructed in accordance with Texas Commission on Environmental Quality and City standards and specifications. The improvements will be owned by the City and maintained by a property owners association.

- *Soft Costs*

Improvements including engineering, planning and legal expenses to construct the above-described hard costs. Includes costs related to soils improvements.

## **H. North Zone Improvements**

- *6 Creeks Boulevard*

Improvements include excavation, embankment, subgrade stabilization, flexible base, asphalt, curbs, 12' concrete trail/sidewalk, signage, and re-vegetation of disturbed areas within the right of way. Additional Improvements include 6' masonry subdivision walls adjacent to sections 14, 15, and 16 along with landscaped and irrigated right of way along 6 Creeks Boulevard, and entry monumentation at the entry to Section 15 and 16.

## **I. District Formation Expenses**

Includes first year District administration reserves, costs, and expenses directly associated with forming the District.

**J. Bond Issuance Costs**

▪ *Debt Service Reserve Fund*

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

▪ *Capitalized Interest*

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

▪ *Underwriter's Discount*

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

▪ *Cost of Issuance*

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

**SECTION IV: SERVICE PLAN**

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan shall be updated in each Annual Service Plan Update. **Exhibit B** summarizes the Service Plan for the District.

**Exhibit C** summarizes the sources and uses of funds required for the Authorized Improvements. The sources and uses of funds shown on **Exhibit C** shall be updated in each Annual Service Plan Update.

**SECTION V: ASSESSMENT PLAN**

The PID Act allows the City to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The

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

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

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

#### **A. Assessment Methodology**

The City Council, acting in its legislative capacity based on information provided by HMBRR Development, Inc. and HM 6 Creeks Development, Inc. and their engineer(s) and on review by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- With the exception of Old Stagecoach Road, Major Improvements shall be allocated between Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, Improvement Area #6 and the Remainder Area pro rata based on the estimated number of Lots in each Improvement Area receiving benefit from Major Improvements as shown in **Exhibit A**. Old Stagecoach Road shall be allocated between Improvement Area #1, Improvement Area #2, Improvement Area #3, Improvement Area #4, Improvement Area #5, and Improvement Area #6 as shown in **Exhibit A**.
- Improvement Area #1 Improvements are allocated 100% to Improvement Area #1 Assessed Property.
- Improvement Area #2 Improvements are allocated 100% to the Improvement Area #2 Assessed Property.
- Improvement Area #3 Improvements are allocated 100% to the Improvement Area #3 Assessed Property.
- Improvement Area #4

- a) Section 6A Improvements
  - The Section 6A Improvements are allocated entirely to the Section 6A Assessed Property.
- b) Section 7 Improvements
  - The Section 7 Improvements are allocated entirely to the Section 7 Assessed Property.
- c) Section 12 Improvements
  - The Section 12 Improvements are allocated entirely to the Section 12 Assessed Property.
- d) Section 13 Improvements
  - The Section 13 Improvements are allocated entirely to the Section 13 Assessed Property.
- Improvement Area #5 Improvements are allocated 100% to the Improvement Area #5 Assessed Property.
- Improvement Area #6 Improvements are allocated 100% to the Improvement Area #6 Assessed Property.
- North Zone Improvements are allocated 32.66% to Improvement Area #6 and 67.43% to the Remainder Area based on Estimated Buildout Value as shown on **Exhibit L-2**.

## **B. Assessments**

Improvement Area #1 Assessments were levied entirely on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit D-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit D-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #2 Assessments were levied entirely on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit E-1**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit E-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #3 Assessments were levied entirely on the Improvement Area #3 Assessed Property as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit F-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #4 Assessments were allocated among the Section 6A Assessed Property, the Section 7 Assessed Property, the Section 12 Assessed Property, and the Section 13 Assessed Property based on the allocation of the Actual Costs of the Improvement Area #4 Improvements, the Bond Issuance Costs related to the Improvement Area #4 Improvements and the First Year Annual Collection Costs, as described in **Section V.A**. The Improvement Area #4 Assessments

levied against the Improvement Area #4 Assessed Property are shown on the Improvement Area #4 Assessment Roll attached hereto as **Exhibit G-1**. The projected Improvement Area #4 Annual Installments are shown on **Exhibit G-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #5 Assessments were levied entirely on the Improvement Area #5 Assessed Property as shown on the Improvement Area #5 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Improvement Area #5 Annual Installments are shown on **Exhibit H-2**, subject to revisions made during any Annual Service Plan Update.

Improvement Area #6 Assessments will be levied entirely on the Improvement Area #6 Assessed Property as shown on the Improvement Area #6 Assessment Roll, attached hereto as **Exhibit I-1**. The projected Improvement Area #6 Annual Installments are shown on **Exhibit I-2**, subject to revisions made during any Annual Service Plan Update.

At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #6, the Remainder Area Assessments on the Parcels within the Remainder Area were terminated and released pursuant to the authority of the Ordinance No. 1246 and the PID Act.

### **C. Findings of Special Benefit**

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

- *Improvement Area #1*
  1. The costs of Improvement Area #1 Authorized Improvements equal \$13,883,691 as shown on **Exhibit A**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #1 Authorized Improvements; and
  3. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied for the Improvement Area #1 Authorized Improvements, totaling \$11,915,000, of which \$9,818,833.53 remains outstanding as shown on the Improvement Area #1 Assessment Roll; and
  4. The special benefit ( $\geq$  \$13,883,691) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is greater than the amount of Improvement Area #1 Assessments (\$11,915,000) levied on the Improvement Area #1 Assessed Property.
  5. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #1, the Improvement Area #1 Owner owned 100% of the

Improvement Area #1 Assessed Property. In a landowner agreement with the City, the Improvement Area #1 Owner acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #1 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Assessment Ordinance approved by City Council on October 1, 2018, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

1. The costs of Improvement Area #2 Authorized Improvements equal \$10,640,990 as shown on **Exhibit A**; and
2. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #2 Authorized Improvements; and
3. The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied for the Improvement Area #2 Authorized Improvements, totaling \$10,975,000. At the time the Improvement Area #2 Additional Bonds were issued, the Improvement Area #2 Assessments were reduced by \$375,000 in order to keep the Improvement Area #2 Annual Installments consistent with the amounts shown at the time the Improvement Area #2 Assessments were levied, resulting in an adjusted Improvement Area #2 Assessment of \$10,600,000, of which \$9,128,000 remains outstanding as shown on the Improvement Area #2 Assessment Roll; and
4. The special benefit ( $\geq$  \$10,640,990) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is greater than or equal to the amount of Improvement Area #2 Assessments (\$10,600,000) levied on the Improvement Area #2 Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #2, the Improvement Area #2 Owner owned 100% of the Improvement Area #2 Assessed Property. In a landowner agreement with the City, the Improvement Area #2 Owner acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #2 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on December 15,

2020, and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

▪ *Improvement Area #3*

1. The costs of Improvement Area #3 Authorized Improvements equal \$17,275,824 as shown on **Exhibit A**; and
2. The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #3 Authorized Improvements; and
3. The Improvement Area #3 Assessed Property was allocated 100% of the Improvement Area #3 Assessments levied for the Improvement Area #3 Authorized Improvements, totaling \$17,644,042. At the time the Improvement Area #3 Additional Bonds were issued, the Improvement Area #3 Assessments were reduced by \$508,154 in order to keep the Improvement Area #3 Annual Installments consistent with the amounts shown at the time the Improvement Area #3 Assessments were levied, and due to the reclassification of three Lots within Improvement Area #3 and subsequent reduction of the Improvement Area #3 Reimbursement Obligation for the affected Lots in the amount of \$10,977.36 per Lot; Improvement Area #3 had an adjusted outstanding Assessment of \$16,361,000 at the time Improvement Area #3 Additional Bonds were issued, of which \$15,235,487.44 remains outstanding as shown on the Improvement Area #3 Assessment Roll; and
4. The special benefit ( $\geq$  \$17,275,824) received by the Improvement Area #3 Assessed Property from the Improvement Area #3 Authorized Improvements is greater than the amount of Improvement Area #3 Assessments (\$17,102,956) levied on the Improvement Area #3 Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #3, the Improvement Area #3 Owners owned 100% of the Improvement Area #3 Assessed Property. In a landowner agreement with the City, the Improvement Area #3 Owners acknowledged that the Improvement Area #3 Authorized Improvements confer a special benefit on the Improvement Area #3 Assessed Property and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #3 Owners ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, and (2) the Assessment Ordinance levying the Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

- *Improvement Area #4*

- a. Section 6A Projects

1. The Actual Costs of the Section 6A Projects equal \$2,659,000 as shown on **Exhibit A**; and
2. The Section 6A Assessed Property receives special benefit from the Section 6A Projects equal to or greater than the Actual Costs of the Section 6A Projects; and
3. The Section 6A Assessed Property was allocated 100% of the Section 6A Assessments levied for the Section 6A Projects, which equal \$2,659,000, of which \$2,411,367 remains outstanding; and
4. The special benefit ( $\geq$  \$2,659,000) received by the Section 6A Assessed Property from the Section 6A Projects is equal to the amount of Section 6A Assessments (\$2,659,000) levied on the Section 6A Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Section 6A, the Section 6A Owner owned 100% of the Section 6A Assessed Property. In a consent certificate provided to the City, the Section 6A Owner acknowledged that the Section 6A Projects confer a special benefit on the Section 6A Assessed Property and consented to the imposition of the Section 6A Assessments to pay for the Actual Costs associated therewith. The Section 6A Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on January 17, 2023, and (3) the levying of the Section 6A Assessments on the Section 6A Assessed Property.

- b. Section 7 Projects

1. The Actual Costs of the Section 7 Projects equal \$2,739,000 as shown on **Exhibit A**; and
2. The Section 7 Assessed Property receives special benefit from the Section 7 Projects equal to or greater than the Actual Costs of the Section 7 Projects; and
3. The Section 7 Assessed Property was allocated 100% of the Section 7 Assessments levied for the Section 7 Projects, which equal \$2,739,000, of which \$2,512,058 remains outstanding; and
4. The special benefit ( $\geq$  \$2,739,000) received by the Section 7 Assessed Property from the Section 7 Projects is equal to the amount of Section 7 Assessments (\$2,739,000) levied on the Section 7 Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Section 7, the Section 7 Owner owned 100% of the Section 7

Assessed Property. In a consent certificate provided to the City, the Section 7 Owner acknowledged that the Section 7 Projects confer a special benefit on the Section 7 Assessed Property and consented to the imposition of the Section 7 Assessments to pay for the Actual Costs associated therewith. The Section 7 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on January 17, 2023, and (3) the levying of the Section 7 Assessments on the Section 7 Assessed Property.

c. Section 12 Projects

1. The Actual Costs of the Section 12 Projects equal \$2,915,000 as shown on **Exhibit A**; and
2. The Section 12 Assessed Property receives special benefit from the Section 12 Projects equal to or greater than the Actual Costs of the Section 12 Projects; and
3. The Section 12 Assessed Property was allocated 100% of the Section 12 Assessments levied for the Section 12 Projects, which equal \$2,915,000, of which \$2,679,325 remains outstanding; and
4. The special benefit ( $\geq$  \$2,915,000) received by the Section 12 Assessed Property from the Section 12 Projects is equal to the amount of Section 12 Assessments (\$2,915,000) levied on the Section 12 Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Section 12, the Section 12 Owner owned 100% of the Section 12 Assessed Property. In a consent certificate provided to the City, the Section 12 Owner acknowledged that the Section 12 Projects confer a special benefit on the Section 12 Assessed Property and consented to the imposition of the Section 12 Assessments to pay for the Actual Costs associated therewith. The Section 12 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on January 17, 2023, and (3) the levying of the Section 12 Assessments on the Section 12 Assessed Property.

d. Section 13 Projects

1. The Actual Costs of the Section 13 Projects equal \$9,250,000 as shown on **Exhibit A**; and
2. The Section 13 Assessed Property receives special benefit from the Section 13 Projects equal to or greater than the Actual Costs of the Section 13 Projects; and

3. The Section 13 Assessed Property was allocated 100% of the Section 13 Assessments levied for the Section 13 Projects which equal \$9,250,000, of which \$8,392,800 remains outstanding; and
  4. The special benefit ( $\geq$  \$9,250,000) received by the Section 13 Assessed Property from the Section 13 Projects is equal to the amount of Section 13 Assessments (\$9,250,000) levied on the Section 13 Assessed Property.
  5. At the time the City Council approved the Assessment Ordinance levying Assessments on Section 13, the Section 13 Owner owned 100% of the Section 13 Assessed Property. In a consent certificate provided to the City, the Section 13 Owner acknowledged that the Section 13 Projects confer a special benefit on the Section 13 Assessed Property and consented to the imposition of the Section 13 Assessments to pay for the Actual Costs associated therewith. The Section 13 Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council on January 17, 2023, and (3) the levying of the Section 13 Assessments on the Section 13 Assessed Property.
- *Improvement Area #5*
    1. The costs of Improvement Area #5 Authorized Improvements equal \$4,183,000 as shown on **Exhibit A**; and
    2. The Improvement Area #5 Assessed Property receives special benefit from the Improvement Area #5 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #5 Authorized Improvements; and
    3. The Improvement Area #5 Assessed Property was allocated 100% of the Improvement Area #5 Assessments levied for the Improvement Area #5 Authorized Improvements, totaling \$4,183,000, of which 4,093,000 remains outstanding; and
    4. The special benefit ( $\geq$  \$4,183,000) received by the Improvement Area #5 Assessed Property from the Improvement Area #5 Authorized Improvements is greater than the amount of Improvement Area #5 Assessments (\$4,183,000) levied on the Improvement Area #5 Assessed Property.
    5. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #5, the Improvement Area #5 Owner(s) owned 100% of the Improvement Area #5 Assessed Property. In separate landowner consent certificates, the Improvement Area #5 Owner(s) acknowledged that the Improvement Area #5 Authorized Improvements confer a special benefit on the Improvement Area #5 Assessed Property and consented to the imposition of the Improvement Area #5 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #5 Owner(s) ratified, confirmed, accepted, agreed to, and approved: (1) the

determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council, and (3) the levying of the Improvement Area #5 Assessments on the Improvement Area #5 Assessed Property.

▪ *Improvement Area #6*

1. The costs of Improvement Area #6 Authorized Improvements equal \$17,887,000 as shown on **Exhibit A**; and
2. The Improvement Area #6 Assessed Property receives special benefit from the Improvement Area #6 Authorized Improvements equal to or greater than the Actual Costs of the Improvement Area #6 Authorized Improvements; and
3. The Improvement Area #6 Assessed Property was allocated 100% of the Improvement Area #6 Assessments levied for the Improvement Area #6 Authorized Improvements, totaling \$17,887,000; and
4. The special benefit ( $\geq$  \$17,887,000) received by the Improvement Area #6 Assessed Property from the Improvement Area #6 Authorized Improvements is greater than the amount of Improvement Area #6 Assessments (\$17,887,000) levied on the Improvement Area #6 Assessed Property.
5. At the time the City Council approved the Assessment Ordinance levying Assessments on Improvement Area #6, the Improvement Area #6 Owner(s) owned 100% of the Improvement Area #6 Assessed Property. In separate landowner consent certificates, the Improvement Area #6 Owner(s) acknowledged that the Improvement Area #6 Authorized Improvements confer a special benefit on the Improvement Area #6 Assessed Property and consented to the imposition of the Improvement Area #6 Assessments to pay for the Actual Costs associated therewith. The Improvement Area #6 Owner(s) ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein, (2) the Assessment Ordinance approved by City Council, and (3) the levying of the Improvement Area #6 Assessments on the Improvement Area #6 Assessed Property.

**D. Annual Collection Costs**

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

## **E. Interest**

- *Interest on Assessments Securing the Improvement Area #1 Initial Bonds*

The interest rate on Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property may exceed the interest rate on the Improvement Area #1 Initial Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #1 Initial Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing Improvement Area #1 Additional Bonds*

The interest rate on Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property may exceed the interest rate on the Improvement Area #1 Additional Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #1 Additional Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing the Improvement Area #2 Initial Bonds*

The interest rate on Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property may exceed the interest rate on the Improvement Area #2 Initial Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #2 Initial Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing Improvement Area #2 Additional Bonds*

The interest rate on Improvement Area #2 Assessments levied on the Improvement Area #2 Assessed Property may exceed the interest rate on the Improvement Area #2 Additional Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #2 Additional Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing the Improvement Area #3 Initial Bonds*

The interest rate on Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property may exceed the interest rate on the Improvement Area #3 Initial Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #3 Initial Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing Improvement Area #3 Additional Bonds*

The interest rate on Improvement Area #3 Assessments levied on the Improvement Area #3 Assessed Property may exceed the interest rate on the Improvement Area #3

Additional Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #3 Additional Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing the Improvement Area #4 Bonds*

The interest rate on Improvement Area #4 Assessments levied on the Improvement Area #4 Assessed Property may exceed the interest rate on the Improvement Area #4 Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #4 Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing the Improvement Area #5 Bonds*

The interest rate on Improvement Area #5 Assessments levied on the Improvement Area #5 Assessed Property may exceed the interest rate on the Improvement Area #5 Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #5 Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

- *Interest on Assessments Securing the Improvement Area #6 Bonds*

The interest rate on Improvement Area #6 Assessments levied on the Improvement Area #6 Assessed Property may exceed the interest rate on the Improvement Area #6 Bonds by the Additional Interest Rate. Interest at the rate of the Improvement Area #6 Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

## **SECTION VI: TERMS OF THE ASSESSMENTS**

### **A. Reallocation of Assessments**

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

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

The calculation of the Estimated Buildout Value of an Assessed Property shall be performed by the Administrator. The calculation as confirmed by the City Council shall be conclusive.

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

*2. Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

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

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

E = the number of Lots with same Lot Type

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

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation

of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2026 Amended and Restated Service and Assessment Plan approved by the City Council.

### *3. Upon Consolidation*

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

### **B. True-up of Assessments if Maximum Assessment Exceeded**

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

### **C. Mandatory Prepayment of Assessments**

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

### **D. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, the Assessments shall be reduced on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

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

#### **E. Prepayment of Assessments**

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

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

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the Prepayment made.

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

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the **“Remaining Property”**) following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that

remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. If the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

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

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be \$90 and the Annual Installments adjusted accordingly.

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

Notwithstanding the previous paragraphs in this subsection (F), the Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

#### **G. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit D-2** shows the projected Annual Installments for Improvement Area #1. **Exhibit E-2** shows the projected Annual Installments for Improvement Area #2. **Exhibit F-2** shows the projected Annual Installments for Improvement Area #3. **Exhibit G-2** shows the projected Annual Installments for Improvement Area #4. **Exhibit H-2** shows the projected Annual Installments for Improvement

Area #5. **Exhibit I-2** shows the projected Annual Installments for Improvement Area #6. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

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

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

## **SECTION VII: ASSESSMENT ROLLS**

The Improvement Area #1 Assessment Roll is attached as **Exhibit D-1**. The Improvement Area #2 Assessment Roll is attached as **Exhibit E-1**. The Improvement Area #3 Assessment Roll is attached as **Exhibit F-1**. The Improvement Area #4 Assessment Roll is attached as **Exhibit G-1**. The Improvement Area #5 Assessment Roll is attached as **Exhibit H-1**. The Improvement Area #6 Assessment Roll is attached as **Exhibit I-1**. The Administrator shall prepare and submit to the City Council, for review and approval, proposed revisions to the Assessment Rolls and Annual Installments for each Parcel within the District as part of each Annual Service Plan Update. A list of Prepayments of Assessments in full within the District is attached as **Exhibit N**. A list of partial Prepayments of Assessments within the District is attached as **Exhibit O**.

## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

If the owner of a Parcel claims that an error has been made in any calculation required by this 2026 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1<sup>st</sup> of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a public hearing, and within 30 days after closing such hearing, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council may take such corrective action as is authorized by the PID Act, this 2026 Amended and Restated Service and Assessment Plan, the Assessment Ordinance, or the Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

### **B. Amendments**

Amendments to this 2026 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2026 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2026 Amended and Restated Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2026 Amended and Restated Service and Assessment Plan. Interpretations of this 2026 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

#### **D. Severability**

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

#### **E. Form of Buyer Disclosure**

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

## LIST OF EXHIBITS

<b>Exhibit A</b>	Authorized Improvements
<b>Exhibit B</b>	Service Plan
<b>Exhibit C</b>	Sources and Uses
<b>Exhibit D-1</b>	Improvement Area #1 Assessment Roll
<b>Exhibit D-2</b>	Improvement Area #1 Annual Installments
<b>Exhibit E-1</b>	Improvement Area #2 Assessment Roll
<b>Exhibit E-2</b>	Improvement Area #2 Annual Installments
<b>Exhibit F-1</b>	Improvement Area #3 Assessment Roll
<b>Exhibit F-2</b>	Improvement Area #3 Annual Installments
<b>Exhibit G-1</b>	Improvement Area #4 Assessment Roll
<b>Exhibit G-2</b>	Improvement Area #4 Annual Installments
<b>Exhibit H-1</b>	Improvement Area #5 Assessment Roll
<b>Exhibit H-2</b>	Improvement Area #5 Annual Installments
<b>Exhibit I-1</b>	Improvement Area #6 Assessment Roll
<b>Exhibit I-2</b>	Improvement Area #6 Annual Installments
<b>Exhibit J</b>	Maps of Authorized Improvements
<b>Exhibit K</b>	Notice of PID Assessment Lien Termination
<b>Exhibit L-1</b>	Maximum Assessment
<b>Exhibit L-2</b>	Apportionment of North Zone Improvements
<b>Exhibit M-1</b>	Improvement Area #1 Initial Bonds Debt Service Schedule
<b>Exhibit M-2</b>	Improvement Area #1 Additional Bonds Debt Service Schedule
<b>Exhibit M-3</b>	Improvement Area #2 Initial Bonds Debt Service Schedule
<b>Exhibit M-4</b>	Improvement Area #2 Additional Bonds Debt Service Schedule
<b>Exhibit M-5</b>	Improvement Area #3 Initial Bonds Debt Service Schedule
<b>Exhibit M-6</b>	Improvement Area #3 Additional Bonds Debt Service Schedule
<b>Exhibit M-7</b>	Improvement Area #4 Bonds Debt Service Schedule

<b>Exhibit M-8</b>	Improvement Area #5 Bonds Debt Service Schedule
<b>Exhibit M-9</b>	Improvement Area #6 Bonds Debt Service Schedule
<b>Exhibit N</b>	Prepayments of Assessments in Full
<b>Exhibit O</b>	Partial Prepayments of Assessments
<b>Exhibit P-1</b>	District Legal Description
<b>Exhibit P-2</b>	Improvement Area #1 Legal Description
<b>Exhibit P-3</b>	Improvement Area #2 Legal Description
<b>Exhibit P-4</b>	Improvement Area #3 Legal Description
<b>Exhibit P-5</b>	Improvement Area #4 Legal Description
<b>Exhibit P-6</b>	Improvement Area #5 Legal Description
<b>Exhibit P-7</b>	Section 6A Legal Description
<b>Exhibit P-8</b>	Section 7 Legal Description
<b>Exhibit P-9</b>	Section 12 Legal Description
<b>Exhibit P-10</b>	Section 13 Legal Description
<b>Exhibit P-11</b>	Improvement Area #6 Legal Description
<b>Exhibit Q-1</b>	District Boundary Map
<b>Exhibit Q-2</b>	Improvement Area #1 Boundary Map
<b>Exhibit Q-3</b>	Improvement Area #2 Boundary Map
<b>Exhibit Q-4</b>	Improvement Area #3 Boundary Map
<b>Exhibit Q-5</b>	Improvement Area #4 Boundary Map
<b>Exhibit Q-6</b>	Improvement Area #5 Boundary Map
<b>Exhibit Q-7</b>	Improvement Area #6 Boundary Map
<b>Exhibit Q-8</b>	Remainder Area Boundary Map
<b>Exhibit R</b>	Lot Type Map
<b>Exhibit S</b>	Estimated Buildout Value
<b>Exhibit T</b>	Buyer Disclosures

**EXHIBIT A – AUTHORIZED IMPROVEMENTS**

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	Total Costs		Improvement Area #1		Improvement Area #2		Improvement Area #3	
			%	Costs	%	Costs	%	Costs
<i>Major Improvements</i>								
WWTP Capacity Payment [b]	\$	1,200,000	2.81%	\$ 33,716	14.91%	\$ 178,899	20.47%	\$ 245,642
Lift Station & Force Main [b]		3,588,000	2.81%	100,810	14.91%	534,908	20.47%	734,470
Offsite Water [c]		2,080,000	16.50%	343,251	12.81%	266,404	17.59%	365,793
Old Stagecoach Road [c]		1,560,000	16.50%	257,438	12.81%	199,803	17.59%	274,345
Parks & Trails [d]		702,000	46.21%	324,372	35.86%	251,752	17.93%	125,876
Entry, Walls & Landscaping [d]		2,444,000	46.21%	1,129,297	35.86%	876,469	17.93%	438,234
	\$	11,574,000		\$ 2,188,884		\$ 2,308,235		\$ 2,184,361
<i>North Zone Improvements</i>								
6 Creeks Boulevard	\$	6,858,098	0.00%	-	0.00%	-	0.00%	-
	\$	6,858,098		\$ -		\$ -		\$ -
<i>Improvement Area #1 Improvements [a]</i>								
Streets [h]	\$	2,853,778	100%	\$ 2,853,778	0.00%	\$ -	0.00%	\$ -
Water		1,446,469	100%	1,446,469	0.00%	-	0.00%	-
Wastewater		1,871,035	100%	1,871,035	0.00%	-	0.00%	-
Drainage [i]		1,389,142	100%	1,389,142	0.00%	-	0.00%	-
Detention/WQP		2,109,226	100%	2,109,226	0.00%	-	0.00%	-
	\$	9,669,650		\$ 9,669,650		\$ -		\$ -
<i>Improvement Area #2 Improvements [a]</i>								
Streets [j]	\$	3,292,121	0.00%	\$ -	100%	\$ 3,292,121	0.00%	\$ -
Water		1,125,611	0.00%	-	100%	1,125,611	0.00%	-
Wastewater		1,336,121	0.00%	-	100%	1,336,121	0.00%	-
Drainage [i]		425,048	0.00%	-	100%	425,048	0.00%	-
Detention/WQP		534,400	0.00%	-	100%	534,400	0.00%	-
Contingency		100,000	0.00%	-	100%	100,000	0.00%	-
	\$	6,813,301		\$ -		\$ 6,813,301		\$ -
<i>Improvement Area #3 Improvements [a]</i>								
Streets [k]	\$	5,050,400	0.00%	\$ -	0.00%	\$ -	100%	\$ 5,050,400
Water		2,466,200	0.00%	-	0.00%	-	100%	2,466,200
Wastewater		2,483,900	0.00%	-	0.00%	-	100%	2,483,900
Drainage [i]		1,244,900	0.00%	-	0.00%	-	100%	1,244,900
Detention/WQP		1,298,000	0.00%	-	0.00%	-	100%	1,298,000
	\$	12,543,400		\$ -		\$ -		\$ 12,543,400
<i>Improvement Area #4 Improvements [a]</i>								
Streets [l]	\$	4,948,576	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water		2,357,810	0.00%	-	0.00%	-	0.00%	-
Wastewater		2,592,543	0.00%	-	0.00%	-	0.00%	-
Drainage [i]		1,048,983	0.00%	-	0.00%	-	0.00%	-
Detention/WQP		637,725	0.00%	-	0.00%	-	0.00%	-
Landscaping/Walls		1,119,600		-		-		-
	\$	12,705,236		\$ -		\$ -		\$ -
<i>Improvement Area #5 Improvements</i>								
Streets	\$	1,399,500	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water		539,500	0.00%	-	0.00%	-	0.00%	-
Wastewater		304,000	0.00%	-	0.00%	-	0.00%	-
Drainage		149,500	0.00%	-	0.00%	-	0.00%	-
Temp Erosion Controls		29,500	0.00%	-	0.00%	-	0.00%	-
Water Quality Ponds		159,000	0.00%	-	0.00%	-	0.00%	-
Soft Costs		435,600	0.00%	-	0.00%	-	0.00%	-
	\$	3,016,600		\$ -		\$ -		\$ -
<i>Improvement Area #6 Improvements</i>								
Streets	\$	2,974,875	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water		2,260,535	0.00%	-	0.00%	-	0.00%	-
Wastewater		2,024,980	0.00%	-	0.00%	-	0.00%	-
Drainage		1,177,229	0.00%	-	0.00%	-	0.00%	-
Water Quality Ponds		1,074,174	0.00%	-	0.00%	-	0.00%	-
Temp Erosion Controls		101,843	0.00%	-	0.00%	-	0.00%	-
Soft Costs		1,826,591	0.00%	-	0.00%	-	0.00%	-
	\$	11,440,225		\$ -		\$ -		\$ -
<i>District Formation and Bond Issuance Costs</i>								
Reserve Fund [m][n][o]	\$	4,949,909		\$ 599,194		\$ 483,678		\$ 852,709
Capitalized Interest		1,714,312		430,607		154,089		323,587
Underwriter Discount [m][n][o]		2,369,820		357,450		314,400		508,980
Cost of Issuance [m][n][o]		3,804,015		592,905		526,522		793,662
Net Bond Discount		764		-		764		-
Original Issue Discount [o]		242,900		-		-		39,125
District Administration Fund		215,000		45,000		40,000		30,000
	\$	13,296,720		\$ 2,025,156		\$ 1,519,454		\$ 2,548,063
<b>Total</b>	\$	<b>87,917,231</b>		<b>\$ 13,883,691</b>		<b>\$ 10,640,990</b>		<b>\$ 17,275,824</b>

	Total Costs	Improvement Area #4							
		% Costs		% Costs		% Costs		% Costs	
		Section 6A	Section 7	Section 12	Section 13	Section 6A	Section 7	Section 12	Section 13
<i>Major Improvements</i>									
WWTP Capacity Payment [b]	\$ 1,200,000	4.53%	\$ 54,358	3.96%	\$ 47,477	4.76%	\$ 57,110	7.05%	\$ 84,633
Lift Station & Force Main [b]	3,588,000	4.53%	162,530	3.96%	141,956	4.76%	170,759	7.05%	253,053
Offsite Water [c]	2,080,000	3.89%	80,946	3.40%	70,700	4.09%	85,044	6.06%	126,030
Old Stagecoach Road [c]	1,560,000	3.89%	60,709	3.40%	53,025	4.09%	63,783	6.06%	94,522
Parks & Trails [d]	702,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Entry, Walls & Landscaping [d]	2,444,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 11,574,000</u>		<u>\$ 358,543</u>		<u>\$ 313,158</u>		<u>\$ 376,697</u>		<u>\$ 558,238</u>
<i>North Zone Improvements</i>									
6 Creeks Boulevard	\$ 6,858,098	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,858,098</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #1 Improvements [a]</i>									
Streets [h]	\$ 2,853,778	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	1,446,469	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Wastewater	1,871,035	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	1,389,142	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	2,109,226	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 9,669,650</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #2 Improvements [a]</i>									
Streets [j]	\$ 3,292,121	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	1,125,611	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Wastewater	1,336,121	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	425,048	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	534,400	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Contingency	100,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,813,301</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #3 Improvements [a]</i>									
Streets [k]	\$ 5,050,400	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	2,466,200	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Wastewater	2,483,900	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	1,244,900	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	1,298,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 12,543,400</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #4 Improvements [a]</i>									
Streets [l]	\$ 4,948,576	14.81%	\$ 732,875	17.29%	\$ 855,487	15.75%	\$ 779,242	52.16%	\$ 2,580,972
Water	2,357,810	20.91%	493,051	18.13%	427,502	19.97%	470,897	40.99%	966,359
Wastewater	2,592,543	14.11%	365,915	11.97%	310,213	13.86%	359,329	60.06%	1,557,085
Drainage [i]	1,048,983	16.58%	173,879	23.61%	247,657	12.18%	127,730	47.64%	499,716
Detention/WQP	637,725	0.00%	-	0.00%	-	40.96%	261,240	59.04%	376,485
Landscaping/Walls	1,119,600	3.75%	42,000	6.97%	78,000	0.00%	-	89.28%	999,600
	<u>\$ 12,705,236</u>		<u>\$ 1,807,720</u>		<u>\$ 1,918,860</u>		<u>\$ 1,998,438</u>		<u>\$ 6,980,219</u>
<i>Improvement Area #5 Improvements</i>									
Streets	\$ 1,399,500	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	539,500	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Wastewater	304,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage	149,500	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Temp Erosion Controls	29,500	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water Quality Ponds	159,000	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	435,600	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 3,016,600</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #6 Improvements</i>									
Streets	\$ 2,974,875	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	2,260,535	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Wastewater	2,024,980	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage	1,177,229	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water Quality Ponds	1,074,174	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Temp Erosion Controls	101,843	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	1,826,591	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 11,440,225</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>District Formation and Bond Issuance Costs</i>									
Reserve Fund [m][n][o]	\$ 4,949,909		\$ 203,809		\$ 209,941		\$ 223,431		\$ 709,000
Capitalized Interest	1,714,312		74,141		76,372		81,277		257,926
Underwriter Discount [m][n][o]	2,369,820		79,770		82,170		87,450		277,500
Cost of Issuance [m][n][o]	3,804,015		121,349		124,424		132,731		419,576
Net Bond Discount	764		-		-		-		-
Original Issue Discount [o]	242,900		7,613		7,838		8,338		26,475
District Administration Fund	215,000		6,056		6,238		6,639		21,067
	<u>\$ 13,296,720</u>		<u>\$ 492,737</u>		<u>\$ 506,982</u>		<u>\$ 539,865</u>		<u>\$ 1,711,544</u>
<b>Total</b>	<b>\$ 87,917,231</b>		<b>\$ 2,659,000</b>		<b>\$ 2,739,000</b>		<b>\$ 2,915,000</b>		<b>\$ 9,250,000</b>

	Total Costs	Improvement Area #5		Improvement Area #6		Remainder Area	
		%	Cost	%	Cost	%	Cost
<i>Major Improvements</i>							
WWTP Capacity Payment [b]	\$ 1,200,000	4.07%	\$ 48,853	13.88%	\$ 166,514	23.57%	\$ 282,798
Lift Station & Force Main [b]	3,588,000	4.07%	146,071	13.88%	497,876	23.57%	845,567
Offsite Water [c]	2,080,000	3.50%	72,749	11.92%	247,961	20.25%	421,123
Old Stagecoach Road [c]	1,560,000	3.50%	54,562	11.92%	185,970	20.25%	315,842
Parks & Trails [d]	702,000	0.00%	-	0.00%	-	0.00%	-
Entry, Walls & Landscaping [d]	2,444,000	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 11,574,000</u>		<u>\$ 322,235</u>		<u>\$ 1,098,321</u>		<u>\$ 1,865,330</u>
<i>North Zone Improvements</i>							
6 Creeks Boulevard	\$ 6,858,098	0.00%	-	32.66%	\$ 2,239,702	67.34%	\$ 4,618,397
	<u>\$ 6,858,098</u>		<u>\$ -</u>		<u>\$ 2,239,702</u>		<u>\$ 4,618,397</u>
<i>Improvement Area #1 Improvements [a]</i>							
Streets [h]	\$ 2,853,778	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water	1,446,469	0.00%	-	0.00%	-	0.00%	-
Wastewater	1,871,035	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	1,389,142	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	2,109,226	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 9,669,650</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #2 Improvements [a]</i>							
Streets [j]	\$ 3,292,121	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water	1,125,611	0.00%	-	0.00%	-	0.00%	-
Wastewater	1,336,121	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	425,048	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	534,400	0.00%	-	0.00%	-	0.00%	-
Contingency	100,000	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 6,813,301</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #3 Improvements [a]</i>							
Streets [k]	\$ 5,050,400	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water	2,466,200	0.00%	-	0.00%	-	0.00%	-
Wastewater	2,483,900	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	1,244,900	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	1,298,000	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 12,543,400</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #4 Improvements [a]</i>							
Streets [l]	\$ 4,948,576	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Water	2,357,810	0.00%	-	0.00%	-	0.00%	-
Wastewater	2,592,543	0.00%	-	0.00%	-	0.00%	-
Drainage [i]	1,048,983	0.00%	-	0.00%	-	0.00%	-
Detention/WQP	637,725	0.00%	-	0.00%	-	0.00%	-
Landscaping/Walls	1,119,600	0.00%	-	0.00%	-	0.00%	-
	<u>\$ 12,705,236</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #5 Improvements</i>							
Streets	\$ 1,399,500	100.00%	\$ 1,399,500	0.00%	\$ -	0.00%	\$ -
Water	539,500	100.00%	539,500	0.00%	-	0.00%	-
Wastewater	304,000	100.00%	304,000	0.00%	-	0.00%	-
Drainage	149,500	100.00%	149,500	0.00%	-	0.00%	-
Temp Erosion Controls	29,500	100.00%	29,500	0.00%	-	0.00%	-
Water Quality Ponds	159,000	100.00%	159,000	0.00%	-	0.00%	-
Soft Costs	435,600	100.00%	435,600	0.00%	-	0.00%	-
	<u>\$ 3,016,600</u>		<u>\$ 3,016,600</u>		<u>\$ -</u>		<u>\$ -</u>
<i>Improvement Area #6 Improvements</i>							
Streets	\$ 2,974,875	0.00%	\$ -	100.00%	\$ 2,974,875	0.00%	\$ -
Water	2,260,535	0.00%	-	100.00%	2,260,535	0.00%	-
Wastewater	2,024,980	0.00%	-	100.00%	2,024,980	0.00%	-
Drainage	1,177,229	0.00%	-	100.00%	1,177,229	0.00%	-
Water Quality Ponds	1,074,174	0.00%	-	100.00%	1,074,174	0.00%	-
Temp Erosion Controls	101,843	0.00%	-	100.00%	101,843	0.00%	-
Soft Costs	1,826,591	0.00%	-	100.00%	1,826,591	0.00%	-
	<u>\$ 11,440,225</u>		<u>\$ -</u>		<u>\$ 11,440,225</u>		<u>\$ -</u>
<i>District Formation and Bond Issuance Costs</i>							
Reserve Fund [m][n][o]	\$ 4,949,909		\$ 306,641		\$ 1,361,506		\$ -
Capitalized Interest	1,714,312		109,992		206,320		-
Underwriter Discount [m][n][o]	2,369,820		125,490		536,610		-
Cost of Issuance [m][n][o]	3,804,015		233,973		858,872		-
Net Bond Discount	764		-		-		-
Original Issue Discount [o]	242,900		38,069		115,443		-
District Administration Fund	215,000		30,000		30,000		-
	<u>\$ 13,296,720</u>		<u>\$ 844,166</u>		<u>\$ 3,108,752</u>		<u>\$ -</u>
<b>Total</b>	<b>\$ 87,917,231</b>		<b>\$ 4,183,000</b>		<b>\$ 17,887,000</b>		<b>\$ 6,483,727</b>

Notes:

- [a] Includes 4% construction management and 14% soft costs, including engineering and design, construction inspection fees, geotechnical testing, and contingency. The WWTP Capacity Payment does not require soft costs or construction management.
- [b] There is sufficient capacity for the first 286 Lots in the District. 85.37% of Improvement Area #1 is served with the existing capacity. The City has agreed to temporarily serve up to 680 Lots until the wastewater improvements are constructed. The cost is allocated pro rata based on the number of lots that are not served with existing capacity, which total 1,744 for the District.
- [c] Allocated pro rata based on the estimated number of Lots.
- [d] Improvements will be constructed for the first 725 Lots. The costs are allocated pro rata based on the estimated number of Lots.
- [e] Allocated pro rata based on estimated number of lots for all lots North of 6 Creeks Blvd (Phases 11, 12, 13a, 13b, 14a, 14b, 15, 16, 17, 18, 19, 20, and 21, totaling 991 lots).
- [g] Allocated pro rata based on estimated number of lots remaining in Improvement Area #4 and Future Improvement Area (Phases 6, 7, 11, 12, 13a, 13b, 14a, 14b, 15, 16, 17, 18, 19, 20, and 21, totaling 1,139 lots).
- [f] Allocated pro rata based on the estimated number of lots for all lots benefitting from the offsite sewer (Phases 11, 12, 13a, 13b, 14a, and 14b, totaling 447 lots).
- [h] Includes local streets within Improvement Area #1 as well as collector streets constructed within Improvement Area #1.
- [i] Includes erosion control costs.
- [j] Includes local streets within Improvement Area #2 as well as collector streets constructed within Improvement Area #2.
- [k] Includes local streets within Improvement Area #3 as well as collector streets constructed within Improvement Area #3.
- [l] Includes local streets within Improvement Area #4 as well as collector streets constructed within Improvement Area #4.
- [m] Improvement Area #1 includes costs associated with issuing Improvement Area #1 Additional Bonds.
- [n] Improvement Area #2 includes costs associated with issuing Improvement Area #2 Additional Bonds.
- [o] Improvement Area #3 includes costs associated with issuing Improvement Area #3 Additional Bonds.

## EXHIBIT B – SERVICE PLAN

Improvement Area #1						
Annual Installments Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
<i>Improvement Area #1 Initial Bonds</i>						
Principal	\$ 235,000.00	\$ 245,000.00	\$ 255,000.00	\$ 265,000.00	\$ 275,000.00	
Interest	289,162.50	279,468.76	269,362.50	258,843.76	246,587.50	
Additional Interest	31,350.00	30,175.00	28,950.00	27,675.00	26,350.00	
(1)	\$ 555,512.50	\$ 554,643.76	\$ 553,312.50	\$ 551,518.76	\$ 547,937.50	
<i>Improvement Area #1 Additional Bonds</i>						
Principal	\$ 140,000.00	\$ 145,000.00	\$ 150,000.00	\$ 155,000.00	\$ 165,000.00	
Interest	125,500.00	121,300.00	116,950.00	112,450.00	107,800.00	
Additional Interest	18,350.00	17,650.00	16,925.00	16,175.00	15,400.00	
(2)	\$ 283,850.00	\$ 283,950.00	\$ 283,875.00	\$ 283,625.00	\$ 288,200.00	
Annual Collection Costs	\$ 22,326.38	\$ 27,268.03	\$ 27,813.39	\$ 28,369.66	\$ 28,937.05	
(3)	\$ 22,326.38	\$ 27,268.03	\$ 27,813.39	\$ 28,369.66	\$ 28,937.05	
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 861,688.88</b>	<b>\$ 865,861.79</b>	<b>\$ 865,000.89</b>	<b>\$ 863,513.42</b>	<b>\$ 865,074.55</b>

Improvement Area #2						
Annual Installments Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
<i>Improvement Area #2 Initial Bonds</i>						
Principal	\$ 195,000.00	\$ 200,000.00	\$ 210,000.00	\$ 215,000.00	\$ 220,000.00	
Interest	205,600.00	199,506.25	193,256.25	186,693.75	179,975.00	
Additional Interest	27,825.00	26,850.00	25,850.00	24,800.00	23,725.00	
(1)	\$ 428,425.00	\$ 426,356.25	\$ 429,106.25	\$ 426,493.75	\$ 423,700.00	
<i>Improvement Area #2 Additional Bonds</i>						
Principal	\$ 100,000.00	\$ 106,000.00	\$ 108,000.00	\$ 116,000.00	\$ 124,000.00	
Interest	180,543.76	176,418.76	172,046.26	166,511.26	160,566.26	
Additional Interest	17,815.00	17,315.00	16,785.00	16,245.00	15,665.00	
(2)	\$ 298,358.76	\$ 299,733.76	\$ 296,831.26	\$ 298,756.26	\$ 300,231.26	
Annual Collection Costs	\$ 26,914.16	\$ 25,872.38	\$ 26,389.83	\$ 26,917.62	\$ 27,455.98	
(3)	\$ 26,914.16	\$ 25,872.38	\$ 26,389.83	\$ 26,917.62	\$ 27,455.98	
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 753,697.92</b>	<b>\$ 751,962.39</b>	<b>\$ 752,327.34</b>	<b>\$ 752,167.63</b>	<b>\$ 751,387.24</b>

Improvement Area #3						
Annual Installments Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031	
<i>Improvement Area #3 Initial Bonds</i>						
Principal	\$ 336,000.00	\$ 349,000.00	\$ 362,000.00	\$ 375,000.00	\$ 389,000.00	
Interest	374,421.26	363,081.26	351,302.50	339,085.00	326,428.76	
Additional Interest	49,735.00	48,055.00	46,310.00	44,500.00	42,625.00	
(1)	\$ 760,156.26	\$ 760,136.26	\$ 759,612.50	\$ 758,585.00	\$ 758,053.76	
<i>Improvement Area #3 Additional Bonds</i>						
Principal	\$ 159,000.00	\$ 166,000.00	\$ 174,000.00	\$ 183,000.00	\$ 192,000.00	
Interest	259,490.00	252,533.76	245,271.26	237,658.76	229,652.50	
Additional Interest	26,590.00	25,795.00	24,965.00	24,095.00	23,180.00	
(2)	\$ 445,080.00	\$ 444,328.76	\$ 444,236.26	\$ 444,753.76	\$ 444,832.50	
Annual Collection Costs	\$ 30,902.87	\$ 39,402.87	\$ 40,190.93	\$ 40,994.75	\$ 41,814.64	
(3)	\$ 30,902.87	\$ 39,402.87	\$ 40,190.93	\$ 40,994.75	\$ 41,814.64	
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 1,236,139.13</b>	<b>\$ 1,243,867.89</b>	<b>\$ 1,244,039.69</b>	<b>\$ 1,244,333.51</b>	<b>\$ 1,244,700.90</b>

Improvement Area #4						
Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #4 Bonds</i>						
Principal		\$ 446,000.00	\$ 468,000.00	\$ 489,000.00	\$ 513,000.00	\$ 537,000.00
Interest		841,537.52	822,025.02	801,550.00	779,545.00	756,460.00
	(1)	\$ 1,287,537.52	\$ 1,290,025.02	\$ 1,290,550.00	\$ 1,292,545.00	\$ 1,293,460.00
Additional Interest	(2)	\$ 81,715.00	\$ 79,485.00	\$ 77,145.00	\$ 74,700.00	\$ 72,135.00
Annual Collection Costs	(3)	\$ 39,289.44	\$ 39,622.83	\$ 40,415.29	\$ 41,223.59	\$ 42,048.06
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 1,408,541.96</b>	<b>\$ 1,409,132.85</b>	<b>\$ 1,408,110.29</b>	<b>\$ 1,408,468.59</b>	<b>\$ 1,407,643.06</b>

Improvement Area #5						
Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #5 Bonds</i>						
Principal		\$ 94,000.00	\$ 98,000.00	\$ 102,000.00	\$ 107,000.00	\$ 112,000.00
Interest		211,152.50	206,922.50	202,512.50	197,922.50	193,107.50
	(1)	\$ 305,152.50	\$ 304,922.50	\$ 304,512.50	\$ 304,922.50	\$ 305,107.50
Additional Interest	(2)	\$ 20,465.00	\$ 19,995.00	\$ 19,505.00	\$ 18,995.00	\$ 18,460.00
Annual Collection Costs	(3)	\$ 12,289.44	\$ 20,981.41	\$ 21,401.04	\$ 21,829.06	\$ 22,265.64
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 337,906.94</b>	<b>\$ 345,898.91</b>	<b>\$ 345,418.54</b>	<b>\$ 345,746.56</b>	<b>\$ 345,833.14</b>

Improvement Area #6						
Annual Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #6 Bonds</i>						
Principal		\$ -	\$ 369,000.00	\$ 386,000.00	\$ 403,000.00	\$ 421,000.00
Interest		206,320.00	928,440.00	913,218.76	897,296.26	880,672.50
Capitalized Interest		(206,320.00)	-	-	-	-
	(1)	\$ -	\$ 1,297,440.00	\$ 1,299,218.76	\$ 1,300,296.26	\$ 1,301,672.50
Additional Interest	(2)	\$ -	\$ 89,435.00	\$ 87,590.00	\$ 85,660.00	\$ 83,645.00
Annual Collection Costs	(3)	\$ -	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ -</b>	<b>\$ 1,417,475.00</b>	<b>\$ 1,418,020.76</b>	<b>\$ 1,417,792.50</b>	<b>\$ 1,417,790.46</b>

## EXHIBIT C – SOURCES AND USES

	Improvement Area #1	Improvement Area #2	Improvement Area #3	Improvement Area #4	Improvement Area #5	Improvement Area #6	Remainder Area	Total
<b>Sources of Funds</b>								
Improvement Area #1 Initial Bond Par	\$ 7,495,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,495,000
Improvement Area #1 Additional Bond Par	4,420,000	-	-	-	-	-	-	4,420,000
Improvement Area #2 Initial Bond Par	-	6,465,000	-	-	-	-	-	6,465,000
Improvement Area #2 Additional Bond Par	-	4,015,000	-	-	-	-	-	4,015,000
Previously Collected Principal for Improvement Area #2 Reimbursement Agreement <sup>[a]</sup>	-	120,000	-	-	-	-	-	120,000
Improvement Area #3 Initial Bond Par	-	-	11,195,000	-	-	-	-	11,195,000
Improvement Area #3 Initial Bond Premium	-	-	42,312	-	-	-	-	42,312
Improvement Area #3 Additional Bond Par	-	-	5,771,000	-	-	-	-	5,771,000
Previously Collected Principal for Improvement Area #3 Reimbursement Agreement <sup>[b]</sup>	-	-	169,888	-	-	-	-	169,888
Improvement Area #4 Bond Par	-	-	-	17,563,000	-	-	-	17,563,000
Improvement Area #5 Bond Par	-	-	-	-	4,183,000	-	-	4,183,000
Improvement Area #6 Bond Par	-	-	-	-	-	17,887,000	-	17,887,000
Remainder Area Apportionment of Costs <sup>[c]</sup>	-	-	-	-	-	-	6,483,727	6,483,727
Owner Contribution	1,968,691	40,990	97,624	-	-	-	-	2,107,305
<b>Total Sources</b>	<b>\$ 13,883,691</b>	<b>\$ 10,640,990</b>	<b>\$ 17,275,824</b>	<b>\$ 17,563,000</b>	<b>\$ 4,183,000</b>	<b>\$ 17,887,000</b>	<b>\$ 6,483,727</b>	<b>\$ 87,917,232</b>
<b>Uses of Funds</b>								
<i>Authorized Improvements</i>								
Improvement Area #1 Improvements	\$ 9,669,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,669,650
Improvement Area #2 Improvements	-	6,813,301	-	-	-	-	-	6,813,301
Improvement Area #3 Improvements	-	-	12,543,400	-	-	-	-	12,543,400
Improvement Area #4 Improvements	-	-	-	12,705,236	-	-	-	12,705,236
Improvement Area #5 Improvements	-	-	-	-	3,016,600	-	-	3,016,600
Improvement Area #6 Improvements	-	-	-	-	-	11,440,225	-	11,440,225
North Zone Improvements	-	-	-	-	-	2,239,702	4,618,397	6,858,098
Major Improvements	2,188,884	2,308,235	2,184,361	1,606,635	322,235	1,098,321	1,865,330	11,574,000
	<u>\$ 11,858,534</u>	<u>\$ 9,121,536</u>	<u>\$ 14,727,761</u>	<u>\$ 14,311,871</u>	<u>\$ 3,338,835</u>	<u>\$ 14,778,248</u>	<u>\$ 6,483,727</u>	<u>\$ 74,620,511</u>
<i>Bond Issuance and District Formation Costs</i>								
Debt Service Reserve Fund <sup>[d] [e] [f]</sup>	\$ 599,194	\$ 483,678	\$ 852,709	\$ 1,346,180	\$ 306,641	\$ 1,361,506	\$ -	\$ 4,949,909
Capitalized Interest	430,607	154,089	323,587	489,716	109,992	206,320	-	1,714,312
Underwriter Discount <sup>[d] [e] [f]</sup>	357,450	314,400	508,980	526,890	125,490	536,610	-	2,369,820
Cost of Issuance <sup>[d] [e] [f]</sup>	592,905	526,522	793,662	798,080	233,973	858,872	-	3,804,015
Net Bond Discount	-	764	-	-	-	-	-	764
Original Issue Discount	-	-	39,125	50,263	38,069	115,443	-	242,900
District Administration Fund	45,000	40,000	30,000	40,000	30,000	30,000	-	215,000
	<u>\$ 2,025,156</u>	<u>\$ 1,519,454</u>	<u>\$ 2,548,063</u>	<u>\$ 3,251,129</u>	<u>\$ 844,166</u>	<u>\$ 3,108,752</u>	<u>\$ -</u>	<u>\$ 13,296,720</u>
<b>Total Uses</b>	<b>\$ 13,883,691</b>	<b>\$ 10,640,990</b>	<b>\$ 17,275,824</b>	<b>\$ 17,563,000</b>	<b>\$ 4,183,000</b>	<b>\$ 17,887,000</b>	<b>\$ 6,483,727</b>	<b>\$ 87,917,231</b>

**Footnotes:**

- [a] These funds will be transferred to the project fund upon closing of the Improvement Area #2 Additional Bonds.
- [b] These funds will be transferred to the project fund upon closing of the Improvement Area #3 Additional Bonds.
- [c] Apportionment of Costs anticipated to be levied in part or in full at a later date.
- [d] Improvement Area #1 costs include costs associated with issuing Improvement Area #1 Additional Bonds.
- [e] Improvement Area #2 costs include costs associated with issuing Improvement Area #2 Additional Bonds.
- [f] Improvement Area #3 costs include costs associated with issuing Improvement Area #3 Additional Bonds.

**EXHIBIT D-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R163837	3		\$ 32,395.93	\$ 2,809.27
R163838	3		\$ 32,395.93	\$ 2,809.27
R163839	3		\$ 32,395.93	\$ 2,809.27
R163840	3		\$ 32,395.93	\$ 2,809.27
R163841	3		\$ 32,395.93	\$ 2,809.27
R163842	3		\$ 32,395.93	\$ 2,809.27
R163843	Open Space		\$ -	\$ -
R163844	3		\$ 32,395.93	\$ 2,809.27
R163845	3		\$ 32,395.93	\$ 2,809.27
R163846	3		\$ 32,395.93	\$ 2,809.27
R163847	3		\$ 32,395.93	\$ 2,809.27
R163848	3		\$ 32,395.93	\$ 2,809.27
R163849	3		\$ 32,395.93	\$ 2,809.27
R163850	3		\$ 32,395.93	\$ 2,809.27
R163851	1		\$ 25,916.74	\$ 2,247.42
R163852	1		\$ 25,916.74	\$ 2,247.42
R163853	1		\$ 25,916.74	\$ 2,247.42
R163854	1		\$ 25,916.74	\$ 2,247.42
R163855	1		\$ 25,916.74	\$ 2,247.42
R163856	1		\$ 25,916.74	\$ 2,247.42
R163857	1		\$ 25,916.74	\$ 2,247.42
R163858	1		\$ 25,916.74	\$ 2,247.42
R163859	1		\$ 25,916.74	\$ 2,247.42
R163860	1		\$ 25,916.74	\$ 2,247.42
R163861	1		\$ 25,916.74	\$ 2,247.42
R163862	1		\$ 25,916.74	\$ 2,247.42
R163863	1		\$ 25,916.74	\$ 2,247.42
R163864	1		\$ 25,916.74	\$ 2,247.42
R163865	1		\$ 25,916.74	\$ 2,247.42
R163866	1		\$ 25,916.74	\$ 2,247.42
R163867	1		\$ 25,916.74	\$ 2,247.42
R163868	1		\$ 25,916.74	\$ 2,247.42
R163869	1		\$ 25,916.74	\$ 2,247.42
R163870	1		\$ 25,916.74	\$ 2,247.42
R163871	1		\$ 25,916.74	\$ 2,247.42
R163872	1		\$ 25,916.74	\$ 2,247.42
R163873	1		\$ 25,916.74	\$ 2,247.42
R163874	1	[c]	\$ -	\$ -
R163875	1		\$ 25,916.74	\$ 2,247.42
R163876	1		\$ 25,916.74	\$ 2,247.42
R163877	1		\$ 25,916.74	\$ 2,247.42
R163878	1		\$ 25,916.74	\$ 2,247.42
R163879	1		\$ 25,916.74	\$ 2,247.42
R163880	1		\$ 25,916.74	\$ 2,247.42
R163881	1		\$ 25,916.74	\$ 2,247.42

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R163882	1		\$ 25,916.74	\$ 2,247.42
R163883	1		\$ 25,916.74	\$ 2,247.42
R163884	1		\$ 25,916.74	\$ 2,247.42
R163885	1		\$ 25,916.74	\$ 2,247.42
R163886	1		\$ 25,916.74	\$ 2,247.42
R163887	1		\$ 25,916.74	\$ 2,247.42
R163888	1		\$ 25,916.74	\$ 2,247.42
R163889	1		\$ 25,916.74	\$ 2,247.42
R163890	1		\$ 25,916.74	\$ 2,247.42
R163891	1		\$ 25,916.74	\$ 2,247.42
R163892	1		\$ 25,916.74	\$ 2,247.42
R163893	1		\$ 25,916.74	\$ 2,247.42
R163894	Open Space		\$ -	\$ -
R163895	Open Space		\$ -	\$ -
R163896	3		\$ 32,395.93	\$ 2,809.27
R163897	3		\$ 32,395.93	\$ 2,809.27
R163898	3		\$ 32,395.93	\$ 2,809.27
R163899	3		\$ 32,395.93	\$ 2,809.27
R163900	3		\$ 32,395.93	\$ 2,809.27
R163901	3		\$ 32,395.93	\$ 2,809.27
R163902	3		\$ 32,395.93	\$ 2,809.27
R163903	3		\$ 32,395.93	\$ 2,809.27
R163904	3		\$ 32,395.93	\$ 2,809.27
R163905	3		\$ 32,395.93	\$ 2,809.27
R163906	3		\$ 32,395.93	\$ 2,809.27
R163907	3		\$ 32,395.93	\$ 2,809.27
R163908	3		\$ 32,395.93	\$ 2,809.27
R163909	Open Space		\$ -	\$ -
R163910	1		\$ 25,916.74	\$ 2,247.42
R163911	1		\$ 25,916.74	\$ 2,247.42
R163912	1		\$ 25,916.74	\$ 2,247.42
R163913	1		\$ 25,916.74	\$ 2,247.42
R163914	1		\$ 25,916.74	\$ 2,247.42
R163915	1		\$ 25,916.74	\$ 2,247.42
R163916	1		\$ 25,916.74	\$ 2,247.42
R163917	1		\$ 25,916.74	\$ 2,247.42
R163918	1		\$ 25,916.74	\$ 2,247.42
R163919	1		\$ 25,916.74	\$ 2,247.42
R163920	1		\$ 25,916.74	\$ 2,247.42
R163921	1		\$ 25,916.74	\$ 2,247.42
R163922	1		\$ 25,916.74	\$ 2,247.42
R163923	1		\$ 25,916.74	\$ 2,247.42
R163924	1		\$ 25,916.74	\$ 2,247.42
R163925	1		\$ 25,916.74	\$ 2,247.42
R163926	1		\$ 25,916.74	\$ 2,247.42

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R163927	1		\$ 25,916.74	\$ 2,247.42
R163928	3		\$ 32,395.93	\$ 2,809.27
R163929	3		\$ 32,395.93	\$ 2,809.27
R163930	3		\$ 32,395.93	\$ 2,809.27
R163931	3		\$ 32,395.93	\$ 2,809.27
R163932	3		\$ 32,395.93	\$ 2,809.27
R163933	3		\$ 32,395.93	\$ 2,809.27
R163934	3		\$ 32,395.93	\$ 2,809.27
R163935	3		\$ 32,395.93	\$ 2,809.27
R163936	3		\$ 32,395.93	\$ 2,809.27
R163937	3		\$ 32,395.93	\$ 2,809.27
R163938	3		\$ 32,395.93	\$ 2,809.27
R163939	1		\$ 25,916.74	\$ 2,247.42
R163940	1	[d]	\$ 24,235.74	\$ 2,101.64
R163941	1		\$ 25,916.74	\$ 2,247.42
R163942	1		\$ 25,916.74	\$ 2,247.42
R163943	1		\$ 25,916.74	\$ 2,247.42
R163944	1		\$ 25,916.74	\$ 2,247.42
R163945	1		\$ 25,916.74	\$ 2,247.42
R163946	1		\$ 25,916.74	\$ 2,247.42
R163947	1		\$ 25,916.74	\$ 2,247.42
R163948	1		\$ 25,916.74	\$ 2,247.42
R163949	1		\$ 25,916.74	\$ 2,247.42
R163950	1		\$ 25,916.74	\$ 2,247.42
R169931	3		\$ 32,395.93	\$ 2,809.27
R169932	3		\$ 32,395.93	\$ 2,809.27
R169933	3		\$ 32,395.93	\$ 2,809.27
R169934	3		\$ 32,395.93	\$ 2,809.27
R169935	3		\$ 32,395.93	\$ 2,809.27
R169936	1		\$ 25,916.74	\$ 2,247.42
R169937	1		\$ 25,916.74	\$ 2,247.42
R169938	1		\$ 25,916.74	\$ 2,247.42
R169939	1		\$ 25,916.74	\$ 2,247.42
R169940	1		\$ 25,916.74	\$ 2,247.42
R169941	1		\$ 25,916.74	\$ 2,247.42
R169942	1		\$ 25,916.74	\$ 2,247.42
R169943	3		\$ 32,395.93	\$ 2,809.27
R169944	3		\$ 32,395.93	\$ 2,809.27
R169945	3		\$ 32,395.93	\$ 2,809.27
R169946	3		\$ 32,395.93	\$ 2,809.27
R169947	3		\$ 32,395.93	\$ 2,809.27
R169948	3		\$ 32,395.93	\$ 2,809.27
R169949	3		\$ 32,395.93	\$ 2,809.27
R169950	3		\$ 32,395.93	\$ 2,809.27
R169951	3		\$ 32,395.93	\$ 2,809.27

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R169952	3		\$ 32,395.93	\$ 2,809.27
R169953	3		\$ 32,395.93	\$ 2,809.27
R169954	3		\$ 32,395.93	\$ 2,809.27
R169955	3		\$ 32,395.93	\$ 2,809.27
R169956	3		\$ 32,395.93	\$ 2,809.27
R169957	3		\$ 32,395.93	\$ 2,809.27
R169958	1		\$ 25,916.74	\$ 2,247.42
R169959	1		\$ 25,916.74	\$ 2,247.42
R169960	1		\$ 25,916.74	\$ 2,247.42
R169961	1		\$ 25,916.74	\$ 2,247.42
R169962	1		\$ 25,916.74	\$ 2,247.42
R169963	1		\$ 25,916.74	\$ 2,247.42
R169964	1		\$ 25,916.74	\$ 2,247.42
R169965	1		\$ 25,916.74	\$ 2,247.42
R169966	1		\$ 25,916.74	\$ 2,247.42
R169967	1		\$ 25,916.74	\$ 2,247.42
R169968	1		\$ 25,916.74	\$ 2,247.42
R169969	1		\$ 25,916.74	\$ 2,247.42
R169970	1		\$ 25,916.74	\$ 2,247.42
R169971	1		\$ 25,916.74	\$ 2,247.42
R169972	1		\$ 25,916.74	\$ 2,247.42
R169973	1		\$ 25,916.74	\$ 2,247.42
R169974	1		\$ 25,916.74	\$ 2,247.42
R169975	1		\$ 25,916.74	\$ 2,247.42
R169976	1		\$ 25,916.74	\$ 2,247.42
R169977	1		\$ 25,916.74	\$ 2,247.42
R169978	1		\$ 25,916.74	\$ 2,247.42
R169979	1		\$ 25,916.74	\$ 2,247.42
R169980	1		\$ 25,916.74	\$ 2,247.42
R169981	1		\$ 25,916.74	\$ 2,247.42
R169982	1		\$ 25,916.74	\$ 2,247.42
R169983	1		\$ 25,916.74	\$ 2,247.42
R169984	1		\$ 25,916.74	\$ 2,247.42
R169985	1		\$ 25,916.74	\$ 2,247.42
R169986	1		\$ 25,916.74	\$ 2,247.42
R169987	1		\$ 25,916.74	\$ 2,247.42
R169988	1		\$ 25,916.74	\$ 2,247.42
R169989	1		\$ 25,916.74	\$ 2,247.42
R169990	1		\$ 25,916.74	\$ 2,247.42
R169991	3		\$ 32,395.93	\$ 2,809.27
R169992	1		\$ 25,916.74	\$ 2,247.42
R169993	1		\$ 25,916.74	\$ 2,247.42
R169994	1		\$ 25,916.74	\$ 2,247.42
R169995	1		\$ 25,916.74	\$ 2,247.42
R169996	1		\$ 25,916.74	\$ 2,247.42

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R169997	1		\$ 25,916.74	\$ 2,247.42
R170000	1		\$ 25,916.74	\$ 2,247.42
R170001	1		\$ 25,916.74	\$ 2,247.42
R170002	1		\$ 25,916.74	\$ 2,247.42
R170003	1		\$ 25,916.74	\$ 2,247.42
R170004	1		\$ 25,916.74	\$ 2,247.42
R170005	1		\$ 25,916.74	\$ 2,247.42
R170006	1		\$ 25,916.74	\$ 2,247.42
R170007	1		\$ 25,916.74	\$ 2,247.42
R170008	1		\$ 25,916.74	\$ 2,247.42
R170009	1		\$ 25,916.74	\$ 2,247.42
R170010	1		\$ 25,916.74	\$ 2,247.42
R170011	1		\$ 25,916.74	\$ 2,247.42
R170012	1	[c]	\$ -	\$ -
R170013	1		\$ 25,916.74	\$ 2,247.42
R170014	1		\$ 25,916.74	\$ 2,247.42
R170015	3		\$ 32,395.93	\$ 2,809.27
R170016	3		\$ 32,395.93	\$ 2,809.27
R170017	3		\$ 32,395.93	\$ 2,809.27
R170018	3		\$ 32,395.93	\$ 2,809.27
R170019	3		\$ 32,395.93	\$ 2,809.27
R170020	3		\$ 32,395.93	\$ 2,809.27
R170021	3		\$ 32,395.93	\$ 2,809.27
R170022	3		\$ 32,395.93	\$ 2,809.27
R170023	3		\$ 32,395.93	\$ 2,809.27
R170024	3		\$ 32,395.93	\$ 2,809.27
R170025	3		\$ 32,395.93	\$ 2,809.27
R170026	3		\$ 32,395.93	\$ 2,809.27
R170027	1		\$ 25,916.74	\$ 2,247.42
R170028	1		\$ 25,916.74	\$ 2,247.42
R170029	1		\$ 25,916.74	\$ 2,247.42
R170030	1		\$ 25,916.74	\$ 2,247.42
R170031	1		\$ 25,916.74	\$ 2,247.42
R170032	1		\$ 25,916.74	\$ 2,247.42
R170033	1		\$ 25,916.74	\$ 2,247.42
R170034	1		\$ 25,916.74	\$ 2,247.42
R170035	1		\$ 25,916.74	\$ 2,247.42
R170036	1		\$ 25,916.74	\$ 2,247.42
R170037	1		\$ 25,916.74	\$ 2,247.42
R170038	1		\$ 25,916.74	\$ 2,247.42
R170039	1		\$ 25,916.74	\$ 2,247.42
R170040	1		\$ 25,916.74	\$ 2,247.42
R170041	1		\$ 25,916.74	\$ 2,247.42
R170042	1		\$ 25,916.74	\$ 2,247.42
R170043	1		\$ 25,916.74	\$ 2,247.42

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R170044	1		\$ 25,916.74	\$ 2,247.42
R170045	1		\$ 25,916.74	\$ 2,247.42
R170046	1		\$ 25,916.74	\$ 2,247.42
R170047	1		\$ 25,916.74	\$ 2,247.42
R170048	1		\$ 25,916.74	\$ 2,247.42
R170049	1		\$ 25,916.74	\$ 2,247.42
R170050	1		\$ 25,916.74	\$ 2,247.42
R170051	1		\$ 25,916.74	\$ 2,247.42
R170052	Open Space		\$ -	\$ -
R175294	1		\$ 25,916.74	\$ 2,247.42
R175295	1		\$ 25,916.74	\$ 2,247.42
R165442	2		\$ 28,622.00	\$ 2,482.01
R165443	2		\$ 28,622.00	\$ 2,482.01
R165444	2		\$ 28,622.00	\$ 2,482.01
R165445	2		\$ 28,622.00	\$ 2,482.01
R165446	2		\$ 28,622.00	\$ 2,482.01
R165447	2		\$ 28,622.00	\$ 2,482.01
R165448	2		\$ 28,622.00	\$ 2,482.01
R165449	2		\$ 28,622.00	\$ 2,482.01
R165450	2		\$ 28,622.00	\$ 2,482.01
R165451	2		\$ 28,622.00	\$ 2,482.01
R165452	2		\$ 28,622.00	\$ 2,482.01
R165453	2		\$ 28,622.00	\$ 2,482.01
R165454	2		\$ 28,622.00	\$ 2,482.01
R165455	2		\$ 28,622.00	\$ 2,482.01
R165456	2	[c]	\$ -	\$ -
R165457	2		\$ 28,622.00	\$ 2,482.01
R165458	2		\$ 28,622.00	\$ 2,482.01
R165459	2		\$ 28,622.00	\$ 2,482.01
R165460	2		\$ 28,622.00	\$ 2,482.01
R165461	2		\$ 28,622.00	\$ 2,482.01
R165462	2		\$ 28,622.00	\$ 2,482.01
R165463	2		\$ 28,622.00	\$ 2,482.01
R165464	4		\$ 39,029.99	\$ 3,384.55
R165465	4		\$ 39,029.99	\$ 3,384.55
R165466	4		\$ 39,029.99	\$ 3,384.55
R165467	4		\$ 39,029.99	\$ 3,384.55
R165468	4		\$ 39,029.99	\$ 3,384.55
R165469	4		\$ 39,029.99	\$ 3,384.55
R165470	4		\$ 39,029.99	\$ 3,384.55
R165471	4		\$ 39,029.99	\$ 3,384.55
R165472	4		\$ 39,029.99	\$ 3,384.55
R165473	4		\$ 39,029.99	\$ 3,384.55
R165474	4		\$ 39,029.99	\$ 3,384.55
R165475	4		\$ 39,029.99	\$ 3,384.55

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R165476	4		\$ 39,029.99	\$ 3,384.55
R165477	4		\$ 39,029.99	\$ 3,384.55
R165478	4		\$ 39,029.99	\$ 3,384.55
R165479	4		\$ 39,029.99	\$ 3,384.55
R165480	4		\$ 39,029.99	\$ 3,384.55
R165481	4		\$ 39,029.99	\$ 3,384.55
R165482	4		\$ 39,029.99	\$ 3,384.55
R165483	4		\$ 39,029.99	\$ 3,384.55
R165484	4		\$ 39,029.99	\$ 3,384.55
R165485	4		\$ 39,029.99	\$ 3,384.55
R165486	4		\$ 39,029.99	\$ 3,384.55
R165487	4		\$ 39,029.99	\$ 3,384.55
R165488	4		\$ 39,029.99	\$ 3,384.55
R165489	4		\$ 39,029.99	\$ 3,384.55
R165490	4		\$ 39,029.99	\$ 3,384.55
R165491	Open Space		\$ -	\$ -
R165492	Open Space		\$ -	\$ -
R165493	2		\$ 28,622.00	\$ 2,482.01
R165494	2		\$ 28,622.00	\$ 2,482.01
R165495	2		\$ 28,622.00	\$ 2,482.01
R194209	2	[e]	\$ 28,622.00	\$ 2,482.01
R165496	2	[e]	\$ 28,622.00	\$ 2,482.01
R165497	2		\$ 28,622.00	\$ 2,482.01
R165498	2		\$ 28,622.00	\$ 2,482.01
R165499	2		\$ 28,622.00	\$ 2,482.01
R165500	2		\$ 28,622.00	\$ 2,482.01
R165501	2		\$ 28,622.00	\$ 2,482.01
R165502	2		\$ 28,622.00	\$ 2,482.01
R165503	4		\$ 39,029.99	\$ 3,384.55
R165504	2		\$ 28,622.00	\$ 2,482.01
R165505	4		\$ 39,029.99	\$ 3,384.55
R165506	2		\$ 28,622.00	\$ 2,482.01
R165507	2		\$ 28,622.00	\$ 2,482.01
R165508	2		\$ 28,622.00	\$ 2,482.01
R165509	2		\$ 28,622.00	\$ 2,482.01
R165510	2		\$ 28,622.00	\$ 2,482.01
R165511	2		\$ 28,622.00	\$ 2,482.01
R165512	2		\$ 28,622.00	\$ 2,482.01
R165513	2		\$ 28,622.00	\$ 2,482.01
R165514	2		\$ 28,622.00	\$ 2,482.01
R165515	2		\$ 28,622.00	\$ 2,482.01
R165516	2		\$ 28,622.00	\$ 2,482.01
R165517	2		\$ 28,622.00	\$ 2,482.01
R165518	2		\$ 28,622.00	\$ 2,482.01
R165519	2		\$ 28,622.00	\$ 2,482.01

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment	Installment due 1/31/2027 <sup>[b]</sup>
R165520	2		\$ 28,622.00	\$ 2,482.01
R165521	2		\$ 28,622.00	\$ 2,482.01
R165522	2		\$ 28,622.00	\$ 2,482.01
R165523	4		\$ 39,029.99	\$ 3,384.55
R165524	4		\$ 39,029.99	\$ 3,384.55
R165525	4		\$ 39,029.99	\$ 3,384.55
R165526	4		\$ 39,029.99	\$ 3,384.55
R165527	4		\$ 39,029.99	\$ 3,384.55
R165528	4		\$ 39,029.99	\$ 3,384.55
R165529	4		\$ 39,029.99	\$ 3,384.55
R165530	4		\$ 39,029.99	\$ 3,384.55
R165531	4		\$ 39,029.99	\$ 3,384.55
R165532	4		\$ 39,029.99	\$ 3,384.55
R165533	4		\$ 39,029.99	\$ 3,384.55
R165534	4		\$ 39,029.99	\$ 3,384.55
R165535	4		\$ 39,029.99	\$ 3,384.55
R165536	4		\$ 39,029.99	\$ 3,384.55
R165537	4		\$ 39,029.99	\$ 3,384.55
R165538	4	[c]	\$ -	\$ -
R165539	4		\$ 39,029.99	\$ 3,384.55
R165540	4		\$ 39,029.99	\$ 3,384.55
R165541	4		\$ 39,029.99	\$ 3,384.55
R165542	4		\$ 39,029.99	\$ 3,384.55
R165543	4		\$ 39,029.99	\$ 3,384.55
R165544	4		\$ 39,029.99	\$ 3,384.55
R165545	4		\$ 39,029.99	\$ 3,384.55
R165546	4		\$ 39,029.99	\$ 3,384.55
R165547	Open Space		\$ -	\$ -
R165548	Open Space		\$ -	\$ -
<b>Total</b>			<b>\$ 9,818,833.53</b>	<b>\$ 851,457.99</b>

Footnotes:

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

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

[c] Full Prepayment.

[d] Partial Prepayment.

[e] Undivided interest of property located at 121 West Branch, billed 50.00% to Property ID R194209 and 50.00% to Property ID R165496.

## EXHIBIT D-2 – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Installments Due	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 235,000.00	\$ 289,162.50	\$ 31,350.00	\$ 140,000.00	\$ 125,500.00	\$ 18,350.00	\$ 22,326.38	\$ 861,688.88
1/31/2028	\$ 245,000.00	\$ 279,468.76	\$ 30,175.00	\$ 145,000.00	\$ 121,300.00	\$ 17,650.00	\$ 27,268.03	\$ 865,861.79
1/31/2029	\$ 255,000.00	\$ 269,362.50	\$ 28,950.00	\$ 150,000.00	\$ 116,950.00	\$ 16,925.00	\$ 27,813.39	\$ 865,000.89
1/31/2030	\$ 265,000.00	\$ 258,843.76	\$ 27,675.00	\$ 155,000.00	\$ 112,450.00	\$ 16,175.00	\$ 28,369.66	\$ 863,513.42
1/31/2031	\$ 275,000.00	\$ 246,587.50	\$ 26,350.00	\$ 165,000.00	\$ 107,800.00	\$ 15,400.00	\$ 28,937.05	\$ 865,074.55
1/31/2032	\$ 290,000.00	\$ 233,868.76	\$ 24,975.00	\$ 170,000.00	\$ 102,025.00	\$ 14,575.00	\$ 29,515.79	\$ 864,959.55
1/31/2033	\$ 300,000.00	\$ 220,456.26	\$ 23,525.00	\$ 180,000.00	\$ 96,075.00	\$ 13,725.00	\$ 30,106.11	\$ 863,887.37
1/31/2034	\$ 315,000.00	\$ 206,581.26	\$ 22,025.00	\$ 190,000.00	\$ 89,775.00	\$ 12,825.00	\$ 30,708.23	\$ 866,914.49
1/31/2035	\$ 330,000.00	\$ 192,012.50	\$ 20,450.00	\$ 195,000.00	\$ 83,125.00	\$ 11,875.00	\$ 31,322.40	\$ 863,784.90
1/31/2036	\$ 345,000.00	\$ 176,750.00	\$ 18,800.00	\$ 205,000.00	\$ 76,300.00	\$ 10,900.00	\$ 31,948.84	\$ 864,698.84
1/31/2037	\$ 360,000.00	\$ 160,793.76	\$ 17,075.00	\$ 215,000.00	\$ 69,125.00	\$ 9,875.00	\$ 32,587.82	\$ 864,456.58
1/31/2038	\$ 380,000.00	\$ 144,143.76	\$ 15,275.00	\$ 220,000.00	\$ 61,600.00	\$ 8,800.00	\$ 33,239.58	\$ 863,058.34
1/31/2039	\$ 395,000.00	\$ 126,568.76	\$ 13,375.00	\$ 230,000.00	\$ 53,900.00	\$ 7,700.00	\$ 33,904.37	\$ 860,448.13
1/31/2040	\$ 415,000.00	\$ 108,300.00	\$ 11,400.00	\$ 240,000.00	\$ 45,850.00	\$ 6,550.00	\$ 34,582.46	\$ 861,682.46
1/31/2041	\$ 435,000.00	\$ 88,587.50	\$ 9,325.00	\$ 250,000.00	\$ 37,450.00	\$ 5,350.00	\$ 35,274.10	\$ 860,986.60
1/31/2042	\$ 455,000.00	\$ 67,925.00	\$ 7,150.00	\$ 260,000.00	\$ 28,700.00	\$ 4,100.00	\$ 35,979.59	\$ 858,854.59
1/31/2043	\$ 475,000.00	\$ 46,312.50	\$ 4,875.00	\$ 275,000.00	\$ 19,600.00	\$ 2,800.00	\$ 36,699.18	\$ 860,286.68
1/31/2044	\$ 500,000.00	\$ 23,750.00	\$ 2,500.00	\$ 285,000.00	\$ 9,975.00	\$ 1,425.00	\$ 37,433.16	\$ 860,083.16
<b>Total</b>	<b>\$ 6,270,000.00</b>	<b>\$ 3,139,475.08</b>	<b>\$ 335,250.00</b>	<b>\$ 3,670,000.00</b>	<b>\$ 1,357,500.00</b>	<b>\$ 195,000.00</b>	<b>\$ 568,016.13</b>	<b>\$ 15,535,241.21</b>

**Footnotes:**

[a] Interest is calculated at the rate of the Improvement Area #1 Initial Bonds.

[b] Interest is calculated at the rate of the Improvement Area #1 Additional Bonds.

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

**EXHIBIT E-1 – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R179336	Open Space		\$ -	\$ -
R179337	7		\$ 37,015.41	\$ 3,056.36
R179338	7		\$ 37,015.41	\$ 3,056.36
R179339	7		\$ 37,015.41	\$ 3,056.36
R179340	7		\$ 37,015.41	\$ 3,056.36
R179341	7		\$ 37,015.41	\$ 3,056.36
R179342	7		\$ 37,015.41	\$ 3,056.36
R179343	7		\$ 37,015.41	\$ 3,056.36
R179344	7		\$ 37,015.41	\$ 3,056.36
R179345	7		\$ 37,015.41	\$ 3,056.36
R179346	7		\$ 37,015.41	\$ 3,056.36
R179347	7		\$ 37,015.41	\$ 3,056.36
R179348	7		\$ 37,015.41	\$ 3,056.36
R179349	7		\$ 37,015.41	\$ 3,056.36
R179350	7		\$ 37,015.41	\$ 3,056.36
R179351	7		\$ 37,015.41	\$ 3,056.36
R179352	7		\$ 37,015.41	\$ 3,056.36
R179353	7		\$ 37,015.41	\$ 3,056.36
R179354	7		\$ 37,015.41	\$ 3,056.36
R179355	7		\$ 37,015.41	\$ 3,056.36
R179356	7		\$ 37,015.41	\$ 3,056.36
R179357	7		\$ 37,015.41	\$ 3,056.36
R179358	7		\$ 37,015.41	\$ 3,056.36
R179359	7		\$ 37,015.41	\$ 3,056.36
R179360	7		\$ 37,015.41	\$ 3,056.36
R179361	7		\$ 37,015.41	\$ 3,056.36
R179362	7		\$ 37,015.41	\$ 3,056.36
R179363	7		\$ 37,015.41	\$ 3,056.36
R179364	7		\$ 37,015.41	\$ 3,056.36
R179365	7		\$ 37,015.41	\$ 3,056.36
R179366	7		\$ 37,015.41	\$ 3,056.36
R179367	7		\$ 37,015.41	\$ 3,056.36
R179368	7		\$ 37,015.41	\$ 3,056.36
R179369	7		\$ 37,015.41	\$ 3,056.36
R179370	7		\$ 37,015.41	\$ 3,056.36
R179371	7		\$ 37,015.41	\$ 3,056.36
R179372	7		\$ 37,015.41	\$ 3,056.36
R179373	Open Space		\$ -	\$ -
R179374	7		\$ 37,015.41	\$ 3,056.36
R179375	7		\$ 37,015.41	\$ 3,056.36

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R179376	7		\$ 37,015.41	\$ 3,056.36
R179377	7		\$ 37,015.41	\$ 3,056.36
R179378	7		\$ 37,015.41	\$ 3,056.36
R179379	7		\$ 37,015.41	\$ 3,056.36
R179380	7		\$ 37,015.41	\$ 3,056.36
R179381	Open Space		\$ -	\$ -
R179382	7		\$ 37,015.41	\$ 3,056.36
R179383	7		\$ 37,015.41	\$ 3,056.36
R179384	7		\$ 37,015.41	\$ 3,056.36
R179385	7		\$ 37,015.41	\$ 3,056.36
R179386	7		\$ 37,015.41	\$ 3,056.36
R179387	7		\$ 37,015.41	\$ 3,056.36
R179388	7		\$ 37,015.41	\$ 3,056.36
R179389	7	[c]	\$ 37,015.41	\$ 3,056.36
R197344	7	[c]	\$ 37,015.41	\$ 3,056.36
R179390	7		\$ 37,015.41	\$ 3,056.36
R179391	7		\$ 37,015.41	\$ 3,056.36
R179392	7		\$ 37,015.41	\$ 3,056.36
R179393	7		\$ 37,015.41	\$ 3,056.36
R179394	7		\$ 37,015.41	\$ 3,056.36
R179395	7		\$ 37,015.41	\$ 3,056.36
R179758	7		\$ 37,015.41	\$ 3,056.36
R179759	7		\$ 37,015.41	\$ 3,056.36
R179760	7		\$ 37,015.41	\$ 3,056.36
R179761	7		\$ 37,015.41	\$ 3,056.36
R179762	7		\$ 37,015.41	\$ 3,056.36
R179763	7		\$ 37,015.41	\$ 3,056.36
R179764	7		\$ 37,015.41	\$ 3,056.36
R179765	7		\$ 37,015.41	\$ 3,056.36
R179766	7		\$ 37,015.41	\$ 3,056.36
R179767	7		\$ 37,015.41	\$ 3,056.36
R179768	7		\$ 37,015.41	\$ 3,056.36
R179769	7		\$ 37,015.41	\$ 3,056.36
R179770	7		\$ 37,015.41	\$ 3,056.36
R179771	7		\$ 37,015.41	\$ 3,056.36
R179772	7		\$ 37,015.41	\$ 3,056.36
R179773	7		\$ 37,015.41	\$ 3,056.36
R179774	7		\$ 37,015.41	\$ 3,056.36
R179775	7		\$ 37,015.41	\$ 3,056.36
R179776	7		\$ 37,015.41	\$ 3,056.36

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R179777	7		\$ 37,015.41	\$ 3,056.36
R179778	7		\$ 37,015.41	\$ 3,056.36
R179779	7		\$ 37,015.41	\$ 3,056.36
R179780	7		\$ 37,015.41	\$ 3,056.36
R179781	7		\$ 37,015.41	\$ 3,056.36
R179782	7		\$ 37,015.41	\$ 3,056.36
R179783	Open Space		\$ -	\$ -
R179784	7		\$ 37,015.41	\$ 3,056.36
R179785	Open Space		\$ -	\$ -
R179786	7		\$ 37,015.41	\$ 3,056.36
R179787	7		\$ 37,015.41	\$ 3,056.36
R179788	7		\$ 37,015.41	\$ 3,056.36
R179789	Open Space		\$ -	\$ -
R179790	5		\$ 29,612.33	\$ 2,445.09
R179791	5		\$ 29,612.33	\$ 2,445.09
R179792	5		\$ 29,612.33	\$ 2,445.09
R179793	5		\$ 29,612.33	\$ 2,445.09
R179794	5		\$ 29,612.33	\$ 2,445.09
R179795	5		\$ 29,612.33	\$ 2,445.09
R179796	5		\$ 29,612.33	\$ 2,445.09
R179797	5		\$ 29,612.33	\$ 2,445.09
R179798	5		\$ 29,612.33	\$ 2,445.09
R179799	5		\$ 29,612.33	\$ 2,445.09
R179800	5		\$ 29,612.33	\$ 2,445.09
R179801	5		\$ 29,612.33	\$ 2,445.09
R179802	7		\$ 37,015.41	\$ 3,056.36
R179803	7		\$ 37,015.41	\$ 3,056.36
R179804	7		\$ 37,015.41	\$ 3,056.36
R179805	5		\$ 29,612.33	\$ 2,445.09
R179806	5		\$ 29,612.33	\$ 2,445.09
R179807	5		\$ 29,612.33	\$ 2,445.09
R179808	5		\$ 29,612.33	\$ 2,445.09
R179809	5		\$ 29,612.33	\$ 2,445.09
R179810	5		\$ 29,612.33	\$ 2,445.09
R179811	5		\$ 29,612.33	\$ 2,445.09
R179812	5		\$ 29,612.33	\$ 2,445.09
R179813	5		\$ 29,612.33	\$ 2,445.09
R179814	5		\$ 29,612.33	\$ 2,445.09
R179815	5		\$ 29,612.33	\$ 2,445.09
R179816	5		\$ 29,612.33	\$ 2,445.09

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R179817	5		\$ 29,612.33	\$ 2,445.09
R179818	5		\$ 29,612.33	\$ 2,445.09
R179819	5		\$ 29,612.33	\$ 2,445.09
R179820	5		\$ 29,612.33	\$ 2,445.09
R179821	5		\$ 29,612.33	\$ 2,445.09
R179822	5		\$ 29,612.33	\$ 2,445.09
R179823	5		\$ 29,612.33	\$ 2,445.09
R179824	5		\$ 29,612.33	\$ 2,445.09
R179825	5		\$ 29,612.33	\$ 2,445.09
R179826	5		\$ 29,612.33	\$ 2,445.09
R179827	5		\$ 29,612.33	\$ 2,445.09
R179828	5		\$ 29,612.33	\$ 2,445.09
R179829	5		\$ 29,612.33	\$ 2,445.09
R179830	5		\$ 29,612.33	\$ 2,445.09
R179831	5		\$ 29,612.33	\$ 2,445.09
R179832	5		\$ 29,612.33	\$ 2,445.09
R179833	5		\$ 29,612.33	\$ 2,445.09
R179834	5		\$ 29,612.33	\$ 2,445.09
R179835	5		\$ 29,612.33	\$ 2,445.09
R179836	5		\$ 29,612.33	\$ 2,445.09
R179837	5		\$ 29,612.33	\$ 2,445.09
R179838	5		\$ 29,612.33	\$ 2,445.09
R179839	5		\$ 29,612.33	\$ 2,445.09
R179840	5		\$ 29,612.33	\$ 2,445.09
R179841	5		\$ 29,612.33	\$ 2,445.09
R179842	5		\$ 29,612.33	\$ 2,445.09
R179843	5		\$ 29,612.33	\$ 2,445.09
R179844	5		\$ 29,612.33	\$ 2,445.09
R179845	5		\$ 29,612.33	\$ 2,445.09
R179846	5		\$ 29,612.33	\$ 2,445.09
R179847	5		\$ 29,612.33	\$ 2,445.09
R179848	5		\$ 29,612.33	\$ 2,445.09
R179849	5		\$ 29,612.33	\$ 2,445.09
R179850	5		\$ 29,612.33	\$ 2,445.09
R179851	5		\$ 29,612.33	\$ 2,445.09
R179852	Open Space		\$ -	\$ -
R176770	6		\$ 32,573.56	\$ 2,689.60
R176771	6		\$ 32,573.56	\$ 2,689.60
R176772	6		\$ 32,573.56	\$ 2,689.60
R176773	6		\$ 32,573.56	\$ 2,689.60

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R176774	6		\$ 32,573.56	\$ 2,689.60
R176775	6		\$ 32,573.56	\$ 2,689.60
R176776	6		\$ 32,573.56	\$ 2,689.60
R176777	6		\$ 32,573.56	\$ 2,689.60
R176778	6		\$ 32,573.56	\$ 2,689.60
R176779	6		\$ 32,573.56	\$ 2,689.60
R176780	6		\$ 32,573.56	\$ 2,689.60
R176781	6		\$ 32,573.56	\$ 2,689.60
R176782	6		\$ 32,573.56	\$ 2,689.60
R176783	6		\$ 32,573.56	\$ 2,689.60
R176784	6		\$ 32,573.56	\$ 2,689.60
R176785	6		\$ 32,573.56	\$ 2,689.60
R176786	6		\$ 32,573.56	\$ 2,689.60
R176787	6		\$ 32,573.56	\$ 2,689.60
R176788	6		\$ 32,573.56	\$ 2,689.60
R176789	Amenity Center		\$ -	\$ -
R176790	Open Space		\$ -	\$ -
R176791	8		\$ 44,418.49	\$ 3,667.63
R176792	8		\$ 44,418.49	\$ 3,667.63
R176793	8		\$ 44,418.49	\$ 3,667.63
R176794	8		\$ 44,418.49	\$ 3,667.63
R176795	8		\$ 44,418.49	\$ 3,667.63
R176796	8		\$ 44,418.49	\$ 3,667.63
R176797	8		\$ 44,418.49	\$ 3,667.63
R176798	8		\$ 44,418.49	\$ 3,667.63
R176799	8		\$ 44,418.49	\$ 3,667.63
R176800	8		\$ 44,418.49	\$ 3,667.63
R176801	8		\$ 44,418.49	\$ 3,667.63
R176802	8		\$ 44,418.49	\$ 3,667.63
R176803	8		\$ 44,418.49	\$ 3,667.63
R176804	8		\$ 44,418.49	\$ 3,667.63
R176805	8		\$ 44,418.49	\$ 3,667.63
R176806	6		\$ 32,573.56	\$ 2,689.60
R176807	6		\$ 32,573.56	\$ 2,689.60
R176808	6		\$ 32,573.56	\$ 2,689.60
R176809	6		\$ 32,573.56	\$ 2,689.60
R176810	6		\$ 32,573.56	\$ 2,689.60
R176811	6		\$ 32,573.56	\$ 2,689.60
R176812	6		\$ 32,573.56	\$ 2,689.60
R176813	6		\$ 32,573.56	\$ 2,689.60

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R176814	6		\$ 32,573.56	\$ 2,689.60
R176815	6		\$ 32,573.56	\$ 2,689.60
R176816	6		\$ 32,573.56	\$ 2,689.60
R176817	Open Space		\$ -	\$ -
R176818	6		\$ 32,573.56	\$ 2,689.60
R176819	6		\$ 32,573.56	\$ 2,689.60
R176820	6		\$ 32,573.56	\$ 2,689.60
R176821	6		\$ 32,573.56	\$ 2,689.60
R176822	6		\$ 32,573.56	\$ 2,689.60
R176823	6		\$ 32,573.56	\$ 2,689.60
R176824	6		\$ 32,573.56	\$ 2,689.60
R176825	6		\$ 32,573.56	\$ 2,689.60
R176826	6		\$ 32,573.56	\$ 2,689.60
R176827	6		\$ 32,573.56	\$ 2,689.60
R176828	6		\$ 32,573.56	\$ 2,689.60
R176829	6		\$ 32,573.56	\$ 2,689.60
R189449	6		\$ 32,573.56	\$ 2,689.60
R189450	6		\$ 32,573.56	\$ 2,689.60
R189451	6		\$ 32,573.56	\$ 2,689.60
R189452	6		\$ 32,573.56	\$ 2,689.60
R189453	6		\$ 32,573.56	\$ 2,689.60
R189454	6		\$ 32,573.56	\$ 2,689.60
R189455	8		\$ 44,418.49	\$ 3,667.63
R189456	8		\$ 44,418.49	\$ 3,667.63
R189457	8		\$ 44,418.49	\$ 3,667.63
R189458	8		\$ 44,418.49	\$ 3,667.63
R189459	8		\$ 44,418.49	\$ 3,667.63
R189460	8		\$ 44,418.49	\$ 3,667.63
R189461	8		\$ 44,418.49	\$ 3,667.63
R189462	8		\$ 44,418.49	\$ 3,667.63
R189463	8		\$ 44,418.49	\$ 3,667.63
R189464	8		\$ 44,418.49	\$ 3,667.63
R189465	8		\$ 44,418.49	\$ 3,667.63
R189466	8		\$ 44,418.49	\$ 3,667.63
R189467	8		\$ 44,418.49	\$ 3,667.63
R189468	8		\$ 44,418.49	\$ 3,667.63
R189469	Open Space		\$ -	\$ -
R189470	6		\$ 32,573.56	\$ 2,689.60
R189471	6		\$ 32,573.56	\$ 2,689.60
R189472	6		\$ 32,573.56	\$ 2,689.60

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #2	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R189473	6		\$ 32,573.56	\$ 2,689.60
R189474	6		\$ 32,573.56	\$ 2,689.60
R189475	6		\$ 32,573.56	\$ 2,689.60
R189476	6		\$ 32,573.56	\$ 2,689.60
R189477	6		\$ 32,573.56	\$ 2,689.60
R189478	6		\$ 32,573.56	\$ 2,689.60
R189479	6		\$ 32,573.56	\$ 2,689.60
R189480	6		\$ 32,573.56	\$ 2,689.60
R189481	6		\$ 32,573.56	\$ 2,689.60
R189482	6		\$ 32,573.56	\$ 2,689.60
R189483	6		\$ 32,573.56	\$ 2,689.60
R189484	6		\$ 32,573.56	\$ 2,689.60
R189485	6		\$ 32,573.56	\$ 2,689.60
R189486	6		\$ 32,573.56	\$ 2,689.60
R189487	6		\$ 32,573.56	\$ 2,689.60
R189488	Open Space		\$ -	\$ -
R189489	6		\$ 32,573.56	\$ 2,689.60
R189490	6		\$ 32,573.56	\$ 2,689.60
R189491	6		\$ 32,573.56	\$ 2,689.60
R189492	6		\$ 32,573.56	\$ 2,689.60
R189493	6		\$ 32,573.56	\$ 2,689.60
R189494	6		\$ 32,573.56	\$ 2,689.60
R189495	6		\$ 32,573.56	\$ 2,689.60
R189496	6		\$ 32,573.56	\$ 2,689.60
R189497	6		\$ 32,573.56	\$ 2,689.60
R189498	8		\$ 44,418.49	\$ 3,667.63
R189499	8		\$ 44,418.49	\$ 3,667.63
R189500	8		\$ 44,418.49	\$ 3,667.63
R189501	8		\$ 44,418.49	\$ 3,667.63
R189502	8		\$ 44,418.49	\$ 3,667.63
R189503	8		\$ 44,418.49	\$ 3,667.63
R189504	8		\$ 44,418.49	\$ 3,667.63
R189505	8		\$ 44,418.49	\$ 3,667.63
R189506	Open Space		\$ -	\$ -
R190466	Open Space		\$ -	\$ -
<b>Total</b>			<b>\$ 9,128,000.00</b>	<b>\$ 753,698.66</b>

Footnotes:

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

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

[c] Undivided interest of property located at 343 Painted Way, billed 50.00% to Property ID R179389 and 50.00% to Property ID R197344.

## EXHIBIT E-2 – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due	Improvement Area #2 Initial Bonds			Improvement Area #2 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 195,000.00	\$ 205,600.00	\$ 27,825.00	\$ 100,000.00	\$ 180,543.76	\$ 17,815.00	\$ 26,914.16	\$ 753,697.92
1/31/2028	\$ 200,000.00	\$ 199,506.25	\$ 26,850.00	\$ 106,000.00	\$ 176,418.76	\$ 17,315.00	\$ 25,872.38	\$ 751,962.39
1/31/2029	\$ 210,000.00	\$ 193,256.25	\$ 25,850.00	\$ 108,000.00	\$ 172,046.26	\$ 16,785.00	\$ 26,389.83	\$ 752,327.34
1/31/2030	\$ 215,000.00	\$ 186,693.75	\$ 24,800.00	\$ 116,000.00	\$ 166,511.26	\$ 16,245.00	\$ 26,917.62	\$ 752,167.63
1/31/2031	\$ 220,000.00	\$ 179,975.00	\$ 23,725.00	\$ 124,000.00	\$ 160,566.26	\$ 15,665.00	\$ 27,455.98	\$ 751,387.24
1/31/2032	\$ 230,000.00	\$ 172,000.00	\$ 22,625.00	\$ 130,000.00	\$ 154,211.26	\$ 15,045.00	\$ 28,005.10	\$ 751,886.36
1/31/2033	\$ 240,000.00	\$ 163,662.50	\$ 21,475.00	\$ 136,000.00	\$ 147,548.76	\$ 14,395.00	\$ 28,565.20	\$ 751,646.46
1/31/2034	\$ 245,000.00	\$ 154,962.50	\$ 20,275.00	\$ 148,000.00	\$ 140,578.76	\$ 13,715.00	\$ 29,136.50	\$ 751,667.76
1/31/2035	\$ 255,000.00	\$ 146,081.25	\$ 19,050.00	\$ 156,000.00	\$ 132,993.76	\$ 12,975.00	\$ 29,719.23	\$ 751,819.24
1/31/2036	\$ 265,000.00	\$ 136,837.50	\$ 17,775.00	\$ 165,000.00	\$ 124,998.76	\$ 12,195.00	\$ 30,313.62	\$ 752,119.88
1/31/2037	\$ 275,000.00	\$ 127,231.25	\$ 16,450.00	\$ 174,000.00	\$ 116,542.50	\$ 11,370.00	\$ 30,919.89	\$ 751,513.64
1/31/2038	\$ 285,000.00	\$ 117,262.50	\$ 15,075.00	\$ 185,000.00	\$ 107,625.00	\$ 10,500.00	\$ 31,538.29	\$ 752,000.79
1/31/2039	\$ 295,000.00	\$ 106,931.25	\$ 13,650.00	\$ 196,000.00	\$ 98,143.76	\$ 9,575.00	\$ 32,169.05	\$ 751,469.06
1/31/2040	\$ 310,000.00	\$ 96,237.50	\$ 12,175.00	\$ 204,000.00	\$ 88,098.76	\$ 8,595.00	\$ 32,812.43	\$ 751,918.69
1/31/2041	\$ 320,000.00	\$ 85,000.00	\$ 10,625.00	\$ 217,000.00	\$ 77,643.76	\$ 7,575.00	\$ 33,468.68	\$ 751,312.44
1/31/2042	\$ 335,000.00	\$ 72,200.00	\$ 9,025.00	\$ 228,000.00	\$ 66,522.50	\$ 6,490.00	\$ 34,138.06	\$ 751,375.56
1/31/2043	\$ 345,000.00	\$ 58,800.00	\$ 7,350.00	\$ 246,000.00	\$ 54,837.50	\$ 5,350.00	\$ 34,820.82	\$ 752,158.32
1/31/2044	\$ 360,000.00	\$ 45,000.00	\$ 5,625.00	\$ 259,000.00	\$ 42,230.00	\$ 4,120.00	\$ 35,517.23	\$ 751,492.23
1/31/2045	\$ 375,000.00	\$ 30,600.00	\$ 3,825.00	\$ 274,000.00	\$ 28,956.26	\$ 2,825.00	\$ 36,227.58	\$ 751,433.84
1/31/2046	\$ 390,000.00	\$ 15,600.00	\$ 1,950.00	\$ 291,000.00	\$ 14,913.76	\$ 1,455.00	\$ 36,952.13	\$ 751,870.89
<b>Total</b>	<b>\$ 5,565,000.00</b>	<b>\$ 2,493,437.50</b>	<b>\$ 326,000.00</b>	<b>\$ 3,563,000.00</b>	<b>\$ 2,251,931.40</b>	<b>\$ 220,005.00</b>	<b>\$ 617,853.77</b>	<b>\$ 15,037,227.67</b>

**Footnotes:**

[a] Interest is calculated at the actual interest rate of the Improvement Area #2 Initial Bonds.

[b] Interest is calculated at the actual interest rate of the Improvement Area #2 Additional Bonds.

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

## EXHIBIT F-1 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R182334	Open Space		\$ -	\$ -
R182335	11		\$ 51,111.14	\$ 4,138.91
R182336	9		\$ 36,354.86	\$ 2,943.97
R182337	11		\$ 51,111.14	\$ 4,138.91
R182338	11		\$ 51,111.14	\$ 4,138.91
R182339	11		\$ 51,111.14	\$ 4,138.91
R182340	11		\$ 51,111.14	\$ 4,138.91
R182341	11		\$ 51,111.14	\$ 4,138.91
R182342	11		\$ 51,111.14	\$ 4,138.91
R182343	11		\$ 51,111.14	\$ 4,138.91
R182344	11		\$ 51,111.14	\$ 4,138.91
R182345	11		\$ 51,111.14	\$ 4,138.91
R182346	11		\$ 51,111.14	\$ 4,138.91
R182347	11		\$ 51,111.14	\$ 4,138.91
R182348	11		\$ 51,111.14	\$ 4,138.91
R182349	11		\$ 51,111.14	\$ 4,138.91
R182350	11		\$ 51,111.14	\$ 4,138.91
R182351	11		\$ 51,111.14	\$ 4,138.91
R182352	11		\$ 51,111.14	\$ 4,138.91
R182353	11		\$ 51,111.14	\$ 4,138.91
R182354	11		\$ 51,111.14	\$ 4,138.91
R182355	11		\$ 51,111.14	\$ 4,138.91
R182356	11		\$ 51,111.14	\$ 4,138.91
R182357	Open Space		\$ -	\$ -
R182358	11		\$ 51,111.14	\$ 4,138.91
R182359	11		\$ 51,111.14	\$ 4,138.91
R182360	11		\$ 51,111.14	\$ 4,138.91
R182361	11		\$ 51,111.14	\$ 4,138.91
R182362	11		\$ 51,111.14	\$ 4,138.91
R182363	11		\$ 51,111.14	\$ 4,138.91
R182364	11		\$ 51,111.14	\$ 4,138.91
R182365	Open Space		\$ -	\$ -
R182366	9		\$ 36,354.86	\$ 2,943.97
R182367	9		\$ 36,354.86	\$ 2,943.97
R182368	9		\$ 36,354.86	\$ 2,943.97
R182369	9		\$ 36,354.86	\$ 2,943.97
R182370	9		\$ 36,354.86	\$ 2,943.97
R182371	9		\$ 36,354.86	\$ 2,943.97
R182372	9		\$ 36,354.86	\$ 2,943.97
R182373	9		\$ 36,354.86	\$ 2,943.97
R182374	9		\$ 36,354.86	\$ 2,943.97
R182375	9		\$ 36,354.86	\$ 2,943.97
R182376	9		\$ 36,354.86	\$ 2,943.97
R182377	9		\$ 36,354.86	\$ 2,943.97
R182378	9		\$ 36,354.86	\$ 2,943.97
R182379	9		\$ 36,354.86	\$ 2,943.97
R182380	Open Space		\$ -	\$ -
R182381	11		\$ 51,111.14	\$ 4,138.91
R182382	9		\$ 36,354.86	\$ 2,943.97
R182383	9		\$ 36,354.86	\$ 2,943.97

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R182384	9		\$ 36,354.86	\$ 2,943.97
R182385	9		\$ 36,354.86	\$ 2,943.97
R182386	9		\$ 36,354.86	\$ 2,943.97
R197744	9	[c]	\$ 36,354.86	\$ 2,943.97
R182387	9	[c]	\$ 36,354.86	\$ 2,943.97
R182388	9		\$ 36,354.86	\$ 2,943.97
R182389	9		\$ 36,354.86	\$ 2,943.97
R182390	9		\$ 36,354.86	\$ 2,943.97
R182391	9		\$ 36,354.86	\$ 2,943.97
R182392	9		\$ 36,354.86	\$ 2,943.97
R182393	9		\$ 36,354.86	\$ 2,943.97
R182394	9		\$ 36,354.86	\$ 2,943.97
R182395	Open Space		\$ -	\$ -
R182396	9		\$ 36,354.86	\$ 2,943.97
R182397	9		\$ 36,354.86	\$ 2,943.97
R182398	9		\$ 36,354.86	\$ 2,943.97
R182399	9		\$ 36,354.86	\$ 2,943.97
R182400	9		\$ 36,354.86	\$ 2,943.97
R182401	9		\$ 36,354.86	\$ 2,943.97
R182402	9		\$ 36,354.86	\$ 2,943.97
R182403	9		\$ 36,354.86	\$ 2,943.97
R182404	9		\$ 36,354.86	\$ 2,943.97
R182405	9		\$ 36,354.86	\$ 2,943.97
R182406	9		\$ 36,354.86	\$ 2,943.97
R182407	9		\$ 36,354.86	\$ 2,943.97
R182408	9		\$ 36,354.86	\$ 2,943.97
R182409	Open Space		\$ -	\$ -
R182410	9		\$ 36,354.86	\$ 2,943.97
R182411	9		\$ 36,354.86	\$ 2,943.97
R182412	9		\$ 36,354.86	\$ 2,943.97
R182413	9		\$ 36,354.86	\$ 2,943.97
R182414	9		\$ 36,354.86	\$ 2,943.97
R182415	9		\$ 36,354.86	\$ 2,943.97
R182416	9		\$ 36,354.86	\$ 2,943.97
R182417	9		\$ 36,354.86	\$ 2,943.97
R182418	9		\$ 36,354.86	\$ 2,943.97
R182419	9		\$ 36,354.86	\$ 2,943.97
R182420	9		\$ 36,354.86	\$ 2,943.97
R182421	9		\$ 36,354.86	\$ 2,943.97
R182422	9		\$ 36,354.86	\$ 2,943.97
R182423	9		\$ 36,354.86	\$ 2,943.97
R182424	9		\$ 36,354.86	\$ 2,943.97
R182425	9		\$ 36,354.86	\$ 2,943.97
R182426	9		\$ 36,354.86	\$ 2,943.97
R182427	9		\$ 36,354.86	\$ 2,943.97
R182428	9		\$ 36,354.86	\$ 2,943.97
R182429	9		\$ 36,354.86	\$ 2,943.97
R182430	9		\$ 36,354.86	\$ 2,943.97
R182431	9		\$ 36,354.86	\$ 2,943.97
R182432	9		\$ 36,354.86	\$ 2,943.97

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R182433	9		\$ 36,354.86	\$ 2,943.97
R202034	Open Space		\$ -	\$ -
R191678	11		\$ 51,111.14	\$ 4,138.91
R191679	11		\$ 51,111.14	\$ 4,138.91
R191680	11		\$ 51,111.14	\$ 4,138.91
R191681	11		\$ 51,111.14	\$ 4,138.91
R191682	11		\$ 51,111.14	\$ 4,138.91
R191683	11		\$ 51,111.14	\$ 4,138.91
R191684	11		\$ 51,111.14	\$ 4,138.91
R191685	11		\$ 51,111.14	\$ 4,138.91
R191686	11		\$ 51,111.14	\$ 4,138.91
R191687	11		\$ 51,111.14	\$ 4,138.91
R191688	11		\$ 51,111.14	\$ 4,138.91
R191689	11		\$ 51,111.14	\$ 4,138.91
R191690	11		\$ 51,111.14	\$ 4,138.91
R191691	11		\$ 51,111.14	\$ 4,138.91
R191692	11		\$ 51,111.14	\$ 4,138.91
R191693	11		\$ 51,111.14	\$ 4,138.91
R191694	11		\$ 51,111.14	\$ 4,138.91
R191695	9		\$ 36,354.86	\$ 2,943.97
R191696	9		\$ 36,354.86	\$ 2,943.97
R191697	9		\$ 36,354.86	\$ 2,943.97
R191698	9		\$ 36,354.86	\$ 2,943.97
R191699	9		\$ 36,354.86	\$ 2,943.97
R191700	9		\$ 36,354.86	\$ 2,943.97
R191701	9		\$ 36,354.86	\$ 2,943.97
R191702	9		\$ 36,354.86	\$ 2,943.97
R191703	9		\$ 36,354.86	\$ 2,943.97
R191704	9		\$ 36,354.86	\$ 2,943.97
R191705	11		\$ 51,111.14	\$ 4,138.91
R191706	9		\$ 36,354.86	\$ 2,943.97
R191707	9		\$ 36,354.86	\$ 2,943.97
R191708	9		\$ 36,354.86	\$ 2,943.97
R191709	9		\$ 36,354.86	\$ 2,943.97
R191710	9		\$ 36,354.86	\$ 2,943.97
R191711	9		\$ 36,354.86	\$ 2,943.97
R191712	9		\$ 36,354.86	\$ 2,943.97
R191713	9		\$ 36,354.86	\$ 2,943.97
R191714	9		\$ 36,354.86	\$ 2,943.97
R191715	9		\$ 36,354.86	\$ 2,943.97
R191716	9		\$ 36,354.86	\$ 2,943.97
R191717	9		\$ 36,354.86	\$ 2,943.97
R191718	9		\$ 36,354.86	\$ 2,943.97
R191719	11		\$ 51,111.14	\$ 4,138.91
R191720	11		\$ 51,111.14	\$ 4,138.91
R191721	11		\$ 51,111.14	\$ 4,138.91
R191722	11		\$ 51,111.14	\$ 4,138.91
R191723	Open Space		\$ -	\$ -
R191724	11		\$ 51,111.14	\$ 4,138.91
R191725	11		\$ 51,111.14	\$ 4,138.91

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R191726	11		\$ 51,111.14	\$ 4,138.91
R191727	11		\$ 51,111.14	\$ 4,138.91
R191728	11		\$ 51,111.14	\$ 4,138.91
R191729	9		\$ 36,354.86	\$ 2,943.97
R191730	9		\$ 36,354.86	\$ 2,943.97
R191731	9		\$ 36,354.86	\$ 2,943.97
R191732	9		\$ 36,354.86	\$ 2,943.97
R191733	9		\$ 36,354.86	\$ 2,943.97
R191734	9		\$ 36,354.86	\$ 2,943.97
R191735	9		\$ 36,354.86	\$ 2,943.97
R191736	9		\$ 36,354.86	\$ 2,943.97
R191737	9		\$ 36,354.86	\$ 2,943.97
R191738	11		\$ 51,111.14	\$ 4,138.91
R191739	11		\$ 51,111.14	\$ 4,138.91
R191740	9		\$ 36,354.86	\$ 2,943.97
R191741	9		\$ 36,354.86	\$ 2,943.97
R191742	9		\$ 36,354.86	\$ 2,943.97
R191743	9		\$ 36,354.86	\$ 2,943.97
R191744	9		\$ 36,354.86	\$ 2,943.97
R191745	9		\$ 36,354.86	\$ 2,943.97
R191746	9		\$ 36,354.86	\$ 2,943.97
R191747	9		\$ 36,354.86	\$ 2,943.97
R191748	9		\$ 36,354.86	\$ 2,943.97
R191749	9		\$ 36,354.86	\$ 2,943.97
R191750	9		\$ 36,354.86	\$ 2,943.97
R191751	9		\$ 36,354.86	\$ 2,943.97
R191752	9		\$ 36,354.86	\$ 2,943.97
R191753	9		\$ 36,354.86	\$ 2,943.97
R191754	9		\$ 36,354.86	\$ 2,943.97
R191755	9		\$ 36,354.86	\$ 2,943.97
R191756	9		\$ 36,354.86	\$ 2,943.97
R191757	9		\$ 36,354.86	\$ 2,943.97
R191758	9		\$ 36,354.86	\$ 2,943.97
R191759	9		\$ 36,354.86	\$ 2,943.97
R191760	9		\$ 36,354.86	\$ 2,943.97
R191761	9		\$ 36,354.86	\$ 2,943.97
R191762	9		\$ 36,354.86	\$ 2,943.97
R191763	9		\$ 36,354.86	\$ 2,943.97
R191764	Open Space		\$ -	\$ -
R191765	9		\$ 36,354.86	\$ 2,943.97
R191766	9		\$ 36,354.86	\$ 2,943.97
R194992	11		\$ 51,111.14	\$ 4,138.91
R194993	9		\$ 36,354.86	\$ 2,943.97
R196800	10		\$ 39,528.69	\$ 3,200.98
R196801	10		\$ 39,528.69	\$ 3,200.98
R196802	10		\$ 39,528.69	\$ 3,200.98
R196803	10		\$ 39,528.69	\$ 3,200.98
R196804	10		\$ 39,528.69	\$ 3,200.98
R196805	10		\$ 39,528.69	\$ 3,200.98
R196806	10		\$ 39,528.69	\$ 3,200.98

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R196807	10		\$ 39,528.69	\$ 3,200.98
R196808	10		\$ 39,528.69	\$ 3,200.98
R196809	10		\$ 39,528.69	\$ 3,200.98
R196810	10		\$ 39,528.69	\$ 3,200.98
R196811	10		\$ 39,528.69	\$ 3,200.98
R196812	10		\$ 39,528.69	\$ 3,200.98
R196813	10		\$ 39,528.69	\$ 3,200.98
R196814	10		\$ 39,528.69	\$ 3,200.98
R196815	10		\$ 39,528.69	\$ 3,200.98
R196816	10		\$ 39,528.69	\$ 3,200.98
R196817	10		\$ 39,528.69	\$ 3,200.98
R196818	10		\$ 39,528.69	\$ 3,200.98
R210512	10	[d]	\$ 39,528.69	\$ 3,200.98
R196819	10	[d]	\$ 39,528.69	\$ 3,200.98
R196820	10		\$ 39,528.69	\$ 3,200.98
R196821	10		\$ 39,528.69	\$ 3,200.98
R196822	10		\$ 39,528.69	\$ 3,200.98
R196823	10		\$ 39,528.69	\$ 3,200.98
R196824	10		\$ 39,528.69	\$ 3,200.98
R196825	10		\$ 39,528.69	\$ 3,200.98
R196826	10		\$ 39,528.69	\$ 3,200.98
R196827	10		\$ 39,528.69	\$ 3,200.98
R196828	10		\$ 39,528.69	\$ 3,200.98
R196829	10		\$ 39,528.69	\$ 3,200.98
R196830	10		\$ 39,528.69	\$ 3,200.98
R196831	10	[e]	\$ 39,528.69	\$ 3,200.98
R209936	10	[e]	\$ 39,528.69	\$ 3,200.98
R196832	10		\$ 39,528.69	\$ 3,200.98
R196833	10		\$ 39,528.69	\$ 3,200.98
R196834	10		\$ 39,528.69	\$ 3,200.98
R196835	10		\$ 39,528.69	\$ 3,200.98
R196836	10		\$ 39,528.69	\$ 3,200.98
R196837	10		\$ 39,528.69	\$ 3,200.98
R196838	10		\$ 39,528.69	\$ 3,200.98
R196839	10		\$ 39,528.69	\$ 3,200.98
R196840	10		\$ 39,528.69	\$ 3,200.98
R196841	10		\$ 39,528.69	\$ 3,200.98
R196842	10		\$ 39,528.69	\$ 3,200.98
R196843	10		\$ 39,528.69	\$ 3,200.98
R196844	10		\$ 39,528.69	\$ 3,200.98
R196845	10		\$ 39,528.69	\$ 3,200.98
R196846	10		\$ 39,528.69	\$ 3,200.98
R196847	10		\$ 39,528.69	\$ 3,200.98
R196848	10		\$ 39,528.69	\$ 3,200.98
R196849	10		\$ 39,528.69	\$ 3,200.98
R196850	10		\$ 39,528.69	\$ 3,200.98
R196851	10		\$ 39,528.69	\$ 3,200.98
R196852	10		\$ 39,528.69	\$ 3,200.98
R196853	10		\$ 39,528.69	\$ 3,200.98
R196854	10		\$ 39,528.69	\$ 3,200.98

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R196855	10		\$ 39,528.69	\$ 3,200.98
R196856	10		\$ 39,528.69	\$ 3,200.98
R196857	10		\$ 39,528.69	\$ 3,200.98
R196858	10		\$ 39,528.69	\$ 3,200.98
R196859	10		\$ 39,528.69	\$ 3,200.98
R196860	10		\$ 39,528.69	\$ 3,200.98
R196861	10		\$ 39,528.69	\$ 3,200.98
R196862	10		\$ 39,528.69	\$ 3,200.98
R196863	10		\$ 39,528.69	\$ 3,200.98
R196864	10		\$ 39,528.69	\$ 3,200.98
R196865	10		\$ 39,528.69	\$ 3,200.98
R196866	10		\$ 39,528.69	\$ 3,200.98
R196867	Open Space		\$ -	\$ -
R196868	10		\$ 39,528.69	\$ 3,200.98
R196869	10		\$ 39,528.69	\$ 3,200.98
R196870	10		\$ 39,528.69	\$ 3,200.98
R196871	10		\$ 39,528.69	\$ 3,200.98
R196872	10		\$ 39,528.69	\$ 3,200.98
R196873	10		\$ 39,528.69	\$ 3,200.98
R196874	10		\$ 39,528.69	\$ 3,200.98
R196875	10		\$ 39,528.69	\$ 3,200.98
R196876	10		\$ 39,528.69	\$ 3,200.98
R196877	10		\$ 39,528.69	\$ 3,200.98
R196878	10		\$ 39,528.69	\$ 3,200.98
R196879	10		\$ 39,528.69	\$ 3,200.98
R196880	10		\$ 39,528.69	\$ 3,200.98
R196881	10		\$ 39,528.69	\$ 3,200.98
R196882	10		\$ 39,528.69	\$ 3,200.98
R196883	10		\$ 39,528.69	\$ 3,200.98
R196884	10		\$ 39,528.69	\$ 3,200.98
R196885	10		\$ 39,528.69	\$ 3,200.98
R196886	10		\$ 39,528.69	\$ 3,200.98
R196887	10		\$ 39,528.69	\$ 3,200.98
R196888	10		\$ 39,528.69	\$ 3,200.98
R196889	10		\$ 39,528.69	\$ 3,200.98
R196890	10		\$ 39,528.69	\$ 3,200.98
R196891	10		\$ 39,528.69	\$ 3,200.98
R196892	10		\$ 39,528.69	\$ 3,200.98
R196893	10		\$ 39,528.69	\$ 3,200.98
R196894	10		\$ 39,528.69	\$ 3,200.98
R196895	10		\$ 39,528.69	\$ 3,200.98
R196896	10		\$ 39,528.69	\$ 3,200.98
R196897	10		\$ 39,528.69	\$ 3,200.98
R196898	10		\$ 39,528.69	\$ 3,200.98
R196899	10		\$ 39,528.69	\$ 3,200.98
R196900	10		\$ 39,528.69	\$ 3,200.98
R196901	10		\$ 39,528.69	\$ 3,200.98
R196902	Open Space		\$ -	\$ -
R197559	10		\$ 39,528.69	\$ 3,200.98
R197760	11		\$ 51,111.14	\$ 4,138.91

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R197761	11		\$ 51,111.14	\$ 4,138.91
R197762	11		\$ 51,111.14	\$ 4,138.91
R197763	11		\$ 51,111.14	\$ 4,138.91
R197764	11		\$ 51,111.14	\$ 4,138.91
R197765	11		\$ 51,111.14	\$ 4,138.91
R197766	11		\$ 51,111.14	\$ 4,138.91
R197767	11		\$ 51,111.14	\$ 4,138.91
R197768	11		\$ 51,111.14	\$ 4,138.91
R197769	11		\$ 51,111.14	\$ 4,138.91
R197770	11		\$ 51,111.14	\$ 4,138.91
R197771	11		\$ 51,111.14	\$ 4,138.91
R197772	11		\$ 51,111.14	\$ 4,138.91
R197773	11		\$ 51,111.14	\$ 4,138.91
R197774	11		\$ 51,111.14	\$ 4,138.91
R197775	11		\$ 51,111.14	\$ 4,138.91
R197776	11		\$ 51,111.14	\$ 4,138.91
R197777	11		\$ 51,111.14	\$ 4,138.91
R197778	11		\$ 51,111.14	\$ 4,138.91
R197779	11		\$ 51,111.14	\$ 4,138.91
R197780	11		\$ 51,111.14	\$ 4,138.91
R197781	11		\$ 51,111.14	\$ 4,138.91
R197782	11		\$ 51,111.14	\$ 4,138.91
R197783	11		\$ 51,111.14	\$ 4,138.91
R197784	11		\$ 51,111.14	\$ 4,138.91
R197785	11		\$ 51,111.14	\$ 4,138.91
R197786	11		\$ 51,111.14	\$ 4,138.91
R197787	11		\$ 51,111.14	\$ 4,138.91
R197788	11		\$ 51,111.14	\$ 4,138.91
R197789	11		\$ 51,111.14	\$ 4,138.91
R197790	11		\$ 51,111.14	\$ 4,138.91
R197791	11		\$ 51,111.14	\$ 4,138.91
R197792	11		\$ 51,111.14	\$ 4,138.91
R197793	11		\$ 51,111.14	\$ 4,138.91
R197794	11		\$ 51,111.14	\$ 4,138.91
R197795	11		\$ 51,111.14	\$ 4,138.91
R197796	11		\$ 51,111.14	\$ 4,138.91
R197797	11		\$ 51,111.14	\$ 4,138.91
R197798	11		\$ 51,111.14	\$ 4,138.91
R197799	11		\$ 51,111.14	\$ 4,138.91
R197800	11		\$ 51,111.14	\$ 4,138.91
R197801	11		\$ 51,111.14	\$ 4,138.91
R197802	11		\$ 51,111.14	\$ 4,138.91
R197803	11		\$ 51,111.14	\$ 4,138.91
R197804	11		\$ 51,111.14	\$ 4,138.91
R197805	Open Space		\$ -	\$ -
R197806	Open Space		\$ -	\$ -
R197807	Open Space		\$ -	\$ -
R197808	Open Space		\$ -	\$ -
R197809	11		\$ 51,111.14	\$ 4,138.91
R197810	11		\$ 51,111.14	\$ 4,138.91

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #3	
			Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R197811	11		\$ 51,111.14	\$ 4,138.91
R197812	11		\$ 51,111.14	\$ 4,138.91
R197813	11		\$ 51,111.14	\$ 4,138.91
R197814	11		\$ 51,111.14	\$ 4,138.91
R197815	11		\$ 51,111.14	\$ 4,138.91
R197816	11		\$ 51,111.14	\$ 4,138.91
R197817	11		\$ 51,111.14	\$ 4,138.91
R197818	11		\$ 51,111.14	\$ 4,138.91
R197819	11		\$ 51,111.14	\$ 4,138.91
R197820	11		\$ 51,111.14	\$ 4,138.91
R197821	11		\$ 51,111.14	\$ 4,138.91
R197822	11		\$ 51,111.14	\$ 4,138.91
R197823	11		\$ 51,111.14	\$ 4,138.91
R197824	11		\$ 51,111.14	\$ 4,138.91
R197825	11		\$ 51,111.14	\$ 4,138.91
R197826	11		\$ 51,111.14	\$ 4,138.91
R197827	11		\$ 51,111.14	\$ 4,138.91
R197828	11		\$ 51,111.14	\$ 4,138.91
R197829	11		\$ 51,111.14	\$ 4,138.91
R197830	11		\$ 51,111.14	\$ 4,138.91
R197831	11		\$ 51,111.14	\$ 4,138.91
R197832	11		\$ 51,111.14	\$ 4,138.91
R197833	11		\$ 51,111.14	\$ 4,138.91
R197834	11		\$ 51,111.14	\$ 4,138.91
R197835	Open Space		\$ -	\$ -
R197841	11		\$ 51,111.14	\$ 4,138.91
<b>Total</b>			<b>\$ 15,235,487.44</b>	<b>\$ 1,233,749.45</b>

*Footnotes:*

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

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

[c] Undivided interest of property located at 185 Milam Creek Dr, billed 50.00% to Property ID R19744 and 50.00% to Property ID R182387.

[d] Undivided interest of property located at 234 Seaside Sparrow Way, billed 50.00% to Property ID R210512 and 50.00% to Property ID R196819.

[e] Undivided interest of property located at 331 Lily Pad Lane, billed 50.00% to Property ID R209936 and 50.00% to Property ID R196831.

## EXHIBIT F-2 – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

Installment Due	Improvement Area #3 Initial Bonds			Improvement Area #3 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 336,000.00	\$ 374,421.26	\$ 49,735.00	\$ 159,000.00	\$ 259,490.00	\$ 26,590.00	\$ 30,902.87	\$ 1,236,139.13
1/31/2028	\$ 349,000.00	\$ 363,081.26	\$ 48,055.00	\$ 166,000.00	\$ 252,533.76	\$ 25,795.00	\$ 39,402.87	\$ 1,243,867.89
1/31/2029	\$ 362,000.00	\$ 351,302.50	\$ 46,310.00	\$ 174,000.00	\$ 245,271.26	\$ 24,965.00	\$ 40,190.93	\$ 1,244,039.69
1/31/2030	\$ 375,000.00	\$ 339,085.00	\$ 44,500.00	\$ 183,000.00	\$ 237,658.76	\$ 24,095.00	\$ 40,994.75	\$ 1,244,333.51
1/31/2031	\$ 389,000.00	\$ 326,428.76	\$ 42,625.00	\$ 192,000.00	\$ 229,652.50	\$ 23,180.00	\$ 41,814.64	\$ 1,244,700.90
1/31/2032	\$ 403,000.00	\$ 313,300.00	\$ 40,680.00	\$ 201,000.00	\$ 221,252.50	\$ 22,220.00	\$ 42,650.93	\$ 1,244,103.43
1/31/2033	\$ 419,000.00	\$ 298,187.50	\$ 38,665.00	\$ 212,000.00	\$ 212,458.76	\$ 21,215.00	\$ 43,503.95	\$ 1,245,030.21
1/31/2034	\$ 437,000.00	\$ 282,475.00	\$ 36,570.00	\$ 221,000.00	\$ 203,183.76	\$ 20,155.00	\$ 44,374.03	\$ 1,244,757.79
1/31/2035	\$ 454,000.00	\$ 266,087.50	\$ 34,385.00	\$ 233,000.00	\$ 193,515.00	\$ 19,050.00	\$ 45,261.51	\$ 1,245,299.01
1/31/2036	\$ 473,000.00	\$ 249,062.50	\$ 32,115.00	\$ 243,000.00	\$ 183,321.26	\$ 17,885.00	\$ 46,166.74	\$ 1,244,550.50
1/31/2037	\$ 492,000.00	\$ 231,325.00	\$ 29,750.00	\$ 257,000.00	\$ 170,867.50	\$ 16,670.00	\$ 47,090.08	\$ 1,244,702.58
1/31/2038	\$ 512,000.00	\$ 212,875.00	\$ 27,290.00	\$ 272,000.00	\$ 157,696.26	\$ 15,385.00	\$ 48,031.88	\$ 1,245,278.14
1/31/2039	\$ 533,000.00	\$ 193,675.00	\$ 24,730.00	\$ 287,000.00	\$ 143,756.26	\$ 14,025.00	\$ 48,992.52	\$ 1,245,178.78
1/31/2040	\$ 555,000.00	\$ 173,687.50	\$ 22,065.00	\$ 303,000.00	\$ 129,047.50	\$ 12,590.00	\$ 49,972.37	\$ 1,245,362.37
1/31/2041	\$ 578,000.00	\$ 152,875.00	\$ 19,290.00	\$ 320,000.00	\$ 113,518.76	\$ 11,075.00	\$ 50,971.81	\$ 1,245,730.57
1/31/2042	\$ 601,000.00	\$ 131,200.00	\$ 16,400.00	\$ 339,000.00	\$ 97,118.76	\$ 9,475.00	\$ 51,991.25	\$ 1,246,185.01
1/31/2043	\$ 628,000.00	\$ 107,160.00	\$ 13,395.00	\$ 357,000.00	\$ 79,745.00	\$ 7,780.00	\$ 53,031.08	\$ 1,246,111.08
1/31/2044	\$ 655,000.00	\$ 82,040.00	\$ 10,255.00	\$ 378,000.00	\$ 61,448.76	\$ 5,995.00	\$ 54,091.70	\$ 1,246,830.46
1/31/2045	\$ 683,000.00	\$ 55,840.00	\$ 6,980.00	\$ 399,000.00	\$ 42,076.26	\$ 4,105.00	\$ 55,173.53	\$ 1,246,174.79
1/31/2046	\$ 713,000.00	\$ 28,520.00	\$ 3,565.00	\$ 422,000.00	\$ 21,627.50	\$ 2,110.00	\$ 56,277.00	\$ 1,247,099.50
<b>Total</b>	<b>\$ 9,947,000.00</b>	<b>\$ 4,532,628.78</b>	<b>\$ 587,360.00</b>	<b>\$ 5,318,000.00</b>	<b>\$ 3,255,240.12</b>	<b>\$ 324,360.00</b>	<b>\$ 930,886.43</b>	<b>\$ 24,895,475.33</b>

**Footnotes:**

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

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

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

## EXHIBIT G-1 – IMPROVEMENT AREA #4 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R189667	12	[c]	\$ -	\$ -
R189668	12		\$ 31,316.46	\$ 2,719.56
R189669	12		\$ 31,316.46	\$ 2,719.56
R189670	12		\$ 31,316.46	\$ 2,719.56
R189671	12		\$ 31,316.46	\$ 2,719.56
R189672	12		\$ 31,316.46	\$ 2,719.56
R189673	12		\$ 31,316.46	\$ 2,719.56
R189674	12		\$ 31,316.46	\$ 2,719.56
R189675	12		\$ 31,316.46	\$ 2,719.56
R189676	12		\$ 31,316.46	\$ 2,719.56
R189677	12		\$ 31,316.46	\$ 2,719.56
R189678	12	[d]	\$ 31,316.46	\$ 2,719.56
R202184	12	[d]	\$ 31,316.46	\$ 2,719.56
R189679	12		\$ 31,316.46	\$ 2,719.56
R189680	12		\$ 31,316.46	\$ 2,719.56
R189681	12		\$ 31,316.46	\$ 2,719.56
R189682	12		\$ 31,316.46	\$ 2,719.56
R189683	12		\$ 31,316.46	\$ 2,719.56
R189684	12		\$ 31,316.46	\$ 2,719.56
R189685	12		\$ 31,316.46	\$ 2,719.56
R189686	12		\$ 31,316.46	\$ 2,719.56
R189687	12		\$ 31,316.46	\$ 2,719.56
R189688	12		\$ 31,316.46	\$ 2,719.56
R189689	12		\$ 31,316.46	\$ 2,719.56
R189690	12		\$ 31,316.46	\$ 2,719.56
R189691	12		\$ 31,316.46	\$ 2,719.56
R189692	12		\$ 31,316.46	\$ 2,719.56
R189693	12		\$ 31,316.46	\$ 2,719.56
R189694	12		\$ 31,316.46	\$ 2,719.56
R189695	12		\$ 31,316.46	\$ 2,719.56
R189696	12		\$ 31,316.46	\$ 2,719.56
R189697	12		\$ 31,316.46	\$ 2,719.56
R189698	12		\$ 31,316.46	\$ 2,719.56
R189699	12		\$ 31,316.46	\$ 2,719.56
R189700	12		\$ 31,316.46	\$ 2,719.56
R189701	12		\$ 31,316.46	\$ 2,719.56
R189702	12		\$ 31,316.46	\$ 2,719.56
R189703	12	[c]	\$ -	\$ -
R189704	12		\$ 31,316.46	\$ 2,719.56
R189705	12		\$ 31,316.46	\$ 2,719.56
R189706	12		\$ 31,316.46	\$ 2,719.56
R189707	12		\$ 31,316.46	\$ 2,719.56
R189708	12		\$ 31,316.46	\$ 2,719.56
R189709	12		\$ 31,316.46	\$ 2,719.56
R189710	12		\$ 31,316.46	\$ 2,719.56
R189711	12		\$ 31,316.46	\$ 2,719.56
R189712	12		\$ 31,316.46	\$ 2,719.56
R189713	12		\$ 31,316.46	\$ 2,719.56
R189714	12		\$ 31,316.46	\$ 2,719.56
R189715	12		\$ 31,316.46	\$ 2,719.56

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R189716	12		\$ 31,316.46	\$ 2,719.56
R189717	12		\$ 31,316.46	\$ 2,719.56
R189718	12		\$ 31,316.46	\$ 2,719.56
R189719	12		\$ 31,316.46	\$ 2,719.56
R189720	12		\$ 31,316.46	\$ 2,719.56
R189721	12		\$ 31,316.46	\$ 2,719.56
R189722	12		\$ 31,316.46	\$ 2,719.56
R189723	12		\$ 31,316.46	\$ 2,719.56
R189724	12		\$ 31,316.46	\$ 2,719.56
R189725	12		\$ 31,316.46	\$ 2,719.56
R189726	12		\$ 31,316.46	\$ 2,719.56
R189727	12		\$ 31,316.46	\$ 2,719.56
R189728	12		\$ 31,316.46	\$ 2,719.56
R189729	12		\$ 31,316.46	\$ 2,719.56
R189730	12		\$ 31,316.46	\$ 2,719.56
R189731	12		\$ 31,316.46	\$ 2,719.56
R189732	12		\$ 31,316.46	\$ 2,719.56
R189733	12		\$ 31,316.46	\$ 2,719.56
R189734	12		\$ 31,316.46	\$ 2,719.56
R189735	12		\$ 31,316.46	\$ 2,719.56
R189736	12		\$ 31,316.46	\$ 2,719.56
R189737	12		\$ 31,316.46	\$ 2,719.56
R189738	12		\$ 31,316.46	\$ 2,719.56
R189739	12		\$ 31,316.46	\$ 2,719.56
R189740	12		\$ 31,316.46	\$ 2,719.56
R189741	12		\$ 31,316.46	\$ 2,719.56
R189742	12		\$ 31,316.46	\$ 2,719.56
R189743	12		\$ 31,316.46	\$ 2,719.56
R189744	12		\$ 31,316.46	\$ 2,719.56
R189745	12		\$ 31,316.46	\$ 2,719.56
R197954	13		\$ 36,942.03	\$ 3,212.67
R197955	13		\$ 36,942.03	\$ 3,212.67
R197956	13		\$ 36,942.03	\$ 3,212.67
R197957	13		\$ 36,942.03	\$ 3,212.67
R197958	13		\$ 36,942.03	\$ 3,212.67
R197959	13		\$ 36,942.03	\$ 3,212.67
R197960	13		\$ 36,942.03	\$ 3,212.67
R197961	Non-Benefited		\$ -	\$ -
R197962	13		\$ 36,942.03	\$ 3,212.67
R197963	13		\$ 36,942.03	\$ 3,212.67
R197964	13		\$ 36,942.03	\$ 3,212.67
R197965	13		\$ 36,942.03	\$ 3,212.67
R197966	13		\$ 36,942.03	\$ 3,212.67
R197967	13		\$ 36,942.03	\$ 3,212.67
R197968	13		\$ 36,942.03	\$ 3,212.67
R197969	13		\$ 36,942.03	\$ 3,212.67
R197970	13		\$ 36,942.03	\$ 3,212.67
R197971	13		\$ 36,942.03	\$ 3,212.67
R197972	13		\$ 36,942.03	\$ 3,212.67
R197973	13		\$ 36,942.03	\$ 3,212.67

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R197974	13		\$ 36,942.03	\$ 3,212.67
R197975	Non-Benefited		\$ -	\$ -
R197976	13		\$ 36,942.03	\$ 3,212.67
R197977	13		\$ 36,942.03	\$ 3,212.67
R197978	13		\$ 36,942.03	\$ 3,212.67
R197979	13		\$ 36,942.03	\$ 3,212.67
R197980	13		\$ 36,942.03	\$ 3,212.67
R197981	13		\$ 36,942.03	\$ 3,212.67
R197982	13		\$ 36,942.03	\$ 3,212.67
R197983	13		\$ 36,942.03	\$ 3,212.67
R197984	13		\$ 36,942.03	\$ 3,212.67
R197985	13		\$ 36,942.03	\$ 3,212.67
R197986	13		\$ 36,942.03	\$ 3,212.67
R197987	13		\$ 36,942.03	\$ 3,212.67
R197988	13		\$ 36,942.03	\$ 3,212.67
R197989	13		\$ 36,942.03	\$ 3,212.67
R197990	13		\$ 36,942.03	\$ 3,212.67
R197991	13		\$ 36,942.03	\$ 3,212.67
R197992	13		\$ 36,942.03	\$ 3,212.67
R197993	13		\$ 36,942.03	\$ 3,212.67
R197994	13		\$ 36,942.03	\$ 3,212.67
R197995	Non-Benefited		\$ -	\$ -
R197996	13		\$ 36,942.03	\$ 3,212.67
R197997	13		\$ 36,942.03	\$ 3,212.67
R197998	13		\$ 36,942.03	\$ 3,212.67
R197999	13		\$ 36,942.03	\$ 3,212.67
R198000	13		\$ 36,942.03	\$ 3,212.67
R198001	13		\$ 36,942.03	\$ 3,212.67
R198002	13		\$ 36,942.03	\$ 3,212.67
R198003	13	[c]	\$ -	\$ -
R198004	13		\$ 36,942.03	\$ 3,212.67
R198005	13		\$ 36,942.03	\$ 3,212.67
R198006	13		\$ 36,942.03	\$ 3,212.67
R198007	13		\$ 36,942.03	\$ 3,212.67
R198008	13		\$ 36,942.03	\$ 3,212.67
R198009	13		\$ 36,942.03	\$ 3,212.67
R198010	13		\$ 36,942.03	\$ 3,212.67
R198011	13		\$ 36,942.03	\$ 3,212.67
R198012	13		\$ 36,942.03	\$ 3,212.67
R198013	13		\$ 36,942.03	\$ 3,212.67
R198014	13		\$ 36,942.03	\$ 3,212.67
R198015	13		\$ 36,942.03	\$ 3,212.67
R198016	13		\$ 36,942.03	\$ 3,212.67
R198017	13		\$ 36,942.03	\$ 3,212.67
R198018	13		\$ 36,942.03	\$ 3,212.67
R198019	13		\$ 36,942.03	\$ 3,212.67
R198020	13		\$ 36,942.03	\$ 3,212.67
R198021	13		\$ 36,942.03	\$ 3,212.67
R198022	13		\$ 36,942.03	\$ 3,212.67
R198023	13		\$ 36,942.03	\$ 3,212.67

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R198024	13		\$ 36,942.03	\$ 3,212.67
R198025	13		\$ 36,942.03	\$ 3,212.67
R198026	Non-Benefited		\$ -	\$ -
R198027	Non-Benefited		\$ -	\$ -
R189784	15		\$ 73,621.05	\$ 6,304.68
R189785	15		\$ 73,621.05	\$ 6,304.68
R189786	15		\$ 73,621.05	\$ 6,304.68
R189787	15		\$ 73,621.05	\$ 6,304.68
R189788	15		\$ 73,621.05	\$ 6,304.68
R189789	15		\$ 73,621.05	\$ 6,304.68
R189790	15	[c]	\$ -	\$ -
R189791	15		\$ 73,621.05	\$ 6,304.68
R189792	15		\$ 73,621.05	\$ 6,304.68
R189793	15	[c]	\$ -	\$ -
R189794	15		\$ 73,621.05	\$ 6,304.68
R189795	15		\$ 73,621.05	\$ 6,304.68
R189796	15		\$ 73,621.05	\$ 6,304.68
R189797	15		\$ 73,621.05	\$ 6,304.68
R189798	15		\$ 73,621.05	\$ 6,304.68
R189799	Non-Benefited		\$ -	\$ -
R189800	15		\$ 73,621.05	\$ 6,304.68
R189801	15		\$ 73,621.05	\$ 6,304.68
R189802	15		\$ 73,621.05	\$ 6,304.68
R189803	15		\$ 73,621.05	\$ 6,304.68
R189804	15		\$ 73,621.05	\$ 6,304.68
R189805	15		\$ 73,621.05	\$ 6,304.68
R189806	15		\$ 73,621.05	\$ 6,304.68
R189807	15		\$ 73,621.05	\$ 6,304.68
R189808	15		\$ 73,621.05	\$ 6,304.68
R189809	15		\$ 73,621.05	\$ 6,304.68
R189810	15		\$ 73,621.05	\$ 6,304.68
R189811	15		\$ 73,621.05	\$ 6,304.68
R189812	15		\$ 73,621.05	\$ 6,304.68
R189813	15		\$ 73,621.05	\$ 6,304.68
R189814	15		\$ 73,621.05	\$ 6,304.68
R189815	15		\$ 73,621.05	\$ 6,304.68
R189816	15		\$ 73,621.05	\$ 6,304.68
R189817	15		\$ 73,621.05	\$ 6,304.68
R189818	15		\$ 73,621.05	\$ 6,304.68
R189819	15		\$ 73,621.05	\$ 6,304.68
R189820	15		\$ 73,621.05	\$ 6,304.68
R189821	15		\$ 73,621.05	\$ 6,304.68
R189822	15		\$ 73,621.05	\$ 6,304.68
R189823	15		\$ 73,621.05	\$ 6,304.68
R189824	15		\$ 73,621.05	\$ 6,304.68
R189825	15		\$ 73,621.05	\$ 6,304.68
R189826	15		\$ 73,621.05	\$ 6,304.68
R189827	15		\$ 73,621.05	\$ 6,304.68
R189828	15		\$ 73,621.05	\$ 6,304.68
R189831	Non-Benefited		\$ -	\$ -

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R189851	14		\$ 67,957.89	\$ 5,815.55
R189852	14		\$ 67,957.89	\$ 5,815.55
R189853	14		\$ 67,957.89	\$ 5,815.55
R189854	14		\$ 67,957.89	\$ 5,815.55
R189855	14		\$ 67,957.89	\$ 5,815.55
R189856	14		\$ 67,957.89	\$ 5,815.55
R189857	14		\$ 67,957.89	\$ 5,815.55
R189858	14		\$ 67,957.89	\$ 5,815.55
R189859	14		\$ 67,957.89	\$ 5,815.55
R189860	14		\$ 67,957.89	\$ 5,815.55
R189861	14		\$ 67,957.89	\$ 5,815.55
R189862	14		\$ 67,957.89	\$ 5,815.55
R189863	14		\$ 67,957.89	\$ 5,815.55
R189864	14		\$ 67,957.89	\$ 5,815.55
R189865	14	[c]	\$ -	\$ -
R189866	14		\$ 67,957.89	\$ 5,815.55
R189867	14		\$ 67,957.89	\$ 5,815.55
R189868	14		\$ 67,957.89	\$ 5,815.55
R189869	14		\$ 67,957.89	\$ 5,815.55
R189870	14		\$ 67,957.89	\$ 5,815.55
R189871	14		\$ 67,957.89	\$ 5,815.55
R189872	14		\$ 67,957.89	\$ 5,815.55
R189873	14		\$ 67,957.89	\$ 5,815.55
R189874	14		\$ 67,957.89	\$ 5,815.55
R189875	14		\$ 67,957.89	\$ 5,815.55
R189876	14		\$ 67,957.89	\$ 5,815.55
R189877	14		\$ 67,957.89	\$ 5,815.55
R189878	14		\$ 67,957.89	\$ 5,815.55
R189879	14		\$ 67,957.89	\$ 5,815.55
R189880	14		\$ 67,957.89	\$ 5,815.55
R189881	14		\$ 67,957.89	\$ 5,815.55
R189882	14		\$ 67,957.89	\$ 5,815.55
R189883	14		\$ 67,957.89	\$ 5,815.55
R189884	14		\$ 67,957.89	\$ 5,815.55
R189885	14		\$ 67,957.89	\$ 5,815.55
R189886	14		\$ 67,957.89	\$ 5,815.55
R189887	14		\$ 67,957.89	\$ 5,815.55
R189888	14		\$ 67,957.89	\$ 5,815.55
R189889	Non-Benefited		\$ -	\$ -
R189890	14		\$ 67,957.89	\$ 5,815.55
R189891	14		\$ 67,957.89	\$ 5,815.55
R189892	14		\$ 67,957.89	\$ 5,815.55
R189893	14		\$ 67,957.89	\$ 5,815.55
R189894	14		\$ 67,957.89	\$ 5,815.55
R189895	14		\$ 67,957.89	\$ 5,815.55
R189896	14		\$ 67,957.89	\$ 5,815.55
R189897	14		\$ 67,957.89	\$ 5,815.55
R189898	14		\$ 67,957.89	\$ 5,815.55
R189899	Non-Benefited		\$ -	\$ -
R189900	14		\$ 67,957.89	\$ 5,815.55

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R189901	14		\$ 67,957.89	\$ 5,815.55
R189902	14		\$ 67,957.89	\$ 5,815.55
R189903	14		\$ 67,957.89	\$ 5,815.55
R189904	14		\$ 67,957.89	\$ 5,815.55
R189905	14		\$ 67,957.89	\$ 5,815.55
R189906	14		\$ 67,957.89	\$ 5,815.55
R189907	14		\$ 67,957.89	\$ 5,815.55
R189908	14		\$ 67,957.89	\$ 5,815.55
R189909	14		\$ 67,957.89	\$ 5,815.55
R189910	14		\$ 67,957.89	\$ 5,815.55
R189911	14		\$ 67,957.89	\$ 5,815.55
R189912	14		\$ 67,957.89	\$ 5,815.55
R189913	14		\$ 67,957.89	\$ 5,815.55
R189914	14		\$ 67,957.89	\$ 5,815.55
R189915	14		\$ 67,957.89	\$ 5,815.55
R189916	14		\$ 67,957.89	\$ 5,815.55
R189917	14		\$ 67,957.89	\$ 5,815.55
R189918	14		\$ 67,957.89	\$ 5,815.55
R189919	14		\$ 67,957.89	\$ 5,815.55
R189920	14		\$ 67,957.89	\$ 5,815.55
R189921	14		\$ 67,957.89	\$ 5,815.55
R189922	14		\$ 67,957.89	\$ 5,815.55
R189923	14		\$ 67,957.89	\$ 5,815.55
R189924	14		\$ 67,957.89	\$ 5,815.55
R189925	14		\$ 67,957.89	\$ 5,815.55
R210366	14	[e]	\$ 67,957.89	\$ 5,815.55
R189926	14	[e]	\$ 67,957.89	\$ 5,815.55
R189927	14		\$ 67,957.89	\$ 5,815.55
R189928	14		\$ 67,957.89	\$ 5,815.55
R189929	14		\$ 67,957.89	\$ 5,815.55
R189930	14		\$ 67,957.89	\$ 5,815.55
R189931	14		\$ 67,957.89	\$ 5,815.55
R189932	Non-Benefited		\$ -	\$ -
R196926	Non-Benefited		\$ -	\$ -
R196927	16		\$ 32,674.70	\$ 2,843.41
R196928	16		\$ 32,674.70	\$ 2,843.41
R196929	16		\$ 32,674.70	\$ 2,843.41
R196930	16		\$ 32,674.70	\$ 2,843.41
R196931	16		\$ 32,674.70	\$ 2,843.41
R196932	16		\$ 32,674.70	\$ 2,843.41
R196933	16		\$ 32,674.70	\$ 2,843.41
R196934	16		\$ 32,674.70	\$ 2,843.41
R196935	16		\$ 32,674.70	\$ 2,843.41
R196936	16		\$ 32,674.70	\$ 2,843.41
R196937	16		\$ 32,674.70	\$ 2,843.41
R196938	16		\$ 32,674.70	\$ 2,843.41
R196939	16		\$ 32,674.70	\$ 2,843.41
R196940	16		\$ 32,674.70	\$ 2,843.41
R196941	16		\$ 32,674.70	\$ 2,843.41
R196942	16		\$ 32,674.70	\$ 2,843.41

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R196943	16		\$ 32,674.70	\$ 2,843.41
R196944	16		\$ 32,674.70	\$ 2,843.41
R196945	16		\$ 32,674.70	\$ 2,843.41
R196946	16		\$ 32,674.70	\$ 2,843.41
R196947	16		\$ 32,674.70	\$ 2,843.41
R196948	16		\$ 32,674.70	\$ 2,843.41
R196949	16		\$ 32,674.70	\$ 2,843.41
R196950	16		\$ 32,674.70	\$ 2,843.41
R196951	16		\$ 32,674.70	\$ 2,843.41
R196952	16		\$ 32,674.70	\$ 2,843.41
R196953	16		\$ 32,674.70	\$ 2,843.41
R196954	16		\$ 32,674.70	\$ 2,843.41
R196955	16		\$ 32,674.70	\$ 2,843.41
R196956	16		\$ 32,674.70	\$ 2,843.41
R196957	16	[c]	\$ -	\$ -
R196958	16		\$ 32,674.70	\$ 2,843.41
R196959	16		\$ 32,674.70	\$ 2,843.41
R196960	16		\$ 32,674.70	\$ 2,843.41
R196961	16		\$ 32,674.70	\$ 2,843.41
R196962	16		\$ 32,674.70	\$ 2,843.41
R196963	16		\$ 32,674.70	\$ 2,843.41
R196964	16		\$ 32,674.70	\$ 2,843.41
R196965	16		\$ 32,674.70	\$ 2,843.41
R196966	16		\$ 32,674.70	\$ 2,843.41
R196967	16		\$ 32,674.70	\$ 2,843.41
R196968	16		\$ 32,674.70	\$ 2,843.41
R196969	16		\$ 32,674.70	\$ 2,843.41
R196970	16		\$ 32,674.70	\$ 2,843.41
R196971	16		\$ 32,674.70	\$ 2,843.41
R196972	16		\$ 32,674.70	\$ 2,843.41
R196973	16		\$ 32,674.70	\$ 2,843.41
R196974	16		\$ 32,674.70	\$ 2,843.41
R196975	16		\$ 32,674.70	\$ 2,843.41
R196976	16		\$ 32,674.70	\$ 2,843.41
R196977	16		\$ 32,674.70	\$ 2,843.41
R196978	16		\$ 32,674.70	\$ 2,843.41
R196979	16		\$ 32,674.70	\$ 2,843.41
R196980	Non-Benefited		\$ -	\$ -
R196981	16		\$ 32,674.70	\$ 2,843.41
R196982	16		\$ 32,674.70	\$ 2,843.41
R196983	16		\$ 32,674.70	\$ 2,843.41
R196984	16		\$ 32,674.70	\$ 2,843.41
R196985	16		\$ 32,674.70	\$ 2,843.41
R196986	16		\$ 32,674.70	\$ 2,843.41
R196987	16		\$ 32,674.70	\$ 2,843.41
R196988	16		\$ 32,674.70	\$ 2,843.41
R196989	16		\$ 32,674.70	\$ 2,843.41
R196990	16		\$ 32,674.70	\$ 2,843.41
R196991	16		\$ 32,674.70	\$ 2,843.41
R196992	16		\$ 32,674.70	\$ 2,843.41

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #4	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R196993	16		\$ 32,674.70	\$ 2,843.41
R196994	16		\$ 32,674.70	\$ 2,843.41
R196995	16		\$ 32,674.70	\$ 2,843.41
R196996	16		\$ 32,674.70	\$ 2,843.41
R196997	16		\$ 32,674.70	\$ 2,843.41
R196998	16		\$ 32,674.70	\$ 2,843.41
R196999	16		\$ 32,674.70	\$ 2,843.41
R197000	16		\$ 32,674.70	\$ 2,843.41
R197001	16		\$ 32,674.70	\$ 2,843.41
R197002	16		\$ 32,674.70	\$ 2,843.41
R197003	16		\$ 32,674.70	\$ 2,843.41
R197004	16		\$ 32,674.70	\$ 2,843.41
R197005	16		\$ 32,674.70	\$ 2,843.41
R197006	16		\$ 32,674.70	\$ 2,843.41
R197007	16		\$ 32,674.70	\$ 2,843.41
R197008	16		\$ 32,674.70	\$ 2,843.41
R197009	16		\$ 32,674.70	\$ 2,843.41
R197010	16		\$ 32,674.70	\$ 2,843.41
R197011	Non-Benefited		\$ -	\$ -
<b>Total</b>			<b>\$ 15,995,550.36</b>	<b>\$ 1,379,436.76</b>

Footnotes:

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

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

[c] Assessment prepaid in full.

[d] Undivided interest of property located at 274 Kimble Creek Loop, billed 50.00% to Property ID R189678 and 50.00% to Property ID R202184.

[e] Undivided interest of property located at 253 Muddy Creek Way, billed 33.40% to Property ID R210366 and 66.60% to Property ID R189926.

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

Improvement Area #4 Bonds					
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
1/31/2027	\$ 446,000.00	\$ 841,537.52	\$ 81,715.00	\$ 39,289.44	\$ 1,408,541.96
1/31/2028	\$ 468,000.00	\$ 822,025.02	\$ 79,485.00	\$ 39,622.83	\$ 1,409,132.85
1/31/2029	\$ 489,000.00	\$ 801,550.00	\$ 77,145.00	\$ 40,415.29	\$ 1,408,110.29
1/31/2030	\$ 513,000.00	\$ 779,545.00	\$ 74,700.00	\$ 41,223.59	\$ 1,408,468.59
1/31/2031	\$ 537,000.00	\$ 756,460.00	\$ 72,135.00	\$ 42,048.06	\$ 1,407,643.06
1/31/2032	\$ 564,000.00	\$ 732,295.00	\$ 69,450.00	\$ 42,889.03	\$ 1,408,634.03
1/31/2033	\$ 591,000.00	\$ 706,915.00	\$ 66,630.00	\$ 43,746.81	\$ 1,408,291.81
1/31/2034	\$ 621,000.00	\$ 680,320.00	\$ 63,675.00	\$ 44,621.74	\$ 1,409,616.74
1/31/2035	\$ 655,000.00	\$ 647,717.50	\$ 60,570.00	\$ 45,514.18	\$ 1,408,801.68
1/31/2036	\$ 693,000.00	\$ 613,330.00	\$ 57,295.00	\$ 46,424.46	\$ 1,410,049.46
1/31/2037	\$ 731,000.00	\$ 576,947.50	\$ 53,830.00	\$ 47,352.95	\$ 1,409,130.45
1/31/2038	\$ 773,000.00	\$ 538,570.00	\$ 50,175.00	\$ 48,300.01	\$ 1,410,045.01
1/31/2039	\$ 816,000.00	\$ 497,987.50	\$ 46,310.00	\$ 49,266.01	\$ 1,409,563.51
1/31/2040	\$ 861,000.00	\$ 455,147.50	\$ 42,230.00	\$ 50,251.33	\$ 1,408,628.83
1/31/2041	\$ 911,000.00	\$ 409,945.00	\$ 37,925.00	\$ 51,256.36	\$ 1,410,126.36
1/31/2042	\$ 963,000.00	\$ 362,117.50	\$ 33,370.00	\$ 52,281.48	\$ 1,410,768.98
1/31/2043	\$ 1,018,000.00	\$ 311,560.00	\$ 28,555.00	\$ 53,327.11	\$ 1,411,442.11
1/31/2044	\$ 1,075,000.00	\$ 258,115.00	\$ 23,465.00	\$ 54,393.65	\$ 1,410,973.65
1/31/2045	\$ 1,137,000.00	\$ 198,990.00	\$ 18,090.00	\$ 55,481.53	\$ 1,409,561.53
1/31/2046	\$ 1,205,000.00	\$ 136,455.00	\$ 12,405.00	\$ 56,591.16	\$ 1,410,451.16
1/31/2047	\$ 1,276,000.00	\$ 70,180.00	\$ 6,380.00	\$ 57,722.98	\$ 1,410,282.98
Total	\$ 16,343,000.00	\$ 11,197,710.04	\$ 1,055,535.00	\$ 1,002,019.99	\$ 29,598,265.03

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

**EXHIBIT H-1 – IMPROVEMENT AREA #5 ASSESSMENT ROLL**

Property ID <sup>[a]</sup>	Lot Type	Improvement Area #5	
		Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R211342	Non-Benefited	\$ -	\$ -
R211495	Non-Benefited	\$ -	\$ -
R211344	17	\$ 57,647.89	\$ 4,759.25
R211346	17	\$ 57,647.89	\$ 4,759.25
R211348	17	\$ 57,647.89	\$ 4,759.25
R211350	17	\$ 57,647.89	\$ 4,759.25
R211352	17	\$ 57,647.89	\$ 4,759.25
R211354	17	\$ 57,647.89	\$ 4,759.25
R211356	17	\$ 57,647.89	\$ 4,759.25
R211358	17	\$ 57,647.89	\$ 4,759.25
R211360	17	\$ 57,647.89	\$ 4,759.25
R211362	17	\$ 57,647.89	\$ 4,759.25
R211364	17	\$ 57,647.89	\$ 4,759.25
R211366	17	\$ 57,647.89	\$ 4,759.25
R211368	17	\$ 57,647.89	\$ 4,759.25
R211370	17	\$ 57,647.89	\$ 4,759.25
R211372	17	\$ 57,647.89	\$ 4,759.25
R211374	17	\$ 57,647.89	\$ 4,759.25
R211376	17	\$ 57,647.89	\$ 4,759.25
R211378	17	\$ 57,647.89	\$ 4,759.25
R211380	17	\$ 57,647.89	\$ 4,759.25
R211382	17	\$ 57,647.89	\$ 4,759.25
R211384	17	\$ 57,647.89	\$ 4,759.25
R211386	17	\$ 57,647.89	\$ 4,759.25
R211388	17	\$ 57,647.89	\$ 4,759.25
R211390	17	\$ 57,647.89	\$ 4,759.25
R211392	17	\$ 57,647.89	\$ 4,759.25
R211394	17	\$ 57,647.89	\$ 4,759.25
R211396	Non-Benefited	\$ -	\$ -
R211398	Non-Benefited	\$ -	\$ -
R211400	17	\$ 57,647.89	\$ 4,759.25
R211402	17	\$ 57,647.89	\$ 4,759.25
R211404	17	\$ 57,647.89	\$ 4,759.25
R211406	17	\$ 57,647.89	\$ 4,759.25
R211408	17	\$ 57,647.89	\$ 4,759.25
R211410	17	\$ 57,647.89	\$ 4,759.25
R211412	17	\$ 57,647.89	\$ 4,759.25
R211414	17	\$ 57,647.89	\$ 4,759.25
R211416	17	\$ 57,647.89	\$ 4,759.25
R211418	17	\$ 57,647.89	\$ 4,759.25

Property ID <sup>[a]</sup>	Lot Type	Improvement Area #5	
		Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
R211420	17	\$ 57,647.89	\$ 4,759.25
R211422	17	\$ 57,647.89	\$ 4,759.25
R211424	17	\$ 57,647.89	\$ 4,759.25
R211426	17	\$ 57,647.89	\$ 4,759.25
R211428	17	\$ 57,647.89	\$ 4,759.25
R211430	17	\$ 57,647.89	\$ 4,759.25
R211432	17	\$ 57,647.89	\$ 4,759.25
R211434	17	\$ 57,647.89	\$ 4,759.25
R211436	17	\$ 57,647.89	\$ 4,759.25
R211438	17	\$ 57,647.89	\$ 4,759.25
R211440	17	\$ 57,647.89	\$ 4,759.25
R211442	17	\$ 57,647.89	\$ 4,759.25
R211444	17	\$ 57,647.89	\$ 4,759.25
R211446	17	\$ 57,647.89	\$ 4,759.25
R211448	17	\$ 57,647.89	\$ 4,759.25
R211450	17	\$ 57,647.89	\$ 4,759.25
R211452	17	\$ 57,647.89	\$ 4,759.25
R211454	17	\$ 57,647.89	\$ 4,759.25
R211456	17	\$ 57,647.89	\$ 4,759.25
R211458	17	\$ 57,647.89	\$ 4,759.25
R211460	17	\$ 57,647.89	\$ 4,759.25
R211462	17	\$ 57,647.89	\$ 4,759.25
R211464	17	\$ 57,647.89	\$ 4,759.25
R211466	17	\$ 57,647.89	\$ 4,759.25
R211468	17	\$ 57,647.89	\$ 4,759.25
R211470	17	\$ 57,647.89	\$ 4,759.25
R211472	17	\$ 57,647.89	\$ 4,759.25
R211474	17	\$ 57,647.89	\$ 4,759.25
R211476	17	\$ 57,647.89	\$ 4,759.25
R211478	17	\$ 57,647.89	\$ 4,759.25
R211480	17	\$ 57,647.89	\$ 4,759.25
R211482	17	\$ 57,647.89	\$ 4,759.25
R211484	17	\$ 57,647.89	\$ 4,759.25
R211486	17	\$ 57,647.89	\$ 4,759.25
R211488	17	\$ 57,647.89	\$ 4,759.25
R211703	Non-Benefited	\$ -	\$ -
R211490	Non-Benefited	\$ -	\$ -
R211492	Non-Benefited	\$ -	\$ -
<b>Improvement Area #5 Total</b>		<b>\$ 4,093,000.00</b>	<b>\$ 337,906.75</b>

Footnotes:

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

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

## EXHIBIT H-2 – IMPROVEMENT AREA #5 ANNUAL INSTALLMENTS

Improvement Area #5 Bonds					
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
1/31/2027	\$ 94,000.00	\$ 211,152.50	\$ 20,465.00	\$ 12,289.44	\$ 337,906.94
1/31/2028	\$ 98,000.00	\$ 206,922.50	\$ 19,995.00	\$ 20,981.41	\$ 345,898.91
1/31/2029	\$ 102,000.00	\$ 202,512.50	\$ 19,505.00	\$ 21,401.04	\$ 345,418.54
1/31/2030	\$ 107,000.00	\$ 197,922.50	\$ 18,995.00	\$ 21,829.06	\$ 345,746.56
1/31/2031	\$ 112,000.00	\$ 193,107.50	\$ 18,460.00	\$ 22,265.64	\$ 345,833.14
1/31/2032	\$ 116,000.00	\$ 188,067.50	\$ 17,900.00	\$ 22,710.95	\$ 344,678.45
1/31/2033	\$ 122,000.00	\$ 182,847.50	\$ 17,320.00	\$ 23,165.17	\$ 345,332.67
1/31/2034	\$ 127,000.00	\$ 177,357.50	\$ 16,710.00	\$ 23,628.48	\$ 344,695.98
1/31/2035	\$ 133,000.00	\$ 171,642.50	\$ 16,075.00	\$ 24,101.04	\$ 344,818.54
1/31/2036	\$ 138,000.00	\$ 165,657.50	\$ 15,410.00	\$ 24,583.07	\$ 343,650.57
1/31/2037	\$ 146,000.00	\$ 158,240.00	\$ 14,720.00	\$ 25,074.73	\$ 344,034.73
1/31/2038	\$ 154,000.00	\$ 150,392.50	\$ 13,990.00	\$ 25,576.22	\$ 343,958.72
1/31/2039	\$ 162,000.00	\$ 142,115.00	\$ 13,220.00	\$ 26,087.75	\$ 343,422.75
1/31/2040	\$ 171,000.00	\$ 133,407.50	\$ 12,410.00	\$ 26,609.50	\$ 343,427.00
1/31/2041	\$ 180,000.00	\$ 124,216.26	\$ 11,555.00	\$ 27,141.69	\$ 342,912.95
1/31/2042	\$ 190,000.00	\$ 114,541.26	\$ 10,655.00	\$ 27,684.52	\$ 342,880.78
1/31/2043	\$ 200,000.00	\$ 104,328.76	\$ 9,705.00	\$ 28,238.22	\$ 342,271.98
1/31/2044	\$ 211,000.00	\$ 93,578.76	\$ 8,705.00	\$ 28,802.98	\$ 342,086.74
1/31/2045	\$ 222,000.00	\$ 82,237.50	\$ 7,650.00	\$ 29,379.04	\$ 341,266.54
1/31/2046	\$ 234,000.00	\$ 70,305.00	\$ 6,540.00	\$ 29,966.62	\$ 340,811.62
1/31/2047	\$ 247,000.00	\$ 57,727.50	\$ 5,370.00	\$ 30,565.95	\$ 340,663.45
1/31/2048	\$ 261,000.00	\$ 44,451.26	\$ 4,135.00	\$ 31,177.27	\$ 340,763.53
1/31/2049	\$ 275,000.00	\$ 30,422.50	\$ 2,830.00	\$ 31,800.82	\$ 340,053.32
1/31/2050	\$ 291,000.00	\$ 15,641.26	\$ 1,455.00	\$ 32,436.83	\$ 340,533.09
Total	\$ 4,093,000.00	\$ 3,218,795.06	\$ 303,775.00	\$ 617,497.44	\$ 8,233,067.50

Footnotes:

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

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

## EXHIBIT I-1 – IMPROVEMENT AREA #6 ASSESSMENT ROLL

Property ID <sup>[a]</sup>	Lot Type	Note	Improvement Area #6	
			Total Outstanding Assessment	Annual Installment due 1/31/2027 <sup>[b]</sup>
208279	Section 17 Initial Parcel		\$ 4,713,750.59	\$ 373,546.35
208196	Section 16 Initial Parcel		\$ 7,112,712.94	\$ 563,654.76
208172	Section 15 Initial Parcel 208172	[c]	\$ 379,686.51	\$ 30,088.68
208160	Section 15 Initial Parcel 208160	[c]	\$ 5,680,849.96	\$ 450,185.21
184724	Non-Benefited		\$ -	\$ -
<b>Improvement Area #6 Total</b>			<b>\$ 17,887,000.00</b>	<b>\$ 1,417,475.00</b>

Footnotes:

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

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

[c] Until a final plat is filed with Section 15 the Assessments and Annual Installments due will be allocated to parcels comprising Section 15 based on acreage.

## EXHIBIT I-2 - IMPROVEMENT AREA #6 ANNUAL INSTALLMENTS

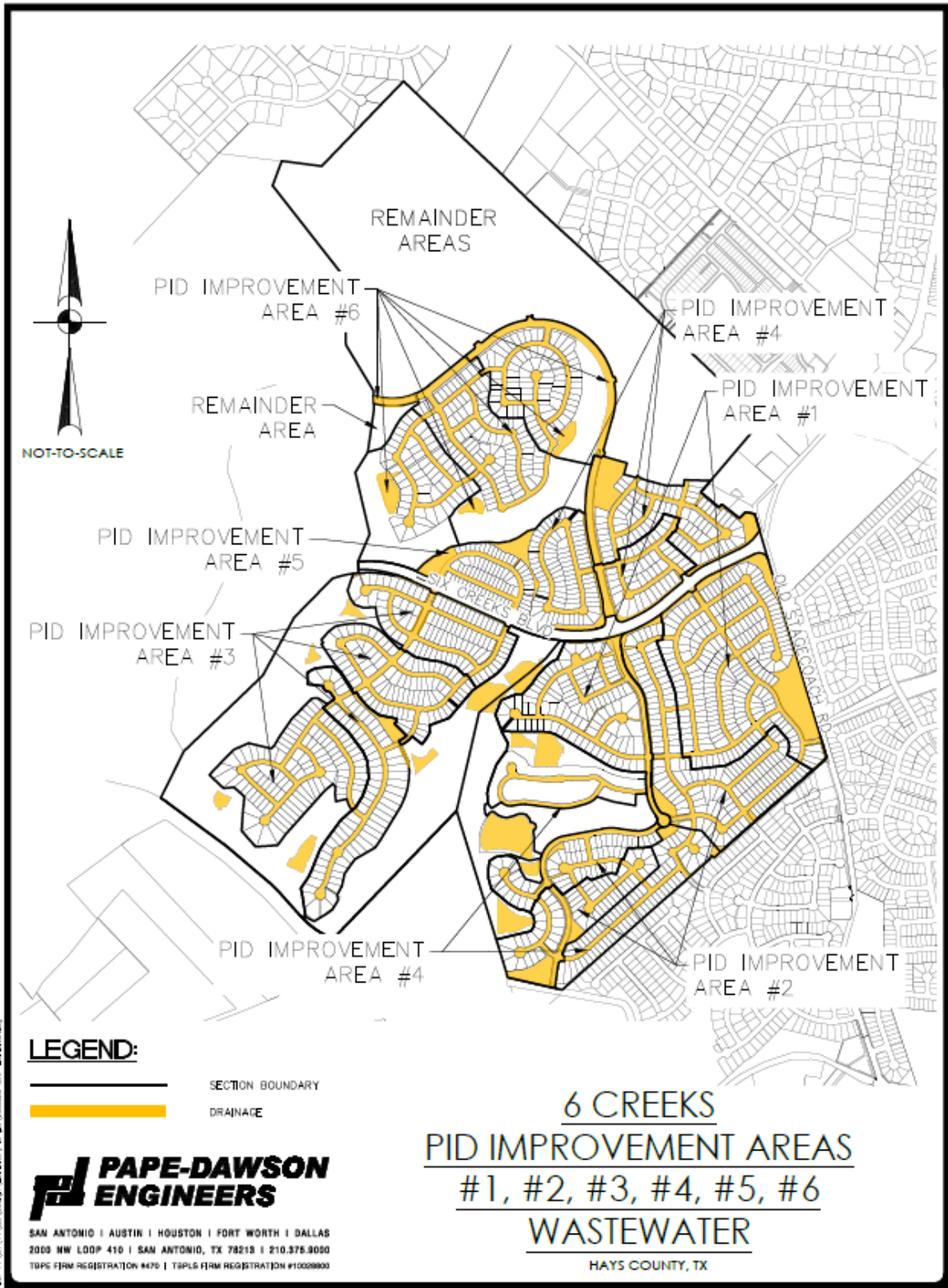
Annual Installment Due	Improvement Area #6 Bonds				Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
	Principal	Interest <sup>[a]</sup>	Capitalized Interest	Additional Interest		
1/31/2026	\$ -	\$ 206,320.00	\$ (206,320.00)	\$ -	\$ -	\$ -
1/31/2027	\$ 369,000.00	\$ 928,440.00	\$ -	\$ 89,435.00	\$ 30,600.00	\$ 1,417,475.00
1/31/2028	\$ 386,000.00	\$ 913,218.76	\$ -	\$ 87,590.00	\$ 31,212.00	\$ 1,418,020.76
1/31/2029	\$ 403,000.00	\$ 897,296.26	\$ -	\$ 85,660.00	\$ 31,836.24	\$ 1,417,792.50
1/31/2030	\$ 421,000.00	\$ 880,672.50	\$ -	\$ 83,645.00	\$ 32,472.96	\$ 1,417,790.46
1/31/2031	\$ 440,000.00	\$ 863,306.26	\$ -	\$ 81,540.00	\$ 33,122.42	\$ 1,417,968.68
1/31/2032	\$ 459,000.00	\$ 845,156.26	\$ -	\$ 79,340.00	\$ 33,784.87	\$ 1,417,281.13
1/31/2033	\$ 481,000.00	\$ 824,501.26	\$ -	\$ 77,045.00	\$ 34,460.57	\$ 1,417,006.83
1/31/2034	\$ 505,000.00	\$ 802,856.26	\$ -	\$ 74,640.00	\$ 35,149.78	\$ 1,417,646.04
1/31/2035	\$ 529,000.00	\$ 780,131.26	\$ -	\$ 72,115.00	\$ 35,852.78	\$ 1,417,099.04
1/31/2036	\$ 555,000.00	\$ 756,326.26	\$ -	\$ 69,470.00	\$ 36,569.83	\$ 1,417,366.09
1/31/2037	\$ 582,000.00	\$ 731,351.26	\$ -	\$ 66,695.00	\$ 37,301.23	\$ 1,417,347.49
1/31/2038	\$ 616,000.00	\$ 700,068.76	\$ -	\$ 63,785.00	\$ 38,047.25	\$ 1,417,901.01
1/31/2039	\$ 651,000.00	\$ 666,958.76	\$ -	\$ 60,705.00	\$ 38,808.20	\$ 1,417,471.96
1/31/2040	\$ 688,000.00	\$ 631,967.50	\$ -	\$ 57,450.00	\$ 39,584.36	\$ 1,417,001.86
1/31/2041	\$ 728,000.00	\$ 594,987.50	\$ -	\$ 54,010.00	\$ 40,376.05	\$ 1,417,373.55
1/31/2042	\$ 770,000.00	\$ 555,857.50	\$ -	\$ 50,370.00	\$ 41,183.57	\$ 1,417,411.07
1/31/2043	\$ 815,000.00	\$ 514,470.00	\$ -	\$ 46,520.00	\$ 42,007.24	\$ 1,417,997.24
1/31/2044	\$ 862,000.00	\$ 470,663.76	\$ -	\$ 42,445.00	\$ 42,847.39	\$ 1,417,956.15
1/31/2045	\$ 911,000.00	\$ 424,331.26	\$ -	\$ 38,135.00	\$ 43,704.34	\$ 1,417,170.60
1/31/2046	\$ 964,000.00	\$ 375,365.00	\$ -	\$ 33,580.00	\$ 44,578.42	\$ 1,417,523.42
1/31/2047	\$ 1,020,000.00	\$ 323,550.00	\$ -	\$ 28,760.00	\$ 45,469.99	\$ 1,417,779.99
1/31/2048	\$ 1,081,000.00	\$ 266,175.00	\$ -	\$ 23,660.00	\$ 46,379.39	\$ 1,417,214.39
1/31/2049	\$ 1,146,000.00	\$ 205,368.76	\$ -	\$ 18,255.00	\$ 47,306.98	\$ 1,416,930.74
1/31/2050	\$ 1,216,000.00	\$ 140,906.26	\$ -	\$ 12,525.00	\$ 48,253.12	\$ 1,417,684.38
1/31/2051	\$ 1,289,000.00	\$ 72,506.26	\$ -	\$ 6,445.00	\$ 49,218.18	\$ 1,417,169.44
<b>Total</b>	<b>\$ 17,887,000.00</b>	<b>\$ 15,372,752.66</b>	<b>\$ (206,320.00)</b>	<b>\$ 1,403,820.00</b>	<b>\$ 980,127.17</b>	<b>\$ 35,437,379.83</b>

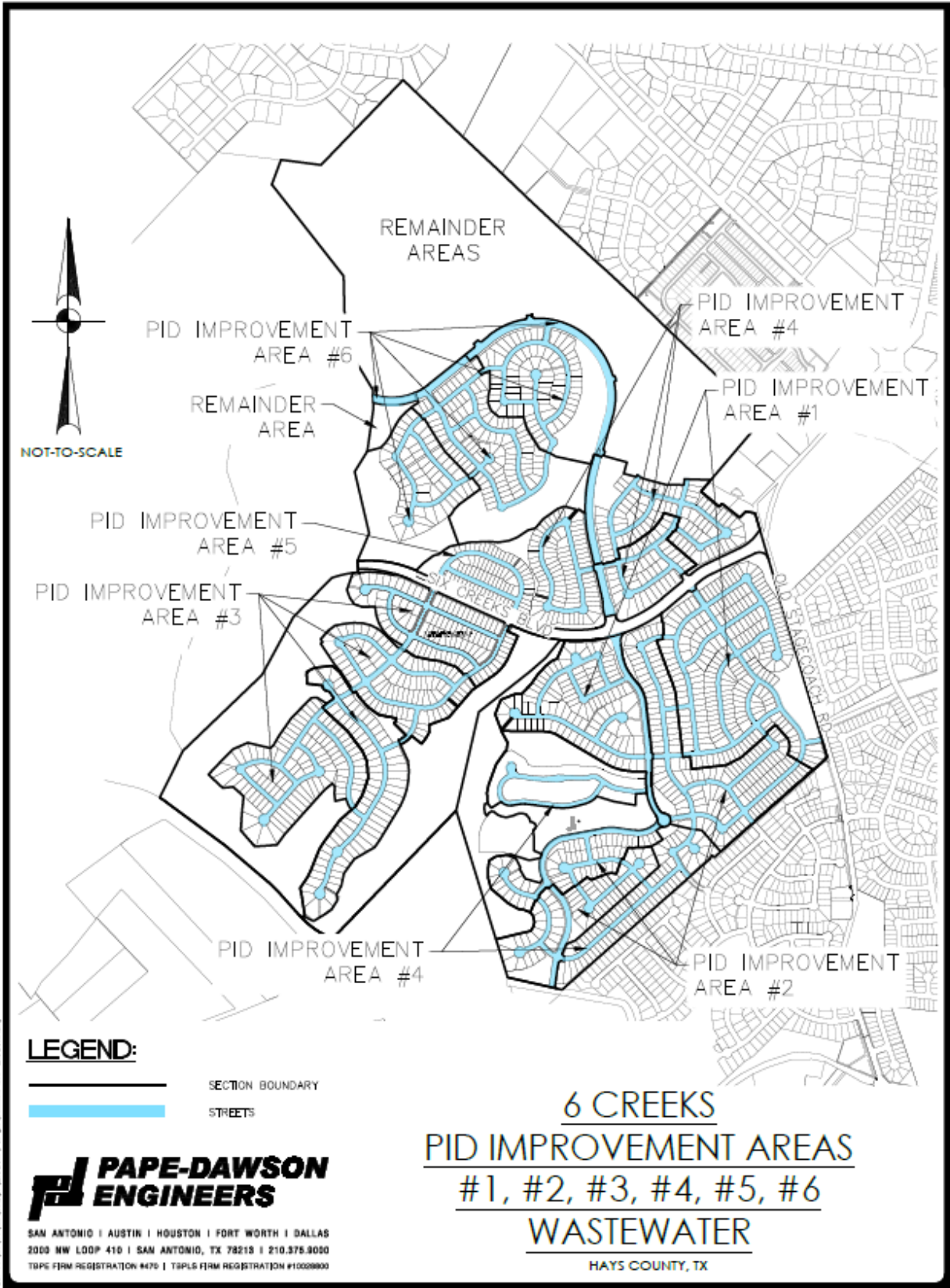
**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #6 Bonds.

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

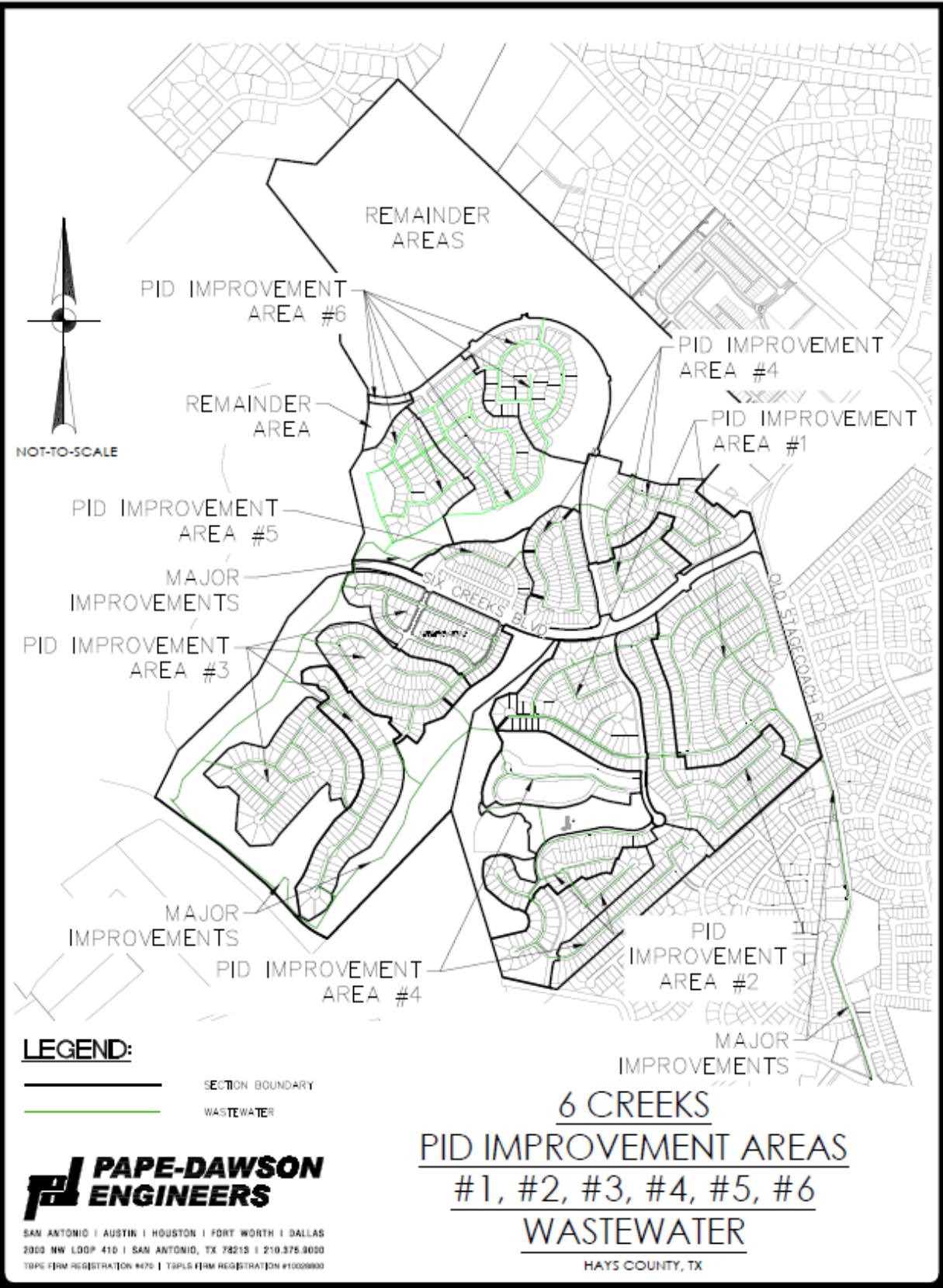
**EXHIBIT J – MAPS OF AUTHORIZED IMPROVEMENTS**

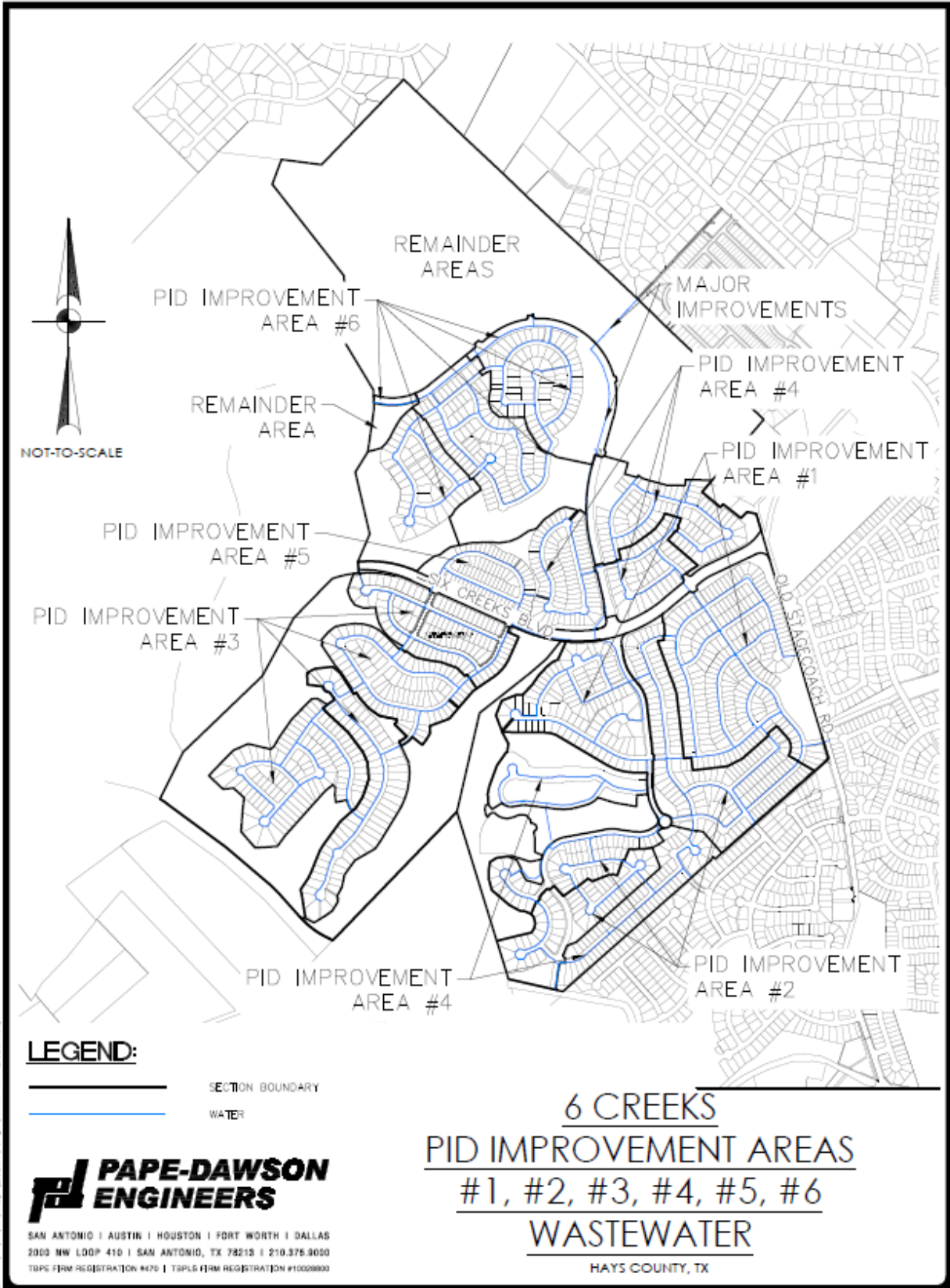




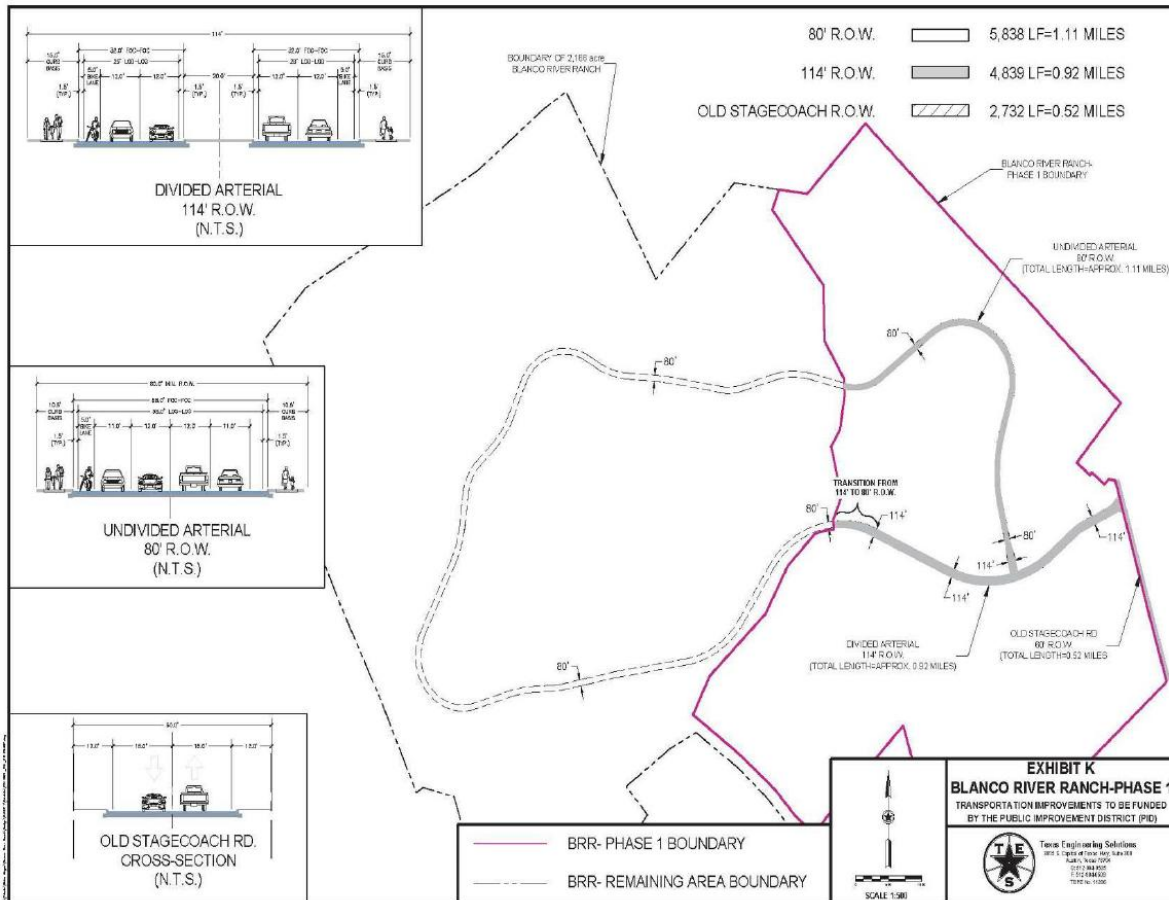
FILE: P:\MVA\SanAntonio\GIS\MapDocs\6Creeks\6Creeks.mxd

THIS DOCUMENT HAS BEEN PRODUCED FROM MAPS THAT WERE CREATED AND/OR MODIFIED BY THE ORIGINAL AUTHOR. THE ORIGINAL AUTHOR IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY APPEAR IN THIS DOCUMENT.





**EXHIBIT 'K'**  
**ROADWAY AND TRANSPORTATION IMPROVEMENTS**



**EXHIBIT K – NOTICE OF PID ASSESSMENT LIEN TERMINATION**



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

[Date]  
Hays County Clerk's Office  
Honorable [County Clerk Name]  
Hays Government Center  
712 S. Stagecoach Trail  
San Marcos, TX 78666

**Re: City of Kyle Lien Release documents for filing**

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

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

City of Kyle  
Attn: [City Secretary]  
100 W. Center Street  
Kyle, TX 78640

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

Sincerely,  
[Signature]

P: (888)417-7074  
[admin@p3-works.com](mailto:admin@p3-works.com)

**AFTER RECORDING RETURN TO:**

**[City Secretary Name]  
100 W. Center Street  
Kyle, TX 78640**

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

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

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this “Full Release”) is executed and delivered as of the Effective Date by the City of Kyle, Texas, a Texas home rule municipality.

**RECITALS**

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

**WHEREAS**, on or about June 6, 2017, the City Council for the City, approved Resolution No. 1065, creating the Blanco River Ranch Public Improvement District; and

**WHEREAS**, on or about September 18, 2018, the City Council for the City authorized renaming the Blanco River Ranch Public Improvement District to 6 Creeks Public Improvement District; and

**WHEREAS**, the 6 Creeks Public Improvement District consists of approximately 858.7 contiguous acres located within the extraterritorial jurisdiction of the City; and

**WHEREAS**, on or about \_\_\_\_\_, the City Council, approved Ordinance No. \_\_\_\_\_, (hereinafter referred to as the “Assessment Ordinance”) approving a service and assessment

plan and assessment roll for the Property within Improvement Area #\_ of the 6 Creeks Public Improvement District; and

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

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

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

**RELEASE**

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

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF KYLE, TEXAS,**  
A Texas home rule municipality,

By: \_\_\_\_\_  
[Manager Name], City Manager

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS** §  
§  
**COUNTY OF HAYS** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Manager Name], City Manager for the City of Kyle, Texas, a Texas home rule municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT L-1 – MAXIMUM ASSESSMENT

Lot Size	Lot Type	Units	Estimated Buildout Value		Total Assessment		Average Annual Installment		PID TRE
			Per Unit	Total	Per Unit	Total	Per Unit	Total	
<i>Improvement Area #1</i>									
Section 1 - 50'	1	71	\$ 300,000	\$ 21,300,000	\$ 25,916.74	\$ 1,840,089	\$ 2,252.61	\$ 159,935	\$ 0.7516
Section 2 - 50'	1	88	\$ 300,000	\$ 26,400,000	\$ 25,916.74	\$ 2,280,673	\$ 2,252.61	\$ 198,230	\$ 0.7516
Section 3 - 55'	2	50	\$ 330,000	\$ 16,500,000	\$ 28,622.00	\$ 1,431,100	\$ 2,487.74	\$ 124,387	\$ 0.7546
Section 1 - 60'	3	37	\$ 375,000	\$ 13,875,000	\$ 32,395.93	\$ 1,198,649	\$ 2,815.76	\$ 104,183	\$ 0.7516
Section 2 - 60'	3	33	\$ 375,000	\$ 12,375,000	\$ 32,395.93	\$ 1,069,066	\$ 2,815.76	\$ 92,920	\$ 0.7516
Section 3 - 70'	4	52	\$ 450,000	\$ 23,400,000	\$ 39,029.99	\$ 2,029,560	\$ 3,392.38	\$ 176,404	\$ 0.7546
<b>Improvement Area #1 Total</b>	<b>331</b>			<b>\$ 113,850,000</b>		<b>\$ 9,849,137</b>		<b>\$ 856,060</b>	<b>\$ 0.7526</b>
<i>Improvement Area #2</i>									
50'	5	59	\$ 300,000	\$ 17,700,000	\$ 29,612.33	\$ 1,747,127	\$ 2,440.97	\$ 144,017	\$ 0.8130
55'	6	75	\$ 330,000	\$ 24,750,000	\$ 32,573.56	\$ 2,443,017	\$ 2,685.07	\$ 201,380	\$ 0.8130
60'	7	89	\$ 375,000	\$ 33,375,000	\$ 37,015.41	\$ 3,294,371	\$ 3,051.22	\$ 271,558	\$ 0.8130
70'	8	37	\$ 450,000	\$ 16,650,000	\$ 44,418.49	\$ 1,643,484	\$ 3,661.46	\$ 135,474	\$ 0.8130
<b>Improvement Area #2 Total</b>	<b>260</b>			<b>\$ 92,475,000</b>		<b>\$ 9,128,000</b>		<b>\$ 751,853</b>	<b>\$ 0.8130</b>
<i>Improvement Area #3</i>									
55'	9	122	\$ 441,000	\$ 53,802,000	\$ 38,965.07	\$ 4,753,739	\$ 2,962.87	\$ 361,470	\$ 0.6719
60'	10	102	\$ 479,500	\$ 48,909,000	\$ 42,366.78	\$ 4,321,412	\$ 3,221.53	\$ 328,596	\$ 0.6719
70'	11	133	\$ 620,000	\$ 82,460,000	\$ 54,780.82	\$ 7,285,850	\$ 4,165.49	\$ 554,010	\$ 0.6719
<b>Improvement Area #3 Total</b>	<b>357</b>			<b>\$ 185,171,000</b>		<b>\$ 16,361,000</b>		<b>\$ 1,244,076</b>	<b>\$ 0.6719</b>
<i>Improvement Area #4</i>									
Garden	12	79	500,000	\$ 39,500,000	\$ 31,316.46	\$ 2,474,000	\$ 2,733.48	\$ 215,945	\$ 0.5467
55'	13	69	550,000	\$ 37,950,000	\$ 36,942.03	\$ 2,549,000	\$ 3,212.69	\$ 221,676	\$ 0.5841
60'	14	79	600,000	\$ 47,400,000	\$ 67,957.89	\$ 5,368,674	\$ 5,810.89	\$ 459,060	\$ 0.9685
65'	15	44	650,000	\$ 28,600,000	\$ 73,621.05	\$ 3,239,326	\$ 6,300.33	\$ 277,215	\$ 0.9693
50'	16	83	525,000	\$ 43,575,000	\$ 32,674.70	\$ 2,712,000	\$ 2,851.79	\$ 236,698	\$ 0.5432
<b>Improvement Area #4 Total</b>	<b>354</b>			<b>\$ 197,025,000</b>		<b>\$ 16,343,000</b>		<b>\$ 1,353,228</b>	<b>\$ 0.6998</b>
<i>Improvement Area #5</i>									
Garden	17	71	500,000	35,500,000	\$ 57,647.89	\$ 4,093,000	\$ 4,846.82	\$ 344,124	\$ 0.9694
<b>Improvement Area #5 Total</b>	<b>71</b>			<b>35,500,000</b>		<b>\$ 4,093,000</b>		<b>\$ 344,124</b>	<b>\$ 0.9694</b>
<i>Improvement Area #6</i>									
55'	18	104	650,000	\$ 67,600,000	\$ 68,391.47	\$ 7,112,713	\$ 5,419.83	\$ 563,663	\$ 0.8338
60'	19	80	700,000	\$ 56,000,000	\$ 73,652.35	\$ 5,892,188	\$ 5,836.74	\$ 466,940	\$ 0.8338
70'	20	58	800,000	\$ 46,400,000	\$ 84,174.12	\$ 4,882,099	\$ 6,670.57	\$ 386,893	\$ 0.8338
<b>Improvement Area #6 Total</b>	<b>242</b>			<b>\$ 170,000,000</b>		<b>\$ 17,887,000</b>		<b>\$ 1,417,495</b>	<b>\$ 0.8338</b>

## EXHIBIT L-2 – APPORTIONMENT OF NORTH ZONE IMPROVEMENTS

Improvement Area	Units <sup>[a]</sup>	Estimated Buildout Value <sup>[a]</sup>	North Zone Improvements <sup>[b]</sup>		Total Apportionment for Remainder Area Funding
			%	Costs	
Improvement Area #6	242	\$ 170,000,000	32.66%	\$ 2,239,702	
Remainder Area	482	\$ 350,550,000	67.34%	\$ 4,618,397	\$ 4,618,397
<b>Total</b>	<b>724</b>	<b>\$ 520,550,000</b>	<b>100.00%</b>	<b>\$ 6,858,098</b>	

**Footnotes:**

[a] As reported by the Developer.

[b] The costs of the North Zone Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #6 and the Remainder Area.

## EXHIBIT M-1 – IMPROVEMENT AREA #1 INITIAL BONDS DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Series 2019 Bonds:

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019	\$ -	\$ 92,876.09	\$ 92,876.09
2020	-	337,731.26	337,731.26
2021	185,000.00	337,731.26	522,731.26
2022	190,000.00	330,562.50	520,562.50
2023	200,000.00	323,200.00	523,200.00
2024	210,000.00	315,450.00	525,450.00
2025	215,000.00	307,312.50	522,312.50
2026	225,000.00	298,443.76	523,443.76
2027	235,000.00	289,162.50	524,162.50
2028	245,000.00	279,468.76	524,468.76
2029	255,000.00	269,362.50	524,362.50
2030	265,000.00	258,843.76	523,843.76
2031	275,000.00	246,587.50	521,587.50
2032	290,000.00	233,868.76	523,868.76
2033	300,000.00	220,456.26	520,456.26
2034	315,000.00	206,581.26	521,581.26
2035	330,000.00	192,012.50	522,012.50
2036	345,000.00	176,750.00	521,750.00
2037	360,000.00	160,793.76	520,793.76
2038	380,000.00	144,143.76	524,143.76
2039	395,000.00	126,568.76	521,568.76
2040	415,000.00	108,300.00	523,300.00
2041	435,000.00	88,587.50	523,587.50
2042	455,000.00	67,925.00	522,925.00
2043	475,000.00	46,312.50	521,312.50
2044	500,000.00	23,750.00	523,750.00
<b>Total</b>	<b><u>\$7,495,000.00</u></b>	<b><u>\$5,482,782.45</u></b>	<b><u>\$12,977,782.45</u></b>

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# EXHIBIT M-2 – IMPROVEMENT AREA #1 ADDITIONAL BONDS DEBT SERVICE SCHEDULE



BOND DEBT SERVICE

City of Kyle, Texas  
Special Assessment Revenue Bonds, Series 2020  
(6 Creeks Public Improvement District Improvement Area #1 Project)  
Final Numbers 12.15.2020

Dated Date           12/30/2020  
Delivery Date       12/30/2020

Period Ending	Principal	Interest	Debt Service
09/30/2021	105,000	97,019.24	202,019.24
09/30/2022	125,000	142,300.00	267,300.00
09/30/2023	125,000	139,175.00	264,175.00
09/30/2024	125,000	136,050.00	261,050.00
09/30/2025	135,000	132,925.00	267,925.00
09/30/2026	135,000	129,550.00	264,550.00
09/30/2027	140,000	125,500.00	265,500.00
09/30/2028	145,000	121,300.00	266,300.00
09/30/2029	150,000	116,950.00	266,950.00
09/30/2030	155,000	112,450.00	267,450.00
09/30/2031	165,000	107,800.00	272,800.00
09/30/2032	170,000	102,025.00	272,025.00
09/30/2033	180,000	96,075.00	276,075.00
09/30/2034	190,000	89,775.00	279,775.00
09/30/2035	195,000	83,125.00	278,125.00
09/30/2036	205,000	76,300.00	281,300.00
09/30/2037	215,000	69,125.00	284,125.00
09/30/2038	220,000	61,600.00	281,600.00
09/30/2039	230,000	53,900.00	283,900.00
09/30/2040	240,000	45,850.00	285,850.00
09/30/2041	250,000	37,450.00	287,450.00
09/30/2042	260,000	28,700.00	288,700.00
09/30/2043	275,000	19,600.00	294,600.00
09/30/2044	285,000	9,975.00	294,975.00
	4,420,000	2,134,519.24	6,554,519.24

Note: Final Numbers.

## EXHIBIT M-3 – IMPROVEMENT AREA #2 INITIAL BONDS DEBT SERVICE SCHEDULE



BOND DEBT SERVICE

City of Kyle, Texas  
 Special Assessment Revenue Bonds, Series 2020  
 (6 Creeks Public Improvement District Improvement Area #2 Project)  
 Final Numbers 12.15.2020

Dated Date           12/30/2020  
 Delivery Date       12/30/2020

Period Ending	Principal	Interest	Debt Service
09/30/2021		154,089.38	154,089.38
09/30/2022	170,000	230,175.00	400,175.00
09/30/2023	175,000	225,712.50	400,712.50
09/30/2024	180,000	221,118.76	401,118.76
09/30/2025	185,000	216,393.76	401,393.76
09/30/2026	190,000	211,537.50	401,537.50
09/30/2027	195,000	205,600.00	400,600.00
09/30/2028	200,000	199,506.26	399,506.26
09/30/2029	210,000	193,256.26	403,256.26
09/30/2030	215,000	186,693.76	401,693.76
09/30/2031	220,000	179,975.00	399,975.00
09/30/2032	230,000	172,000.00	402,000.00
09/30/2033	240,000	163,662.50	403,662.50
09/30/2034	245,000	154,962.50	399,962.50
09/30/2035	255,000	146,081.26	401,081.26
09/30/2036	265,000	136,837.50	401,837.50
09/30/2037	275,000	127,231.26	402,231.26
09/30/2038	285,000	117,262.50	402,262.50
09/30/2039	295,000	106,931.26	401,931.26
09/30/2040	310,000	96,237.50	406,237.50
09/30/2041	320,000	85,000.00	405,000.00
09/30/2042	335,000	72,200.00	407,200.00
09/30/2043	345,000	58,800.00	403,800.00
09/30/2044	360,000	45,000.00	405,000.00
09/30/2045	375,000	30,600.00	405,600.00
09/30/2046	390,000	15,600.00	405,600.00
	6,465,000	3,752,464.46	10,217,464.46

Note: Final Numbers.

**EXHIBIT M-4 – IMPROVEMENT AREA #2 ADDITIONAL BONDS DEBT SERVICE  
SCHEDULE**

BOND DEBT SERVICE

City of Kyle, Texas  
Special Assessment Revenue Bonds, Series 2022  
(6 Creek Public Improvement District Improvement Area #2B Project)  
Bonds Callable September 1, 2031 @ Par  
FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
09/01/2023	183,000	4.125%	109,000.51	292,000.51	292,000.51
03/01/2024			95,820.00	95,820.00	
09/01/2024	85,000	4.125%	95,820.00	180,820.00	276,640.00
03/01/2025			94,066.88	94,066.88	
09/01/2025	90,000	4.125%	94,066.88	184,066.88	278,133.76
03/01/2026			92,210.63	92,210.63	
09/01/2026	94,000	4.125%	92,210.63	186,210.63	278,421.26
03/01/2027			90,271.88	90,271.88	
09/01/2027	100,000	4.125%	90,271.88	190,271.88	280,543.76
03/01/2028			88,209.38	88,209.38	
09/01/2028	106,000	4.125%	88,209.38	194,209.38	282,418.76
03/01/2029			86,023.13	86,023.13	
09/01/2029	108,000	5.125%	86,023.13	194,023.13	280,046.26
03/01/2030			83,255.63	83,255.63	
09/01/2030	116,000	5.125%	83,255.63	199,255.63	282,511.26
03/01/2031			80,283.13	80,283.13	
09/01/2031	124,000	5.125%	80,283.13	204,283.13	284,566.26
03/01/2032			77,105.63	77,105.63	
09/01/2032	130,000	5.125%	77,105.63	207,105.63	284,211.26
03/01/2033			73,774.38	73,774.38	
09/01/2033	136,000	5.125%	73,774.38	209,774.38	283,548.76
03/01/2034			70,289.38	70,289.38	
09/01/2034	148,000	5.125%	70,289.38	218,289.38	288,578.76
03/01/2035			66,496.88	66,496.88	
09/01/2035	156,000	5.125%	66,496.88	222,496.88	288,993.76
03/01/2036			62,499.38	62,499.38	
09/01/2036	165,000	5.125%	62,499.38	227,499.38	289,998.76
03/01/2037			58,271.25	58,271.25	
09/01/2037	174,000	5.125%	58,271.25	232,271.25	290,542.50
03/01/2038			53,812.50	53,812.50	
09/01/2038	185,000	5.125%	53,812.50	238,812.50	292,625.00
03/01/2039			49,071.88	49,071.88	
09/01/2039	196,000	5.125%	49,071.88	245,071.88	294,143.76
03/01/2040			44,049.38	44,049.38	
09/01/2040	204,000	5.125%	44,049.38	248,049.38	292,098.76
03/01/2041			38,821.88	38,821.88	
09/01/2041	217,000	5.125%	38,821.88	255,821.88	294,643.76
03/01/2042			33,261.25	33,261.25	
09/01/2042	228,000	5.125%	33,261.25	261,261.25	294,522.50
03/01/2043			27,418.75	27,418.75	
09/01/2043	246,000	5.125%	27,418.75	273,418.75	300,837.50
03/01/2044			21,115.00	21,115.00	
09/01/2044	259,000	5.125%	21,115.00	280,115.00	301,230.00
03/01/2045			14,478.13	14,478.13	
09/01/2045	274,000	5.125%	14,478.13	288,478.13	302,956.26
03/01/2046			7,456.88	7,456.88	
09/01/2046	291,000	5.125%	7,456.88	298,456.88	305,913.76
	4,015,000		2,925,126.93	6,940,126.93	6,940,126.93

**EXHIBIT M-5 – IMPROVEMENT AREA #3 INITIAL BONDS DEBT SERVICE SCHEDULE**

BOND DEBT SERVICE

City of Kyle, Texas  
 Special Assessment Revenue Bonds, Series 2021  
 (6 Creeks Public Improvement District Improvement Area #3 Project)  
 Callable 9/1/2031 @ Par

\*\*\*Final Numbers; Subject to Council Approval 10/19/2021\*\*\*

Period Ending	Principal	Interest	Debt Service
09/30/2022		323,586.82	323,586.82
09/30/2023	298,000	408,741.26	706,741.26
09/30/2024	307,000	400,546.26	707,546.26
09/30/2025	317,000	392,103.76	709,103.76
09/30/2026	326,000	383,386.26	709,386.26
09/30/2027	336,000	374,421.26	710,421.26
09/30/2028	349,000	363,081.26	712,081.26
09/30/2029	362,000	351,302.50	713,302.50
09/30/2030	375,000	339,085.00	714,085.00
09/30/2031	389,000	326,428.76	715,428.76
09/30/2032	403,000	313,300.00	716,300.00
09/30/2033	419,000	298,187.50	717,187.50
09/30/2034	437,000	282,475.00	719,475.00
09/30/2035	454,000	266,087.50	720,087.50
09/30/2036	473,000	249,062.50	722,062.50
09/30/2037	492,000	231,325.00	723,325.00
09/30/2038	512,000	212,875.00	724,875.00
09/30/2039	533,000	193,675.00	726,675.00
09/30/2040	555,000	173,687.50	728,687.50
09/30/2041	578,000	152,875.00	730,875.00
09/30/2042	601,000	131,200.00	732,200.00
09/30/2043	628,000	107,160.00	735,160.00
09/30/2044	655,000	82,040.00	737,040.00
09/30/2045	683,000	55,840.00	738,840.00
09/30/2046	713,000	28,520.00	741,520.00
	11,195,000	6,440,993.14	17,635,993.14

**EXHIBIT M-6 – IMPROVEMENT AREA #3 ADDITIONAL BONDS DEBT SERVICE  
SCHEDULE**

BOND DEBT SERVICE

City of Kyle, Texas  
Special Assessment Revenue Bonds, Series 2025  
(6 Creek Public Improvement District Improvement Area #3B Project)  
Bonds Callable September 1, 2031 @ Par  
FINAL NUMBERS

Period Ending	Principal	Interest	Debt Service
09/01/2025	302,000	142,757.81	444,757.81
09/01/2026	151,000	266,096.26	417,096.26
09/01/2027	159,000	259,490.00	418,490.00
09/01/2028	166,000	252,533.76	418,533.76
09/01/2029	174,000	245,271.26	419,271.26
09/01/2030	183,000	237,658.76	420,658.76
09/01/2031	192,000	229,652.50	421,652.50
09/01/2032	201,000	221,252.50	422,252.50
09/01/2033	212,000	212,458.76	424,458.76
09/01/2034	221,000	203,183.76	424,183.76
09/01/2035	233,000	193,515.00	426,515.00
09/01/2036	243,000	183,321.26	426,321.26
09/01/2037	257,000	170,867.50	427,867.50
09/01/2038	272,000	157,696.26	429,696.26
09/01/2039	287,000	143,756.26	430,756.26
09/01/2040	303,000	129,047.50	432,047.50
09/01/2041	320,000	113,518.76	433,518.76
09/01/2042	339,000	97,118.76	436,118.76
09/01/2043	357,000	79,745.00	436,745.00
09/01/2044	378,000	61,448.76	439,448.76
09/01/2045	399,000	42,076.26	441,076.26
09/01/2046	422,000	21,627.50	443,627.50
	5,771,000	3,664,094.19	9,435,094.19

## EXHIBIT M-7 – IMPROVEMENT AREA #4 BONDS DEBT SERVICE SCHEDULE

### BOND DEBT SERVICE

City of Kyle, Texas  
 Special Assessment Revenue Bonds, Series 2023  
 (6 Creeks Public Improvement District Improvement Area #4 Project)  
 Bonds Callable September 1, 2033 @ Par  
 FINAL NUMBERS

Period Ending	Principal	Coupon	Interest	Debt Service
09/01/2023			489,716.01	489,716.01
09/01/2024	388,000	4.375%	894,912.54	1,282,912.54
09/01/2025	407,000	4.375%	877,937.52	1,284,937.52
09/01/2026	425,000	4.375%	860,131.28	1,285,131.28
09/01/2027	446,000	4.375%	841,537.52	1,287,537.52
09/01/2028	468,000	4.375%	822,025.02	1,290,025.02
09/01/2029	489,000	4.500%	801,550.00	1,290,550.00
09/01/2030	513,000	4.500%	779,545.00	1,292,545.00
09/01/2031	537,000	4.500%	756,460.00	1,293,460.00
09/01/2032	564,000	4.500%	732,295.00	1,296,295.00
09/01/2033	591,000	4.500%	706,915.00	1,297,915.00
09/01/2034	621,000	5.250%	680,320.00	1,301,320.00
09/01/2035	655,000	5.250%	647,717.50	1,302,717.50
09/01/2036	693,000	5.250%	613,330.00	1,306,330.00
09/01/2037	731,000	5.250%	576,947.50	1,307,947.50
09/01/2038	773,000	5.250%	538,570.00	1,311,570.00
09/01/2039	816,000	5.250%	497,987.50	1,313,987.50
09/01/2040	861,000	5.250%	455,147.50	1,316,147.50
09/01/2041	911,000	5.250%	409,945.00	1,320,945.00
09/01/2042	963,000	5.250%	362,117.50	1,325,117.50
09/01/2043	1,018,000	5.250%	311,560.00	1,329,560.00
09/01/2044	1,075,000	5.500%	258,115.00	1,333,115.00
09/01/2045	1,137,000	5.500%	198,990.00	1,335,990.00
09/01/2046	1,205,000	5.500%	136,455.00	1,341,455.00
09/01/2047	1,276,000	5.500%	70,180.00	1,346,180.00
	17,563,000		14,320,407.39	31,883,407.39

**EXHIBIT M-8 – IMPROVEMENT AREA #5 BONDS DEBT SERVICE SCHEDULE**

BOND DEBT SERVICE

City of Kyle, Texas  
 Special Assessment Revenue Bonds, Series 2025  
 (6 Creek Public Improvement District Improvement Area #5 Project)  
 Bonds Callable September 1, 2033 @ Par  
 FINAL NUMBERS

Period Ending	Principal	Interest	Debt Service
09/01/2025		109,992.39	109,992.39
09/01/2026	90,000	215,202.50	305,202.50
09/01/2027	94,000	211,152.50	305,152.50
09/01/2028	98,000	206,922.50	304,922.50
09/01/2029	102,000	202,512.50	304,512.50
09/01/2030	107,000	197,922.50	304,922.50
09/01/2031	112,000	193,107.50	305,107.50
09/01/2032	116,000	188,067.50	304,067.50
09/01/2033	122,000	182,847.50	304,847.50
09/01/2034	127,000	177,357.50	304,357.50
09/01/2035	133,000	171,642.50	304,642.50
09/01/2036	138,000	165,657.50	303,657.50
09/01/2037	146,000	158,240.00	304,240.00
09/01/2038	154,000	150,392.50	304,392.50
09/01/2039	162,000	142,115.00	304,115.00
09/01/2040	171,000	133,407.50	304,407.50
09/01/2041	180,000	124,216.26	304,216.26
09/01/2042	190,000	114,541.26	304,541.26
09/01/2043	200,000	104,328.76	304,328.76
09/01/2044	211,000	93,578.76	304,578.76
09/01/2045	222,000	82,237.50	304,237.50
09/01/2046	234,000	70,305.00	304,305.00
09/01/2047	247,000	57,727.50	304,727.50
09/01/2048	261,000	44,451.26	305,451.26
09/01/2049	275,000	30,422.50	305,422.50
09/01/2050	291,000	15,641.26	306,641.26
	4,183,000	3,543,989.95	7,726,989.95

## EXHIBIT M-9 – IMPROVEMENT AREA #6 BONDS DEBT SERVICE SCHEDULE

### BOND DEBT SERVICE

City of Kyle, Texas  
 Special Assessment Revenue Bonds, Series 2026  
 (6 Creeks Public Improvement District Improvement Area #6 Project)  
 Bonds Callable September 1, 2034 @ Par  
 FINAL NUMBERS

<i>Period Ending</i>	<i>Principal</i>	<i>Coupon</i>	<i>Interest</i>	<i>Debt Service</i>
09/01/2026			206,320.00	206,320.00
09/01/2027	369,000	4.125%	928,440.00	1,297,440.00
09/01/2028	386,000	4.125%	913,218.76	1,299,218.76
09/01/2029	403,000	4.125%	897,296.26	1,300,296.26
09/01/2030	421,000	4.125%	880,672.50	1,301,672.50
09/01/2031	440,000	4.125%	863,306.26	1,303,306.26
09/01/2032	459,000	4.500%	845,156.26	1,304,156.26
09/01/2033	481,000	4.500%	824,501.26	1,305,501.26
09/01/2034	505,000	4.500%	802,856.26	1,307,856.26
09/01/2035	529,000	4.500%	780,131.26	1,309,131.26
09/01/2036	555,000	4.500%	756,326.26	1,311,326.26
09/01/2037	582,000	5.375%	731,351.26	1,313,351.26
09/01/2038	616,000	5.375%	700,068.76	1,316,068.76
09/01/2039	651,000	5.375%	666,958.76	1,317,958.76
09/01/2040	688,000	5.375%	631,967.50	1,319,967.50
09/01/2041	728,000	5.375%	594,987.50	1,322,987.50
09/01/2042	770,000	5.375%	555,857.50	1,325,857.50
09/01/2043	815,000	5.375%	514,470.00	1,329,470.00
09/01/2044	862,000	5.375%	470,663.76	1,332,663.76
09/01/2045	911,000	5.375%	424,331.26	1,335,331.26
09/01/2046	964,000	5.375%	375,365.00	1,339,365.00
09/01/2047	1,020,000	5.625%	323,550.00	1,343,550.00
09/01/2048	1,081,000	5.625%	266,175.00	1,347,175.00
09/01/2049	1,146,000	5.625%	205,368.76	1,351,368.76
09/01/2050	1,216,000	5.625%	140,906.26	1,356,906.26
09/01/2051	1,289,000	5.625%	72,506.26	1,361,506.26
	17,887,000		15,372,752.66	33,259,752.66

## EXHIBIT N – PREPAYMENTS OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full.

Improvement Area #1			
Property ID	Address	Lot Type	Prepayment Date
R163874	633 Coyote Creek Way	1	3/30/2020
R165538	188 Wading River Lane	4	9/22/2020
R170012	171 Fawn River Run	1	9/9/2021
R165456	254 West Branch Road	2	3/6/2025

Improvement Area #4			
Property ID	Address	Lot Type	Prepayment Date
R189703	479 Kimble Creek Loop	12	7/17/2024
R189790	205 Tumbling Creek Run	15	11/20/2024
R189793	173 Tumbling Creek Run	15	11/22/2024
R189865	134 Muddy Creek Way	14	11/26/2024
R196957	294 Prickly Poppy Loop	16	12/3/2024
R198003	378 Five Mile Creek Way	13	3/31/2025
R189667	128 Kimble Creek Loop		1/6/2026

## EXHIBIT O – PARTIAL PREPAYMENTS OF ASSESSMENTS

The following is a list of all Parcels or Lots that made a partial Prepayment.

Improvement Area #1			
Property ID	Address	Lot Type	Prepayment Date
R163940	133 Silver Pass	1	5/15/2020
R163940	133 Silver Pass	1	6/4/2020
R163940	133 Silver Pass	1	7/10/2020
R163940	133 Silver Pass	1	7/23/2020
R163940	133 Silver Pass	1	8/20/2020
R163940	133 Silver Pass	1	9/25/2020
R163940	133 Silver Pass	1	10/23/2020
R163940	133 Silver Pass	1	11/20/2020
R163940	133 Silver Pass	1	12/31/2020
R163940	133 Silver Pass	1	1/31/2021
R163940	133 Silver Pass	1	3/2/2021

Improvement Area #1			
Property ID	Address	Lot Type	Prepayment Amount
R163940	133 Silver Pass	1	\$ 1,681.00

Improvement Area #3			
Property ID	Address	Lot Type [a]	Prepayment Amount
R182408	236 Pigeon Rd	9	\$ 16,016.68
R182336	246 Milam Creek Dr	9	\$ 16,016.68
R191695	857 Jackson River Loop	9	\$ 13,743.18
R191738	840 Jackson River Loop	9	\$ 13,620.27
R191739	854 Jackson River Loop	9	\$ 13,620.27

Note: [a] Properties R182408, R182336, R191695, R191738 and R191739 were originally classified as Lot Type 11. The partial prepayment for these properties reduced their Assessment to the amount of Assessment equal to a Lot Type 9 at the time of the prepayment and the properties have been re-classified as Lot Type 9.

## EXHIBIT P-1 – DISTRICT LEGAL DESCRIPTION

Blanco River Ranch  
858.70 acres

### PROPERTY DESCRIPTION EXHIBIT A

**BEING 858.70 ACRES OF LAND LOCATED IN THE SAMUEL PHARASS ¼ LEAGUE NO. 14, ABSTRACT 360, AND THE CALEB W. BAKER SURVEY, ABSTRACT 31 HAYS COUNTY, TEXAS AND BEING A PORTION OF TRACT I, A CALLED 1,971.29 ACRE TRACT AND ALL OF TRACT II, A CALLED 195.14 ACRE TRACT AS DESCRIBED IN A DEED FROM THE STATE OF TEXAS TO BLANCO RIVER RANCH, LP AND RECORDED IN VOLUME 5230, PAGE 583 OF THE DEED RECORDS OF HAYS COUNTY, TEXAS; SAID 858.70 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS WITH ALL BEARING REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE.**

**BEGINNING** at an iron rod with aluminum cap stamped "Kent McMillian" found marking the most northerly corner of a called 311.56 acre tract described in a deed to Robert Nance recorded in Volume 4459, Page 137 of said Deed Records, same being the northwest corner of a called 195.14 acre tract described in the aforementioned deed to Blanco River Ranch as Tract II and being on the southeasterly line of said 1,971.29 acre Tract I;

**THENCE**, with the southerly line of said 1,971.29 acre tract, same being the northeasterly line of said 311.56 acre tract S43°59'58"W, 1916.27 feet to a ½-inch iron rod with cap stamped "AST" set on the northerly line of proposed RM 150;

**THENCE**, leaving said southerly line and crossing said 1,941.29 acre tract with the proposed northerly line of RM 150 the following courses and distances:

1. N65°08'51"W, 49.48 feet to a ½-inch iron rod with cap stamped "AST" set at the beginning of a curve to the right;
2. with a curve to the right, 381.25 feet, having a radius of 925.00 feet, a central angle of 23°36'54" and a chord bearing and distance of N53°30'43"W, 378.55 feet to a ½-inch iron rod with cap stamped "AST" set for point of tangency;
3. N41°42'16"W, 336.00 feet to a ½-inch iron rod with cap stamped "AST" set at the beginning of a curve to the left;
4. with the arc of said curve to the left, 151.93 feet, having a radius of 1100.00 feet, a central angle of 07°54'48" and a chord bearing and distance of N45°39'41"W, 151.81 feet to a ½-inch iron rod with cap stamped "AST" set for point of tangency;
5. N49°37'05"W, 572.43 feet to a ½-inch iron rod with cap stamped "AST" set for an angle point in said line;
6. N51°37'01"W, 75.00 feet to a ½-inch iron rod with cap stamped "AST" set for an angle point in said line;
7. N53°36'58"W, 749.01 feet to a ½-inch iron rod with cap stamped "AST" set at the beginning of a curve to the left;

8. with the arc of said curve to the left, 93.33 feet, having a radius of 1025.00 feet, a central angle of 05°13'01" and a chord bearing and distance of N56°13'28"W, 93.30 feet to a ½-inch iron rod with cap stamped "AST" set for the most westerly southwest corner of the herein described tract;

**THENCE** leaving said proposed right of way line and with a dry creek, the following courses and distances:

1. N26°31'11"E, 563.37 feet to a calculated point;
2. N46°09'29"E, 1179.39 feet to a calculated point;
3. N28°22'57"E, 708.36 feet to a calculated point;
4. N44°16'34"E, 582.28 feet to a calculated point at the beginning of a curve to the right;
5. with a curve to the right, 297.90 feet, having a radius of 1184.66 feet, a central angle of 14°24'28" and a chord bearing and distance of N77°54'54"E, 297.12 feet to a calculated point;
6. N04°51'54"W, 125.14 feet to a calculated point;
7. N23°10'37"E, 321.60 feet to a calculated point;
8. N13°08'23"W, 681.62 feet to a calculated point;
9. N31°45'00"E, 255.79 feet to a calculated point;
10. N08°23'37"E, 473.49 feet to a calculated point;
11. N02°33'01"W, 195.07 feet to a calculated point;
12. N30°53'10"W, 576.14 feet to a calculated point;
13. N01°26'31"W, 729.89 feet to a calculated point;
14. N38°05'39"W, 1250.80 feet to a calculated point;
15. N20°33'26"E, 282.73 feet a ½-inch iron rod with cap stamped "AST" set for the most westerly northwest corner of the herein described tract on the northerly line of said 1,971.29 acre tract, same being on the southerly line of Park Land Lot 23 of Arroyo Ranch, Section One, a subdivision of record in Volume 10, Page 180 of the Hays County Official Public Records;

**THENCE**, with the northerly line of said 1,971.29 acre tract, S82°42'45"E, 432.46 feet to a point located in the centerline of the remains of an old stone fence corner for an angle point in the north line of the herein described tract, from which a ½"-inch iron rod bears S88°19'W, 37.5 feet;

**THENCE**, continuing with said northerly line, N43°55'32"E, 1271.63 feet to a 2-inch metal fence post at the most northerly northwest corner of said 1,971.29 acre tract and being the common corners of Lots 12, 13 and 19, Block D of said Arroyo Ranch Section One subdivision;

**THENCE**, with the easterly line of said 1,971.29 acre tract the following courses and distances:

1. S46°19'30"E, at 185.02 feet passing the south line of said Arroyo Ranch subdivision and north line of a 20.3 acre tract described in a deed to F. Javier, Jr et al and recorded in Volume 2813, Page 359 of said Official Public Records and continuing for a total distance of 887.68 feet to a found ½-inch iron rod for the south corner of said Javier tract, same being the westerly corner of

a 21.15 acre tract described in a deed to Nancy L. Russell and Randall W. Russell and recorded in Volume 4385, Page 135 of said Official Public Records;

2. S46°48'04"E, 579.01 feet to a found ½-inch iron rod for the south corner of Russell and being the westerly corner of Quail Meadows Subdivision as recorded in Volume 7, Page 47 of the Hays County Plat Records;
3. With the southwesterly line of said subdivision, S46°06'19"E, 409.08 feet to ½-inch iron rod for angle point;
4. S47°09'10"E, 405.41 feet to ½-inch iron rod for angle point;
5. S47°52'54"E, 295.90 feet to ½-inch iron rod for angle point;
6. S47°18'52"E, 296.88 feet to ½-inch iron rod for angle point;
7. S47°21'24"E, 132.10 feet to ½-inch iron rod for angle point;
8. S47°07'34"E, 179.01 feet to ½-inch iron rod for angle point;
9. S46°55'27"E, 248.69 feet to ½-inch iron rod for most southerly corner of said subdivision and the westerly corner of a called 57.26 acre tract described in a deed to Kyle Mortgage Investors, LLC and recorded in Volume 3416, Page 789 of said Official Public Records;
10. S45°43'31"E, 436.59 feet to a fence post for angle point;
11. S46°32'55"E, 1447.00 feet to an iron rod with aluminum cap stamped "Kent McMillian" at an interior ell corner of said 1,971.29 acre tract;
12. Continuing with the easterly line of said 1,971.29 acre tract, S40°23'35"W, 1023.40 feet to a ½-inch iron rod found at the westerly corner of a called 1.259 acre tract described in a deed to Robin Robinson and recorded in Volume 5358, Page 587 of said Official Public Records;
13. S50°23'48"E, 255.70 feet to a fence post for angle point;
14. N40°43'43"E, 42.89 feet to a ½-inch iron rod with cap stamped "AST" set;
15. S52°09'40"E, at 85.22 feet passing a ½-inch iron rod found at the westerly corner of a called 0.72 acre tract described in a deed to Robin and Gale Robinson and recorded in Volume 4689, Page 363 of said Official Public Records and continuing for a total distance of 244.62 feet to a ½-inch iron rod with cap stamped "AST" set;
16. N43°53'50"E, 92.19 feet to a ½-inch iron rod with cap stamped "AST" set;
17. S78°26'49"E, 101.27 feet ½-inch iron rod found on the westerly right of way line of N. Old Stagecoach Road (width varies);

**THENCE**, with said westerly right of way line the following course and distances:

1. S16°21'49"E, 511.37 feet to a ½-inch iron rod with cap stamped "AST";
2. S16°20'38"E, 1420.21 feet to a 60d nail found next to a cedar fence post and
3. S16°48'53"E, 800.20 feet to a ½-inch iron rod with cap stamped "AST" set for the most easterly southeast corner of this tract;

**THENCE**, leaving said westerly right of way line and with fence along the southeasterly line of said 195.14 acre tract, S36°01'23"W, 42.36 feet to a cedar fence post;

**THENCE**, continuing with said southeasterly line, same being the northwesterly line of a called 132.59 acre tract described in a deed to Felder CND, LLC and recorded in Volume 5224, Page 246 of the Hays County Official Public Records the following courses and distances:

1. S48°36'08"W, 1583.50 feet to a cedar fence post;
2. N49°26'16"W, 34.23 feet to a cedar fence post;
3. S25°40'41"W, 39.42 feet to an iron rod with cap stamped "Vickrey";
4. S48°29'40"W, 2127.73 feet to a cedar fence post with "Mag Nail" on the northerly right of way line of Cypress Road (aka Limekiln Road) (width undetermined) at the southeast corner of said 195.14 acre tract from which an iron rod with aluminum cap stamped "Kent McMillian" bears S21°57'46"W, 50.84 feet;

**THENCE**, with said northerly right of way line, N77°16'32"W, 599.91 feet to a cedar fence post on the easterly line of said 311.56 acre tract;

**THENCE**, with fence and the easterly line of said 311.56 acre and westerly line of said 195.14 acre tract the following courses and distances:

1. N16°48'19"W, 270.65 feet to a calculated angle point in said line and;
2. N17°13'44"W, 1607.95 feet to the **POINT OF BEGINNING** and containing 858.70 acres of land, more or less.

#### SURVEYOR'S STATEMENT

I hereby state that the included field note description was prepared from an actual survey made on the ground under my supervision and is true and correct, to the best of knowledge and belief.



Paul C. Sauve, Jr., RPLS #2518  
Austin Spatial Technologies, LLC  
December 5, 2016



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

### Section 1 Legal Description

#### METES AND BOUNDS DESCRIPTION FOR

A 34.391 ACRE, TRACT OF LAND COMPRISED OF A PORTION OF THE 61.49 ACRE TRACT CONVEYED TO HMBRR DEVELOPMENT, INC. BY INSTRUMENT RECORDED IN DOCUMENT NO. 17034173 IN THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, A PORTION OF THE 188.51 ACRE TRACT CONVEYED TO HMBRR, LP BY INSTRUMENT RECORDED IN DOCUMENT NO. 17034176 IN SAID OFFICIAL PUBLIC RECORDS, AND A PORTION OF 608.70 ACRE TRACT CONVEYED TO HMBRR LP # 2 BY INSTRUMENT RECORDED IN DOCUMENT NO. 17034180 IN SAID OFFICIAL PUBLIC RECORDS, IN THE SAMUEL PHARASS ¼ LEAGUE NO. 14, ABSTRACT 360, PARTIALLY IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID 34.391 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00;

BEGINNING: AT A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" ON THE WEST RIGHT-OF-WAY OF OLD STAGECOACH ROAD, A VARIABLE WIDTH RIGHT-OF-WAY, FROM WHICH A FOUND ½" IRON ROD WITH CAP MARKED "AST" ON THE WEST RIGHT-OF-WAY OF SAID OLD STAGECOACH ROAD, AT THE MOST EASTERLY NORTHEAST CORNER OF SAID 61.49 ACRE TRACT AND A SOUTHEAST CORNER OF SAID 608.70 ACRE TRACT BEARS S 16°21'49" E, A DISTANCE OF 1.69 FEET;

THENCE: S 16°21'49" E, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID OLD STAGECOACH ROAD, A DISTANCE OF 1423.43 FEET TO A FOUND MAG NAIL;

THENCE: S 16°46'59" E, CONTINUING ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID OLD STAGECOACH ROAD, A DISTANCE OF 559.73 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID OLD STAGECOACH ROAD, OVER AND ACROSS SAID 61.49 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 89°58'06", A CHORD BEARING AND DISTANCE OF S 28°12'04" W, 21.21 FEET, FOR AN ARC LENGTH OF 23.55 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 73°11'07" W, A DISTANCE OF 43.79 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

SOUTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 10°34'19", A CHORD BEARING AND DISTANCE OF

S 78°28'16" W, 50.67 FEET, FOR AN ARC LENGTH OF 50.74 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 83°45'26" W, A DISTANCE OF 59.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 83°42'30", A CHORD BEARING AND DISTANCE OF N 54°23'19" W, 20.02 FEET, FOR AN ARC LENGTH OF 21.91 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A REVERSE CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 28°52'03", A CHORD BEARING AND DISTANCE OF N 26°58'06" W, 174.48 FEET, FOR AN ARC LENGTH OF 176.34 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 41°24'07" W, A DISTANCE OF 182.22 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 275.00 FEET, A CENTRAL ANGLE OF 20°58'41", A CHORD BEARING AND DISTANCE OF N 30°54'47" W, 100.13 FEET, FOR AN ARC LENGTH OF 100.69 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 20°25'27" W, A DISTANCE OF 68.68 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A CENTRAL ANGLE OF 24°24'10", A CHORD BEARING AND DISTANCE OF N 32°37'32" W, 137.38 FEET, FOR AN ARC LENGTH OF 138.42 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 45°10'23" E, A DISTANCE OF 120.09 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 49°03'14" W, A DISTANCE OF 64.36 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 56°13'41" W, A DISTANCE OF 57.67 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 56°10'39" W, A DISTANCE OF 95.45 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 38°25'46" W, A DISTANCE OF 91.92 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 34°10'46" W, A DISTANCE OF 50.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 55°49'14" W, A DISTANCE OF 120.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 34°10'46" W, A DISTANCE OF 100.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 55°49'14" W, A DISTANCE OF 50.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING, A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 79°10'46" W, 21.21 FEET, FOR AN ARC LENGTH OF 23.56 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 34°10'46" W, A DISTANCE OF 50.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING AND DISTANCE OF N 10°49'14" E, 21.21 FEET, FOR AN ARC LENGTH OF 23.56 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 34°10'46" W, A DISTANCE OF 100.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 55°49'14" W, A DISTANCE OF 127.69 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 35°10'02" W, A DISTANCE OF 42.81 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 33°02'18" W, A DISTANCE OF 151.46 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 26°43'21" W, A DISTANCE OF 74.14 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 45°35'23" W, A DISTANCE OF 55.21 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 69°43'34" W, A DISTANCE OF 202.47 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHWESTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 775.00 FEET, A CENTRAL ANGLE OF 02°19'30", A CHORD BEARING AND DISTANCE OF N 21°26'11" W, 31.45 FEET, FOR AN ARC LENGTH OF 31.45 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

S 67°02'44" W, A DISTANCE OF 142.32 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" ON A WEST LINE OF SAID 61.49 ACRE TRACT AND AN EAST LINE OF SAID 188.51 ACRE TRACT;

THENCE: N 22°06'03" W, ALONG AND WITH A WEST LINE OF 61.49 ACRE TRACT AND AN EAST LINE OF SAID 188.51 ACRE TRACT, A DISTANCE OF 60.01 FEET TO A POINT;

THENCE: N 19°59'52" W, CONTINUING ALONG AND WITH THE WEST LINE OF 61.49 ACRE TRACT AND THE EAST LINE OF SAID 188.51 ACRE TRACT, AT A DISTANCE OF 288.91 FEET PASSING AN ANGLE POINT OF SAID 61.49 ACRE TRACT, CONTINUING OVER AND ACROSS SAID 188.51 ACRE TRACT, A TOTAL DISTANCE OF 365.06 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: NORTHEASTERLY, CONTINUING OVER AND ACROSS SAID 188.51 ACRE TRACT, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 11°10'10", A CHORD BEARING AND DISTANCE OF N 79°03'09" E, 68.12 FEET, FOR AN ARC LENGTH OF 68.23 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: N 03°23'28" W, OVER AND ACROSS SAID 188.51 ACRE TRACT, AT A DISTANCE OF 0.75 FEET PASSING AN ANGLE POINT OF SAID 188.51 ACRE TRACT AND AN ANGLE POINT OF SAID 61.49 ACRE TRACT, CONTINUING ALONG AND WITH AN EAST LINE OF SAID 188.51 ACRE TRACT AND A WEST LINE OF SAID 61.49 ACRE TRACT, A TOTAL DISTANCE OF 50.03 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: DEPARTING AN EAST LINE OF SAID 188.51 ACRE TRACT AND A WEST LINE OF SAID 61.49 ACRE TRACT, OVER AND ACROSS SAID 61.49 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 01°53'32", A CHORD BEARING AND DISTANCE OF N 85°49'48" E, 13.21 FEET, FOR AN ARC LENGTH OF 13.21 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 03°13'26" W, A DISTANCE OF 133.36 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 64°50'45" W, A DISTANCE OF 15.48 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON" ON AN EAST LINE OF SAID 188.51 ACRE TRACT AND A WEST LINE OF SAID 61.49 ACRE TRACT;

THENCE: N 03°23'28" W, ALONG AND WITH AN EAST LINE OF SAID 188.51 ACRE TRACT AND A WEST LINE OF SAID 61.49 ACRE TRACT, AT A DISTANCE OF 87.69 FEET PASSING A POINT ON A SOUTHEAST LINE OF SAID 608.70 ACRE TRACT, AT THE NORTHEAST CORNER OF SAID 188.51 ACRE TRACT AND THE NORTHWEST CORNER OF SAID 61.49 ACRE TRACT, CONTINUING OVER AND ACROSS SAID 608.70 ACRE TRACT, A TOTAL DISTANCE OF 88.67 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: OVER AND ACROSS SAID 608.70 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

NORTHEASTERLY, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1560.00 FEET, A CENTRAL ANGLE OF 03°58'00", A CHORD BEARING AND DISTANCE OF N 52°07'56" E, 107.98 FEET, FOR AN ARC LENGTH OF 108.00 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 50°08'56" E, A DISTANCE OF 260.13 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: SOUTHEASTERLY, OVER AND ACROSS SAID 608.70 ACRE TRACT AND SAID 61.49 ACRE TRACT, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 94°37'43", A CHORD BEARING AND DISTANCE OF S 82°32'11" E, 44.11 FEET, FOR AN ARC LENGTH OF 49.55 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: CONTINUING OVER AND ACROSS SAID 61.49 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 56°23'10" E, A DISTANCE OF 60.01 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 34°10'46" W, A DISTANCE OF 11.96 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: NORTHEASTERLY, OVER AND ACROSS SAID 61.49 ACRE TRACT AND SAID 608.70 ACRE TRACT, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 84°19'42", A CHORD BEARING AND DISTANCE OF N 07°59'05" E, 40.28 FEET, FOR AN ARC LENGTH OF 44.15 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

THENCE: OVER AND ACROSS SAID 608.70 ACRE TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

N 50°08'56" E, A DISTANCE OF 51.45 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

NORTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 615.00 FEET, A CENTRAL ANGLE OF 14°30'01", A CHORD BEARING AND DISTANCE OF N 57°23'57" E, 155.23 FEET, FOR AN ARC LENGTH OF 155.64 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

N 64°38'57" E, A DISTANCE OF 515.04 FEET TO A SET ½" IRON ROD WITH A YELLOW CAP MARKED "PAPE-DAWSON";

SOUTHEASTERLY, ALONG A TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 98°59'13", A CHORD BEARING AND DISTANCE OF S 65°51'26" E, 152.07 FEET, FOR AN ARC LENGTH OF 172.76 FEET TO THE POINT OF BEGINNING, AND CONTAINING 34.391 ACRES IN THE CITY OF KYLE, HAYS COUNTY, TEXAS. SAID TRACT BEING DESCRIBED IN ACCORDANCE WITH A SURVEY MADE ON THE GROUND AND A SURVEY DESCRIPTION AND MAP PREPARED UNDER JOB NUMBER 8141-08 BY PAPE-DAWSON ENGINEERS, INC.

## Section 2 Legal Description

### METES AND BOUNDS DESCRIPTION FOR

A 28.040 acre, more or less, tract of land comprised of a portion of the 61.49 acre tract conveyed to HMBRR Development, Inc. by instrument recorded in Document No. 17034173 in the Official Public Records of Hays County, Texas, and a portion of the 188.51 acre tract conveyed to HMBRR, LP by instrument recorded in Document No. 17034176 in said Official Public Records, in the Samuel Pharass ¼ League No. 14, Abstract 360, in Hays County, Texas. Said 28.040 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found mag nail at the southernmost corner of said 188.51 acre tract;

THENCE: N 48°29'18" E, along and with the southeast line of said 188.51 acre tract, at a distance of 111.03 feet passing the west corner of the 132.59 acre tract described in Volume 5224, Page 246 in said Official Public Records, continuing along and with the southeast line of said 188.51 acre tract, a total distance of 2127.82 feet to a found ½" iron rod marked "Vickrey", at an angle point of said 188.51 acre tract and an angle point of said 132.59 acre tract;

THENCE: Along and with the southeast line of said 188.51 acre tract and the northwest line of said 132.59 acre tract, the following bearings and distances:

N 25°44'10" E, a distance of 39.08 feet to a found mag nail, at an angle point of said 188.51 acre tract and an angle point of said 132.59 acre tract;

S 49°37'46" E, a distance of 34.21 feet to a found mag nail, at an angle point of said 188.51 acre tract and an angle point of said 132.59 acre tract;

N 48°35'53" E, a distance of 1423.66 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson", at the POINT OF BEGINNING of the herein described tract;

THENCE: Departing the southeast line of said 188.51 acre tract and the northwest line of said 132.59 acre tract, over and across said 188.51 acre tract and said 61.49 acre tract, the following bearings and distances:

N 59°52'52" W, a distance of 211.37 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 00°27'37", a chord bearing and distance of N 29°53'20" E, 2.41 feet, for an arc length of 2.41 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 60°20'29" W, a distance of 115.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 22°50'13" E, a distance of 43.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 09°11'38" E, a distance of 43.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 03°37'26" W, a distance of 41.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 21°09'38" W, a distance of 46.64 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 41°24'07" W, a distance of 51.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 41°24'07" W, a distance of 150.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 48°35'53" W, a distance of 130.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 41°24'07" E, a distance of 20.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 48°35'53" W, a distance of 380.33 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 63°07'22" W, a distance of 179.85 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 83°18'36" W, a distance of 373.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°41'24" W, a distance of 135.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 1025.00 feet, a central angle of 02°33'53", a chord bearing and distance of S 85°52'45" W, 45.88 feet, for an arc length of 45.88 feet to a point;

S 87°09'41" W, a distance of 35.21 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 02°50'19" W, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°41'24" W, a distance of 438.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°41'24" W, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 06°41'24" W, a distance of 161.57 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 17°22'23" W, a distance of 115.59 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 22°04'53" W, a distance of 56.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 67°02'44" E, a distance of 142.32 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 775.00 feet, a central angle of 02°19'30", a chord bearing and distance of S 21°26'11" E, 31.45 feet, for an arc length of 31.45 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 69°43'34" E, a distance of 202.47 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 45°35'23" E, a distance of 55.21 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 26°43'21" E, a distance of 74.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 33°02'18" E, a distance of 151.46 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 35°10'02" E, a distance of 42.81 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 55°49'14" E, a distance of 127.69 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 34°10'46" E, a distance of 100.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 10°49'14" W, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 34°10'46" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 79°10'46" E, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 55°49'14" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 34°10'46" E, a distance of 100.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 55°49'14" E, a distance of 120.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 34°10'46" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 38°25'46" E, a distance of 91.92 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 56°10'39" E, a distance of 95.45 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 56°13'41" E, a distance of 57.67 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 49°03'14" E, a distance of 64.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 45°10'23" W, a distance of 120.09 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 24°24'10", a chord bearing and distance of S 32°37'32" E, 137.38 feet, for an arc length of 138.42 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 20°25'27" E, a distance of 68.68 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 275.00 feet, a central angle of 20°58'41", a chord bearing and distance of S 30°54'47" E, 100.13 feet, for an arc length of 100.69 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 41°24'07" E, a distance of 182.22 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of 28°52'03", a chord bearing and distance of S 26°58'06" E, 174.48 feet, for an arc length of 176.34 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 83°42'30", a chord bearing and distance of S 54°23'19" E, 20.02 feet, for an arc length of 21.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 83°45'26" E, a distance of 59.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 275.00 feet, a central angle of 10°34'19", a chord bearing and distance of N 78°28'16" E, 50.67 feet, for an arc length of 50.74 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 73°11'07" E, a distance of 43.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 89°58'06", a chord bearing and distance of N 28°12'04" E, 21.21 feet, for an arc length of 23.55 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson" on the west right-of-way of Old Stagecoach Road, a variable width right-of-way, and the east line of said 61.49 acre tract;

THENCE: S 16°46'59" E, along and with the west right-of-way line of said Old Stagecoach Road and the east line of said 61.49 acre tract, at a distance of 238.11 feet passing a found ½"

iron rod, continuing a total distance of 238.92 feet to a point, at the southeast corner of said 61.49 acre tract;

THENCE: S 36°01'08" W, departing the west right-of-way line of said Old Stagecoach Road, along and with the southeast line of said 61.49 acre tract, a distance of 42.61 feet to a found mag nail, at an angle point of said 61.49 acre tract and the northernmost corner of said 132.59 acre tract;

THENCE: S 48°35'53" W, along and with the northwest line of said 132.59 acre tract, the southeast line of said 61.49 acre tract and the southeast line of said 188.51 acre tract, a distance of 159.68 feet to the POINT OF BEGINNING, and containing 28.040 acres in Hays County, Texas. Said tract being described in accordance with a survey made on the ground by Pape-Dawson Engineers, Inc.

### Section 3 Legal Description

#### METES AND BOUNDS DESCRIPTION FOR

A 34.398 acre, more or less, tract of land comprised of a portion of the 188.51 acre tract conveyed to HMBRR, LP by instrument recorded in Document No. 17034176 in the Official Public Records of Hays County, Texas, and a portion of the 608.70 acre tract conveyed to HMBRR LP # 2 by instrument recorded in Document No. 17034180 in said Official Public Records, in the Samuel Pharass ¼ League No. 14, Abstract 360, Hays County, Texas. Said 34.398 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00;

COMMENCING: At a found mag nail at the southernmost corner of said 188.51 acre tract;

THENCE: N 48°29'18" E, along and with the southeast line of said 188.51 acre tract, at a distance of 111.03 feet passing the west corner of the 132.59 acre tract described in Volume 5224, Page 246 in said Official Public Records, continuing a total distance of 1356.51 feet to a point from which a found ½" iron rod marked "Vickrey", at an angle point of said 188.51 acre tract and said 132.59 acre tract bears N 48°29'18" E, distance of 771.31 feet;

THENCE: N 41°30'42 W, departing the southeast line of said 188.51 acre tract and the northwest line of said 132.59 acre tract, over and across said 188.51 acre tract, a distance of 2513.94 feet, to the POINT OF BEGINNING of the herein described tract;

N 40°08'34" E, a distance of 176.64 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 14°28'39", a chord bearing and distance of N 57°05'46" W, 15.12 feet, for an arc length of 15.16 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 40°08'34" W, a distance of 166.50 feet to set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 21°04'28" W, a distance of 177.56 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 21°52'32" E, a distance of 170.23 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 68°18'00" E, a distance of 164.26 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 89°38'05" E, a distance of 70.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 43°11'52" E, a distance of 156.28 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 34°18'30" E, a distance of 110.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 43°12'35" E, a distance of 140.48 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 51°41'58" E, a distance of 72.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 64°27'27" E, a distance of 63.77 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 24°37'09" E, a distance of 185.86 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 04°30'09" E, at a distance of 25.00 feet passing the north line of said 188.51 acre tract and a south line of said 608.70 acre tract, continuing over and across said 608.70 acre tract, a total distance of 29.28 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Northeasterly, continuing over and across said 608.70 acre tract, along a non-tangent curve to the left, said curve having a radius of 1560.00 feet, a central angle of 15°36'05", a chord bearing and distance of N 86°50'20" E, 423.47 feet, for an arc length of 424.78 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Southeasterly, over and across said 608.70 acre tract and said 188.51 acre tract, along a reverse curve to the right, said curve having a radius of 85.00 feet, a central angle of 87°39'40", a chord bearing and distance of S 57°07'52" E, 117.73 feet, for an arc length of 130.05 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Over and across said 188.51 acre tract, the following bearings and distances:

S 13°18'02" E, a distance of 25.78 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 76°41'58" E, a distance of 80.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°18'02" E, a distance of 8.58 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 386.50 feet, a central angle of 05°40'15", a chord bearing and distance of S 10°27'55" E, 38.24 feet, for an arc length of 38.25 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 07°37'47" E, a distance of 67.78 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 363.50 feet, a central angle of 05°39'38", a chord bearing and distance of S 10°27'36" E, 35.90 feet, for an arc length of 35.91 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°17'25" E, a distance of 10.24 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the left, said curve having a radial bearing of N 76°37'59" E, a radius of 450.54 feet, a central angle of 26°42'29", a chord bearing and distance of S 26°43'15" E, 208.12 feet, for an arc length of 210.02 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 38°07'47" E, a distance of 98.19 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 430.00 feet, a central angle of 31°26'23", a chord bearing and distance of S 22°24'36" E, 233.00 feet, for an arc length of 235.95 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 06°41'24" E, a distance of 364.55 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 3030.00 feet, a central angle of 03°05'56", a chord bearing and distance of S 05°08'26" E, 163.86 feet, for an arc length of 163.88 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 89°14'50", a chord bearing and distance of S 48°12'54" E, 21.07 feet, for an arc length of 23.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 02°50'19" E, a distance of 50.00 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the left, said curve having a radial bearing of S 02°50'19" E, a radius of 15.00 feet, a central angle of 89°14'50", a chord bearing and distance of S 42°32'16" W, 21.07 feet, for an arc length of 23.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a reverse curve to the right, said curve having a radius of 3030.00 feet, a central angle of 02°34'04", a chord bearing and distance of S 00°48'07" E, 135.78 feet, for an arc length of 135.79 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

S 00°28'54" W, a distance of 137.29 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 470.00 feet, a central angle of 35°42'17", a chord bearing and distance of S 17°22'14" E, 288.17 feet, for an arc length of 292.89 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a compound curve to the left, said curve having a radius of 65.00 feet, a central angle of 52°43'35", a chord bearing and distance of S 61°35'10" E, 57.73 feet, for an arc length of 59.82 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a reverse curve to the right, said curve having a radius of 72.00 feet, a central angle of 271°38'52", a chord bearing and distance of S 47°52'29" W, 100.35 feet, for an arc length of 341.36 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a reverse curve to the left, said curve having a radius of 65.00 feet, a central angle of 41°07'54", a chord bearing and distance of N 16°52'02" W, 45.67 feet, for an arc length of 46.66 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a reverse curve to the right, said curve having a radius of 530.00 feet, a central angle of 37°54'54", a chord bearing and distance of N 18°28'32" W, 344.36 feet, for an arc length of 350.72 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 00°28'22" E, a distance of 149.14 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 89°44'49" W, a distance of 100.61 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 87°36'04" W, a distance of 83.98 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 80°15'00" W, a distance of 83.98 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 72°53'56" W, a distance of 83.98 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 66°01'03" W, a distance of 84.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 59°14'33" W, a distance of 575.03 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 60°29'27" W, a distance of 66.99 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 71°07'00" W, a distance of 63.44 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 83°27'43" W, a distance of 63.44 feet to a set ½" iron rod with a yellow cap marked "Pape-Dawson";

N 89°38'05" W, a distance of 453.82 feet to the POINT OF BEGINNING, and containing 34.398 acres in Hays County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 8141-08 by Pape-Dawson Engineers, Inc.

## EXHIBIT P-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 4

A 39.039 acre, or 1,700,519 square feet more or less, tract of land out of that 153.0288 acre tract conveyed to HMBRR Development, Inc. by deed recorded in Instrument No. 20006092 of the Official Public Records of Hays County, Texas, and out of that 61.49 acre tract conveyed to HMBRR Development, Inc by deed recorded in Instrument No. 17034173 of the Official Public Records of Hays County, Texas, situated in the Samuel Pharrass ½ League No.14, Abstract 360, Hays County, Texas. Said 39.039 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING:** At a found ½" iron rod with a yellow cap stamped "Pape-Dawson" at the east most south corner of 6 Creeks-Phase 1, Section 2 subdivision recorded in Instrument No. 20008055 of the Map and Plat Records of Hays County, Texas, on the southeast line of said 153.0288 acre tract;
- THENCE:** S 48°35'53" W, with the southeast line of said 153.0288 acre tract, a distance of 1332.57 feet to a point, from which a found mag nail at a corner of said 153.0288 acre tract bears S 48°35'53" W, a distance of 91.09 feet;
- THENCE:** Departing the southeast line of said 153.0288 acre tract, over and across said 153.0288 acre tract, the following bearings and distances:
- N 41°24'07" W, a distance of 306.70 feet to a point;
  - N 79°25'32" W, a distance of 67.08 feet to a point;
  - Southwesterly, along a non-tangent curve to the right, said curve having a radius of 315.00 feet, a central angle of 01°30'26", a chord bearing and distance of S 11°55'33" W, 8.29 feet, for an arc length of 8.29 feet to a point;
  - N 77°19'14" W, a distance of 183.38 feet to a point;
  - N 74°56'18" W, a distance of 101.57 feet to a point on the southeast line of 6 Creeks, Phase 1, Section 3 recorded in Instrument No. 19020754 of the Map and Plat Records of Hays County, Texas;

Page 1 of 5

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800  
San Antonio | Austin | Houston | Fort Worth | Dallas  
Transportation | Water Resources | Land Development | Surveying | Environmental  
2000 NW Loop 410, San Antonio, TX 78213 T: 210.375.9000 www.Pape-Dawson.com

THENCE: With the east line of said 6 Creeks-Phase 1, Section 3, the following bearings and distances:

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 72.00 feet, a central angle of  $120^{\circ}03'15''$ , a chord bearing and distance of  $N 27^{\circ}55'19'' W$ , 124.74 feet, for an arc length of 150.86 feet to a point;

Northwesterly, along a reverse curve to the right, said curve having a radius of 65.00 feet, a central angle of  $52^{\circ}43'35''$ , a chord bearing and distance of  $N 61^{\circ}35'10'' W$ , 57.73 feet, for an arc length of 59.82 feet to a point;

Northwesterly, along a compound curve to the right, said curve having a radius of 470.00 feet, a central angle of  $35^{\circ}42'17''$ , a chord bearing and distance of  $N 17^{\circ}22'14'' W$ , 288.17 feet, for an arc length of 292.89 feet to a point;

$N 00^{\circ}28'54'' E$ , a distance of 137.29 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 3030.00 feet, a central angle of  $02^{\circ}34'04''$ , a chord bearing and distance of  $N 00^{\circ}48'07'' W$ , 135.78 feet, for an arc length of 135.79 feet to a point;

Northeasterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of  $89^{\circ}14'50''$ , a chord bearing and distance of  $N 42^{\circ}32'16'' E$ , 21.07 feet, for an arc length of 23.36 feet to a point;

$N 02^{\circ}50'19'' W$ , a distance of 50.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of  $89^{\circ}14'50''$ , a chord bearing and distance of  $N 48^{\circ}12'54'' W$ , 21.07 feet, for an arc length of 23.36 feet to a point;

Northwesterly, along a reverse curve to the left, said curve having a radius of 3030.00 feet, a central angle of  $03^{\circ}05'56''$ , a chord bearing and distance of  $N 05^{\circ}08'26'' W$ , 163.86 feet, for an arc length of 163.88 feet to a point;

$N 06^{\circ}41'24'' W$ , a distance of 364.55 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 430.00 feet, a central angle of  $31^{\circ}26'23''$ , a chord bearing and distance of  $N 22^{\circ}24'36'' W$ , 233.00 feet, for an arc length of 235.95 feet to a point;



N 38°07'47" W, a distance of 98.19 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 450.54 feet, a central angle of 26°42'29", a chord bearing and distance of N 26°43'15" W, 208.12 feet, for an arc length of 210.02 feet to a point;

N 13°17'25" W, a distance of 10.24 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 363.50 feet, a central angle of 05°39'38", a chord bearing and distance of N 10°27'36" W, 35.90 feet, for an arc length of 35.91 feet to a point;

N 07°37'47" W, a distance of 67.78 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 386.50 feet, a central angle of 05°40'15", a chord bearing and distance of N 10°27'55" W, 38.24 feet, for an arc length of 38.25 feet to a point;

N 13°18'02" W, a distance of 8.58 feet to a point on the southeast right-of-way line of 6 Creeks Boulevard Phase 1, Section 2, a variable width public right-of-way dedicated in Instrument No. 19019778 of the Map and Plat Records of Hays County, Texas;

THENCE: N 13°18'02" W, with the southeast right-of-way line of said 6 Creeks Boulevard, the northwest line of said 153.0288 acre tract, a distance of 12.40 feet to a point;

THENCE: Northeasterly, continuing with the southeast right-of-way line of said 6 Creeks Boulevard, the northwest line of said 153.0288 acre tract, along a tangent curve to the right, said curve having a radius of 110.00 feet, a central angle of 71°21'18", a chord bearing and distance of N 22°22'37" E, 128.31 feet, for an arc length of 136.99 feet to a point;

THENCE: Northeasterly, departing the southeast right-of-way line of said 6 Creeks Boulevard, with the northwest line of said 153.0288 acre tract, the south line of a 608.70 acre tract conveyed to HMBR LP #2 by deed recorded in Instrument No. 17034180 of the Official Public Records of Hays County, Texas, along a non-tangent curve to the left, said curve having a radius of 1560.00 feet, a central angle of 16°14'06", a chord bearing and distance of N 62°02'46" E, 440.56 feet, for an arc length of 442.03 feet to a to the northwest corner of 6 Creeks-Phase



1, Section 1 recorded in Instrument No. 19019778 of the Map and Plat Records of Hays County, Texas;

THENCE: With the west lines of said 6 Creeks-Phase 1, Section 1 and the west and south lines of 6 Creeks-Phase 1, Section 2 recorded in Instrument No. 20008055 of the Map and Plat Records of Hays County, Texas, the following bearings and distances:

S 03°23'28" E, a distance of 87.69 feet;

S 64°50'45" E, a distance of 15.48 feet to a point;

S 03°13'26" E, a distance of 133.36 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 400.00 feet, a central angle of 01°53'32", a chord bearing and distance of S 85°49'48" W, 13.21 feet, for an arc length of 13.21 feet to a point;

S 03°23'28" E, a distance of 50.03 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 350.00 feet, a central angle of 11°10'10", a chord bearing and distance of S 79°03'09" W, 68.12 feet, for an arc length of 68.23 feet to a point;

S 19°59'52" E, a distance of 365.06 feet to a point;

S 22°06'03" E, a distance of 60.01 feet to a point;

S 22°04'53" E, a distance of 56.05 feet to a point;

S 17°22'23" E, a distance of 115.59 feet to a point;

S 06°41'24" E, a distance of 649.99 feet to a point;

S 02°50'19" E, a distance of 50.00 feet to a point;

N 87°09'41" E, a distance of 35.21 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 1025.00 feet, a central angle of 02°33'53", a chord bearing and distance of N 85°52'45" E, 45.88 feet, for an arc length of 45.88 feet to a point;



S 06°41'24" E, a distance of 135.26 feet to a point;  
N 83°18'36" E, a distance of 373.56 feet to a point;  
N 63°07'22" E, a distance of 179.85 feet to a point;  
N 48°35'53" E, a distance of 380.33 feet to a point;  
N 41°24'07" W, a distance of 20.00 feet to a point;  
N 48°35'53" E, a distance of 130.00 feet to a point;  
S 41°24'07" E, a distance of 201.61 feet to a point;  
S 21°09'38" E, a distance of 46.64 feet to a point;  
S 03°37'26" E, a distance of 41.26 feet to a point;  
S 09°11'38" W, a distance of 43.95 feet to a point;  
S 22°50'13" W, a distance of 43.95 feet to a point;  
S 60°20'29" E, a distance of 115.00 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 00°27'37", a chord bearing and distance of S 29°53'20" W, 2.41 feet, for an arc length of 2.41 feet to a point;

THENCE: S 59°52'52" E, a distance of 211.37 feet to the POINT OF BEGINNING and containing 39.039 acres in Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 23, 2020  
JOB NO. 8141-13  
DOC. ID. N:\CIVIL\8141-13\WORD\8141-13 FN 39.039 AC.docx

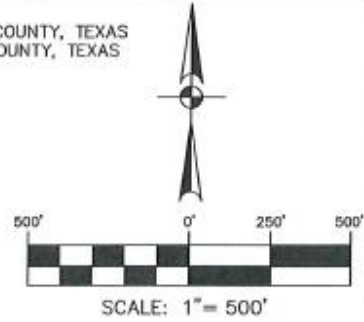


**NOTES:**

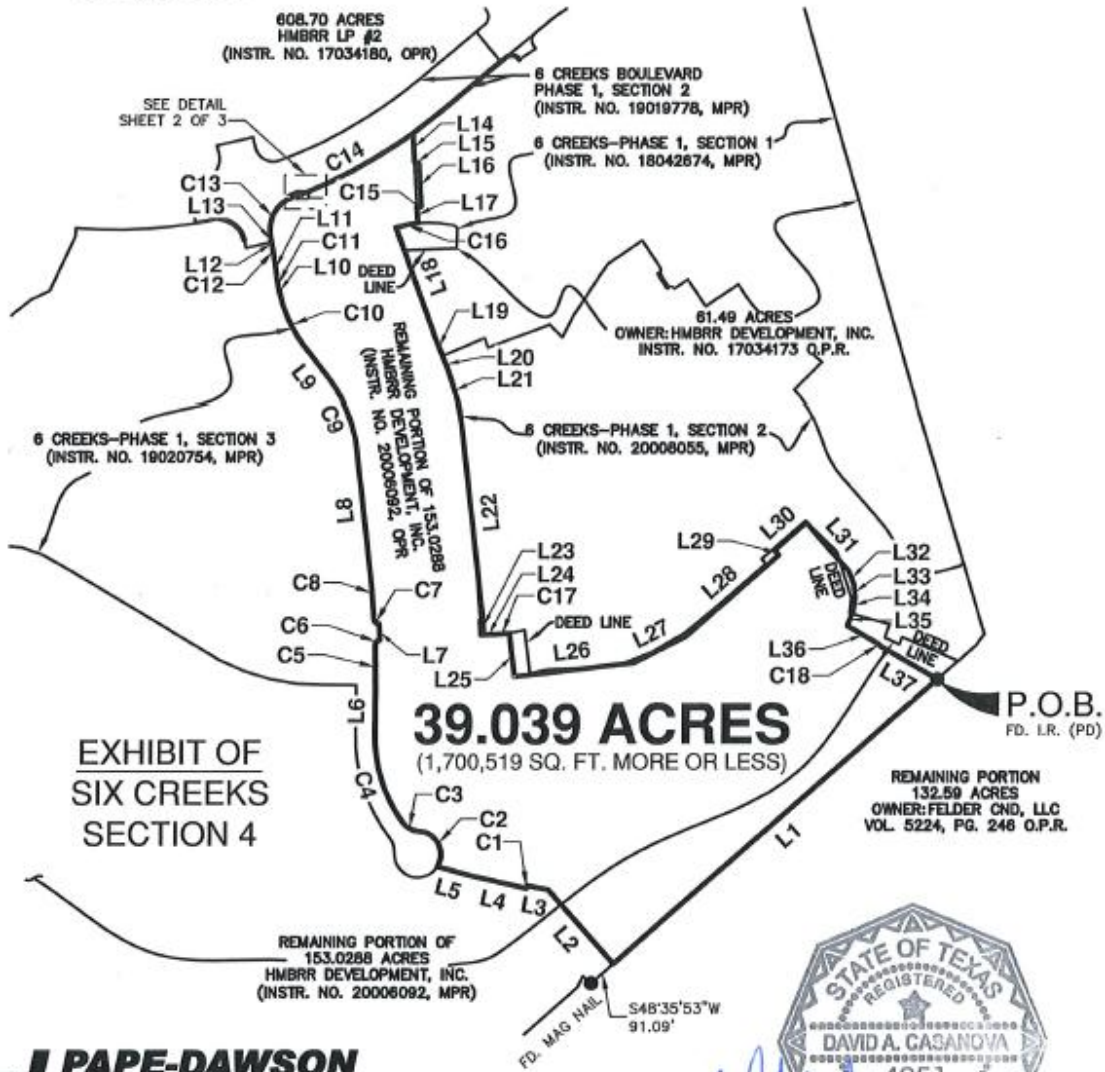
1. THIS EXHIBIT IS ISSUED IN CONJUNCTION WITH A METES AND BOUNDS DESCRIPTION PREPARED UNDER JOB NO. 8141-13 BY PAPE-DAWSON ENGINEERS, INC.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

**LEGEND:**

- OPR OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
- MPR MAP AND PLAT RECORDS OF HAYS COUNTY, TEXAS
- FD. FOUND
- I.R. 1/2" IRON ROD



SAMUEL PHARASS 1/4 LEAGUE NO. 14  
ABSTRACT 360



**EXHIBIT OF  
SIX CREEKS  
SECTION 4**

**39.039 ACRES**  
(1,700,519 SQ. FT. MORE OR LESS)

REMAINING PORTION  
132.59 ACRES  
OWNER: FELDER CND, LLC  
VOL. 5224, PG. 246 O.P.R.

REMAINING PORTION OF  
153.0288 ACRES  
HMBRR DEVELOPMENT, INC.  
(INSTR. NO. 20006092, MPR)

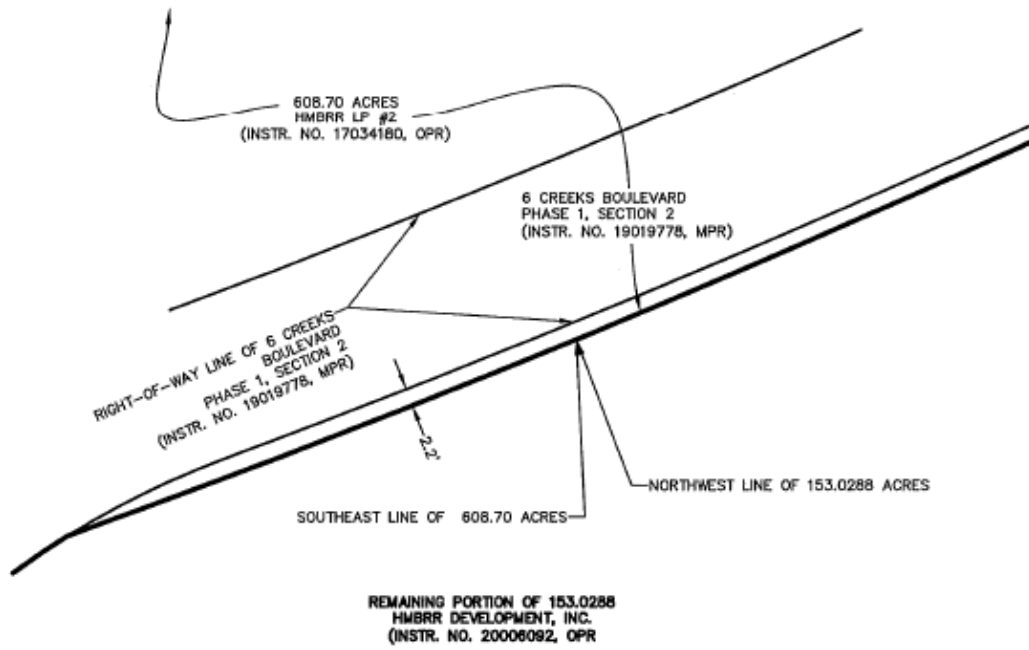
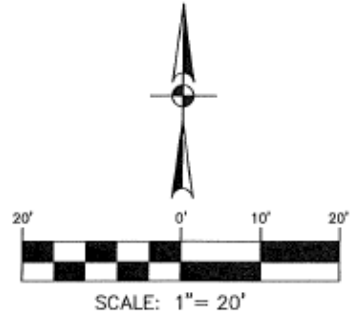
**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TPEP FIRM REGISTRATION #470 | TPELS FIRM REGISTRATION #10328800



JUNE 23, 2020

SHEET 1 OF 3  
JOB No.: 8141-13



Date: Apr 23, 2020, 2:30pm, User: D. C. Wickham  
 File: R:\2020\19141-13\19141-13.dwg, 2020/04/23 14:30



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2009 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9090  
 TSPC FIRM REGISTRATION #479 | TEP/LS FIRM REGISTRATION #16020000

JUNE 23, 2020

SHEET 2 OF 3  
 JOB No.: 8141-13

REFERENCE

LINE TABLE		
LINE	BEARING	LENGTH
L1	S48°35'53"W	1332.57'
L2	N41°24'07"W	306.70'
L3	N79°25'32"W	67.08'
L4	N77°19'14"W	183.38'
L5	N74°56'18"W	101.57'
L6	N00°28'54"E	137.29'
L7	N02°50'19"W	50.00'
L8	N06°41'24"W	364.55'
L9	N38°07'47"W	98.19'
L10	N13°17'25"W	10.24'
L11	N07°37'47"W	67.78'
L12	N13°18'02"W	8.58'
L13	N13°18'02"W	12.40'
L14	S03°23'28"E	87.69'

LINE TABLE		
LINE	BEARING	LENGTH
L15	S64°50'45"E	15.48'
L16	S03°13'26"E	133.36'
L17	S03°23'28"E	50.03'
L18	S19°59'52"E	365.06'
L19	S22°06'03"E	60.01'
L20	S22°04'53"E	56.05'
L21	S17°22'23"E	115.59'
L22	S06°41'24"E	649.99'
L23	S02°50'19"E	50.00'
L24	N87°09'41"E	35.21'
L25	S06°41'24"E	135.26'
L26	N83°18'36"E	373.56'
L27	N63°07'22"E	179.85'
L28	N48°35'53"E	380.33'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N41°24'07"W	20.00'
L30	N48°35'53"E	130.00'
L31	S41°24'07"E	201.61'
L32	S21°09'38"E	46.64'
L33	S03°37'26"E	41.26'
L34	S09°11'38"W	43.95'
L35	S22°50'13"W	43.95'
L36	S60°20'29"E	115.00'
L37	S59°52'52"E	211.37'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	315.00'	1°30'26"	S11°55'33"W	8.29'	8.29'
C2	72.00'	120°03'15"	N27°55'19"W	124.74'	150.86'
C3	65.00'	52°43'35"	N61°35'10"W	57.73'	59.82'
C4	470.00'	35°42'17"	N17°22'14"W	288.17'	292.89'
C5	3030.00'	2°34'04"	N00°48'07"W	135.78'	135.79'
C6	15.00'	89°14'50"	N42°32'16"E	21.07'	23.36'
C7	15.00'	89°14'50"	N48°12'54"W	21.07'	23.36'
C8	3030.00'	3°05'56"	N05°08'26"W	163.86'	163.88'
C9	430.00'	31°26'23"	N22°24'36"W	233.00'	235.95'
C10	450.54'	26°42'29"	N26°43'15"W	208.12'	210.02'
C11	363.50'	5°39'38"	N10°27'36"W	35.90'	35.91'
C12	386.50'	5°40'15"	N10°27'55"W	38.24'	38.25'
C13	110.00'	71°21'18"	N22°22'37"E	128.31'	136.99'
C14	1560.00'	16°14'06"	N62°02'46"E	440.56'	442.03'
C15	400.00'	1°53'32"	S85°49'48"W	13.21'	13.21'
C16	350.00'	11°10'10"	S79°03'09"W	68.12'	68.23'
C17	1025.00'	2°33'53"	N85°52'45"E	45.88'	45.88'
C18	300.00'	0°27'37"	S29°53'20"W	2.41'	2.41'



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JUNE 23, 2020

SHEET 3 OF 3  
 JOB No.: 8141-13

REFERENCE



METES AND BOUNDS DESCRIPTION  
FOR  
SIX CREEKS SECTION 5A AND 5B

A 38.378 acre, or 1,671,764 square feet more or less, tract of land out of that 153.0288 acre tract described in deed to HMBRR Development Inc., recorded under Document No. 20006092 of the Official Public Records of Hays County, Texas, out of the Samuel Pharass ¼ League No. 14, Abstract 360, Hays County, Texas. Said 38.378 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found mag nail at the southernmost corner of said 153.0288 acre tract of land;

THENCE: N 77°17'13" W, along and with the south line of said 153.0288 acre tract, a distance of 59.15 feet the POINT OF BEGINNING of the herein described tract;

THENCE: N 77°17'13" W, continuing with the south line of said 153.0288 acre tract, a distance of 540.79 feet to a fence post, at the southwest corner of said 153.0288 acre tract and on the east line of that 260.12 acre tract described in Volume 4459, Page 137 of said Official Public Records;

THENCE: Along and with the common line of said 153.0288 acre tract and said 260.12 acre tract, the following bearings and distances:

N 16°56'02" W, a distance of 270.22 feet to a found mag nail;

N 17°13'23" W, a distance of 159.03 feet to a point, from which a found ½" iron rod with cap marked "Kent" bears N 17°13'23" W, a distance of 1449.32 feet, at a west corner of said 153.0288 acre tract and the north corner of said 260.12 acre tract;

THENCE: Departing the east line of said 260.12 acre tract, over and across said 153.0288 acre tract, the following bearings and distances:

N 76°35'35" E, a distance of 185.82 feet to a point;

N 76°35'35" E, a distance of 197.59 feet to a point;

Page 1 of 5

TBPE Firm Registration #470 | TBPLS Firm Registration #10028800

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N 33°06'54" E, a distance of 55.61 feet to a point;  
N 10°30'44" E, a distance of 54.14 feet to a point;  
N 14°01'02" W, a distance of 64.88 feet to a point;  
N 37°06'44" W, a distance of 46.97 feet to a point;  
N 67°36'50" W, a distance of 79.26 feet to a point;  
N 89°33'24" W, a distance of 44.72 feet to a point;  
N 61°41'53" W, a distance of 133.53 feet to a point;  
N 49°28'21" W, a distance of 245.65 feet to a point;  
N 14°35'21" W, a distance of 117.96 feet to a point;  
N 00°00'39" E, a distance of 115.20 feet to a point;  
N 05°41'47" E, a distance of 73.95 feet to a point;  
N 58°46'10" E, a distance of 84.42 feet to a point;  
N 82°08'41" E, a distance of 116.16 feet to a point;  
S 70°36'49" E, a distance of 107.76 feet to a point;  
S 27°25'27" E, a distance of 107.88 feet to a point;  
S 59°39'17" W, a distance of 131.27 feet to a point;  
  
Southwesterly, along a non-tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 20°45'26", a chord bearing and distance of S 15°43'07" W, 21.62 feet, for an arc length of 21.74 feet to a point;  
  
N 59°39'17" E, a distance of 129.28 feet to a point;  
S 30°20'43" E, a distance of 115.97 feet to a point;  
S 73°47'17" E, a distance of 172.14 feet to a point;



N 23°51'47" E, a distance of 50.57 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 330.00 feet, a central angle of 104°49'55", a chord bearing and distance of N 27°10'39" E, 523.02 feet, for an arc length of 603.79 feet to a point;

N 79°35'36" E, a distance of 412.52 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 530.00 feet, a central angle of 18°09'54", a chord bearing and distance of N 88°40'32" E, 167.33 feet, for an arc length of 168.03 feet to a point;

S 82°14'31" E, a distance of 180.34 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 270.00 feet, a central angle of 47°51'53", a chord bearing and distance of N 73°49'33" E, 219.06 feet, for an arc length of 225.56 feet to a point;

N 49°53'36" E, a distance of 13.75 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 63.50 feet, a central angle of 46°49'12", a chord bearing and distance of N 26°29'00" E, 50.46 feet, for an arc length of 51.89 feet to a point;

N 03°52'24" E, a distance of 1.92 feet to a point;

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 63.50 feet, a central angle of 41°56'35", a chord bearing and distance of N 16°17'54" W, 45.45 feet, for an arc length of 46.48 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 65.24 feet, a central angle of 42°18'34", a chord bearing and distance of S 17°30'38" E, 47.09 feet, for an arc length of 48.17 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 72.00 feet, a central angle of 87°32'06", a chord bearing and distance of S 40°04'08" E, 99.61 feet, for an arc length of 110.00 feet to a point;



Southwesterly, along a compound curve to the left, said curve having a radius of 65.00 feet, a central angle of 46°16'12", a chord bearing and distance of S 73°01'43" W, 51.08 feet, for an arc length of 52.49 feet to a point;

S 49°53'36" W, a distance of 14.60 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 330.00 feet, a central angle of 03°58'38", a chord bearing and distance of S 51°52'55" W, 22.90 feet, for an arc length of 22.91 feet to a point;

S 36°07'46" E, a distance of 121.39 feet to a point;

S 58°21'56" W, a distance of 87.95 feet to a point;

S 62°05'51" W, a distance of 54.60 feet to a point;

S 21°38'04" E, a distance of 233.77 feet to a point;

S 48°29'18" W, a distance of 261.53 feet to a point;

N 41°30'42" W, a distance of 2.00 feet to a point;

S 48°29'18" W, a distance of 638.08 feet to a point;

S 48°29'18" W, a distance of 306.92 feet to a point;

S 70°18'17" W, a distance of 102.84 feet to a point;

S 22°55'26" W, a distance of 108.60 feet to a point;

Southeasterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 109°28'18", a chord bearing and distance of S 31°48'43" E, 40.82 feet, for an arc length of 47.77 feet to a point;

S 03°27'08" W, a distance of 50.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 05°45'28", a chord bearing and distance of N 83°40'08" W, 30.14 feet, for an arc length of 30.15 feet to a point;



Southwesterly, along a reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 82°31'49", a chord bearing and distance of S 57°56'42" W, 32.98 feet, for an arc length of 36.01 feet to a point;

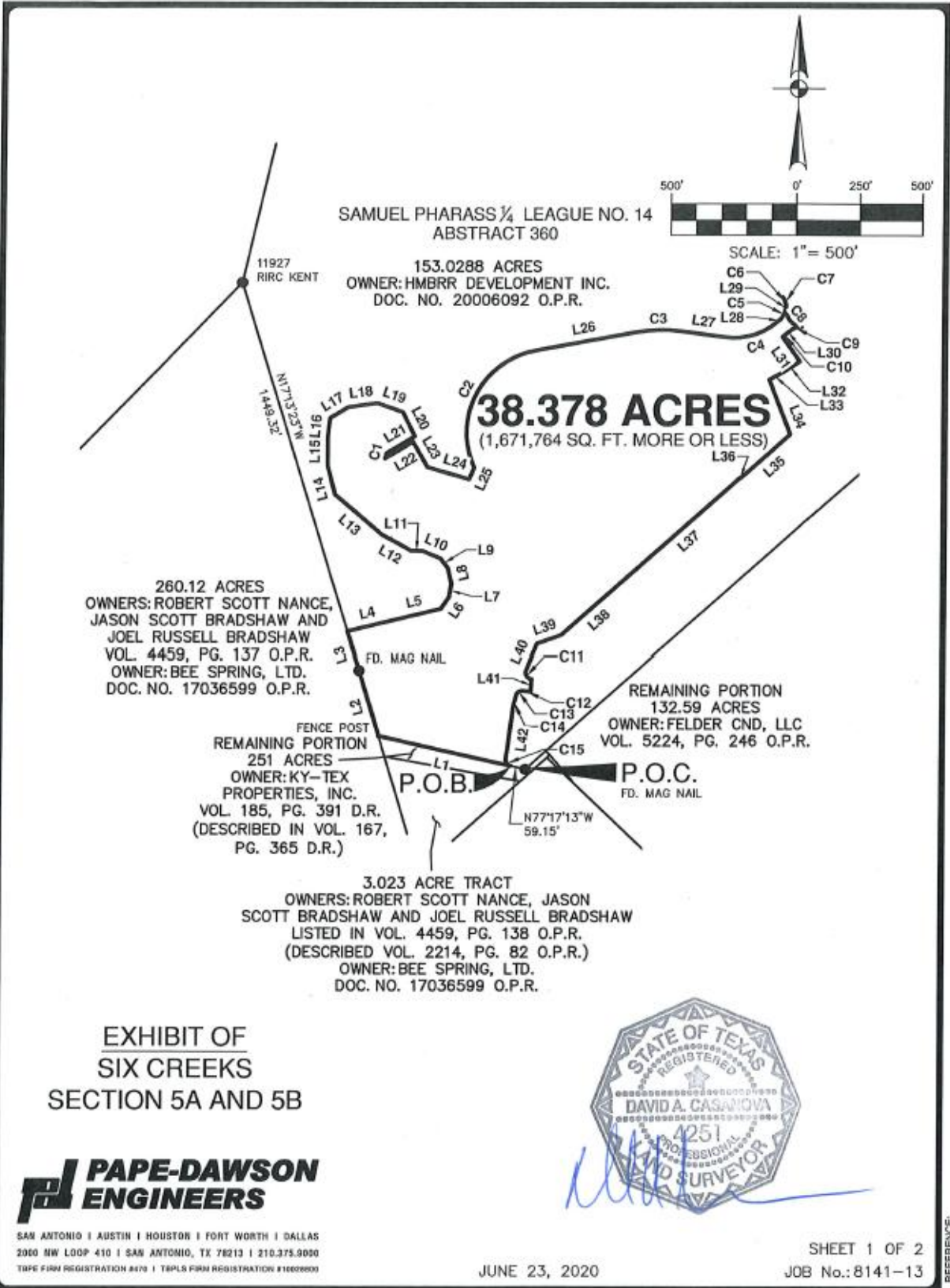
Southwesterly, along a compound curve to the left, said curve having a radius of 370.00 feet, a central angle of 08°59'50", a chord bearing and distance of S 12°10'52" W, 58.04 feet, for an arc length of 58.10 feet to a point;

S 07°40'57" W, a distance of 198.31 feet to a point;

THENCE: Southeasterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 84°58'10", a chord bearing and distance of S 34°48'08" E, 33.77 feet, for an arc length of 37.07 feet the POINT OF BEGINNING and containing 38.378 acres in Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-13 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 23, 2020  
JOB NO. 8141-13  
DOC. ID. N:\CIVIL\8141-13\WORD\8141-13\_FN\_38.378-AC.docx





**EXHIBIT OF  
SIX CREEKS  
SECTION 5A AND 5B**

**PAPE-DAWSON  
ENGINEERS**

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TAPL FIRM REGISTRATION #470 | T&PLS FIRM REGISTRATION #16009900

JUNE 23, 2020

SHEET 1 OF 2  
JOB No.: 8141-13

LINE TABLE		
LINE	BEARING	LENGTH
L1	N77°17'13"W	540.79'
L2	N16°56'02"W	270.22'
L3	N17°13'23"W	159.03'
L4	N76°35'35"E	185.82'
L5	N76°35'35"E	197.59'
L6	N33°06'54"E	55.61'
L7	N10°30'44"E	54.14'
L8	N14°01'02"W	64.88'
L9	N37°06'44"W	46.97'
L10	N67°36'50"W	79.26'
L11	N89°33'24"W	44.72'
L12	N61°41'53"W	133.53'
L13	N49°28'21"W	245.65'
L14	N14°35'21"W	117.96'

LINE TABLE		
LINE	BEARING	LENGTH
L15	N00°00'39"E	115.20'
L16	N05°41'47"E	73.95'
L17	N58°46'10"E	84.42'
L18	N82°08'41"E	116.16'
L19	S70°36'49"E	107.76'
L20	S27°25'27"E	107.88'
L21	S59°39'17"W	131.27'
L22	N59°39'17"E	129.28'
L23	S30°20'43"E	115.97'
L24	S73°47'17"E	172.14'
L25	N23°51'47"E	50.57'
L26	N79°35'36"E	412.52'
L27	S82°14'31"E	180.34'
L28	N49°53'36"E	13.75'

LINE TABLE		
LINE	BEARING	LENGTH
L29	N03°52'24"E	1.92'
L30	S49°53'36"W	14.60'
L31	S36°07'46"E	121.39'
L32	S58°21'56"W	87.95'
L33	S62°05'51"W	54.60'
L34	S21°38'04"E	233.77'
L35	S48°29'18"W	261.53'
L36	N41°30'42"W	2.00'
L37	S48°29'18"W	638.08'
L38	S48°29'18"W	306.92'
L39	S70°18'17"W	102.84'
L40	S22°55'26"W	108.60'
L41	S03°27'08"W	50.00'
L42	S07°40'57"W	198.31'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	60.00'	20°45'26"	S15°43'07"W	21.62'	21.74'
C2	330.00'	104°49'55"	N27°10'39"E	523.02'	603.79'
C3	530.00'	18°09'54"	N88°40'32"E	167.33'	168.03'
C4	270.00'	47°51'53"	N73°49'33"E	219.06'	225.56'
C5	63.50'	46°49'12"	N26°29'00"E	50.46'	51.89'
C6	63.50'	41°56'35"	N16°17'54"W	45.45'	46.48'
C7	65.24'	42°18'34"	S17°30'38"E	47.09'	48.17'
C8	72.00'	87°32'06"	S40°04'08"E	99.61'	110.00'
C9	65.00'	46°16'12"	S73°01'43"W	51.08'	52.49'
C10	330.00'	3°58'38"	S51°52'55"W	22.90'	22.91'
C11	25.00'	109°28'18"	S31°48'43"E	40.82'	47.77'
C12	300.00'	5°45'28"	N83°40'08"W	30.14'	30.15'
C13	25.00'	82°31'49"	S57°56'42"W	32.98'	36.01'
C14	370.00'	8°59'50"	S12°10'52"W	58.04'	58.10'
C15	25.00'	84°58'10"	S34°48'08"E	33.77'	37.07'

EXHIBIT OF  
SIX CREEKS  
SECTION 5A AND 5B



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TYPE FIRM REGISTRATION #475 | TEP/LS FIRM REGISTRATION #10000999

JUNE 23, 2020

SHEET 2 OF 2  
JOB No.: 8141-13

REFERENCE:

Date: Jan 23, 2020, 2:11pm User: E. Ottenbros  
File: 051001\_V010-13.dwg Plot: 13 EX 30-279-10.dwg

## EXHIBIT P-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 8A

A 25.702 acre, or 1,119,571 square feet more or less, tract of land out of the 50.575 acre tract described in instrument to Taylor Morrison of Texas, Inc. recorded in Document No. 21004493 in the Official Public Records of Hays County, Texas, in the Samuel Pharass ¼ League No. 14, Abstract 360 and the Caleb W. Baker Survey, Abstract 31, in the City of Kyle, Hays County, Texas. Said 25.702 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found ½" iron rod with a yellow cap marked "Pape-Dawson", at the east corner of said 50.575 acre tract;

**THENCE:** Along and with the southeast line of said 50.575 acre tract, the following bearings and distances:

S 24°12'47" W, a distance of 275.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 31°06'49" W, a distance of 77.06 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 40°21'04" W, a distance of 72.35 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 49°14'20" W, a distance of 72.37 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 56°05'28" W, a distance of 238.96 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

**THENCE:** Over and across said 50.575 acre tract, the following bearings and distances:

N 33°54'32" W, a distance of 129.55 feet to a point;

N 36°07'13" W, a distance of 50.00 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 650.00 feet, a central angle of 02°23'55", a chord bearing and distance of S 52°40'49" W, 27.21 feet, for an arc length of 27.21 feet to a point;

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N 43°40'06" W, a distance of 123.03 feet to a point;  
N 70°45'00" W, a distance of 186.78 feet to a point;  
N 81°46'51" W, a distance of 110.54 feet to a point;  
N 78°09'15" W, a distance of 148.64 feet to a point;  
N 66°32'09" W, a distance of 38.88 feet to a point;  
N 54°34'21" W, a distance of 101.84 feet to a point;  
S 39°59'04" W, a distance of 15.23 feet to a point;  
N 49°40'29" W, a distance of 60.00 feet to a point on a northwest line of said 50.575 acre tract;

THENCE: Along and with said 50.575 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 1220.00 feet, a central angle of 01°34'08", a chord bearing and distance of N 39°32'27" E, 33.41 feet, for an arc length of 33.41 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 61°39'11" W, a distance of 77.24 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 55°21'07" W, a distance of 89.24 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 42°51'27" W, a distance of 91.95 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 30°21'48" W, a distance of 91.95 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 17°52'08" W, a distance of 91.95 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 07°57'55" W, a distance of 92.51 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";



S 87°01'52" W, a distance of 131.01 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 69°58'02" W, a distance of 100.32 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 34°06'11" W, a distance of 83.77 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 19°22'02" W, a distance of 90.56 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 19°34'30" E, a distance of 32.81 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 79°46'04" E, a distance of 128.26 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 14°28'39", a chord bearing and distance of N 17°28'15" E, 15.12 feet, for an arc length of 15.16 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 79°46'04" W, a distance of 127.70 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 19°34'30" E, a distance of 141.79 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at the northwest corner of said 50.575 acre tract;

THENCE: Southeasterly, along and with a north line of said 50.575 acre tract, along a non-tangent curve to the right, said curve having a radius of 1184.66 feet, a central angle of 21°30'36", a chord bearing and distance of S 86°58'35" E, 442.14 feet, at an arc length of 58.30 feet passing an angle point of the 608.70 acre tract described in Document No. 17034180 in said Official Public Records, continuing along and with a north line of said 50.575 acre tract for a total arc length of 444.75 feet to a found iron rod with cap marked "Atwell", at an angle point of said 50.575 acre tract;

THENCE: N 14°04'37" E, along and with a west line of said 50.575 acre tract, a distance of 15.06 feet to a point on the proposed southwesterly right-of-way line of 6 Creeks Boulevard, Phase 1, Section 3, at an angle point of said 50.575 acre tract;



THENCE: Along and with the proposed southwest right-of-way line of said 6 Creeks Boulevard, Phase 1, Section 3 and the northeast line of said 50.575 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 1351.24 feet, a central angle of  $07^{\circ}56'47''$ , a chord bearing and distance of  $S 69^{\circ}38'47'' E$ , 187.25 feet, for an arc length of 187.40 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 65^{\circ}45'20'' E$ , a distance of 218.65 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $89^{\circ}56'56''$ , a chord bearing and distance of  $S 20^{\circ}45'41'' E$ , 35.34 feet, for an arc length of 39.25 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 65^{\circ}43'50'' E$ , a distance of 60.01 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $90^{\circ}01'54''$ , a chord bearing and distance of  $N 69^{\circ}13'53'' E$ , 35.37 feet, for an arc length of 39.29 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 65^{\circ}45'20'' E$ , a distance of 766.75 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $90^{\circ}02'54''$ , a chord bearing and distance of  $S 20^{\circ}43'53'' E$ , 35.37 feet, for an arc length of 39.30 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 65^{\circ}45'51'' E$ , a distance of 50.01 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the proposed southwest right-of-way line of said 6 Creeks Boulevard, Phase 1, Section 3, along and with said 50.575 acre tract, the following bearings and distances:

$S 24^{\circ}12'47'' W$ , a distance of 51.73 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";



Job No.:8141-38  
25.702 Acres  
Page 5 of 5

S 65°47'13" E, a distance of 130.00 feet to the POINT OF BEGINNING and containing 25.702 acres in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-38 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 21, 2021  
JOB NO. 8141-38  
DOC. ID. N:\CIVIL\8141-38\WORD\8141-38 FN 25.702 ACRES.docx



METES AND BOUNDS DESCRIPTION  
FOR  
SIX CREEKS SECTION 8B

A 24.873 acre, or 1,083,474 square feet more or less, tract of land out of the 50.575 acre tract described in instrument to Taylor Morrison of Texas, Inc. recorded in Document No. 21004493 in the Official Public Records of Hays County, Texas, in the Samuel Pharras 1/4 League No. 14, Abstract 360, in the City of Kyle, Hays County, Texas. Said 24.873 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found 1/2" iron rod with a yellow cap marked "Pape-Dawson", at the south corner of said 50.575 acre tract, from which a found iron rod with cap marked "AST", at the west corner of in the 249.051 acre tract described in Document No. 20042658 in said Official Public Records bears S 77°33'31" W, a distance of 2652.74 feet;

**THENCE:** Along and with said 50.575 acre tract, the following bearings and distances:

N 24°53'30" W, a distance of 50.00 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 275.00 feet, a central angle of 20°31'31", a chord bearing and distance of N 54°50'44" E, 97.99 feet, for an arc length of 98.51 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 45°25'01" W, a distance of 183.15 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 41°06'29" E, a distance of 29.32 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 10°40'56" E, a distance of 32.38 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 79°19'04" W, a distance of 187.65 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 54°33'30" W, a distance of 145.69 feet to a found 1/2" iron rod with a yellow cap marked "Pape-Dawson";

N 41°54'40" W, a distance of 140.64 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 32°24'47" W, a distance of 72.16 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 2025.00 feet, a central angle of 00°50'13", a chord bearing and distance of S 59°34'36" W, 29.58 feet, for an arc length of 29.58 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 33°19'28" W, a distance of 50.09 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 1975.01 feet, a central angle of 00°02'33", a chord bearing and distance of N 60°03'29" E, 1.47 feet, for an arc length of 1.47 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 59°50'25" E, a distance of 13.55 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 33°19'28" W, a distance of 223.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 45°25'09" W, a distance of 71.59 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 33°19'28" W, a distance of 295.97 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 87°31'23" E, a distance of 154.99 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 60.00 feet, a central angle of 14°41'28", a chord bearing and distance of N 09°38'56" W, 15.34 feet, for an arc length of 15.38 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 87°31'23" W, a distance of 130.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";



N 37°10'16" W, a distance of 37.56 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 41°11'41" E, a distance of 123.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 53°26'21" E, a distance of 93.04 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 79°30'31" E, a distance of 108.50 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 84°08'01" E, a distance of 93.25 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 88°35'41" E, a distance of 91.96 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 75°59'18" E, a distance of 91.96 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 63°32'59" E, a distance of 91.95 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 51°03'07" E, a distance of 66.08 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 45°34'44" E, a distance of 243.77 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 1220.00 feet, a central angle of 00°50'27", a chord bearing and distance of N 40°44'45" E, 17.91 feet, for an arc length of 17.91 feet to a point;

THENCE: Over and across said 50.575 acre tract, the following bearings and distances:

S 49°40'29" E, a distance of 60.00 feet to a point;

N 39°59'04" E, a distance of 15.23 feet to a point;

S 54°34'21" E, a distance of 101.84 feet to a point;



S 66°32'09" E, a distance of 38.88 feet to a point;

S 78°09'15" E, a distance of 148.64 feet to a point;

S 81°46'51" E, a distance of 110.54 feet to a point;

S 70°45'00" E, a distance of 186.78 feet to a point;

S 43°40'06" E, a distance of 123.03 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 650.00 feet, a central angle of 02°23'55", a chord bearing and distance of N 52°40'49" E, 27.21 feet, for an arc length of 27.21 feet to a point;

S 36°07'13" E, a distance of 50.00 feet to a point;

S 33°54'32" E, a distance of 129.55 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said 50.575 acre tract;

THENCE: Along and with said 50.575 acre tract, the following bearings and distances:

S 53°05'23" W, a distance of 50.59 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 40°32'51" W, a distance of 226.80 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 49°27'09" W, a distance of 130.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 40°32'51" W, a distance of 15.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 49°27'09" E, a distance of 130.00 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 40°32'51" W, a distance of 145.55 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 69°26'18" W, a distance of 225.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";



S 02°35'56" E, a distance of 77.36 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 28°55'21" W, a distance of 75.29 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 38°02'33" W, a distance of 74.34 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 51°57'27" W, a distance of 138.07 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 27°03'57", a chord bearing and distance of S 51°34'31" W, 152.10 feet, for an arc length of 153.53 feet to the POINT OF BEGINNING and containing 24.873 acres in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-38 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 21, 2021  
JOB NO. 8141-38  
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METES AND BOUNDS DESCRIPTION  
FOR  
SIX CREEKS SECTION 9

A 33.298 acre, or 1,450,463 square feet more or less, tract of land out of the 249.051 acre tract described in Instrument to HM 6 Creeks Development, Inc. recorded in Document No. 20042658 in the Official Public Records of Hays County, Texas, in the Samuel Pharras ¼ League No. 14, Abstract 360, in the City of Kyle, Hays County, Texas. Said 33.298 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with cap marked "AST", at the west corner of said 249.051 acre tract, from which a found iron rod with cap marked "AST", at an angle corner of said 249.051 acre tract bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 1025.00 feet, a central angle of 05°13'02", a chord bearing and distance of S 56°13'28" E, 93.30 feet, for an arc length of 93.33 feet;

THENCE: N 67°03'30" E, over and across said 249.051 acre tract, a distance of 548.47 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 249.051 acre tract, the following bearings and distances:

N 39°02'18" E, a distance of 125.27 feet to a point;

N 43°52'10" E, a distance of 283.11 feet to a point;

N 65°40'28" E, a distance of 152.21 feet to a point;

S 80°00'04" E, a distance of 202.33 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 500.53 feet, a central angle of 09°52'43", a chord bearing and distance of S 82°41'56" E, 86.19 feet, for an arc length of 86.30 feet to a point;

N 30°57'29" E, a distance of 156.59 feet to a point;

N 34°36'32" E, a distance of 235.22 feet to a point;

N 44°42'14" E, a distance of 300.95 feet to a point;

N 87°00'05" E, a distance of 63.87 feet to a point;

S 57°58'12" E, a distance of 122.69 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1025.00 feet, a central angle of 03°24'47", a chord bearing and distance of S 50°47'10" W, 61.05 feet, for an arc length of 61.06 feet to a point;

S 40°55'13" E, a distance of 50.00 feet to a point;

S 47°25'19" E, a distance of 329.24 feet to a point;

S 32°06'48" E, a distance of 333.20 feet to a point;

S 13°53'06" E, a distance of 116.94 feet to a point;

S 00°48'32" E, a distance of 117.67 feet to a point;

S 12°49'43" W, a distance of 126.62 feet to a point;

S 31°15'41" W, a distance of 220.00 feet to a point;

S 58°44'19" E, a distance of 10.00 feet to a point;

S 31°15'41" W, a distance of 50.00 feet to a point;

N 58°44'19" W, a distance of 194.68 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of 30°23'16", a chord bearing and distance of N 43°32'41" W, 183.46 feet, for an arc length of 185.63 feet to a point;

S 42°29'30" W, a distance of 469.22 feet to a point;

S 48°31'13" W, a distance of 153.83 feet to a point;

S 28°14'14" W, a distance of 194.56 feet to a point;

S 75°16'28" W, a distance of 112.91 feet to a point;

N 61°56'13" W, a distance of 141.99 feet to a point;

N 48°28'26" W, a distance of 177.39 feet to a point;



N 20°48'47" W, a distance of 86.12 feet to a point;

N 08°16'30" E, a distance of 342.14 feet to a point;

N 48°45'01" W, a distance of 60.00 feet to a point;

N 41°14'59" E, a distance of 135.00 feet to a point;

N 41°38'12" W, a distance of 14.47 feet to a point;

S 49°33'40" W, a distance of 220.06 feet to a point;

N 77°40'15" W, a distance of 168.53 feet to a point;

N 36°39'55" W, a distance of 173.66 feet to the POINT OF BEGINNING and containing 33.298 acres in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-38 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 21, 2021  
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METES AND BOUNDS DESCRIPTION  
FOR  
SIX CREEKS SECTION 10

A 27.797 acre, or 1,210,821 square feet more or less, tract of land out of the 249.051 acre tract described in instrument to HM 6 Creeks Development, Inc. recorded in Document No. 20042658 in the Official Public Records of Hays County, Texas, in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360, in the City of Kyle, Hays County, Texas. Said 27.797 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with cap marked "AST", at the west corner of said 249.051 acre tract, from which a found iron rod with cap marked "AST", at an angle corner of said 249.051 acre tract bears southeasterly, along a non-tangent curve to the right, said curve having a radius of 1025.00 feet, a central angle of 05°13'02", a chord bearing and distance of S 56°13'28" E, 93.30 feet, for an arc length of 93.33 feet;

THENCE: N 52°20'17" E, over and across said 249.051 acre tract, a distance of 2002.54 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing over and across said 249.051 acre tract, the following bearings and distances:

N 03°08'46" W, a distance of 101.69 feet to a point;

N 31°53'50" E, a distance of 50.53 feet to a point;

N 63°51'16" E, a distance of 69.27 feet to a point;

N 83°18'06" E, a distance of 187.15 feet to a point;

S 49°43'13" E, a distance of 103.45 feet to a point;

THENCE: S 33°19'28" E, at a distance of 222.55 feet passing a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at an angle point of the 50.575 acre tract described in Document No. 21004493 in said Official Public Records, continuing along and with said 50.575 acre tract, a total distance of 272.64 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at an angle point of said 50.575 acre tract;

THENCE: Along and with said 50.575 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 2025.00 feet, a central angle of  $00^{\circ}50'13''$ , a chord bearing and distance of  $N 59^{\circ}34'36'' E$ , 29.58 feet, for an arc length of 29.58 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 32^{\circ}24'47'' E$ , a distance of 72.16 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 41^{\circ}54'40'' E$ , a distance of 140.64 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 54^{\circ}33'30'' E$ , a distance of 145.69 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 79^{\circ}19'04'' E$ , a distance of 187.65 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 10^{\circ}40'56'' W$ , a distance of 32.38 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 41^{\circ}06'29'' W$ , a distance of 29.32 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 45^{\circ}25'01'' E$ , a distance of 183.15 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 275.00 feet, a central angle of  $20^{\circ}31'31''$ , a chord bearing and distance of  $S 54^{\circ}50'44'' W$ , 97.99 feet, for an arc length of 98.51 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$S 24^{\circ}53'30'' E$ , at a distance of 50.00 feet passing a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson", at the south corner of said 50.575 acre tract, continuing over and across said 249.051 acre tract, a total distance of 245.30 feet to a point;

THENCE: Over and across said 249.051 acre tract, the following bearings and distances:

$S 03^{\circ}48'06'' E$ , a distance of 111.96 feet to a point;

$S 03^{\circ}13'40'' W$ , a distance of 95.64 feet to a point;

$S 10^{\circ}15'26'' W$ , a distance of 95.64 feet to a point;

$S 17^{\circ}17'12'' W$ , a distance of 95.64 feet to a point;



S 23°28'46" W, a distance of 95.73 feet to a point;

S 31°15'41" W, a distance of 432.60 feet to a point;

S 35°01'10" W, a distance of 94.49 feet to a point;

S 60°08'28" W, a distance of 252.29 feet to a point;

S 35°49'10" W, a distance of 188.25 feet to a point;

S 12°30'20" W, a distance of 140.22 feet to a point;

S 27°47'17" W, a distance of 98.07 feet to a point;

N 58°27'23" W, a distance of 149.79 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 02°38'54", a chord bearing and distance of S 34°31'47" W, 15.02 feet, for an arc length of 15.02 feet to a point;

S 58°27'23" E, a distance of 156.91 feet to a point;

S 07°24'46" E, a distance of 52.79 feet to a point;

S 31°32'37" W, a distance of 115.68 feet to a point;

S 55°23'59" W, a distance of 85.58 feet to a point;

S 58°32'28" W, a distance of 147.27 feet to a point;

N 62°31'50" W, a distance of 103.37 feet to a point;

N 08°53'04" W, a distance of 255.68 feet to a point;

N 13°21'04" W, a distance of 55.56 feet to a point;

N 33°50'18" E, a distance of 150.81 feet to a point;

N 25°23'23" E, a distance of 83.89 feet to a point;

N 21°01'24" E, a distance of 151.72 feet to a point;

N 22°39'54" E, a distance of 88.42 feet to a point;



N 32°56'54" E, a distance of 80.24 feet to a point;  
N 36°03'20" E, a distance of 297.50 feet to a point;  
N 78°00'43" E, a distance of 85.88 feet to a point;  
N 31°15'41" E, a distance of 80.00 feet to a point;  
S 58°44'19" E, a distance of 10.00 feet to a point;  
N 31°15'41" E, a distance of 50.00 feet to a point;  
N 58°44'19" W, a distance of 10.00 feet to a point;  
N 31°15'41" E, a distance of 220.00 feet to a point;  
N 12°49'43" E, a distance of 126.62 feet to a point;  
N 00°48'32" W, a distance of 117.67 feet to a point;  
N 13°53'06" W, a distance of 116.94 feet to a point;  
N 32°06'48" W, a distance of 333.20 feet to a point;  
N 47°25'19" W, a distance of 329.24 feet to a point;  
N 40°55'13" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 1025.00 feet, a central angle of 08°02'52", a chord bearing and distance of N 53°06'13" E, 143.85 feet, for an arc length of 143.97 feet to a point;

Northeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 93°00'50", a chord bearing and distance of N 10°37'14" E, 21.76 feet, for an arc length of 24.35 feet to a point;

N 35°53'11" W, a distance of 71.56 feet to a point;

Northwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 57°46'09", a chord bearing and distance of N 64°46'15" W, 14.49 feet, for an arc length of 15.12 feet to a point;



Northwesterly, along a reverse curve to the right, said curve having a radius of 60.00 feet, a central angle of 94°50'13", a chord bearing and distance of N 46°14'13" W, 88.36 feet, for an arc length of 99.31 feet to a point;

N 84°01'18" W, a distance of 165.81 feet to the POINT OF BEGINNING and containing 27.797 acres in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-38 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: June 21, 2021  
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## **EXHIBIT P-5 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION**

Improvement Area #4 consists of Section 6A, Section 7, Section 12 and Section 13 as described in Exhibit P-6, Exhibit P-7, Exhibit P-8 and Exhibit P-9.

## EXHIBIT P-6 – SECTION 6A LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 6A PID

A 22.253 acre, or 969,339 square feet more or less, tract of land out of the 153.0288 acre tract described in Document No. 20006092 in the Official Public Records of Hays County, Texas, in the Samuel Pharass  $\frac{1}{4}$  League No. 14, Abstract 360, Hays County, Texas. Said 22.253 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found mag nail with washer marked "Pape-Dawson" on the west right-of-way line of Rio Blanco Way, a 60-foot public right-of-way dedicated in Clerk File No. 19020754 in the Plat Records of Hays County, Texas, at the southeast corner of Lot 50, Block G, 6 Creeks – Phase 1, Section 3 recorded in Clerk File No. 19020754 in said Plat Records;

**THENCE:** Along and with the west right-of-way line of said Rio Blanco Way, the following bearings and distances:

S 00°28'22" W, a distance of 149.14 feet to a point;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 530.00 feet, a central angle of 10°19'05", a chord bearing and distance of S 04°40'38" E, 95.32 feet, for an arc length of 95.45 feet to a point, at the northeast corner of Lot 52, Block G, 6 Creeks – Phase 1, Section 5A recorded in Clerk File No. 21014391 in said Plat Records;

**THENCE:** Departing the west right-of-way line of said Rio Blanco Way, along and with the north line of said Lot 52, the following bearings and distances:

Northwesterly, along a curve to the left, said curve having a radius of 15.00 feet, a central angle of 85°47'28", a chord bearing and distance of N 52°43'55" W, 20.42 feet, for an arc length of 22.46 feet to a point;

S 84°22'21" W, a distance of 54.65 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 325.00 feet, a central angle of 08°04'11", a chord bearing and distance of S 88°24'27" W, 45.74 feet, for an arc length of 45.77 feet to a point;

S 02°10'38" W, a distance of 124.88 feet to a point;

N 80°15'00" W, a distance of 237.59 feet to a point;

N 72°53'56" W, a distance of 190.04 feet to a point;

Transportation | Water Resources | Land Development | Surveying | Environmental

telephone: 210-375-9000 address: 2000 NW LOOP 410 SAN ANTONIO, TX 78213 website: PAPE-DAWSON.COM

San Antonio | Austin | Houston | Fort Worth | Dallas Texas Engineering Firm #470 Texas Surveying Firm #10028800

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 225.00 feet, a central angle of 35°24'10", a chord bearing and distance of S 56°36'06" W, 136.83 feet, for an arc length of 139.03 feet to a point;

S 74°18'11" W, a distance of 116.67 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 525.00 feet, a central angle of 22°38'16", a chord bearing and distance of S 85°37'19" W, 206.08 feet, for an arc length of 207.43 feet to a point;

N 83°03'33" W, a distance of 343.32 feet to a point;

Southwesterly, along a tangent curve to the left, said curve having a radius of 175.00 feet, a central angle of 17°04'37", a chord bearing and distance of S 88°24'08" W, 51.97 feet, for an arc length of 52.16 feet to a point;

S 79°51'50" W, a distance of 90.21 feet to a point;

Northwesterly, along a tangent curve to the right, said curve having a radius of 125.00 feet, a central angle of 58°41'10", a chord bearing and distance of N 70°47'36" W, 122.51 feet, for an arc length of 128.03 feet to a point;

S 57°13'32" W, a distance of 125.35 feet to a point;

N 38°27'18" W, a distance of 65.75 feet to a point;

THENCE: Departing the north line of said Lot 52, over and across said 153.0288 acre tract, the following bearings and distances:

N 02°41'04" W, a distance of 116.14 feet to a point;

N 11°49'01" E, a distance of 85.93 feet to a point;

N 20°26'31" E, a distance of 234.89 feet to a point;

N 34°42'53" E, a distance of 169.72 feet to a point;

N 81°47'13" E, a distance of 13.72 feet to a point;

N 06°38'55" E, a distance of 94.89 feet to a point;

N 28°50'51" W, a distance of 134.85 feet to a point;

THENCE: N 40°08'34" E, a distance of 2.96 feet to the southwest corner of Lot 29, of said Block G of said 6 Creeks-Phase 1, Section 3;

THENCE: Along and with the south line of said Block G of said 6 Creeks-Phase 1, Section 3, the following bearings and distances:

S 89°38'05" E, a distance of 453.82 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 83°27'43" E, a distance of 63.44 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 71°07'00" E, a distance of 63.44 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 60°29'27" E, a distance of 66.99 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 59°14'33" E, a distance of 575.03 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 66°01'03" E, a distance of 84.03 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 72°53'56" E, a distance of 83.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 80°15'00" E, a distance of 83.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 87°36'04" E, a distance of 83.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 89°44'49" E, a distance of 100.61 feet to the POINT OF BEGINNING and containing 22.253 acres in Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-52 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 31, 2022  
JOB NO. 8151-52  
DOC. ID. N:\CIVIL\8141-52\WORD\8141-52 EX 22.253 AC.docx



## EXHIBIT P-7 – SECTION 7 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 7 PID

A 17.756 acre, more or less, tract of land out of the 153.0288 acre tract described in Document No. 20006092 in the Official Public Records of Hays County, Texas, in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360, Hays County, Texas. Said 17.756 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the south right-of-way line of Cold River Run, a 60-foot public right-of-way dedicated in Clerk File No. 19019778 in the Plat Records of Hays County, Texas, at the northeast corner of Lot 39, Block E, 6 Creeks-Phase 1, Section 5A recorded in Clerk File No. 21014391 in said Plat Records;

**THENCE:** Along and with the south right-of-way line of said Cold River Run, the following bearings and distances:

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 330.00 feet, a central angle of  $03^{\circ}58'38''$ , a chord bearing and distance of  $N 51^{\circ}52'55'' E, 22.90$  feet, for an arc length of 22.91 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

$N 49^{\circ}53'36'' E$ , a distance of 14.60 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 65.00 feet, a central angle of  $46^{\circ}16'12''$ , a chord bearing and distance of  $N 73^{\circ}01'43'' E, 51.08$  feet, for an arc length of 52.49 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" on the south right-of-way line of Rio Blanco Way, a 60-foot public right-of-way dedicated in Clerk File No. 19020754 in said Plat Records;

**THENCE:** Northeasterly, along and with the south right-of-way line of said Rio Blanco Way, along a reverse curve to the left, said curve having a radius of 72.00 feet, a central angle of  $64^{\circ}12'39''$ , a chord bearing and distance of  $N 64^{\circ}03'29'' E, 76.53$  feet, for an arc length of 80.69 feet to a point, at the southwest corner of Lot 41, Block E, 6 Creeks Phase 1, Section 4B recorded in Clerk File No. 21049387 in said Plat Records;

**THENCE:** Departing the south right-of-way line of said Rio Blanco Way, along and with said 6 Creeks Phase 1, Section 4B, the following bearings and distances:

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S 74°50'05" E, a distance of 101.51 feet to a point;

S 77°19'14" E, a distance of 183.38 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 315.00 feet, a central angle of 01°30'26", a chord bearing and distance of N 11°55'33" E, 8.29 feet, for an arc length of 8.29 feet to a point;

S 79°25'32" E, a distance of 66.67 feet to a point;

S 41°26'59" E, a distance of 307.03 feet to a point on a southeast line of said 153.0288 acre tract and the northwest line of Lot 13, Block E, Cypress Forest Phase 3, Section A recorded in Clerk File No. 19001176 in said Plat Records, at the southwest corner of Lot 11, Block D of said 6 Creeks Phase 1, Section 4B;

THENCE: S 48°35'53" W, along and with a southeast line of said 153.0288 acre tract and the northwest line of said Lot 13, a distance of 91.09 feet to a found mag nail, at an angle point of said 153.0288 acre tract, the west corner of said Lot 13, the north corner of Lot 5 and an angle point of Lot 4 both of said Block E of said Cypress Forest Phase 3, Section A;

THENCE: Along and with the common line of said 153.0288 acre tract and said Lot 4, the following bearings and distances:

N 49°37'46" W, a distance of 34.21 feet to a found mag nail;

S 25°44'10" W, a distance of 39.08 feet to a found iron rod with cap marked "Delta";

THENCE: S 48°29'18" W, along and with a southeast line of said 153.0288 acre tract, the northwest line of said Cypress Forest Phase 3, Section A, the northwest line of Cypress Forest Phase 2 recorded in Clerk File No. 18008955 in said Plat Records, the northwest line of Cypress Forest Phase 3B recorded in Clerk File No. 21033082 in said Plat Records and the northwest line of Cypress Forest Phase 4B recorded in Clerk File No. 21033095 in said Plat Records, a distance of 2127.82 feet to a found mag nail, at the southernmost corner of said 153.0288 acre tract;

THENCE: N 77°17'13" W, along and with the south line of said 153.0288 acre tract, a distance of 59.15 feet to a point;

THENCE: Over and across said 153.0288 acre tract, the following bearings and distances:



Northwesterly, along a tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $84^{\circ}58'10''$ , a chord bearing and distance of  $N 34^{\circ}48'08'' W$ , 33.77 feet, for an arc length of 37.07 feet to a point;

$N 07^{\circ}40'57'' E$ , a distance of 198.31 feet to a point;

Northeasterly, along a tangent curve to the right, said curve having a radius of 370.00 feet, a central angle of  $08^{\circ}59'50''$ , a chord bearing and distance of  $N 12^{\circ}10'52'' E$ , 58.04 feet, for an arc length of 58.10 feet to a point;

Northeasterly, along a compound curve to the right, said curve having a radius of 25.00 feet, a central angle of  $82^{\circ}31'49''$ , a chord bearing and distance of  $N 57^{\circ}56'42'' E$ , 32.98 feet, for an arc length of 36.01 feet to a point;

Southeasterly, along a reverse curve to the left, said curve having a radius of 300.00 feet, a central angle of  $05^{\circ}45'28''$ , a chord bearing and distance of  $S 83^{\circ}40'08'' E$ , 30.14 feet, for an arc length of 30.15 feet to a point;

$N 03^{\circ}27'08'' E$ , a distance of 50.00 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 25.00 feet, a central angle of  $109^{\circ}28'18''$ , a chord bearing and distance of  $N 31^{\circ}48'43'' W$ , 40.82 feet, for an arc length of 47.77 feet to a point;

$N 22^{\circ}55'26'' E$ , a distance of 108.60 feet to a point;

$N 70^{\circ}18'17'' E$ , a distance of 102.84 feet to a point;

$N 48^{\circ}29'18'' E$ , a distance of 945.00 feet to a point;

$S 41^{\circ}30'42'' E$ , a distance of 2.00 feet to a point;

$N 48^{\circ}29'18'' E$ , a distance of 261.53 feet to a point;

$N 21^{\circ}38'04'' W$ , a distance of 233.77 feet to a found  $\frac{1}{2}''$  iron rod with a yellow cap marked "Pape-Dawson", at the southeast corner of Lot 37 and the southwest corner of Lot 38, both of said Block E of said 6 Creeks-Phase 1, Section 5A;

THENCE: Along and with said 6 Creeks-Phase 1, Section 5A, the following bearings and distances:

N 62°05'51" E, a distance of 54.60 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 58°21'56" E, a distance of 87.95 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 36°07'46" W, a distance of 121.39 feet to the POINT OF BEGINNING and containing 17.756 acres in Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-52 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 12, 2022 (Revised: May 31, 2022)  
JOB NO. 8151-52  
DOC. ID. N:\CIVIL\8141-52\WORD\8141-52 EX 17.756 AC.docx



## EXHIBIT P-8 – SECTION 12 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 12 PID

A 19.168 acre, or 834,937 square feet more or less, tract of land out of the 249.051 acre tract described in instrument to HM 6 Creeks Development, Inc. recorded in Document No. 20042658 in the Official Public Records of Hays County, Texas, in the Samuel Pharras ¼ League No. 14, Abstract 360, partially in the City of Kyle, Hays County, Texas. Said 19.168 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found iron rod with cap marked "AST" on the north right-of-way line of Six Creeks Boulevard, a 120-foot public right-of-way dedicated in Clerk File No. 19019778 in the Plat Records of Hays County, Texas, at the southwest corner of the 5.964 acre tract described in Document No. 21068715 in said Official Public Records;

**THENCE:** Along and with the north right-of-way line of said Six Creeks Boulevard, the following bearings and distances:

S 13°18'02" E, a distance of 26.84 feet to a point;

Southwesterly, along a tangent curve to the right, said curve having a radius of 72.00 feet, a central angle of 92°58'50", a chord bearing and distance of S 33°11'23" W, 104.44 feet, for an arc length of 116.84 feet to a point;

Southwesterly, along a compound curve to the right, said curve having a radius of 1440.00 feet, a central angle of 01°21'27", a chord bearing and distance of S 80°21'31" W, 34.11 feet, for an arc length of 34.11 feet to a point;

S 08°51'19" E, a distance of 5.88 feet to a point on the north right-of-way line of Six Creeks Boulevard, a variable width public right-of-way dedicated in Clerk File No. 21038005 in said Plat Records;

**THENCE:** Along and with the north right-of-way line of said Six Creek Boulevard (21038005), the following bearings and distances:

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1445.99 feet, a central angle of 22°04'10", a chord bearing and distance of N 87°57'12" W, 553.53 feet, for an arc length of 556.97 feet to a point;

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 1261.43 feet, a central angle of 09°04'04", a chord bearing and distance of N 72°31'39" W, 199.43 feet, for an arc length of 199.63 feet to a point;

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THENCE: Departing the north right-of-way line of said Six Creeks Boulevard (21038005), over and across said 249.051 acre tract, the following bearings and distances:

N 16°30'34" E, a distance of 61.44 feet to a point;

N 08°42'03" E, a distance of 178.44 feet to a point;

N 43°09'26" E, a distance of 55.88 feet to a point;

S 73°21'26" E, a distance of 135.12 feet to a point;

N 16°38'34" E, a distance of 15.00 feet to a point;

N 73°21'26" W, a distance of 135.12 feet to a point;

N 16°26'46" E, a distance of 84.62 feet to a point;

N 00°44'57" E, a distance of 44.61 feet to a point;

N 27°38'02" W, a distance of 184.86 feet to a point;

N 11°45'06" W, a distance of 100.80 feet to a point;

N 04°01'02" W, a distance of 56.88 feet to a point;

N 89°51'00" E, a distance of 111.78 feet to a point;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 350.00 feet, a central angle of 02°27'23", a chord bearing and distance of N 01°04'42" E, 15.00 feet, for an arc length of 15.00 feet to a point;

S 89°51'00" W, a distance of 111.39 feet to a point;

N 06°02'18" E, a distance of 65.88 feet to a point;

N 13°46'22" E, a distance of 62.19 feet to a point;

N 21°30'26" E, a distance of 66.10 feet to a point;

N 28°29'13" E, a distance of 71.05 feet to a point;

N 39°48'13" E, a distance of 125.67 feet to a point;

N 54°40'34" E, a distance of 195.15 feet to a point;



N 71°10'42" E, a distance of 72.45 feet to a point;

S 76°01'26" E, a distance of 135.43 feet to a point;

S 41°18'06" W, a distance of 126.42 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 55.00 feet, a central angle of 16°44'26", a chord bearing and distance of S 50°58'25" E, 16.01 feet, for an arc length of 16.07 feet to a point;

N 41°18'06" E, a distance of 146.07 feet to a point;

S 56°15'02" E, a distance of 84.11 feet to a point on the west line of said 5.964 acre tract;

THENCE: Along and with the west line of said 5.964 acre tract, the following bearings and distances:

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 1740.00 feet, a central angle of 11°26'48", a chord bearing and distance of S 07°34'38" E, 347.04 feet, for an arc length of 347.62 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°18'02" E, a distance of 213.02 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

THENCE: Departing the west line of said 5.964 acre tract, over and across said 249.051 acre tract, the following bearings and distances:

Southwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 31°41'58" W, 21.21 feet, for an arc length of 23.56 feet to a point;

S 13°18'02" E, a distance of 50.00 feet to a point;

Southeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 58°18'02" E, 21.21 feet, for an arc length of 23.56 feet to a point on the west line of said 5.964 acre tract;

THENCE: Along and with said 5.964 acre tract, the following bearings and distances:

S 13°18'02" E, a distance of 293.81 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the right, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of S 08°01'54" E, 45.92 feet, for an arc length of 45.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 02°45'46" E, a distance of 49.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Southeasterly, along a tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of S 08°01'54" E, 45.92 feet, for an arc length of 45.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

S 13°53'54" E, a distance of 59.16 feet to the POINT OF BEGINNING and containing 19.168 acres partially in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-52 by Pape-Dawson Engineers, Inc.

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PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: December 1, 2022  
JOB NO. 8141-52  
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## EXHIBIT P-9 – SECTION 13 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR SIX CREEKS SECTION 13A PID

A 15.103 acre, or 657,896 square feet more or less, tract of land comprised of a portion of the 93.991 acre tract described in instrument to Pulte Homes of Texas, L.P. recorded in Document No. 21068918 in the Official Public Records of Hays County, Texas, the 5.964 acre tract described in instrument to HM 6 Creeks Development, Inc. recorded in Document No. 21068715 in said Official Public Records and the 249.051 acre tract described in instrument to HM 6 Creeks Development, Inc. recorded in Document No. 20042658 in said Official Public Records, in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360, partially in the City of Kyle, Hays County, Texas. Said 15.103 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a found iron rod with cap marked "AST", on the north right-of-way line of Six Creeks Boulevard, a 120-foot wide public right-of-way dedicated in Clerk File No. 19019778 in the Plat Records of Hays County, Texas, at the southwest corner of said 5.964 acre tract;

**THENCE:** Departing the north right-of-way line of said Six Creeks Boulevard, along and with the west line of said 5.964 acre tract, the following bearings and distances:

N 13°53'54" W, a distance of 59.16 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of N 08°01'54" W, 45.92 feet, for an arc length of 45.98 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 02°45'46" W, a distance of 49.39 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of N 08°01'54" W, 45.92 feet, for an arc length of 45.98 feet to a found  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson";

N 13°18'02" W, a distance of 293.81 feet to a point;

**THENCE:** Departing the west line of said 5.964 acre tract, over and across said 249.061 acre tract, the following bearings and distances:

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Northwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 58°18'02" W, 21.21 feet, for an arc length of 23.56 feet to a point;

N 13°18'02" W, a distance of 50.00 feet to a point;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 31°41'58" E, 21.21 feet, for an arc length of 23.56 feet to a point on the west line of said 5.964 acre tract;

THENCE: N 76°41'58" E, over and across said 5.964 acre tract, a distance of 80.00 feet to a point on the east line of said 5.964 acre tract and a west line of said 93.991 acre tract;

THENCE: Departing the east line of said 5.964 acre tract, over and across said 93.991 acre tract, the following bearings and distances;

Southeasterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 58°18'02" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 76°41'58" E, a distance of 123.00 feet to a point;

Northeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 31°41'58" E, 21.21 feet, for an arc length of 23.56 feet to a point;

N 76°41'58" E, a distance of 50.00 feet to a point;

N 13°18'02" W, a distance of 109.02 feet to a point;

N 76°42'05" E, a distance of 73.21 feet to a point;

N 72°15'35" E, a distance of 70.52 feet to a point;

N 60°06'13" E, a distance of 59.45 feet to a point;

N 53°53'54" E, a distance of 195.00 feet to a point;

N 49°11'17" E, a distance of 63.01 feet to a point;

N 37°16'24" E, a distance of 131.69 feet to a point;



N 21°51'23" E, a distance of 60.65 feet to a point;

S 73°07'09" E, a distance of 129.83 feet to a point;

S 73°17'00" E, a distance of 50.00 feet to a point;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 525.00 feet, a central angle of 09°22'23", a chord bearing and distance of S 21°24'11" W, 85.79 feet, for an arc length of 85.89 feet to a point;

Southeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of S 16°47'11" E, 20.41 feet, for an arc length of 22.45 feet to a point;

S 30°20'16" W, a distance of 50.00 feet to a point;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of S 77°27'42" W, 20.41 feet, for an arc length of 22.45 feet to a point;

Southwesterly, along a reverse curve to the right, said curve having a radius of 525.00 feet, a central angle of 11°32'58", a chord bearing and distance of S 40°21'37" W, 105.65 feet, for an arc length of 105.83 feet to a point;

S 48°58'42" E, a distance of 424.26 feet to a point;

S 55°49'14" W, at a distance of 147.36 feet passing a found ½" iron rod with a yellow cap marked "Pape-Dawson" on the north right-of-way line of Six Creeks Boulevard, a variable width public right-of-way dedicated in Clerk File No. 18037331 in said Plat Records, continuing along and with the north right-of-way of said Six Creeks Boulevard (18037331), a total distance of 207.36 feet to a found iron rod with cap marked "AST";

THENCE: Along and with the north right-of-way line of said Six Creeks Boulevard (18037331) and the south line of said 93.991 acre tract, the following bearings and distances:

S 34°10'46" E, a distance of 33.31 feet to a found ½" iron rod;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 30.02 feet, a central angle of 84°16'18", a chord bearing and distance of S 07°59'05" W, 40.28 feet, for an arc length of 44.15 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";



THENCE: S 50°08'56" W, along and with the north right-of-way line of said Six Creeks Boulevard (18037331), the north right-of-way line of said Six Creeks Boulevard (19019778) and the south line of said 93.991 acre tract, a distance of 278.00 feet to a found iron rod with cap marked "AST";

THENCE: Continuing along and with the north right-of-way line of said Six Creeks Boulevard (19019778) and the south line of said 93.991 acre tract, the following bearings and distances:

Southwesterly, along a tangent curve to the right, said curve having a radius of 1440.00 feet, a central angle of 19°24'42", a chord bearing and distance of S 59°51'17" W, 485.54 feet, for an arc length of 487.87 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson", at the most southerly southwest corner of said 93.991 acre tract;

Northwesterly, along a compound curve to the right, said curve having a radius of 57.00 feet, a central angle of 97°08'19", a chord bearing and distance of N 61°52'12" W, 85.47 feet, for an arc length of 96.64 feet to a found ¾" iron rod with a yellow cap marked "Pape-Dawson";

N 13°18'02" W, a distance of 32.89 feet to a found ¾" iron rod with a yellow cap marked "Pape-Dawson", at the most westerly southwest corner of said 93.991 acre tract and the southeast corner of said 5.964 acre tract;

THENCE: S 76°44'31" W, along and with the north right-of-way line of said Six Creeks Boulevard (19019778) and the south line of said 5.964 acre tract, a distance of 114.00 feet to the POINT OF BEGINNING and containing 15.103 acres, partially in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-52 by Pape-Dawson Engineers, Inc.

"THIS DOCUMENT WAS PREPARED UNDER 22TAC663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 31, 2022  
JOB NO. 8141-52  
DOC. ID. N:\CIVIL\8141-52\WORD\8141-52 EX 15.103 AC.docx



METES AND BOUNDS DESCRIPTION  
FOR  
SIX CREEKS SECTION 13B PID

A 29.050 acre, or 1,265,433 square feet more or less, tract of land comprised of a portion of the 93.991 acre tract described in instrument to Pulte Homes of Texas, L.P. recorded in Document No. 21068918 in the Official Public Records of Hays County, Texas and the 5.964 acre tract described in instrument to HM 6 Creeks Development, Inc. recorded in Document No. 21068715 in said Official Public Records, in the Samuel Pharass ¼ League No. 14, Abstract 360, partially in the City of Kyle, Hays County, Texas. Said 29.050 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

COMMENCING: At a found iron rod with cap marked "AST", on the north right-of-way line of Six Creeks Boulevard, a 120-foot wide public right-of-way dedicated in Clerk File No. 19019778 in the Plat Records of Hays County, Texas, at the southwest corner of said 5.964 acre tract;

THENCE: Departing the north right-of-way line of said Six Creeks Boulevard, along and with the west line of said 5.964 acre tract, the following bearings and distances:

N 13°53'54" W, a distance of 59.16 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of N 08°01'54" W, 45.92 feet, for an arc length of 45.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 02°45'46" W, a distance of 49.39 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northwesterly, along a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 10°32'17", a chord bearing and distance of N 08°01'54" W, 45.92 feet, for an arc length of 45.98 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 13°18'02" W, a distance of 373.81 feet to the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing along and with the west line of said 5.964 acre tract, the following bearings and distances:

N 13°18'02" W, a distance of 213.02 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

Northeasterly, along a tangent curve to the right, said curve having a radius of 1740.00 feet, a central angle of 29°04'49", a chord bearing and distance of N 01°14'22" E, 873.68 feet, for an arc length of 883.13 feet to a found ½" iron rod with a yellow cap marked "Pape-Dawson";

N 15°46'46" E, a distance of 108.59 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: S 74°13'14" E, over and across said 5.964 acre tract, a distance of 80.00 feet to a point on the east line of said 5.964 acre tract and a west line of said 93.991 acre tract;

THENCE: Departing the east line of said 5.964 acre tract, over and across said 93.991 acre tract, the following bearings and distances:

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 60°46'46" E, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 74°13'14" E, a distance of 267.55 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 15°46'46" W, a distance of 125.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 74°13'14" E, a distance of 136.10 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 475.00 feet, a central angle of 02°54'41", a chord bearing and distance of N 35°15'21" E, 24.13 feet, for an arc length of 24.14 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 56°11'59" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 69°43'59" E, a distance of 54.75 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";



S 75°08'32" E, a distance of 217.66 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 88°47'34" E, a distance of 195.49 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 275.00 feet, a central angle of 12°53'16", a chord bearing and distance of N 07°29'35" E, 61.73 feet, for an arc length of 61.86 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 88°57'03" E, a distance of 285.47 feet to a point on the northwest line of a 4.870 acre tract recorded in Volume 5358, Page 588 of the Official Public Records of Hays County, Texas;

THENCE: S 40°24'12" W, along and with the northwest line of said 4.870 acre tract, at a distance of 34.98 feet, passing the west corner of said 4.870 acre tract, the north corner of a 1.259 acre tract recorded in Document No. 18015398 of the Official Public Records of Hays County, Texas, and continuing for a total distance of 165.95 feet to a point for the west corner of said 1.259 acre tract, from which a found ½" iron rod with cap stamped "RPLS 4341" bears N 40°24'12" E, 2.24 feet and from which a found ½" iron rod with cap stamped "RPLS 4341" bears S 50°22'34" E, 2.24 feet;

THENCE: S 50°22'34" E, along and with a southwest line of said 1.259 acre tract, a distance of 256.13 feet to a cedar post;

THENCE: N 40°11'13" E, along and with a southeast line of said 1.259 acre tract, a distance of 43.39 feet to a cedar post;

THENCE: S 52°36'14" E, along and with a southwest line of said 1.259 acre tract, a distance of 85.70 feet to a found ½" iron rod for the southeast corner of said 1.259 acre tract, the west corner of a 0.72 acre tract recorded in Volume 4689, Page 364 of the Official Public Records of Hays County, Texas;

THENCE: S 51°46'44" E, along and with the east line of said 0.72 acre tract, a distance of 159.05 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: N 43°45'16" E, along and with the east line of said 0.72 acre tract, a distance of 92.40 feet to a found ½" iron rod;



THENCE: S 78°19'50" E, along and with the south line of said 0.72 acre tract, a distance of 101.35 feet to a found ½" iron rod with cap stamped "RPLS 4341" on the west right-of-way line of Old Stagecoach Road, a variable width right-of-way;

THENCE: S 16°18'42" E, along and with the west right-of-way line of said Old Stagecoach Road, a distance of 182.48 feet to the intersection of Six Creeks Boulevard, dedicated in Document No. 18037331 of the Plat Records of Hays County, Texas;

THENCE: Along and with the northwest right-of-way line of said Six Creeks Boulevard the following bearings and distances:

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 480.00 feet, a central angle of 35°08'55", a chord bearing and distance of S 47°04'30" W, 289.87 feet, for an arc length of 294.46 feet to a found ½" iron rod with cap stamped "AST";

S 64°38'57" W, a distance of 388.58 feet to a found ½" iron rod with cap stamped "AST";

Southwesterly, along a tangent curve to the left, said curve having a radius of 735.00 feet, a central angle of 14°30'01", a chord bearing and distance of S 57°23'57" W, 185.52 feet, for an arc length of 186.01 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 50°08'56" W, a distance of 33.57 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 30.00 feet, a central angle of 95°40'18", a chord bearing and distance of N 82°00'55" W, 44.47 feet, for an arc length of 50.09 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 34°10'46" W, a distance of 21.39 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

THENCE: Departing the northwest right-of-way line of said Six Creeks Boulevard, over and across said 93.991 acre tract the following bearings and distances:

N 55°49'14" E, a distance of 147.36 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 48°58'42" W, a distance of 424.26 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 525.00 feet, a central angle of 11°32'58", a chord bearing and distance of N 40°21'37" E, 105.65 feet, for an arc length of 105.83 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a reverse curve to the right, said curve having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of N 77°27'42" E, 20.41 feet, for an arc length of 22.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 30°20'16" E, a distance of 50.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 85°45'07", a chord bearing and distance of N 16°47'11" W, 20.41 feet, for an arc length of 22.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northeasterly, along a reverse curve to the left, said curve having a radius of 525.00 feet, a central angle of 09°22'23", a chord bearing and distance of N 21°24'11" E, 85.79 feet, for an arc length of 85.89 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 73°17'00" W, a distance of 50.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

N 73°07'09" W, a distance of 129.83 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 21°51'23" W, a distance of 60.65 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 37°16'24" W, a distance of 131.69 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 49°11'17" W, a distance of 63.01 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 53°53'54" W, a distance of 195.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";



S 60°06'13" W, a distance of 59.45 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 72°15'35" W, a distance of 70.52 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 76°42'05" W, a distance of 73.21 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 13°18'02" E, a distance of 109.02 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 76°41'58" W, a distance of 50.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 31°41'58" W, 21.21 feet, for an arc length of 23.56 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

S 76°41'58" W, a distance of 123.00 feet to a set ½" iron rod with yellow cap stamped "Pape-Dawson";

Northwesterly, along a tangent curve to the right, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 58°18'02" W, 21.21 feet, for an arc length of 23.56 feet to a point on a west line of said 93.991 acre tract and the east line of said 5.964 acre tract;

THENCE: S 76°41'58" W, departing a west line of said 93.991 acre tract, over and across said 5.964 acre tract, a distance of 80.00 feet to the POINT OF BEGINNING and containing 29.050 acres partially in the City of Kyle, Bexar County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-52 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.  
DATE: May 31, 2022  
JOB NO. 8141-52  
DOC. ID. N:\CIVIL\8141-52\WORD\8141-52 FN 29.420 AC.docx



 **PAPE-DAWSON  
ENGINEERS**

## EXHIBIT P-10 – IMPROVEMENT AREA #5 LEGAL DESCRIPTION

METES AND BOUNDS DESCRIPTION  
FOR  
6 CREEKS, PHASE 1, SECTION 11

A 15.920 ACRE, MORE OR LESS, TRACT OF LAND OUT OF THAT 249.051 ACRE TRACT DESCRIBED IN DEED TO HM 6 CREEKS DEVELOPMENT, INC. RECORDED IN DOCUMENT NO. 20042658 OF THE OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OUT OF THE SAMUEL PHARASS ¼ LEAGUE NO. 14, ABSTRACT 360, HAYS COUNTY, TEXAS. SAID 15.920 ACRES BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00:

**BEGINNING:** AT A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" ON THE NORTHEAST RIGHT-OF-WAY LINE OF 6 CREEKS BOULEVARD, LOT 1, BLOCK A, 6 CREEKS BOULEVARD, PHASE 1, SECTION 3 RECORDED IN DOCUMENT NO. 21039005 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS, THE SOUTHWEST CORNER OF LOT 1, BLOCK S, 6 CREEKS, PHASE 1, SECTION 12, RECORDED IN DOCUMENT NO. 23013654 OF THE PLAT RECORDS OF HAYS COUNTY, TEXAS

**THENCE:** NORTHWESTERLY, ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID 6 CREEKS BOULEVARD, ALONG A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1261.43 FEET, A CENTRAL ANGLE OF 03°01'58", A CHORD BEARING AND DISTANCE OF N 66°28'38" W, 66.76 FEET, FOR AN ARC LENGTH OF 66.77 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

**THENCE:** N 65°45'20" W, CONTINUING ALONG AND WITH THE NORTHEAST RIGHT-OF-WAY LINE OF SAID 6 CREEKS BOULEVARD, A DISTANCE OF 1247.57 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

**THENCE:** DEPARTING THE NORTHEAST RIGHT-OF-WAY LINE OF SAID 6 CREEKS BOULEVARD, OVER AND ACROSS SAID 249.051 ACRE TRACT THE FOLLOWING BEARINGS AND DISTANCES:

N 26°04'56" E, A DISTANCE OF 20.01 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 44°59'46" E, A DISTANCE OF 97.18 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 53°08'44" E, A DISTANCE OF 132.81 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 77°01'46" E, A DISTANCE OF 59.19 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 51°22'43" E, A DISTANCE OF 49.43 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 53°24'23" E, A DISTANCE OF 15.03 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 55°05'06" E, A DISTANCE OF 77.24 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 78°42'20" E, A DISTANCE OF 91.59 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 77°28'56" E, A DISTANCE OF 122.67 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 87°42'54" E, A DISTANCE OF 150.12 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 87°34'36" E, A DISTANCE OF 67.58 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 85°02'47" E, A DISTANCE OF 97.77 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 81°15'52" E, A DISTANCE OF 116.76 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 68°10'37" E, A DISTANCE OF 95.66 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 56°51'35" E, A DISTANCE OF 137.86 FEET TO A SET ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 72°20'46" E, A DISTANCE OF 84.54 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" ON THE WEST LINE OF SAID 6 CREEKS, PHASE 1, SECTION 12;

**THENCE:** ALONG AND WITH THE WEST LINES OF SAID 6 CREEKS, PHASE 1, SECTION 12 THE FOLLOWING BEARINGS AND DISTANCES:

S 28°29'13" W, A DISTANCE OF 71.05 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 21°30'26" W, A DISTANCE OF 66.10 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 13°46'22" W, A DISTANCE OF 62.19 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 06°02'18" W, A DISTANCE OF 65.88 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 N 89°51'00" E, A DISTANCE OF 111.39 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON" ON THE WEST RIGHT-OF-WAY LINE OF PRICKLY POPPY LOOP, A 50-FOOT RIGHT-OF-WAY DEDICATED ON SAID 6 CREEKS, PHASE 1, SECTION 12;

SOUTHWESTERLY, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID PRICKLY POPPY LOOP, ALONG A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 02°27'23", A CHORD BEARING AND DISTANCE OF S 01°04'42" W, 15.00 FEET, FOR AN ARC LENGTH OF 15.00 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

S 89°51'00" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID PRICKLY POPPY LOOP, A DISTANCE OF 111.78 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

S 04°41'16" E, A DISTANCE OF 62.24 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 11°45'06" E, A DISTANCE OF 95.39 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 27°38'02" E, A DISTANCE OF 184.86 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 00°44'57" W, A DISTANCE OF 44.61 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 16°26'46" W, A DISTANCE OF 84.62 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 73°21'26" E, A DISTANCE OF 135.12 FEET TO A FOUND SCRIBED CROSS IN CONCRETE, ON THE WEST RIGHT-OF-WAY LINE OF SAID PRICKLY POPPY LOOP;

S 16°38'34" W, ALONG AND WITH THE WEST RIGHT-OF-WAY LINE OF SAID PRICKLY POPPY LOOP, A DISTANCE OF 15.00 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

N 73°21'26" W, DEPARTING THE WEST RIGHT-OF-WAY LINE OF SAID PRICKLY POPPY LOOP, A DISTANCE OF 135.12 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";

S 43°09'26" W, A DISTANCE OF 55.88 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 08°42'03" W, A DISTANCE OF 178.44 FEET TO A FOUND ½" IRON ROD WITH YELLOW CAP STAMPED "PAPE-DAWSON";  
 S 16°38'34" W, A DISTANCE OF 61.44 FEET TO THE POINT OF BEGINNING AND CONTAINING 15.920 ACRES IN HAYS COUNTY, TEXAS.

## EXHIBIT P-11 - IMPROVEMENT AREA #6 LEGAL DESCRIPTION



### METES AND BOUNDS DESCRIPTION FOR A

A 38.004 acre, or 1,655,467 square feet more or less, tract of land situated in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360 and the Caleb W. Baker Survey, Abstract 31, both of Hays County, Texas, and being comprised of a remaining portion of the 608.7 acre tract described in a deed from HMBRR LP #2 to HM 6 Creeks Development, Inc. recorded in Document No. 22044745 in the Official Public Records of Hays County, Texas, a remaining portion of the 93.991 acre tract described in a deed from HM 6 Creeks Development, Inc. to Pulte Homes of Texas, L.P. recorded in Document No. 21068918 in said Official Public Records, a remaining portion of the 44.292 acre tract described in a deed from HM 6 Creeks Development, Inc. to Chesmar Homes, LLC (50% Interest) recorded in Document No. 24043176 in said Official Public Records, and also described in a deed from HM 6 Creeks Development, Inc. to PHAU – 6 Creeks LLC (50% Interest) recorded in Document No. 24043181 in said Official Public Records. Said 38.004 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found on the east right-of-way line of Six Creeks Boulevard, a 80-foot public right-of-way dedicated in Document No. 22052845 in the Plat Records of Hays County, Texas, for the most westerly northwest corner of Lot 10, Block E, 6 Creeks-Phase 1, Section 13B recorded in said Document No. 22052845, the most easterly southeast corner of said 44.292 acre tract and a southeast corner of this tract;

**THENCE:** North 74°13'14" West, with the north right-of-way line of said Six Creeks Boulevard and a south line of said 44.292 acre tract, a distance of 80.00 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set on the west right-of-way line of said Six Creeks Boulevard, for a corner of said 44.292 acre tract and a corner of this tract;

**THENCE:** South 15°46'46" West, with the west right-of-way line of said Six Creeks Boulevard and an east line of said 44.292 acre tract, a distance of 108.59 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set for the northeast corner of the 43.164 acre tract designated as Tract 1 in a deed to Highland Homes – Austin, LLC recorded in Document No. 24043196 in said Official Public Records, the most southerly southeast corner of said 44.292 acre tract and the south corner of this tract;

**THENCE:** With a northeast line of said 43.164 acre tract and a southwest 44.292 acre tract, the following bearings and distances:

North 77°51'32" West, a distance of 390.97 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 60°24'23" West, a distance of 62.83 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 67°25'13" West, a distance of 131.33 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 32°17'34" West, a distance of 178.50 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 31°12'16" West, a distance of 68.15 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 25°00'01" West, a distance of 27.64 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 14°48'43" West, a distance of 113.75 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 89°56'55" West, a distance of 60.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 89°29'24" West, a distance of 207.95 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 49°59'51" West, a distance of 103.74 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 22°25'21" West, a distance of 90.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 03°03'11" East, a distance of 85.63 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 13°54'46" East, a distance of 61.68 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 00°30'36" East, a distance of 199.13 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;



Southwesterly, along a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 23°23'16", a chord bearing and distance of South 62°43'39" West, 101.34 feet, for an arc length of 102.05 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 38°57'59" West, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 11°49'49", a chord bearing and distance of North 56°56'56" East, 61.83 feet, for an arc length of 61.94 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 27°08'10" West, a distance of 134.22 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 38°57'46" West, a distance of 25.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

South 51°02'01" West, a distance of 89.02 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 43.164 acre tract, a corner of said 44.292 acre tract and a corner of this tract;

North 38°57'59" West, a distance of 80.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the north corner of said 43.164 acre tract, the west corner of said 44.292 acre tract and the west corner of this tract;

THENCE: Departing the northeast line of said 43.164 acre tract, with the northwest line of said 44.292 acre tract, the following bearings and distances:

North 51°02'01" East, a distance of 120.34 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

Northeasterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of North 06°02'01" East, 35.36 feet, for an arc length of 39.27 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

North 38°57'59" West, a distance of 10.51 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;



North 51°02'01" East, a distance of 60.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

South 38°57'59" East, a distance of 10.51 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

Southeasterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 90°00'00", a chord bearing and distance of South 83°57'59" East, 35.36 feet, for an arc length of 39.27 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

North 51°02'01" East, a distance of 95.30 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

Northeasterly, along a tangent curve to the right, said curve having a radius of 835.00 feet, a central angle of 29°33'57", a chord bearing and distance of North 65°49'00" East, 426.11 feet, for an arc length of 430.88 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

Northeasterly, along a reverse curve to the left, said curve having a radius of 25.00 feet, a central angle of 86°34'01", a chord bearing and distance of North 37°33'27" East, 34.28 feet, for an arc length of 37.77 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

North 05°43'36" West, a distance of 16.76 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and a corner of this tract;

North 84°16'24" East, a distance of 60.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract and the north corner of this tract;

THENCE: Departing the northwest line of said 44.292 acre tract, over and across said 44.292 acre tract, the following bearings and distances:

South 05°43'36" East, a distance of 16.76 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southeasterly, along a tangent curve to the left, said curve having a radius of 25.00 feet, a central angle of 86°20'00", a chord bearing and distance of South 48°53'36" East, 34.21 feet, for an arc length of 37.67 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southeasterly, along a reverse curve to the right, said curve having a radius of 835.00 feet, a central angle of 76°25'01", a chord bearing and distance of South 53°51'05" East, 1032.94 feet, at an arc length of 523.94 feet passing a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre and the northwest corner of said 93.991 acre tract, continuing with an east line of said 44.292 acre tract and a west line of said 93.991 acre tract, for a total arc length of 1113.66 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 93.991 acre tract and a corner of this tract;

THENCE: Departing the east line of said 44.292 acre tract and the west line of said 93.991 acre tract, over and across said 93.991 acre tract, the following bearings and distances:

Southeasterly, along a reverse curve to the left, said curve having a radius of 15.00 feet, a central angle of 88°26'32", a chord bearing and distance of South 59°51'50" East, 20.92 feet, for an arc length of 23.15 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 75°54'54" East, a distance of 8.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 14°05'06" East, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 75°54'54" West, a distance of 10.56 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 86°09'44", a chord bearing and distance of South 32°50'02" West, 20.49 feet, for an arc length of 22.56 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set the east line of said 44.292 acre tract and the west line of said 93.991 acre tract, for a corner of this tract;

THENCE: With the east line of said 44.292 acre tract and the west line of said 93.991 acre tract, the following bearings and distances:

Southwesterly, along a reverse curve to the right, said curve having a radius of 835.00 feet, a central angle of 26°01'37", a chord bearing and distance of South 02°45'58" West, 376.05 feet, for an arc length of 379.30 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 44.292 acre tract, a corner of said 93.991 acre tract and for a corner of this tract;

South 15°46'46" West, a distance of 357.70 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on for a corner of this tract;

THENCE: Departing the east line of said 44.292 acre tract and the west line of said 93.991 acre tract, over and across said 93.991 acre tract, the following bearings and distances:



Southeasterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of South 29°13'14" East, 21.21 feet, for an arc length of 23.56 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 74°13'14" East, a distance of 8.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 15°46'46" West, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on the north line of said Lot 10, for a corner of this tract;

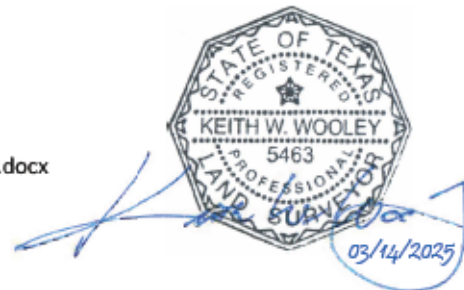
THENCE: With the north line of said Lot 10, the following bearings and distances:

North 74°13'14" West, a distance of 8.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the most northerly northwest corner of said Lot 10 and a corner of this tract;

Southwesterly, along a tangent curve to the left, said curve having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of South 60°46'46" West, 21.21 feet, for an arc length of 23.56 feet to the POINT OF BEGINNING and containing 38.004 acres, partially in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 8141-75 by Pape-Dawson Engineers.

\*\*This description is prepared in conjunction with a Subdivision Plat being prepared by Pape-Dawson, Project Number 8141-46.

PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: March 13, 2025  
JOB NO. 8141-75  
DOC. ID. N:\CIVIL\8141-75\Word\8141-75 FN 38.004 AC.docx



METES AND BOUNDS DESCRIPTION  
FOR

A 43.212 acre, or 1,882,316 square feet more or less, tract of land situated in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360 and the Caleb W. Baker Survey, Abstract 31, both of Hays County, Texas, and being out of the 608.7 acre tract described in a deed from HMBRR LP #2 to HM 6 Creeks Development, Inc. recorded in Document No. 22044745 in the Official Public Records of Hays County, Texas and the 249.051 acre tract described in a deed from HMBRR LP #2 to HM 6 Creeks Development, Inc., recorded in Document No. 20042658 in said Official Public Records. Said 43.212 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

- BEGINNING:** At a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found on the west right-of-way line of Six Creek Boulevard, an 80-foot public right-of-way dedicated in Document No. 22052845 in the Plat Records of Hays County, Texas, for the northeast corner of Lot 55, Block S, 6 Creeks-Phase 1, Section 12 recorded in Document No. 23013654 in said Plat Records and the southeast corner of this tract;
- THENCE:** North 56°15'02" West, departing the west right-of-way line of said Six Creeks Boulevard, with the northeast line of said Lot 55, a distance of 84.11 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the north corner of said Lot 55 and a corner of this tract;
- THENCE:** South 41°18'06" West, with the northwest line of said Lot 55 and the northwest line of Lot 44 of said Block S, a distance of 146.07 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found on the northeast right-of-way line of Prickly Pear Loop, a variable width public right-of-way, dedicated in said Document No. 23013654 in said Plat Records, for the west corner of said Lot 44 and a corner of this tract;
- THENCE:** With the northeast right-of-way line of said Prickly Pear Loop, along a non-tangent curve to the left, said curve having a radius of 55.00 feet, a central angle of 16°44'26", a chord bearing and distance of North 50°58'25" West, 16.01 feet, for an arc length of 16.07 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the southeast corner of Lot 43 of said Block S and a corner of this tract;
- THENCE:** North 41°18'06" East, with the southeast line of said Lot 43, a distance of 126.42 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the east corner of said Lot 43 and a corner of this tract;
- THENCE:** North 76°01'26" West, with the northeast line of said Lot 43, a distance of 135.43 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the north corner of said Lot 43 and a corner of this tract;
- THENCE:** South 71°10'42" West, with the northwest line of said Lot 43 and the northwest line of Lot 42 of said Block S, a distance of 72.45 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the west corner of Lot 42, the north corner of Lot 41 of said Block S and a corner of this tract;
- THENCE:** South 54°40'34" West, with the northwest line of said Lot 41 and the northwest line of Lot 40 and 39, both of said Block S, a distance of 195.15 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" found for the west corner of said Lot 39, the north corner of Lot 38 of said Block S and a corner of this tract;

THENCE: South 39°48'13" West, with the northwest line of said Lot 38 and the northwest line of Lot 37 of said Block S, a distance of 125.67 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" found for the west corner of said Lot 37, the north corner of Lot 36 of said Block S, the northeast corner of the 15.920 acre tract described in Document No. 24007833 in said Official Public Records and a corner of this tract;

THENCE: With the north line of said 15.920 acre tract, the following bearings and distances:

South 73°29'46" West, a distance of 84.54 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 56°51'35" West, a distance of 137.86 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 68°10'37" West, a distance of 95.66 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 81°15'52" West, a distance of 116.76 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

North 85°02'47" West, a distance of 97.77 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 87°40'19" West, a distance of 217.70 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 77°28'56" West, a distance of 114.30 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the southwest corner of this tract;

THENCE: North 20°09'19" West, departing the north line of said 15.920 acre tract, over and across said 249.051 acre tract and said 608.7 acre tract, a distance of 321.99 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

THENCE: Continuing over and across said 608.7 acre tract, the following bearings and distances:

North 55°42'02" East, a distance of 32.93 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 33°10'27" East, a distance of 75.78 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 45°56'15" East, a distance of 70.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 53°41'52" East, a distance of 279.25 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;



North 29°05'41" West, a distance of 40.42 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 42°33'51" West, a distance of 45.55 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 34°35'58" West, a distance of 64.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southwesterly, along a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 05°54'55", a chord bearing and distance of South 58°21'30" West, 30.96 feet, for an arc length of 30.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 28°41'03" West, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 42°38'54" West, a distance of 52.40 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 44°03'45" West, a distance of 300.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 32°40'40" West, a distance of 160.14 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 31°42'31" West, a distance of 255.75 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 58°17'29" West, a distance of 6.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southwesterly, along a tangent curve to the left, said curve having a radius of 425.00 feet, a central angle of 01°28'53", a chord bearing and distance of South 57°33'03" West, 10.99 feet, for an arc length of 10.99 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 33°11'24" West, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 47°31'55" West, a distance of 130.85 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 51°07'00" East, a distance of 32.57 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 57°51'17" East, a distance of 62.85 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 23°00'10" West, a distance of 111.59 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the northwest corner of this tract;

Northeasterly, along a non-tangent curve to the left, said curve having a radius of 635.00 feet, a central angle of 15°57'49", a chord bearing and distance of North 59°00'56" East, 176.35 feet, for an arc length of 176.92 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 51°02'01" East, a distance of 505.72 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the most northerly northeast corner of this tract;

South 38°57'59" East, a distance of 80.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 51°02'01" East, a distance of 89.02 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the most easterly northeast corner of this tract;

South 38°57'59" East, a distance of 25.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 27°08'10" East, a distance of 134.22 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Southwesterly, along a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 11°49'49", a chord bearing and distance of South 56°56'56" West, 61.83 feet, for an arc length of 61.94 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 38°57'59" East, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 250.00 feet, a central angle of 23°23'16", a chord bearing and distance of North 62°43'39" East, 101.34 feet, for an arc length of 102.05 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 00°30'36" West, a distance of 199.13 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 13°54'46" West, a distance of 61.68 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 03°03'11" West, a distance of 85.63 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 22°25'21" East, a distance of 90.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 49°59'51" East, a distance of 103.74 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 89°29'24" East, a distance of 207.95 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 89°56'55" East, a distance of 60.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 14°48'41" East, a distance of 113.75 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 25°00'09" East, a distance of 27.64 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 31°12'16" East, a distance of 68.15 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 32°17'34" East, a distance of 178.50 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 67°25'13" East, a distance of 131.33 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

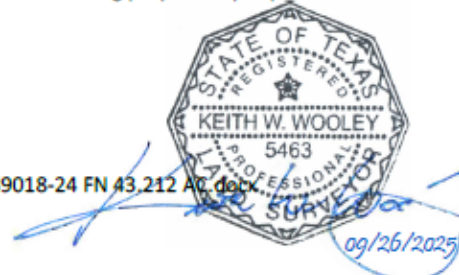
South 60°24'23" East, a distance of 62.83 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 77°51'32" East, a distance of 390.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on the west right-of-way line of said Six Creeks Boulevard, for a corner of this tract;

THENCE: Southwesterly, along a non-tangent curve to the left, said curve having a radius of 1740.00 feet, a central angle of 17°38'01", a chord bearing and distance of South 06°57'46" West, 533.40 feet, for an arc length of 535.51 feet to the POINT OF BEGINNING and containing 43.212 acres partially in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 39018-24 by Pape-Dawson Engineers.

\*\*This description is prepared in conjunction with a Subdivision Plat being prepared by Pape-Dawson, Project Number 8141-45.

PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: September 19, 2024 (Revised: September 26, 2025)  
JOB NO. 39018-24  
DOC. ID. N:\New Braunfels\Survey24\24-39000\39018-24\Word\39018-24 FN 43.212 AC.docx



METES AND BOUNDS DESCRIPTION  
FOR

A 32.491 acre, or 1,415,301 square feet more or less, tract of land situated in the Samuel Pharras  $\frac{1}{4}$  League No. 14, Abstract 360 and the Caleb W. Baker Survey, Abstract 31, both of Hays County, Texas, and being out of the 608.7 acre tract described in a deed from HMBRR LP #2 to HM 6 Creeks Development, Inc. recorded in Document No. 22044745 in the Official Public Records of Hays County, Texas and the 249.051 acre tract described in a deed from HMBRR LP #2 to HM 6 Creeks Development, Inc., recorded in Document No. 20042658 in said Official Public Records. Said 32.491 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NA2011) epoch 2010.00:

**BEGINNING:** At a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set on the north right-of-way line of Six Creeks Boulevard, a variable width public right-of-way dedicated in Document No. 21038005 in the Plat Records of Hays County, Texas and the west line of said 608.7 acre tract, for the southeast corner of the 74.615 acre tract described in Document No. 22021196 in said Official Public Records and the southwest corner of this tract;

**THENCE:** Departing the north right-of-way line of said Six Creeks Boulevard, with the east line of said 74.615 acre tract and the west line of said 608.7 acre tract, the following bearings and distances:

North 04°50'17" West, a distance of 5.32 feet to a  $\frac{1}{2}$ " iron rod found for a corner of said 74.615 acre tract, a corner of said 608.7 acre tract and a corner of this tract;

North 23°12'14" East, a distance of 321.45 feet to a  $\frac{1}{2}$ " iron rod with cap marked "Urban Civil" found for a corner of said 74.615 acre tract, a corner of said 608.7 acre tract and a corner of this tract;

North 13°08'13" West, a distance of 681.76 feet to a  $\frac{1}{2}$ " iron rod with cap marked "Urban Civil" found for a corner of said 74.615 acre tract, a corner of said 608.7 acre tract and a corner of this tract;

North 31°42'31" East, a distance of 255.93 feet to a  $\frac{1}{2}$ " iron rod with cap marked "Urban Civil" found for a corner of said 74.615 acre tract, a corner of said 608.7 acre tract and the northwest corner of this tract;

**THENCE:** Departing the east line of said 74.615 acre tract and a west line of said 608.7 acre tract, over and across said 608.7 acre tract, the following bearings and distances:

North 74°23'17" East, a distance of 154.19 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 43°09'46" East, a distance of 73.07 feet to a  $\frac{1}{2}$ " iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 34°36'58" East, a distance of 70.71 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 26°29'10" East, a distance of 70.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 27°01'04" East, a distance of 75.27 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 33°17'07" East, a distance of 85.37 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 41°22'38" East, a distance of 85.37 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 51°07'00" East, a distance of 87.47 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the north corner of this tract;

South 47°31'55" East, a distance of 130.85 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 33°11'24" East, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

Northeasterly, along a non-tangent curve to the right, said curve having a radius of 425.00 feet, a central angle of 01°28'53", a chord bearing and distance of North 57°33'03" East, 10.99 feet, for an arc length of 10.99 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

North 58°17'29" East, a distance of 6.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 31°42'31" East, a distance of 255.75 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 32°40'40" East, a distance of 160.14 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 44°03'45" East, a distance of 300.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 42°38'54" East, a distance of 52.40 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 28°41'03" East, a distance of 50.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;



Northeasterly, along a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 05°54'55", a chord bearing and distance of North 58°21'30" East, 30.96 feet, for an arc length of 30.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 34°35'58" East, a distance of 64.97 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 42°33'51" East, a distance of 45.55 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 29°05'41" East, a distance of 40.42 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for the northeast corner of this tract;

South 53°41'52" West, a distance of 279.25 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 45°56'15" West, a distance of 70.00 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 33°10'27" West, a distance of 75.78 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

South 55°42'02" West, a distance of 32.93 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of this tract;

THENCE: South 20°09'19" East, over and across said 608.7 acre tract and said 249.051 acre tract, a distance of 321.99 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on the north line of the 15.920 acre tract described in Document No. 24007833 in said Official Public Records, for the southeast corner of this tract;

THENCE: With the northwest line of said 15.920 acre tract, the following bearings and distances:

South 77°28'56" West, a distance of 8.37 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 78°42'20" West, a distance of 91.59 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 55°05'06" West, a distance of 77.24 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 53°24'23" West, a distance of 15.03 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 51°22'43" West, a distance of 49.43 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;



South 77°01'46" West, a distance of 59.19 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 53°08'44" West, a distance of 132.81 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 44°59'46" West, a distance of 97.18 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set for a corner of said 15.920 acre tract and a corner of this tract;

South 26°04'56" West, a distance of 20.01 feet to a ½" iron rod with a yellow cap marked "Pape-Dawson" set on the north right-of-way line of said Six Creek Boulevard, for the west corner of said 15.920 acre tract and the southeast corner of this tract;

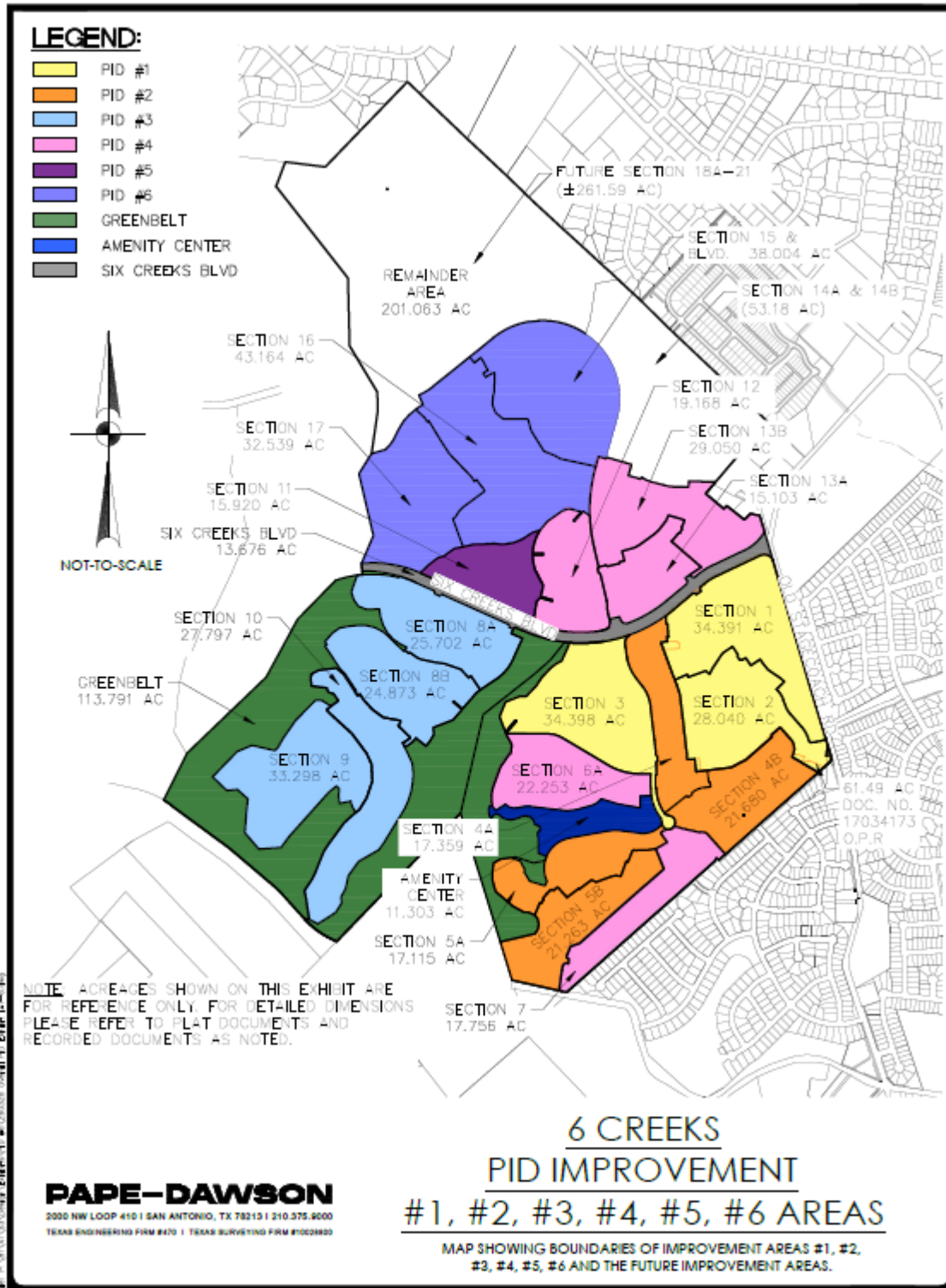
THENCE: Northwesterly, with the north right-of-way line of said Six Creeks Boulevard, along a non-tangent curve to the left, said curve having a radius of 1243.09 feet, a central angle of 30°03'53", a chord bearing and distance of North 80°46'46" West, 644.83 feet, for an arc length of 652.29 feet to the POINT OF BEGINNING and containing 32.491 acres partially in the City of Kyle, Hays County, Texas. Said tract being described in conjunction with an exhibit prepared under job number 39019-24 by Pape-Dawson Engineers.

\*\*This description is prepared in conjunction with a Subdivision Plat being prepared by Pape-Dawson, Project Number 8141-46.

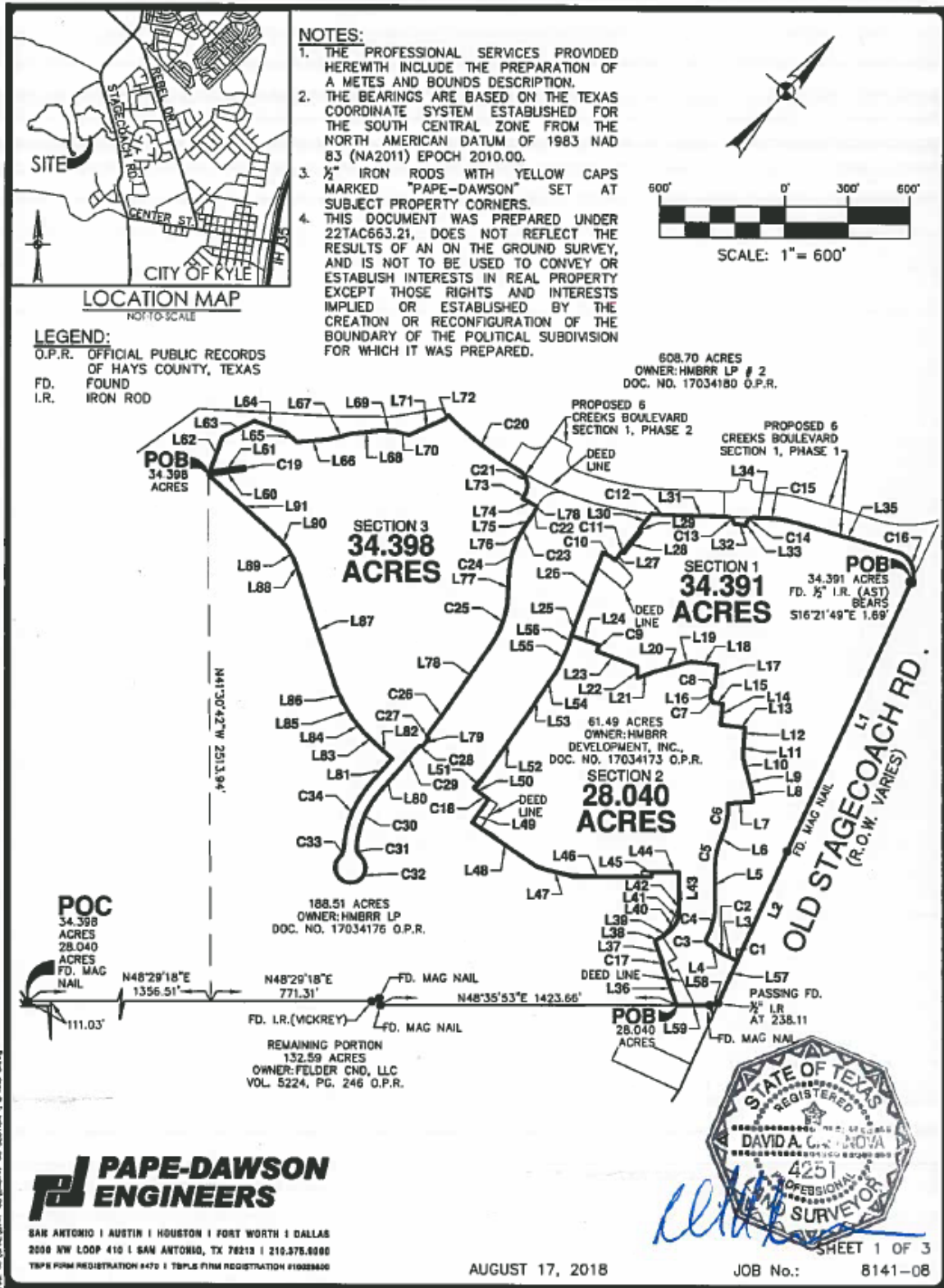
PREPARED BY: Pape-Dawson Engineers  
Texas Registered Survey Firm # 10028800  
DATE: September 19, 2024 (Revised: September 26, 2025)  
JOB NO. 39017-24  
DOC. ID. N:\New Braunfels\Survey24\24-39000\39019-24\Word\39019-24 FN 32.491 Ac.docx



## EXHIBIT Q-1 – DISTRICT BOUNDARY MAP

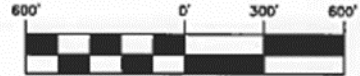
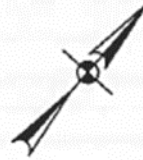


# EXHIBIT Q-2 – IMPROVEMENT AREA #1 BOUNDARY MAP





**LEGEND:**  
 O.P.R. OFFICIAL PUBLIC RECORDS  
 OF HAYS COUNTY, TEXAS  
 FD. FOUND  
 I.R. IRON ROD



SCALE: 1" = 600'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S16°21'49"E	1423.43'
L2	S16°46'59"E	559.73'
L3	S73°11'07"W	43.79'
L4	S83°45'26"W	59.00'
L5	N41°24'07"W	182.22'
L6	N20°25'27"W	68.68'
L7	N45°10'23"E	120.09'
L8	N49°03'14"W	64.36'
L9	N56°13'41"W	57.67'
L10	N56°10'39"W	95.45'
L11	N38°25'46"W	91.92'
L12	N34°10'46"W	50.00'
L13	S55°49'14"W	120.00'
L14	N34°10'46"W	100.00'
L15	S55°49'14"W	50.00'
L16	N34°10'46"W	50.00'
L17	N34°10'46"W	100.00'
L18	S55°49'14"W	127.69'
L19	S35°10'02"W	42.81'
L20	S33°02'18"W	151.46'
L21	S26°43'21"W	74.14'
L22	N45°35'23"W	55.21'
L23	S69°43'34"W	202.47'
L24	S67°02'44"W	142.32'
L25	N22°06'03"W	60.01'

LINE TABLE		
LINE	BEARING	LENGTH
L26	N19°59'52"W	365.06'
L27	N03°23'28"W	50.03'
L28	N03°13'26"W	133.36'
L29	N64°50'45"W	15.48'
L30	N03°23'28"W	88.67'
L31	N50°08'56"E	260.13'
L32	N56°23'10"E	60.01'
L33	N34°10'46"W	11.96'
L34	N50°08'56"E	51.45'
L35	N64°38'57"E	515.04'
L36	N59°52'52"W	211.37'
L37	N60°20'29"W	115.00'
L38	N22°50'13"E	43.95'
L39	N09°11'38"E	43.95'
L40	N03°37'26"W	41.26'
L41	N21°09'38"W	46.64'
L42	N41°24'07"W	51.61'
L43	S41°24'07"E	150.00'
L44	S48°35'53"W	130.00'
L45	S41°24'07"E	20.00'
L46	S48°35'53"W	380.33'
L47	S63°07'22"W	179.85'
L48	S83°18'36"W	373.56'
L49	N06°41'24"W	135.26'
L50	S87°09'41"W	35.21'

LINE TABLE		
LINE	BEARING	LENGTH
L51	N02°50'19"W	50.00'
L52	N06°41'24"W	438.42'
L53	N06°41'24"W	50.00'
L54	N06°41'24"W	161.57'
L55	N17°22'23"W	115.59'
L56	N22°04'53"W	56.05'
L57	S16°46'59"E	238.92'
L58	S36°01'08"W	42.61'
L59	S48°35'53"W	159.68'
L60	N40°08'34"E	176.64'
L61	S40°08'34"W	166.50'
L62	N21°04'28"W	177.56'
L63	N21°52'32"E	170.23'
L64	N68°18'00"E	164.26'
L65	S89°38'05"E	70.00'
L66	N43°11'52"E	156.28'
L67	N34°18'30"E	110.00'
L68	N43°12'35"E	140.48'
L69	N51°41'58"E	72.36'
L70	N64°27'27"E	63.77'
L71	N24°37'09"E	185.86'
L72	N04°30'09"E	29.28'
L73	S13°18'02"E	25.78'
L74	N76°41'58"E	80.00'
L75	S07°37'47"E	67.78'

LINE TABLE		
LINE	BEARING	LENGTH
L76	S13°17'25"E	10.24'
L77	S38°07'47"E	98.19'
L78	S13°18'02"E	8.58'
L78	S06°41'24"E	364.55'
L79	S02°50'19"E	50.00'
L80	S00°28'54"W	137.29'
L81	N00°28'22"E	149.14'
L82	N89°44'49"W	100.61'
L83	N87°36'04"W	83.98'
L84	N80°15'00"W	83.98'
L85	N72°53'56"W	83.98'
L86	N66°01'03"W	84.03'
L87	N59°14'33"W	575.03'
L88	N60°29'27"W	66.99'
L89	N71°07'00"W	63.44'
L90	N83°27'43"W	63.44'
L91	N89°38'05"W	453.82'

Date: Aug 17, 2018, 3:16pm User: JD, E:\myproj\18\180817\180817-08\_SECTION 1, 2 AND 3.dwg  
 Plot: 180817-08\_SECTION 1, 2 AND 3.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2020 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.8020  
 TSP# FIRM REGISTRATION #470 | TSP#LE FIRM REGISTRATION #10228800

AUGUST 17, 2018

JOB No.:

SHEET 2 OF 3

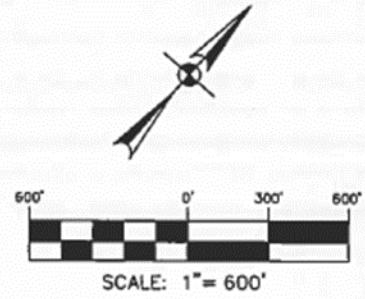
8141-08

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LOCATION MAP  
NOT TO SCALE

**LEGEND:**  
 O.P.R. OFFICIAL PUBLIC RECORDS  
 OF HAYS COUNTY, TEXAS  
 FD. FOUND  
 I.R. IRON ROD



CURVE TABLE						CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH	CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	89°58'06"	S28°12'04"W	21.21'	23.55'	C18	1025.00'	2°33'53"	S85°52'45"W	45.88'	45.88'
C2	275.00'	10°34'19"	S78°28'16"W	50.67'	50.74'	C19	60.00'	14°28'39"	N57°05'46"W	15.12'	15.16'
C3	15.00'	83°42'30"	N54°23'19"W	20.02'	21.91'	C20	1560.00'	15°36'05"	N86°50'20"E	423.47'	424.78'
C4	350.00'	28°52'03"	N26°58'06"W	174.48'	176.34'	C21	85.00'	87°39'40"	S57°07'52"E	117.73'	130.05'
C5	275.00'	20°58'41"	N30°54'47"W	100.13'	100.69'	C22	386.50'	5°40'15"	S10°27'55"E	38.24'	38.25'
C6	325.00'	24°24'10"	N32°37'32"W	137.38'	138.42'	C23	363.50'	5°39'38"	S10°27'36"E	35.90'	35.91'
C7	15.00'	90°00'00"	N79°10'46"W	21.21'	23.56'	C24	450.54'	26°42'29"	S26°43'15"E	208.12'	210.02'
C8	15.00'	90°00'00"	N10°49'14"E	21.21'	23.56'	C25	430.00'	31°26'23"	S22°24'36"E	233.00'	235.95'
C9	775.00'	2°19'30"	N21°26'11"W	31.45'	31.45'	C26	3030.00'	3°05'56"	S05°08'26"E	163.86'	163.88'
C10	350.00'	11°10'10"	N79°03'09"E	68.12'	68.23'	C27	15.00'	89°14'50"	S48°12'54"E	21.07'	23.36'
C11	400.00'	1°53'32"	N85°49'48"E	13.21'	13.21'	C28	15.00'	89°14'50"	S42°32'16"W	21.07'	23.36'
C12	1560.00'	3°58'00"	N52°07'56"E	107.98'	108.00'	C29	3030.00'	2°34'04"	S00°48'07"E	135.78'	135.79'
C13	30.00'	94°37'43"	S82°32'11"E	44.11'	49.55'	C30	470.00'	35°42'17"	S17°22'14"E	288.17'	292.89'
C14	30.00'	84°19'42"	N07°59'05"E	40.28'	44.15'	C31	65.00'	52°43'35"	S61°35'10"E	57.73'	59.82'
C15	615.00'	14°30'01"	N57°23'57"E	155.23'	155.64'	C32	72.00'	271°38'52"	S47°52'29"W	100.35'	341.36'
C16	100.00'	98°59'13"	S65°51'26"E	152.07'	172.76'	C33	65.00'	41°07'54"	N16°52'02"W	45.67'	46.66'
C17	300.00'	0°27'37"	N29°53'20"E	2.41'	2.41'	C34	530.00'	37°54'54"	N18°28'32"W	344.36'	350.72'

Date: Aug 17, 2018, 3:11pm User: D. Ormrod  
 File: H:\GIS\Map11-08\2261-08\_SECTION\_2\_AND\_3.dwg



SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
 2500 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.875.9000  
 TSPS FIRM REGISTRATION #473 | TSPLA FIRM REGISTRATION #10628600

AUGUST 17, 2018

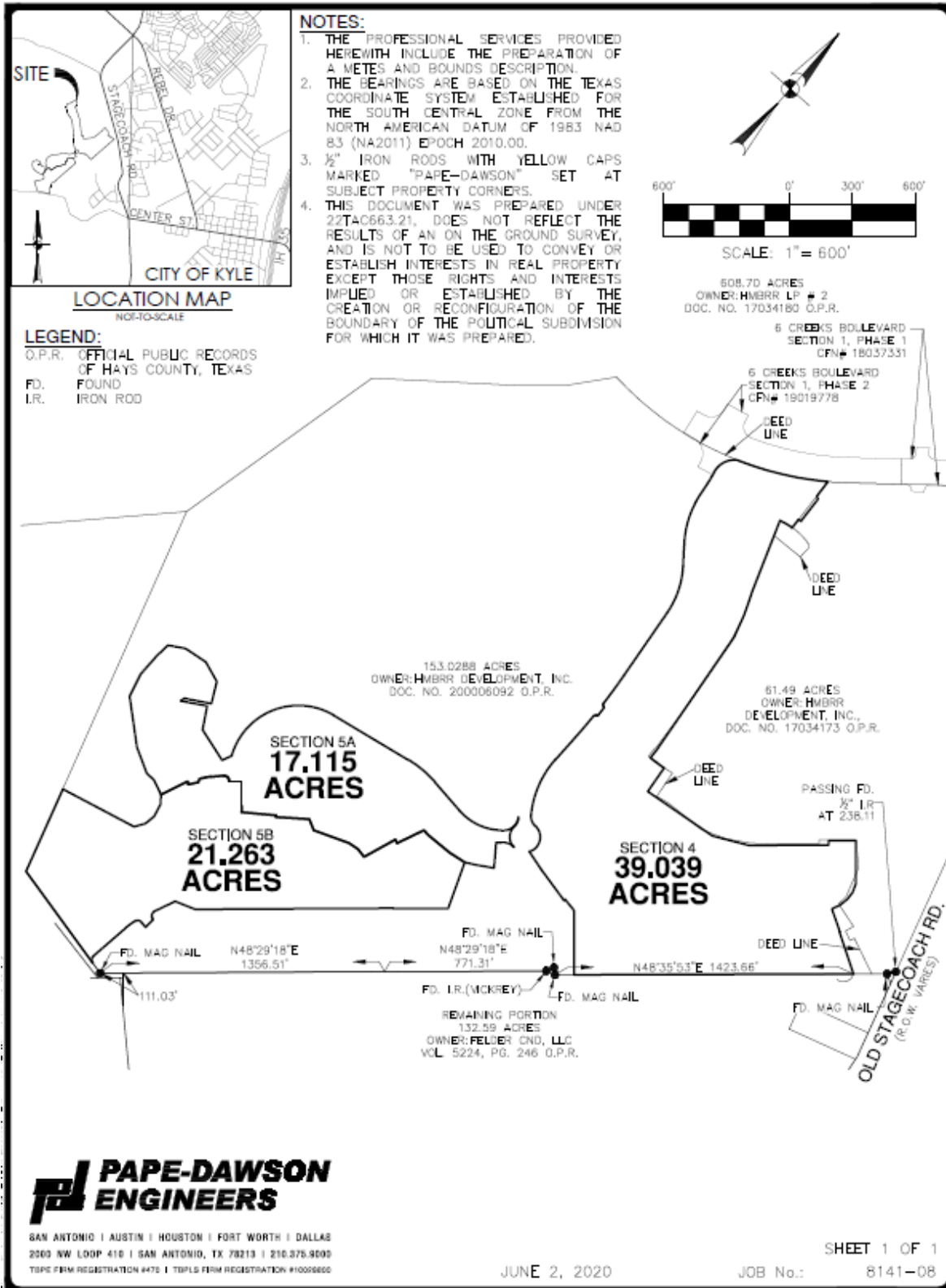
JOB No.:

SHEET 3 OF 3

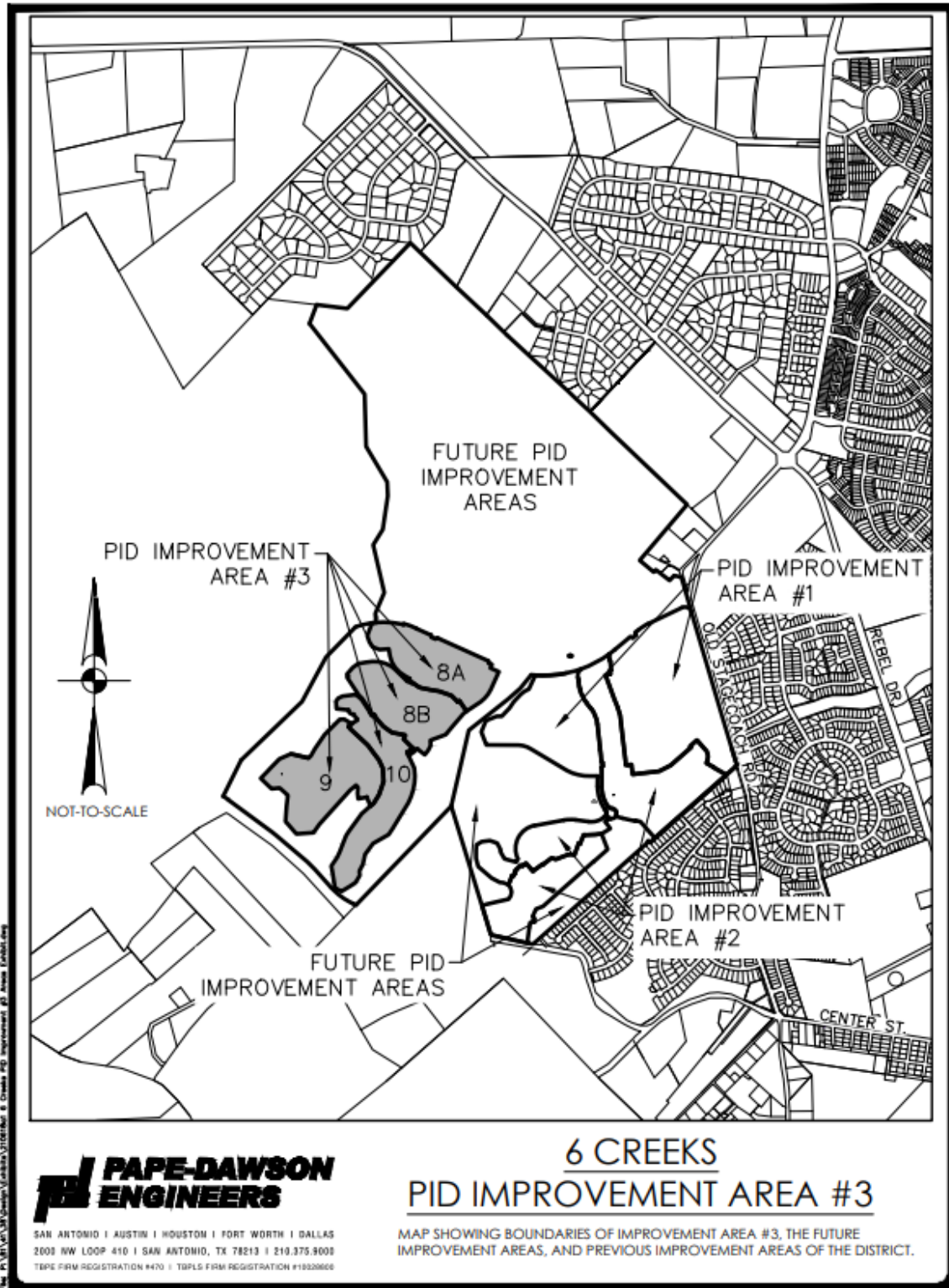
8141-08

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## EXHIBIT Q-3 – IMPROVEMENT AREA #2 BOUNDARY MAP

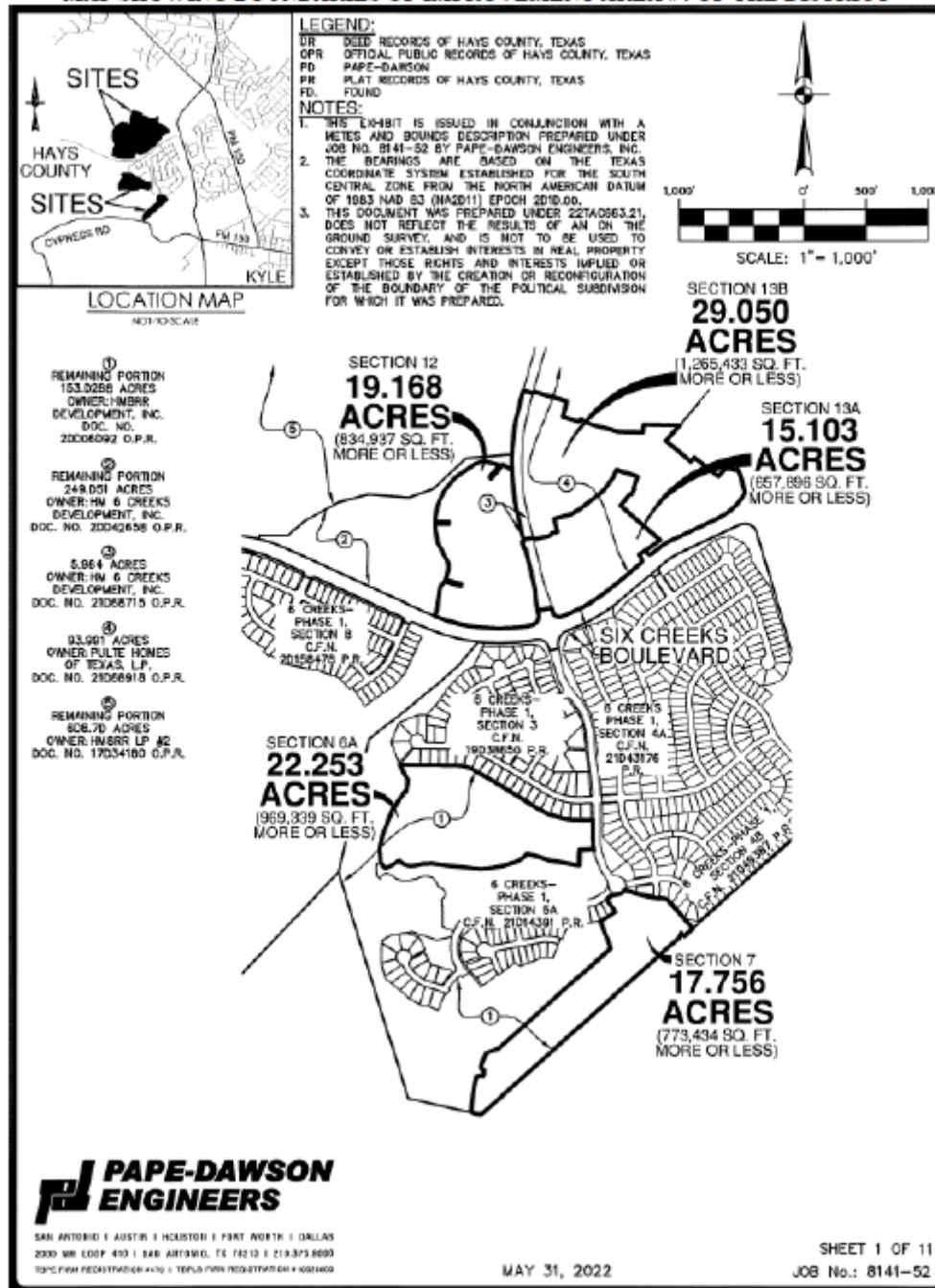


**EXHIBIT Q-4 – IMPROVEMENT AREA #3 BOUNDARY MAP**

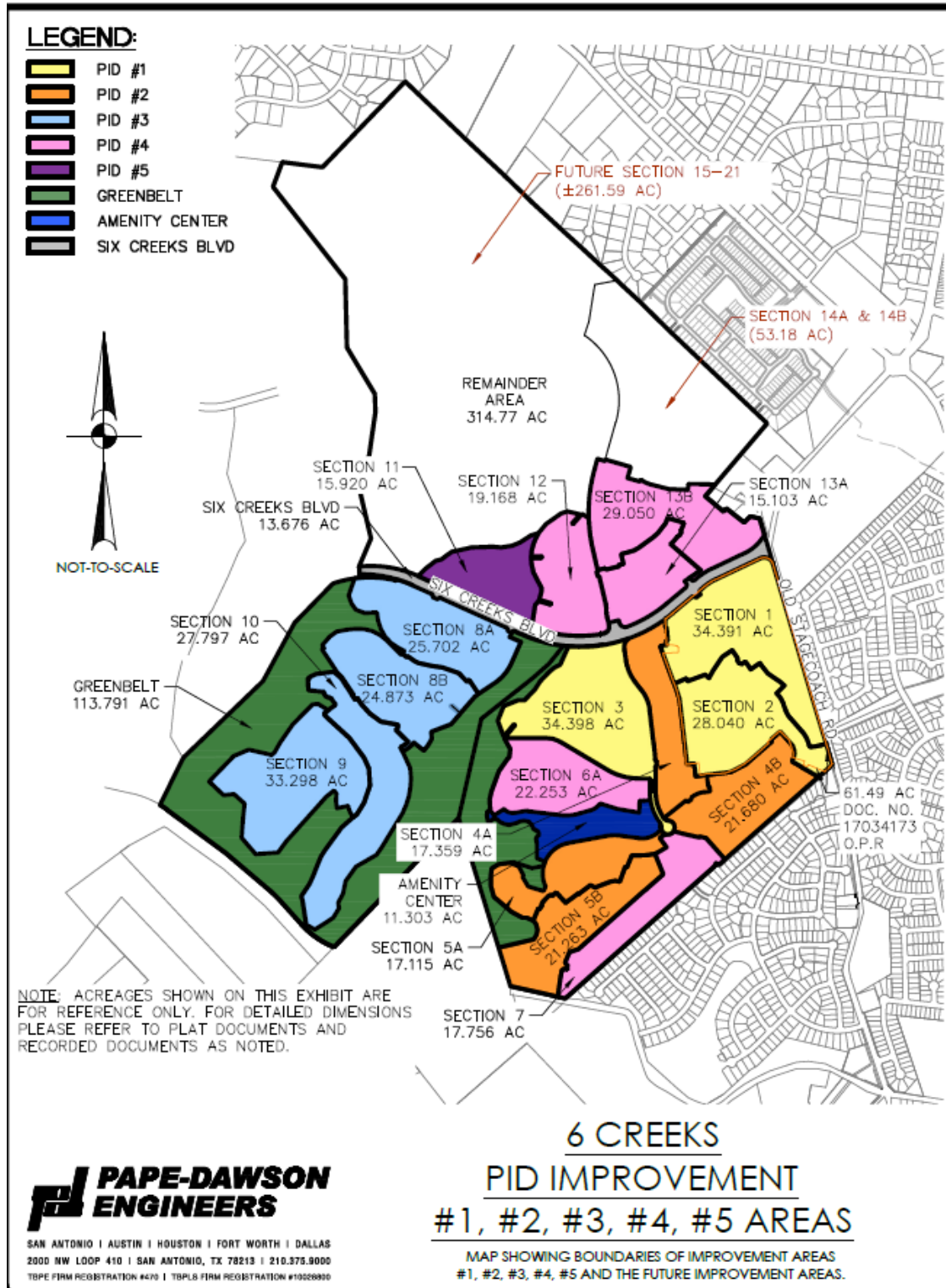


# EXHIBIT Q-5 – IMPROVEMENT AREA #4 BOUNDARY MAP

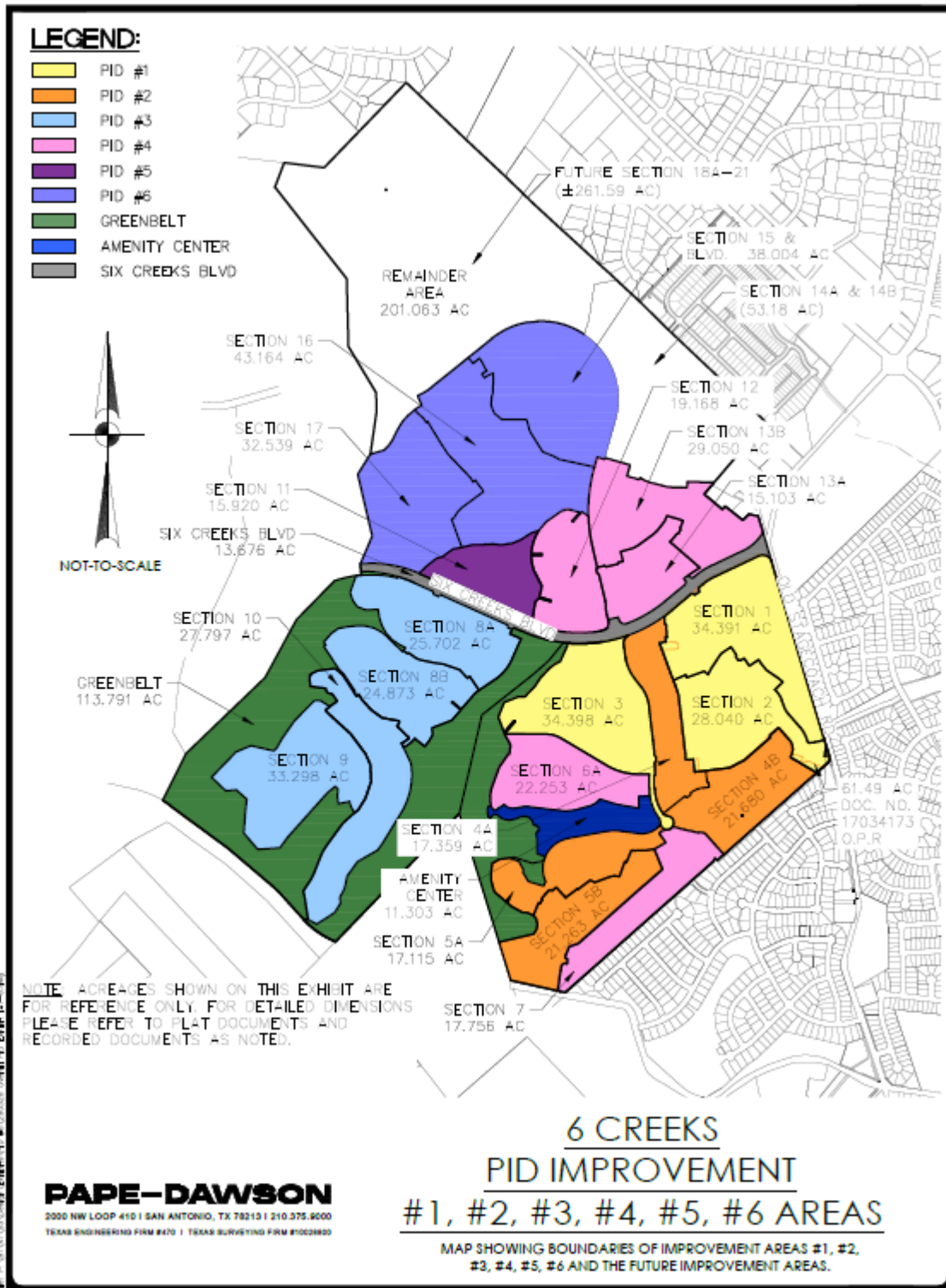
## MAP SHOWING BOUNDARIES OF IMPROVEMENT AREA #4 OF THE DISTRICT\*



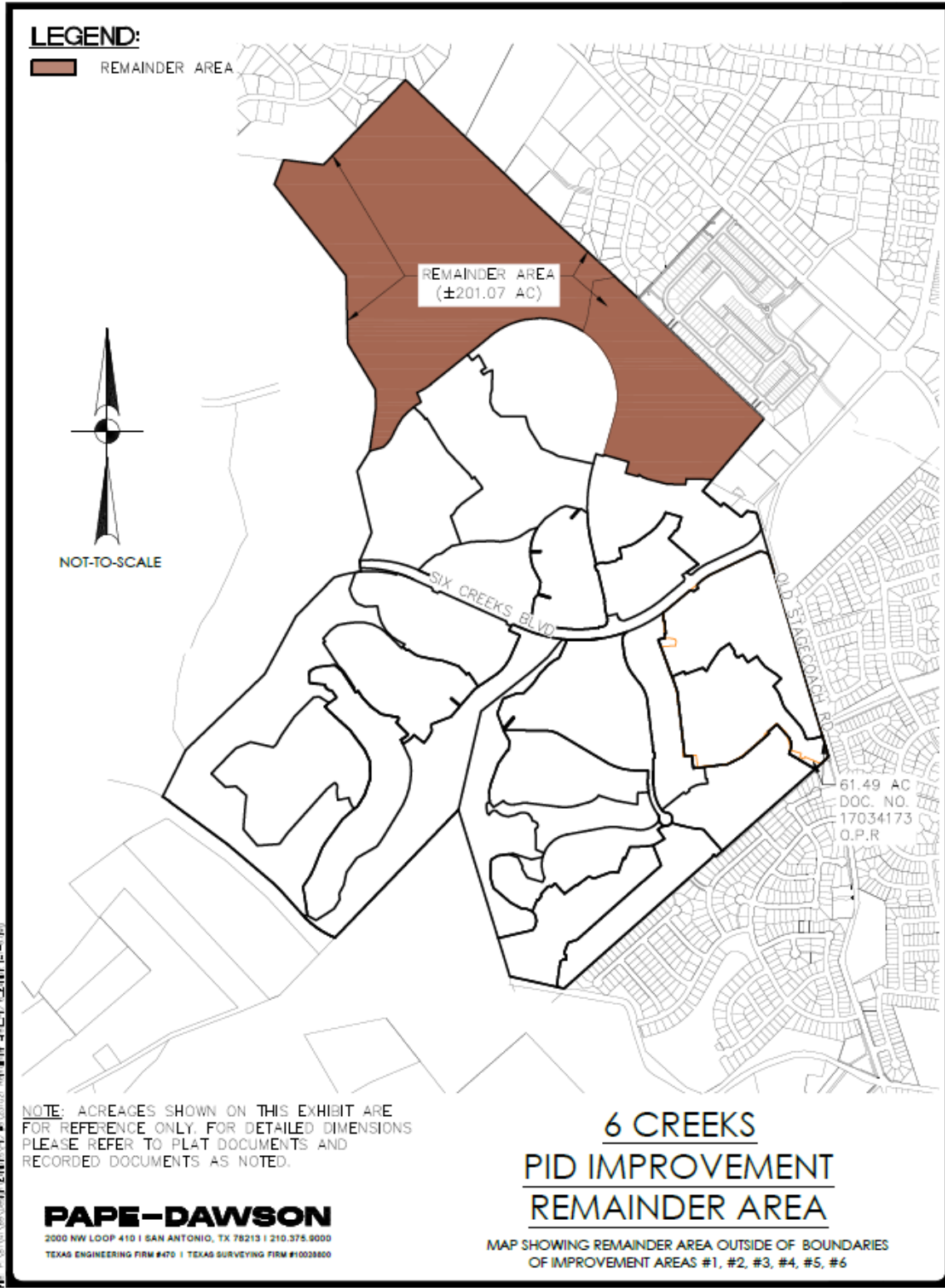
## EXHIBIT Q-6 - IMPROVEMENT AREA #5 BOUNDARY MAP



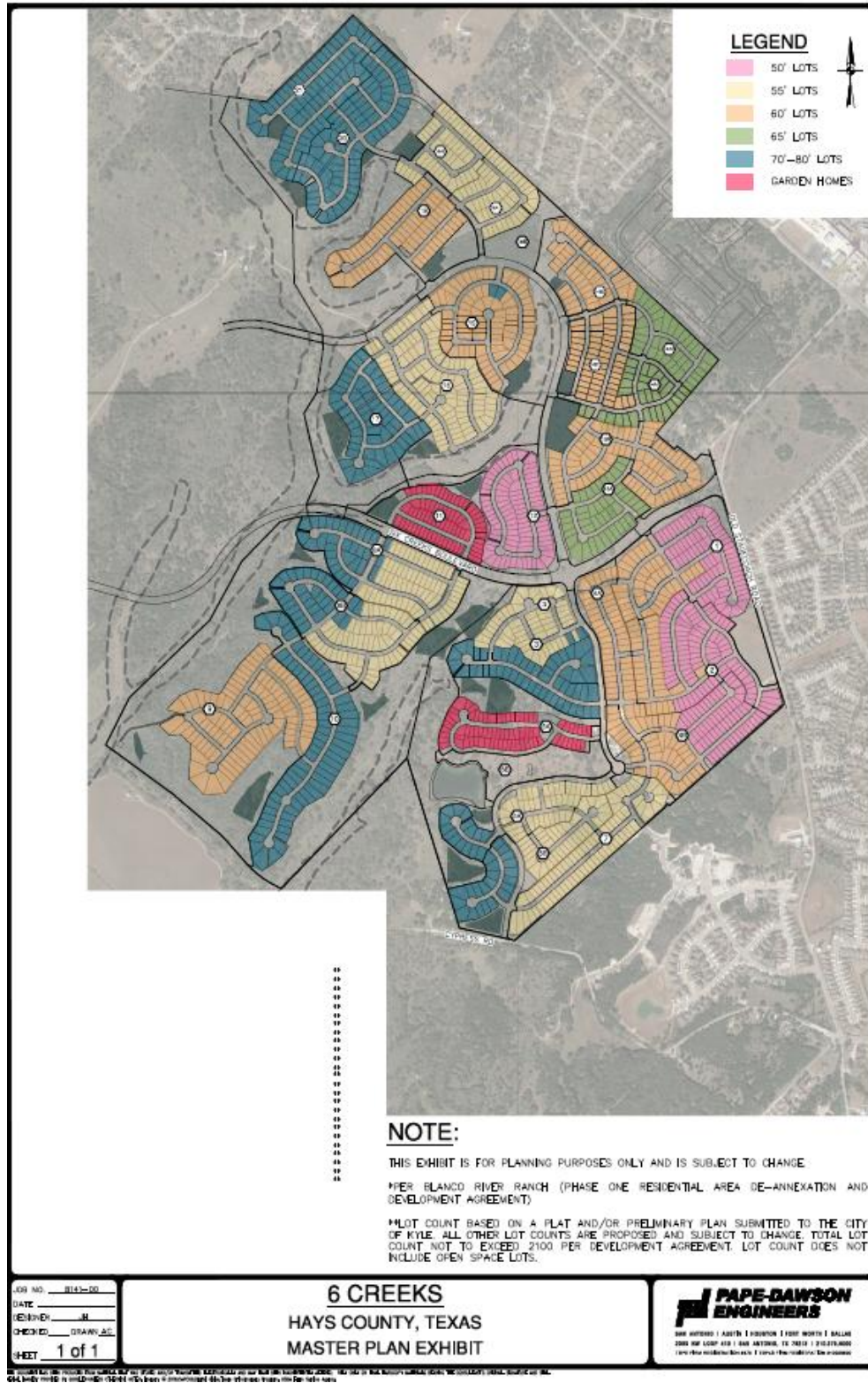
## EXHIBIT Q-7 - IMPROVEMENT AREA #6 BOUNDARY MAP



## EXHIBIT Q-8 – REMAINDER AREA BOUNDARY MAP



# EXHIBIT R – LOT TYPE MAP



## EXHIBIT S – ESTIMATED BUILDOUT VALUE

Lot Size	Lot Type	Home Price	# Lots <sup>1</sup>	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #1</b>							
Section 1 - 50'	1	\$ 300,000	71	21,300,000	\$ 25,916.74	\$ 2,252.61	\$ 0.7516
Section 2 - 50'	1	\$ 300,000	88	26,400,000	\$ 25,916.74	\$ 2,252.61	\$ 0.7516
Section 3 - 55'	2	\$ 330,000	50	16,500,000	\$ 28,622.00	\$ 2,487.74	\$ 0.7546
Section 1 - 60'	3	\$ 375,000	37	13,875,000	\$ 32,395.93	\$ 2,815.76	\$ 0.7516
Section 2 - 60'	3	\$ 375,000	33	12,375,000	\$ 32,395.93	\$ 2,815.76	\$ 0.7516
Section 3 - 70'	4	\$ 450,000	52	23,400,000	\$ 39,029.99	\$ 3,392.38	\$ 0.7546
<b>Improvement Area #1 Total</b>			<b>331</b>	<b>\$113,850,000</b>	<b>\$ 9,849,137</b>	<b>\$ 856,059.55</b>	<b>\$ 0.7526</b>

Notes:

<sup>1</sup>Does not include 2 fully prepaid Lot Type 1 lots and 1 fully prepaid Lot Type 4 lot.

Lot Size	Lot Type	Home Price	# Lots	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #2</b>							
50'	5	\$ 300,000	59	\$ 17,700,000	\$ 29,612.33	\$ 2,440.97	\$ 0.8130
55'	6	\$ 330,000	75	\$ 24,750,000	\$ 32,573.56	\$ 2,685.07	\$ 0.8130
60'	7	\$ 375,000	89	\$ 33,375,000	\$ 37,015.41	\$ 3,051.22	\$ 0.8130
70'	8	\$ 450,000	37	\$ 16,650,000	\$ 44,418.49	\$ 3,661.46	\$ 0.8130
<b>Improvement Area #2 Total</b>			<b>260</b>	<b>\$ 92,475,000</b>	<b>\$ 9,128,000</b>	<b>\$ 751,852.91</b>	<b>\$ 0.8130</b>

Lot Size	Lot Type	Home Price	# Lots	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #3</b>							
55'	9	\$ 441,000	122	\$ 53,802,000	\$ 38,965.07	\$ 2,962.87	\$ 0.6719
60'	10	\$ 479,500	102	\$ 48,909,000	\$ 42,366.78	\$ 3,221.53	\$ 0.6719
70'	11	\$ 620,000	133	\$ 82,460,000	\$ 54,780.82	\$ 4,165.49	\$ 0.6719
<b>Improvement Area #3 Total</b>			<b>357</b>	<b>\$185,171,000</b>	<b>\$ 16,361,000</b>	<b>\$ 1,244,076.21</b>	<b>\$ 0.6719</b>

Lot Size	Lot Type	Home Price	# Lots	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #4</b>							
Garden	12	500,000	79	\$ 39,500,000	\$ 31,316.46	\$ 2,733.48	\$ 0.5467
55'	13	550,000	69	\$ 37,950,000	\$ 36,942.03	\$ 3,212.69	\$ 0.5841
60'	14	600,000	79	\$ 47,400,000	\$ 67,957.89	\$ 5,810.89	\$ 0.9685
65'	15	650,000	44	\$ 28,600,000	\$ 73,621.05	\$ 6,300.33	\$ 0.9693
50'	16	525,000	83	\$ 43,575,000	\$ 32,674.70	\$ 2,851.79	\$ 0.5432
<b>Improvement Area #4 Total</b>			<b>354</b>	<b>\$197,025,000</b>	<b>\$ 16,343,000</b>	<b>\$ 1,353,228.45</b>	<b>\$ 0.6998</b>

Lot Size	Lot Type	Home Price	# Lots	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #5</b>							
Garden	17	500,000	71	\$ 35,500,000	\$ 57,647.89	\$ 4,846.82	\$ 0.9694
<b>Improvement Area #5 Total</b>			<b>71</b>	<b>\$ 35,500,000</b>	<b>\$ 4,093,000</b>	<b>\$ 344,123.97</b>	<b>\$ 0.9694</b>

Lot Size	Lot Type	Home Price	# Lots	Total Value	Per Lot Type		
					Assessment per Lot	Average Annual Installment Per Lot	Equivalent Tax Rate
<b>Improvement Area #6 Total</b>							
55'	18	650,000	104	\$ 67,600,000	\$ 68,391.47	\$ 5,419.83	\$ 0.8338
60'	19	700,000	80	\$ 56,000,000	\$ 73,652.35	\$ 5,836.74	\$ 0.8338
70'	20	800,000	58	\$ 46,400,000	\$ 84,174.12	\$ 6,670.57	\$ 0.8338
<b>Improvement Area #6 Total</b>			<b>242</b>	<b>\$170,000,000</b>	<b>\$ 17,887,000</b>	<b>\$ 5,857.42</b>	<b>\$ 0.8338</b>

## EXHIBIT T – BUYER DISCLOSURES

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

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3
  - Lot Type 4
- Improvement Area #2
  - Lot Type 5
  - Lot Type 6
  - Lot Type 7
  - Lot Type 8
- Improvement Area #3
  - Lot Type 9
  - Lot Type 10
  - Lot Type 11
- Improvement Area #4
  - Lot Type 12
  - Lot Type 13
  - Lot Type 14
  - Lot Type 15
  - Lot Type 16
- Improvement Area #5
  - Lot Type 17
- Improvement Area #6
  - Lot Type 18
  - Lot Type 19
  - Lot Type 20

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 1 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$25,916.74**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #1** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 1

Installments Due	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection		Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest	Costs		
1/31/2027	\$ 612.72	\$ 753.94	\$ 81.74	\$ 365.02	\$ 327.22	\$ 47.84	\$ 58.93	\$	2,247.42
1/31/2028	\$ 638.79	\$ 728.66	\$ 78.68	\$ 378.06	\$ 316.27	\$ 46.02	\$ 71.97	\$	2,258.45
1/31/2029	\$ 664.87	\$ 702.31	\$ 75.48	\$ 391.10	\$ 304.93	\$ 44.13	\$ 73.41	\$	2,256.23
1/31/2030	\$ 690.94	\$ 674.89	\$ 72.16	\$ 404.13	\$ 293.19	\$ 42.17	\$ 74.88	\$	2,252.37
1/31/2031	\$ 717.01	\$ 642.93	\$ 68.70	\$ 430.21	\$ 281.07	\$ 40.15	\$ 76.38	\$	2,256.46
1/31/2032	\$ 756.12	\$ 609.77	\$ 65.12	\$ 443.24	\$ 266.01	\$ 38.00	\$ 77.91	\$	2,256.17
1/31/2033	\$ 782.20	\$ 574.80	\$ 61.34	\$ 469.32	\$ 250.50	\$ 35.79	\$ 79.46	\$	2,253.40
1/31/2034	\$ 821.31	\$ 538.62	\$ 57.43	\$ 495.39	\$ 234.07	\$ 33.44	\$ 81.05	\$	2,261.31
1/31/2035	\$ 860.42	\$ 500.64	\$ 53.32	\$ 508.43	\$ 216.73	\$ 30.96	\$ 82.68	\$	2,253.17
1/31/2036	\$ 899.52	\$ 460.84	\$ 49.02	\$ 534.50	\$ 198.94	\$ 28.42	\$ 84.33	\$	2,255.57
1/31/2037	\$ 938.63	\$ 419.24	\$ 44.52	\$ 560.57	\$ 180.23	\$ 25.75	\$ 86.02	\$	2,254.96
1/31/2038	\$ 990.78	\$ 375.83	\$ 39.83	\$ 573.61	\$ 160.61	\$ 22.94	\$ 87.74	\$	2,251.34
1/31/2039	\$ 1,029.89	\$ 330.01	\$ 34.87	\$ 599.68	\$ 140.53	\$ 20.08	\$ 89.49	\$	2,244.55
1/31/2040	\$ 1,082.04	\$ 282.37	\$ 29.72	\$ 625.76	\$ 119.55	\$ 17.08	\$ 91.28	\$	2,247.79
1/31/2041	\$ 1,134.18	\$ 230.98	\$ 24.31	\$ 651.83	\$ 97.64	\$ 13.95	\$ 93.11	\$	2,246.00
1/31/2042	\$ 1,186.33	\$ 177.10	\$ 18.64	\$ 677.90	\$ 74.83	\$ 10.69	\$ 94.97	\$	2,240.46
1/31/2043	\$ 1,238.48	\$ 120.75	\$ 12.71	\$ 717.01	\$ 51.10	\$ 7.30	\$ 96.87	\$	2,244.22
1/31/2044	\$ 1,303.66	\$ 61.92	\$ 6.52	\$ 743.09	\$ 26.01	\$ 3.72	\$ 98.80	\$	2,243.71
<b>Total</b>	<b>\$ 16,347.89</b>	<b>\$ 8,185.61</b>	<b>\$ 874.10</b>	<b>\$ 9,568.86</b>	<b>\$ 3,539.43</b>	<b>\$ 508.43</b>	<b>\$ 1,499.27</b>	<b>\$</b>	<b>40,523.59</b>

Footnotes:

[a] Interest is calculated at the rate of the Improvement Area #1 Initial Bonds.

[b] Interest is calculated at the rate of the Improvement Area #1 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 2 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$28,622.00**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #1** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 2

Installments Due	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 676.68	\$ 832.64	\$ 90.27	\$ 403.13	\$ 361.37	\$ 52.84	\$ 65.08	\$ 2,482.01
1/31/2028	\$ 705.47	\$ 804.72	\$ 86.89	\$ 417.52	\$ 349.28	\$ 50.82	\$ 79.49	\$ 2,494.20
1/31/2029	\$ 734.27	\$ 775.62	\$ 83.36	\$ 431.92	\$ 336.75	\$ 48.74	\$ 81.08	\$ 2,491.74
1/31/2030	\$ 763.06	\$ 745.33	\$ 79.69	\$ 446.32	\$ 323.80	\$ 46.58	\$ 82.70	\$ 2,487.47
1/31/2031	\$ 791.86	\$ 710.04	\$ 75.87	\$ 475.11	\$ 310.41	\$ 44.34	\$ 84.35	\$ 2,491.99
1/31/2032	\$ 835.05	\$ 673.42	\$ 71.91	\$ 489.51	\$ 293.78	\$ 41.97	\$ 86.04	\$ 2,491.68
1/31/2033	\$ 863.84	\$ 634.80	\$ 67.74	\$ 518.31	\$ 276.65	\$ 39.52	\$ 87.76	\$ 2,488.61
1/31/2034	\$ 907.04	\$ 594.85	\$ 63.42	\$ 547.10	\$ 258.50	\$ 36.93	\$ 89.51	\$ 2,497.35
1/31/2035	\$ 950.23	\$ 552.90	\$ 58.89	\$ 561.50	\$ 239.36	\$ 34.19	\$ 91.31	\$ 2,488.36
1/31/2036	\$ 993.42	\$ 508.95	\$ 54.13	\$ 590.29	\$ 219.70	\$ 31.39	\$ 93.13	\$ 2,491.02
1/31/2037	\$ 1,036.61	\$ 463.00	\$ 49.17	\$ 619.09	\$ 199.04	\$ 28.43	\$ 94.99	\$ 2,490.34
1/31/2038	\$ 1,094.20	\$ 415.06	\$ 43.98	\$ 633.48	\$ 177.38	\$ 25.34	\$ 96.89	\$ 2,486.34
1/31/2039	\$ 1,137.39	\$ 364.45	\$ 38.51	\$ 662.28	\$ 155.20	\$ 22.17	\$ 98.83	\$ 2,478.84
1/31/2040	\$ 1,194.98	\$ 311.85	\$ 32.83	\$ 691.07	\$ 132.02	\$ 18.86	\$ 100.81	\$ 2,482.42
1/31/2041	\$ 1,252.57	\$ 255.09	\$ 26.85	\$ 719.87	\$ 107.84	\$ 15.41	\$ 102.82	\$ 2,480.44
1/31/2042	\$ 1,310.16	\$ 195.59	\$ 20.59	\$ 748.66	\$ 82.64	\$ 11.81	\$ 104.88	\$ 2,474.33
1/31/2043	\$ 1,367.75	\$ 133.36	\$ 14.04	\$ 791.86	\$ 56.44	\$ 8.06	\$ 106.98	\$ 2,478.48
1/31/2044	\$ 1,439.74	\$ 68.39	\$ 7.20	\$ 820.65	\$ 28.72	\$ 4.10	\$ 109.12	\$ 2,477.92
<b>Total</b>	<b>\$ 18,054.32</b>	<b>\$ 9,040.04</b>	<b>\$ 965.34</b>	<b>\$ 10,567.68</b>	<b>\$ 3,908.89</b>	<b>\$ 561.50</b>	<b>\$ 1,655.77</b>	<b>\$ 44,753.54</b>

Footnotes:

[a] Interest is calculated at the rate of the Improvement Area #1 Initial Bonds.

[b] Interest is calculated at the rate of the Improvement Area #1 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 3 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$32,395.93**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #1** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

### ANNUAL INSTALLMENTS - LOT TYPE 3

Installments Due	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 765.90	\$ 942.42	\$ 102.17	\$ 456.28	\$ 409.02	\$ 59.81	\$ 73.66	\$ 2,809.27
1/31/2028	\$ 798.49	\$ 910.83	\$ 98.34	\$ 472.58	\$ 395.33	\$ 57.52	\$ 89.97	\$ 2,823.07
1/31/2029	\$ 831.08	\$ 877.89	\$ 94.35	\$ 488.87	\$ 381.16	\$ 55.16	\$ 91.77	\$ 2,820.28
1/31/2030	\$ 863.67	\$ 843.61	\$ 90.20	\$ 505.17	\$ 366.49	\$ 52.72	\$ 93.60	\$ 2,815.46
1/31/2031	\$ 896.27	\$ 803.67	\$ 85.88	\$ 537.76	\$ 351.34	\$ 50.19	\$ 95.47	\$ 2,820.57
1/31/2032	\$ 945.15	\$ 762.21	\$ 81.40	\$ 554.06	\$ 332.51	\$ 47.50	\$ 97.38	\$ 2,820.22
1/31/2033	\$ 977.74	\$ 718.50	\$ 76.67	\$ 586.65	\$ 313.12	\$ 44.73	\$ 99.33	\$ 2,816.75
1/31/2034	\$ 1,026.63	\$ 673.28	\$ 71.78	\$ 619.24	\$ 292.59	\$ 41.80	\$ 101.32	\$ 2,826.64
1/31/2035	\$ 1,075.52	\$ 625.80	\$ 66.65	\$ 635.53	\$ 270.92	\$ 38.70	\$ 103.34	\$ 2,816.46
1/31/2036	\$ 1,124.41	\$ 576.05	\$ 61.27	\$ 668.13	\$ 248.67	\$ 35.52	\$ 105.41	\$ 2,819.47
1/31/2037	\$ 1,173.29	\$ 524.05	\$ 55.65	\$ 700.72	\$ 225.29	\$ 32.18	\$ 107.52	\$ 2,818.70
1/31/2038	\$ 1,238.48	\$ 469.79	\$ 49.78	\$ 717.01	\$ 200.76	\$ 28.68	\$ 109.67	\$ 2,814.17
1/31/2039	\$ 1,287.36	\$ 412.51	\$ 43.59	\$ 749.60	\$ 175.67	\$ 25.10	\$ 111.86	\$ 2,805.69
1/31/2040	\$ 1,352.55	\$ 352.97	\$ 37.15	\$ 782.20	\$ 149.43	\$ 21.35	\$ 114.10	\$ 2,809.74
1/31/2041	\$ 1,417.73	\$ 288.72	\$ 30.39	\$ 814.79	\$ 122.06	\$ 17.44	\$ 116.38	\$ 2,807.50
1/31/2042	\$ 1,482.91	\$ 221.38	\$ 23.30	\$ 847.38	\$ 93.54	\$ 13.36	\$ 118.71	\$ 2,800.58
1/31/2043	\$ 1,548.10	\$ 150.94	\$ 15.89	\$ 896.27	\$ 63.88	\$ 9.13	\$ 121.08	\$ 2,805.28
1/31/2044	\$ 1,629.57	\$ 77.40	\$ 8.15	\$ 928.86	\$ 32.51	\$ 4.64	\$ 123.51	\$ 2,804.64
<b>Total</b>	<b>\$ 20,434.86</b>	<b>\$ 10,232.01</b>	<b>\$ 1,092.63</b>	<b>\$ 11,961.07</b>	<b>\$ 4,424.29</b>	<b>\$ 635.53</b>	<b>\$ 1,874.09</b>	<b>\$ 50,654.49</b>

**Footnotes:**

[a] Interest is calculated at the rate of the Improvement Area #1 Initial Bonds.

[b] Interest is calculated at the rate of the Improvement Area #1 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 4 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,029.99**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #1** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 4

Installments Due	Improvement Area #1 Initial Bonds			Improvement Area #1 Additional Bonds			Annual Collection Costs	Total Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 922.74	\$ 1,135.41	\$ 123.10	\$ 549.72	\$ 492.78	\$ 72.05	\$ 88.75	\$ 3,384.55
1/31/2028	\$ 962.01	\$ 1,097.35	\$ 118.48	\$ 569.35	\$ 476.29	\$ 69.30	\$ 108.39	\$ 3,401.18
1/31/2029	\$ 1,001.27	\$ 1,057.67	\$ 113.67	\$ 588.98	\$ 459.21	\$ 66.46	\$ 110.56	\$ 3,397.82
1/31/2030	\$ 1,040.54	\$ 1,016.37	\$ 108.67	\$ 608.62	\$ 441.54	\$ 63.51	\$ 112.77	\$ 3,392.01
1/31/2031	\$ 1,079.80	\$ 968.24	\$ 103.46	\$ 647.88	\$ 423.28	\$ 60.47	\$ 115.03	\$ 3,398.17
1/31/2032	\$ 1,138.70	\$ 918.30	\$ 98.07	\$ 667.51	\$ 400.61	\$ 57.23	\$ 117.33	\$ 3,397.74
1/31/2033	\$ 1,177.97	\$ 865.63	\$ 92.37	\$ 706.78	\$ 377.24	\$ 53.89	\$ 119.67	\$ 3,393.56
1/31/2034	\$ 1,236.87	\$ 811.15	\$ 86.48	\$ 746.05	\$ 352.51	\$ 50.36	\$ 122.07	\$ 3,405.48
1/31/2035	\$ 1,295.76	\$ 753.95	\$ 80.30	\$ 765.68	\$ 326.40	\$ 46.63	\$ 124.51	\$ 3,393.22
1/31/2036	\$ 1,354.66	\$ 694.02	\$ 73.82	\$ 804.94	\$ 299.60	\$ 42.80	\$ 127.00	\$ 3,396.84
1/31/2037	\$ 1,413.56	\$ 631.37	\$ 67.05	\$ 844.21	\$ 271.42	\$ 38.77	\$ 129.54	\$ 3,395.92
1/31/2038	\$ 1,492.09	\$ 565.99	\$ 59.98	\$ 863.84	\$ 241.88	\$ 34.55	\$ 132.13	\$ 3,390.46
1/31/2039	\$ 1,550.99	\$ 496.98	\$ 52.52	\$ 903.11	\$ 211.64	\$ 30.23	\$ 134.77	\$ 3,380.24
1/31/2040	\$ 1,629.52	\$ 425.25	\$ 44.76	\$ 942.37	\$ 180.03	\$ 25.72	\$ 137.47	\$ 3,385.12
1/31/2041	\$ 1,708.05	\$ 347.84	\$ 36.62	\$ 981.64	\$ 147.05	\$ 21.01	\$ 140.22	\$ 3,382.42
1/31/2042	\$ 1,786.58	\$ 266.71	\$ 28.07	\$ 1,020.91	\$ 112.69	\$ 16.10	\$ 143.02	\$ 3,374.09
1/31/2043	\$ 1,865.12	\$ 181.85	\$ 19.14	\$ 1,079.80	\$ 76.96	\$ 10.99	\$ 145.88	\$ 3,379.74
1/31/2044	\$ 1,963.28	\$ 93.26	\$ 9.82	\$ 1,119.07	\$ 39.17	\$ 5.60	\$ 148.80	\$ 3,378.98
<b>Total</b>	<b>\$ 24,619.52</b>	<b>\$ 12,327.33</b>	<b>\$ 1,316.38</b>	<b>\$ 14,410.47</b>	<b>\$ 5,330.30</b>	<b>\$ 765.68</b>	<b>\$ 2,257.87</b>	<b>\$ 61,027.56</b>

Footnotes:

[a] Interest is calculated at the rate of the Improvement Area #1 Initial Bonds.

[b] Interest is calculated at the rate of the Improvement Area #1 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 5 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$29,612.33**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #2** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 5

Annual Installment Due	Improvement Area #2 Initial Bonds			Improvement Area #2 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 632.60	\$ 666.99	\$ 90.27	\$ 324.41	\$ 585.71	\$ 57.79	\$ 87.31	\$ 2,445.09
1/31/2028	\$ 648.82	\$ 647.22	\$ 87.10	\$ 343.88	\$ 572.32	\$ 56.17	\$ 83.93	\$ 2,439.46
1/31/2029	\$ 681.27	\$ 626.95	\$ 83.86	\$ 350.36	\$ 558.14	\$ 54.45	\$ 85.61	\$ 2,440.64
1/31/2030	\$ 697.49	\$ 605.66	\$ 80.45	\$ 376.32	\$ 540.18	\$ 52.70	\$ 87.32	\$ 2,440.12
1/31/2031	\$ 713.71	\$ 583.86	\$ 76.97	\$ 402.27	\$ 520.90	\$ 50.82	\$ 90.07	\$ 2,437.59
1/31/2032	\$ 746.15	\$ 557.99	\$ 73.40	\$ 421.74	\$ 500.28	\$ 48.81	\$ 90.85	\$ 2,439.21
1/31/2033	\$ 778.59	\$ 530.94	\$ 69.67	\$ 441.20	\$ 478.67	\$ 46.70	\$ 92.67	\$ 2,438.43
1/31/2034	\$ 794.81	\$ 502.72	\$ 65.77	\$ 480.13	\$ 456.05	\$ 44.49	\$ 94.52	\$ 2,438.50
1/31/2035	\$ 827.25	\$ 473.91	\$ 61.80	\$ 506.08	\$ 431.45	\$ 42.09	\$ 96.41	\$ 2,438.99
1/31/2036	\$ 859.69	\$ 443.92	\$ 57.66	\$ 535.28	\$ 405.51	\$ 39.56	\$ 98.34	\$ 2,439.97
1/31/2037	\$ 892.13	\$ 412.75	\$ 53.37	\$ 564.48	\$ 378.08	\$ 36.89	\$ 100.31	\$ 2,438.00
1/31/2038	\$ 924.57	\$ 380.41	\$ 48.91	\$ 600.16	\$ 349.15	\$ 34.06	\$ 102.31	\$ 2,439.58
1/31/2039	\$ 957.02	\$ 346.90	\$ 44.28	\$ 635.85	\$ 318.39	\$ 31.06	\$ 104.36	\$ 2,437.86
1/31/2040	\$ 1,005.68	\$ 312.21	\$ 39.50	\$ 661.80	\$ 285.80	\$ 27.88	\$ 106.45	\$ 2,439.31
1/31/2041	\$ 1,038.12	\$ 275.75	\$ 34.47	\$ 703.97	\$ 251.89	\$ 24.57	\$ 108.58	\$ 2,437.35
1/31/2042	\$ 1,086.78	\$ 234.23	\$ 29.28	\$ 739.66	\$ 215.81	\$ 21.05	\$ 110.75	\$ 2,437.55
1/31/2043	\$ 1,119.22	\$ 190.75	\$ 23.84	\$ 798.05	\$ 177.90	\$ 17.36	\$ 112.96	\$ 2,440.09
1/31/2044	\$ 1,167.88	\$ 145.99	\$ 18.25	\$ 840.23	\$ 137.00	\$ 13.37	\$ 115.22	\$ 2,437.93
1/31/2045	\$ 1,216.55	\$ 99.27	\$ 12.41	\$ 888.89	\$ 93.94	\$ 9.16	\$ 117.53	\$ 2,437.74
1/31/2046	\$ 1,265.21	\$ 50.61	\$ 6.33	\$ 944.04	\$ 48.38	\$ 4.72	\$ 119.88	\$ 2,439.16
<b>Total</b>	<b>\$ 18,053.53</b>	<b>\$ 8,089.01</b>	<b>\$ 1,057.58</b>	<b>\$ 11,558.80</b>	<b>\$ 7,305.54</b>	<b>\$ 713.72</b>	<b>\$ 2,004.39</b>	<b>\$ 48,782.57</b>

Footnotes:

[a] Interest is calculated at the actual interest rate of the Improvement Area #2 Initial Bonds.

[b] Interest is calculated at the actual interest rate of the Improvement Area #2 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 6 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$32,573.56**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #2** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 6

Annual Installment Due	Improvement Area #2 Initial Bonds			Improvement Area #2 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 695.86	\$ 733.69	\$ 99.29	\$ 356.85	\$ 644.28	\$ 63.57	\$ 96.04	\$ 2,689.60
1/31/2028	\$ 713.71	\$ 711.94	\$ 95.82	\$ 378.26	\$ 629.56	\$ 61.79	\$ 92.33	\$ 2,683.40
1/31/2029	\$ 749.39	\$ 689.64	\$ 92.25	\$ 385.40	\$ 613.95	\$ 59.90	\$ 94.17	\$ 2,684.70
1/31/2030	\$ 767.23	\$ 666.22	\$ 88.50	\$ 413.95	\$ 594.20	\$ 57.97	\$ 96.06	\$ 2,684.13
1/31/2031	\$ 785.08	\$ 642.25	\$ 84.66	\$ 442.50	\$ 572.99	\$ 55.90	\$ 97.98	\$ 2,681.35
1/31/2032	\$ 820.76	\$ 613.79	\$ 80.74	\$ 463.91	\$ 550.31	\$ 53.69	\$ 99.94	\$ 2,683.13
1/31/2033	\$ 856.45	\$ 584.03	\$ 76.63	\$ 485.32	\$ 526.53	\$ 51.37	\$ 101.94	\$ 2,682.27
1/31/2034	\$ 874.29	\$ 552.99	\$ 72.35	\$ 528.14	\$ 501.66	\$ 48.94	\$ 103.97	\$ 2,682.35
1/31/2035	\$ 909.98	\$ 521.30	\$ 67.98	\$ 556.69	\$ 474.59	\$ 46.30	\$ 106.05	\$ 2,682.89
1/31/2036	\$ 945.66	\$ 488.31	\$ 63.43	\$ 588.81	\$ 446.06	\$ 43.52	\$ 108.18	\$ 2,683.96
1/31/2037	\$ 981.35	\$ 454.03	\$ 58.70	\$ 620.92	\$ 415.89	\$ 40.57	\$ 110.34	\$ 2,681.80
1/31/2038	\$ 1,017.03	\$ 418.45	\$ 53.80	\$ 660.18	\$ 384.06	\$ 37.47	\$ 112.55	\$ 2,683.54
1/31/2039	\$ 1,052.72	\$ 381.59	\$ 48.71	\$ 699.43	\$ 350.23	\$ 34.17	\$ 114.80	\$ 2,681.64
1/31/2040	\$ 1,106.24	\$ 343.43	\$ 43.45	\$ 727.98	\$ 314.38	\$ 30.67	\$ 117.09	\$ 2,683.25
1/31/2041	\$ 1,141.93	\$ 303.33	\$ 37.92	\$ 774.37	\$ 277.07	\$ 27.03	\$ 119.43	\$ 2,681.08
1/31/2042	\$ 1,195.46	\$ 257.65	\$ 32.21	\$ 813.63	\$ 237.39	\$ 23.16	\$ 121.82	\$ 2,681.31
1/31/2043	\$ 1,231.14	\$ 209.83	\$ 26.23	\$ 877.86	\$ 195.69	\$ 19.09	\$ 124.26	\$ 2,684.10
1/31/2044	\$ 1,284.67	\$ 160.58	\$ 20.07	\$ 924.25	\$ 150.70	\$ 14.70	\$ 126.74	\$ 2,681.72
1/31/2045	\$ 1,338.20	\$ 109.20	\$ 13.65	\$ 977.78	\$ 103.33	\$ 10.08	\$ 129.28	\$ 2,681.52
1/31/2046	\$ 1,391.73	\$ 55.67	\$ 6.96	\$ 1,038.44	\$ 53.22	\$ 5.19	\$ 131.86	\$ 2,683.08
<b>Total</b>	<b>\$ 19,858.88</b>	<b>\$ 8,897.91</b>	<b>\$ 1,163.34</b>	<b>\$ 12,714.68</b>	<b>\$ 8,036.09</b>	<b>\$ 785.09</b>	<b>\$ 2,204.83</b>	<b>\$ 53,660.83</b>

Footnotes:

[a] Interest is calculated at the actual interest rate of the Improvement Area #2 Initial Bonds.

[b] Interest is calculated at the actual interest rate of the Improvement Area #2 Additional Bonds.

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

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

**6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 7 HOMEBUYER  
DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$37,015.41**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #2** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 7

Annual Installment Due	Improvement Area #2 Initial Bonds			Improvement Area #2 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 790.75	\$ 833.74	\$ 112.83	\$ 405.52	\$ 732.13	\$ 72.24	\$ 109.14	\$ 3,056.36
1/31/2028	\$ 811.03	\$ 809.03	\$ 108.88	\$ 429.85	\$ 715.40	\$ 70.21	\$ 104.92	\$ 3,049.32
1/31/2029	\$ 851.58	\$ 783.68	\$ 104.83	\$ 437.96	\$ 697.67	\$ 68.07	\$ 107.01	\$ 3,050.80
1/31/2030	\$ 871.86	\$ 757.07	\$ 100.57	\$ 470.40	\$ 675.23	\$ 65.88	\$ 109.16	\$ 3,050.15
1/31/2031	\$ 892.13	\$ 729.83	\$ 96.21	\$ 502.84	\$ 651.12	\$ 63.52	\$ 111.34	\$ 3,046.99
1/31/2032	\$ 932.68	\$ 697.49	\$ 91.75	\$ 527.17	\$ 625.35	\$ 61.01	\$ 113.56	\$ 3,049.01
1/31/2033	\$ 973.24	\$ 663.68	\$ 87.08	\$ 551.50	\$ 598.33	\$ 58.37	\$ 115.84	\$ 3,048.04
1/31/2034	\$ 993.51	\$ 628.40	\$ 82.22	\$ 600.16	\$ 570.07	\$ 55.62	\$ 118.15	\$ 3,048.13
1/31/2035	\$ 1,034.06	\$ 592.38	\$ 77.25	\$ 632.60	\$ 539.31	\$ 52.62	\$ 120.52	\$ 3,048.74
1/31/2036	\$ 1,074.61	\$ 554.90	\$ 72.08	\$ 669.10	\$ 506.89	\$ 49.45	\$ 122.93	\$ 3,049.96
1/31/2037	\$ 1,115.17	\$ 515.94	\$ 66.71	\$ 705.60	\$ 472.60	\$ 46.11	\$ 125.38	\$ 3,047.50
1/31/2038	\$ 1,155.72	\$ 475.52	\$ 61.13	\$ 750.20	\$ 436.44	\$ 42.58	\$ 127.89	\$ 3,049.48
1/31/2039	\$ 1,196.27	\$ 433.62	\$ 55.35	\$ 794.81	\$ 397.99	\$ 38.83	\$ 130.45	\$ 3,047.32
1/31/2040	\$ 1,257.10	\$ 390.26	\$ 49.37	\$ 827.25	\$ 357.25	\$ 34.85	\$ 133.06	\$ 3,049.14
1/31/2041	\$ 1,297.65	\$ 344.69	\$ 43.09	\$ 879.97	\$ 314.86	\$ 30.72	\$ 135.72	\$ 3,046.68
1/31/2042	\$ 1,358.48	\$ 292.78	\$ 36.60	\$ 924.57	\$ 269.76	\$ 26.32	\$ 138.43	\$ 3,046.94
1/31/2043	\$ 1,399.03	\$ 238.44	\$ 29.81	\$ 997.57	\$ 222.37	\$ 21.70	\$ 141.20	\$ 3,050.11
1/31/2044	\$ 1,459.85	\$ 182.48	\$ 22.81	\$ 1,050.28	\$ 171.25	\$ 16.71	\$ 144.03	\$ 3,047.41
1/31/2045	\$ 1,520.68	\$ 124.09	\$ 15.51	\$ 1,111.11	\$ 117.42	\$ 11.46	\$ 146.91	\$ 3,047.18
1/31/2046	\$ 1,581.51	\$ 63.26	\$ 7.91	\$ 1,180.05	\$ 60.48	\$ 5.90	\$ 149.85	\$ 3,048.95
<b>Total</b>	<b>\$ 22,566.91</b>	<b>\$ 10,111.26</b>	<b>\$ 1,321.98</b>	<b>\$ 14,448.50</b>	<b>\$ 9,131.92</b>	<b>\$ 892.15</b>	<b>\$ 2,505.49</b>	<b>\$ 60,978.21</b>

**Footnotes:**

[a] Interest is calculated at the actual interest rate of the Improvement Area #2 Initial Bonds.

[b] Interest is calculated at the actual interest rate of the Improvement Area #2 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 8 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 8 PRINCIPAL ASSESSMENT: \$44,418.49**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #2** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 8

Annual Installment Due	Improvement Area #2 Initial Bonds			Improvement Area #2 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 948.91	\$ 1,000.49	\$ 135.40	\$ 486.62	\$ 878.56	\$ 86.69	\$ 130.97	\$ 3,667.63
1/31/2028	\$ 973.24	\$ 970.83	\$ 130.66	\$ 515.82	\$ 858.49	\$ 84.26	\$ 125.90	\$ 3,659.18
1/31/2029	\$ 1,021.90	\$ 940.42	\$ 125.79	\$ 525.55	\$ 837.21	\$ 81.68	\$ 128.42	\$ 3,660.96
1/31/2030	\$ 1,046.23	\$ 908.49	\$ 120.68	\$ 564.48	\$ 810.27	\$ 79.05	\$ 130.99	\$ 3,660.18
1/31/2031	\$ 1,070.56	\$ 875.79	\$ 115.45	\$ 603.41	\$ 781.34	\$ 76.23	\$ 133.61	\$ 3,656.39
1/31/2032	\$ 1,119.22	\$ 836.98	\$ 110.10	\$ 632.60	\$ 750.42	\$ 73.21	\$ 136.28	\$ 3,658.81
1/31/2033	\$ 1,167.88	\$ 796.41	\$ 104.50	\$ 661.80	\$ 718.00	\$ 70.05	\$ 139.00	\$ 3,657.65
1/31/2034	\$ 1,192.21	\$ 754.08	\$ 98.66	\$ 720.19	\$ 684.08	\$ 66.74	\$ 141.78	\$ 3,657.75
1/31/2035	\$ 1,240.88	\$ 710.86	\$ 92.70	\$ 759.12	\$ 647.17	\$ 63.14	\$ 144.62	\$ 3,658.49
1/31/2036	\$ 1,289.54	\$ 665.88	\$ 86.50	\$ 802.92	\$ 608.27	\$ 59.34	\$ 147.51	\$ 3,659.95
1/31/2037	\$ 1,338.20	\$ 619.13	\$ 80.05	\$ 846.72	\$ 567.12	\$ 55.33	\$ 150.46	\$ 3,657.00
1/31/2038	\$ 1,386.86	\$ 570.62	\$ 73.36	\$ 900.24	\$ 523.72	\$ 51.09	\$ 153.47	\$ 3,659.37
1/31/2039	\$ 1,435.52	\$ 520.35	\$ 66.42	\$ 953.77	\$ 477.59	\$ 46.59	\$ 156.54	\$ 3,656.78
1/31/2040	\$ 1,508.52	\$ 468.31	\$ 59.25	\$ 992.70	\$ 428.70	\$ 41.82	\$ 159.67	\$ 3,658.97
1/31/2041	\$ 1,557.18	\$ 413.63	\$ 51.70	\$ 1,055.96	\$ 377.83	\$ 36.86	\$ 162.86	\$ 3,656.02
1/31/2042	\$ 1,630.17	\$ 351.34	\$ 43.92	\$ 1,109.49	\$ 323.71	\$ 31.58	\$ 166.12	\$ 3,656.33
1/31/2043	\$ 1,678.83	\$ 286.13	\$ 35.77	\$ 1,197.08	\$ 266.85	\$ 26.03	\$ 169.44	\$ 3,660.14
1/31/2044	\$ 1,751.82	\$ 218.98	\$ 27.37	\$ 1,260.34	\$ 205.50	\$ 20.05	\$ 172.83	\$ 3,656.90
1/31/2045	\$ 1,824.82	\$ 148.91	\$ 18.61	\$ 1,333.33	\$ 140.91	\$ 13.75	\$ 176.29	\$ 3,656.61
1/31/2046	\$ 1,897.81	\$ 75.91	\$ 9.49	\$ 1,416.06	\$ 72.57	\$ 7.08	\$ 179.82	\$ 3,658.74
<b>Total</b>	<b>\$ 27,080.29</b>	<b>\$ 12,133.52</b>	<b>\$ 1,586.37</b>	<b>\$ 17,338.20</b>	<b>\$ 10,958.30</b>	<b>\$ 1,070.58</b>	<b>\$ 3,006.59</b>	<b>\$ 73,173.86</b>

**Footnotes:**

[a] Interest is calculated at the actual interest rate of the Improvement Area #2 Initial Bonds.

[b] Interest is calculated at the actual interest rate of the Improvement Area #2 Additional Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 9 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 9 PRINCIPAL ASSESSMENT: \$36,354.86**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #3** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 9

Installment Due	Lot Type 9 - Improvement Area #3 Initial Bonds			Lot Type 9 - Improvement Area #3 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 800.21	\$ 891.72	\$ 118.45	\$ 378.67	\$ 618.00	\$ 63.33	\$ 73.74	\$ 2,943.97
1/31/2028	\$ 831.17	\$ 864.71	\$ 114.45	\$ 395.34	\$ 601.43	\$ 61.43	\$ 94.02	\$ 2,962.37
1/31/2029	\$ 862.13	\$ 836.66	\$ 110.29	\$ 414.40	\$ 584.13	\$ 59.46	\$ 95.90	\$ 2,962.78
1/31/2030	\$ 893.09	\$ 807.56	\$ 105.98	\$ 435.83	\$ 566.00	\$ 57.38	\$ 97.82	\$ 2,963.48
1/31/2031	\$ 926.44	\$ 777.42	\$ 101.51	\$ 457.26	\$ 546.94	\$ 55.21	\$ 99.78	\$ 2,964.36
1/31/2032	\$ 959.78	\$ 746.15	\$ 96.88	\$ 478.70	\$ 526.93	\$ 52.92	\$ 101.77	\$ 2,962.93
1/31/2033	\$ 997.88	\$ 710.16	\$ 92.08	\$ 504.90	\$ 505.99	\$ 50.53	\$ 103.81	\$ 2,965.14
1/31/2034	\$ 1,040.75	\$ 672.74	\$ 87.09	\$ 526.33	\$ 483.90	\$ 48.00	\$ 105.89	\$ 2,964.49
1/31/2035	\$ 1,081.24	\$ 633.71	\$ 81.89	\$ 554.91	\$ 460.87	\$ 45.37	\$ 108.00	\$ 2,965.78
1/31/2036	\$ 1,126.49	\$ 593.16	\$ 76.48	\$ 578.72	\$ 436.59	\$ 42.59	\$ 110.16	\$ 2,964.00
1/31/2037	\$ 1,171.74	\$ 550.92	\$ 70.85	\$ 612.07	\$ 406.94	\$ 39.70	\$ 112.37	\$ 2,964.36
1/31/2038	\$ 1,219.37	\$ 506.98	\$ 64.99	\$ 647.79	\$ 375.57	\$ 36.64	\$ 114.61	\$ 2,965.73
1/31/2039	\$ 1,269.38	\$ 461.25	\$ 58.90	\$ 683.51	\$ 342.37	\$ 33.40	\$ 116.91	\$ 2,965.50
1/31/2040	\$ 1,321.78	\$ 413.65	\$ 52.55	\$ 721.62	\$ 307.34	\$ 29.98	\$ 119.24	\$ 2,965.93
1/31/2041	\$ 1,376.55	\$ 364.08	\$ 45.94	\$ 762.11	\$ 270.35	\$ 26.38	\$ 121.63	\$ 2,966.81
1/31/2042	\$ 1,431.33	\$ 312.46	\$ 39.06	\$ 807.36	\$ 231.30	\$ 22.57	\$ 124.06	\$ 2,967.89
1/31/2043	\$ 1,495.63	\$ 255.21	\$ 31.90	\$ 850.22	\$ 189.92	\$ 18.53	\$ 126.54	\$ 2,967.72
1/31/2044	\$ 1,559.94	\$ 195.39	\$ 24.42	\$ 900.24	\$ 146.35	\$ 14.28	\$ 129.07	\$ 2,969.43
1/31/2045	\$ 1,626.62	\$ 132.99	\$ 16.62	\$ 950.25	\$ 100.21	\$ 9.78	\$ 131.65	\$ 2,967.87
1/31/2046	\$ 1,698.07	\$ 67.92	\$ 8.49	\$ 1,005.03	\$ 51.51	\$ 5.03	\$ 134.29	\$ 2,970.07
<b>Total</b>	<b>\$ 23,689.60</b>	<b>\$ 10,794.83</b>	<b>\$ 1,398.85</b>	<b>\$ 12,665.26</b>	<b>\$ 7,752.62</b>	<b>\$ 772.49</b>	<b>\$ 2,221.28</b>	<b>\$ 59,290.63</b>

Footnotes:

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

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

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 10 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 10 PRINCIPAL ASSESSMENT: \$39,528.69**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #3** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 10

Installment Due	Lot Type 10 - Improvement Area #3 Initial Bonds			Lot Type 10 - Improvement Area #3 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 870.07	\$ 969.56	\$ 128.79	\$ 411.73	\$ 671.95	\$ 68.85	\$ 80.18	\$ 3,200.98
1/31/2028	\$ 903.73	\$ 940.20	\$ 124.44	\$ 429.86	\$ 653.94	\$ 66.80	\$ 102.23	\$ 3,220.99
1/31/2029	\$ 937.40	\$ 909.70	\$ 119.92	\$ 450.57	\$ 635.13	\$ 64.65	\$ 104.28	\$ 3,221.44
1/31/2030	\$ 971.06	\$ 878.06	\$ 115.23	\$ 473.88	\$ 615.42	\$ 62.39	\$ 106.36	\$ 3,222.20
1/31/2031	\$ 1,007.31	\$ 845.29	\$ 110.38	\$ 497.18	\$ 594.68	\$ 60.02	\$ 108.49	\$ 3,223.15
1/31/2032	\$ 1,043.57	\$ 811.29	\$ 105.34	\$ 520.49	\$ 572.93	\$ 57.54	\$ 110.66	\$ 3,221.60
1/31/2033	\$ 1,085.00	\$ 772.16	\$ 100.12	\$ 548.97	\$ 550.16	\$ 54.94	\$ 112.87	\$ 3,224.00
1/31/2034	\$ 1,131.61	\$ 731.47	\$ 94.70	\$ 572.28	\$ 526.14	\$ 52.19	\$ 115.13	\$ 3,223.30
1/31/2035	\$ 1,175.63	\$ 689.03	\$ 89.04	\$ 603.35	\$ 501.11	\$ 49.33	\$ 117.43	\$ 3,224.70
1/31/2036	\$ 1,224.83	\$ 644.95	\$ 83.16	\$ 629.25	\$ 474.71	\$ 46.31	\$ 119.78	\$ 3,222.76
1/31/2037	\$ 1,274.03	\$ 599.02	\$ 77.04	\$ 665.50	\$ 442.46	\$ 43.17	\$ 122.18	\$ 3,223.16
1/31/2038	\$ 1,325.82	\$ 551.24	\$ 70.67	\$ 704.34	\$ 408.35	\$ 39.84	\$ 124.62	\$ 3,224.65
1/31/2039	\$ 1,380.20	\$ 501.52	\$ 64.04	\$ 743.19	\$ 372.26	\$ 36.32	\$ 127.11	\$ 3,224.39
1/31/2040	\$ 1,437.17	\$ 449.76	\$ 57.14	\$ 784.62	\$ 334.17	\$ 32.60	\$ 129.65	\$ 3,224.86
1/31/2041	\$ 1,496.73	\$ 395.87	\$ 49.95	\$ 828.64	\$ 293.96	\$ 28.68	\$ 132.25	\$ 3,225.82
1/31/2042	\$ 1,556.29	\$ 339.74	\$ 42.47	\$ 877.84	\$ 251.49	\$ 24.54	\$ 134.89	\$ 3,226.99
1/31/2043	\$ 1,626.20	\$ 277.49	\$ 34.69	\$ 924.45	\$ 206.50	\$ 20.15	\$ 137.59	\$ 3,226.80
1/31/2044	\$ 1,696.12	\$ 212.44	\$ 26.56	\$ 978.83	\$ 159.12	\$ 15.52	\$ 140.34	\$ 3,228.67
1/31/2045	\$ 1,768.63	\$ 144.60	\$ 18.07	\$ 1,033.21	\$ 108.96	\$ 10.63	\$ 143.15	\$ 3,226.97
1/31/2046	\$ 1,846.31	\$ 73.85	\$ 9.23	\$ 1,092.77	\$ 56.00	\$ 5.46	\$ 146.01	\$ 3,229.36
<b>Total</b>	<b>\$ 25,757.74</b>	<b>\$ 11,737.23</b>	<b>\$ 1,520.97</b>	<b>\$ 13,770.95</b>	<b>\$ 8,429.44</b>	<b>\$ 839.93</b>	<b>\$ 2,415.20</b>	<b>\$ 64,466.79</b>

**Footnotes:**

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

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

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 11 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 11 PRINCIPAL ASSESSMENT: \$51,111.14**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #3** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 11

Installment Due	Lot Type 11 - Improvement Area #3 Initial Bonds			Lot Type 11 - Improvement Area #3 Additional Bonds			Annual Collection Costs	Total Annual Installment <sup>[c]</sup>
	Principal	Interest <sup>[a]</sup>	Additional Interest	Principal	Interest <sup>[b]</sup>	Additional Interest		
1/31/2027	\$ 1,125.01	\$ 1,253.66	\$ 166.53	\$ 532.37	\$ 868.84	\$ 89.03	\$ 103.67	\$ 4,138.91
1/31/2028	\$ 1,168.54	\$ 1,215.69	\$ 160.90	\$ 555.81	\$ 845.55	\$ 86.37	\$ 132.19	\$ 4,164.79
1/31/2029	\$ 1,212.07	\$ 1,176.25	\$ 155.06	\$ 582.60	\$ 821.23	\$ 83.59	\$ 134.83	\$ 4,165.36
1/31/2030	\$ 1,255.60	\$ 1,135.34	\$ 149.00	\$ 612.73	\$ 795.74	\$ 80.68	\$ 137.53	\$ 4,166.35
1/31/2031	\$ 1,302.47	\$ 1,092.97	\$ 142.72	\$ 642.87	\$ 768.94	\$ 77.61	\$ 140.28	\$ 4,167.58
1/31/2032	\$ 1,349.35	\$ 1,049.01	\$ 136.21	\$ 673.00	\$ 740.81	\$ 74.40	\$ 143.08	\$ 4,165.58
1/31/2033	\$ 1,402.92	\$ 998.41	\$ 129.46	\$ 709.83	\$ 711.37	\$ 71.03	\$ 145.94	\$ 4,168.68
1/31/2034	\$ 1,463.19	\$ 945.80	\$ 122.45	\$ 739.96	\$ 680.31	\$ 67.48	\$ 148.86	\$ 4,167.77
1/31/2035	\$ 1,520.11	\$ 890.93	\$ 115.13	\$ 780.14	\$ 647.94	\$ 63.78	\$ 151.84	\$ 4,169.58
1/31/2036	\$ 1,583.73	\$ 833.93	\$ 107.53	\$ 813.63	\$ 613.81	\$ 59.88	\$ 154.88	\$ 4,167.07
1/31/2037	\$ 1,647.34	\$ 774.54	\$ 99.61	\$ 860.50	\$ 572.11	\$ 55.82	\$ 157.98	\$ 4,167.58
1/31/2038	\$ 1,714.31	\$ 712.76	\$ 91.37	\$ 910.73	\$ 528.01	\$ 51.51	\$ 161.13	\$ 4,169.51
1/31/2039	\$ 1,784.62	\$ 648.47	\$ 82.80	\$ 960.95	\$ 481.33	\$ 46.96	\$ 164.36	\$ 4,169.18
1/31/2040	\$ 1,858.28	\$ 581.55	\$ 73.88	\$ 1,014.52	\$ 432.08	\$ 42.15	\$ 167.64	\$ 4,169.79
1/31/2041	\$ 1,935.29	\$ 511.86	\$ 64.59	\$ 1,071.44	\$ 380.09	\$ 37.08	\$ 171.00	\$ 4,171.03
1/31/2042	\$ 2,012.30	\$ 439.29	\$ 54.91	\$ 1,135.06	\$ 325.18	\$ 31.72	\$ 174.42	\$ 4,172.55
1/31/2043	\$ 2,102.71	\$ 358.80	\$ 44.85	\$ 1,195.33	\$ 267.01	\$ 26.05	\$ 177.91	\$ 4,172.30
1/31/2044	\$ 2,193.11	\$ 274.69	\$ 34.34	\$ 1,265.64	\$ 205.75	\$ 20.07	\$ 181.46	\$ 4,174.71
1/31/2045	\$ 2,286.86	\$ 186.97	\$ 23.37	\$ 1,335.95	\$ 140.88	\$ 13.74	\$ 185.09	\$ 4,172.51
1/31/2046	\$ 2,387.31	\$ 95.49	\$ 11.94	\$ 1,412.96	\$ 72.41	\$ 7.06	\$ 188.79	\$ 4,175.61
<b>Total</b>	<b>\$ 33,305.11</b>	<b>\$ 15,176.40</b>	<b>\$ 1,966.63</b>	<b>\$ 17,806.03</b>	<b>\$ 10,899.38</b>	<b>\$ 1,086.04</b>	<b>\$ 3,122.88</b>	<b>\$ 83,356.44</b>

Footnotes:

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

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

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 12 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 12 PRINCIPAL ASSESSMENT: \$31,316.46**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #4** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 12

Improvement Area #4 - Lot Type 12					
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
1/31/2027	\$ 848.10	\$ 1,612.56	\$ 156.60	\$ 102.30	\$ 2,719.56
1/31/2028	\$ 898.73	\$ 1,575.46	\$ 152.33	\$ 103.16	\$ 2,729.69
1/31/2029	\$ 936.71	\$ 1,536.14	\$ 147.84	\$ 105.23	\$ 2,725.92
1/31/2030	\$ 987.34	\$ 1,493.99	\$ 143.16	\$ 107.33	\$ 2,731.82
1/31/2031	\$ 1,025.32	\$ 1,449.56	\$ 138.24	\$ 109.48	\$ 2,722.59
1/31/2032	\$ 1,075.95	\$ 1,403.42	\$ 133.10	\$ 111.67	\$ 2,724.13
1/31/2033	\$ 1,139.24	\$ 1,355.00	\$ 127.69	\$ 113.90	\$ 2,735.83
1/31/2034	\$ 1,189.87	\$ 1,303.73	\$ 122.03	\$ 116.18	\$ 2,731.82
1/31/2035	\$ 1,253.16	\$ 1,241.27	\$ 116.08	\$ 118.50	\$ 2,729.01
1/31/2036	\$ 1,329.11	\$ 1,175.47	\$ 109.80	\$ 120.87	\$ 2,735.26
1/31/2037	\$ 1,405.06	\$ 1,105.70	\$ 103.16	\$ 123.29	\$ 2,737.21
1/31/2038	\$ 1,481.01	\$ 1,031.93	\$ 96.16	\$ 125.76	\$ 2,734.86
1/31/2039	\$ 1,569.62	\$ 954.18	\$ 88.75	\$ 128.27	\$ 2,740.82
1/31/2040	\$ 1,645.57	\$ 871.77	\$ 80.93	\$ 130.84	\$ 2,729.11
1/31/2041	\$ 1,746.84	\$ 785.38	\$ 72.68	\$ 133.45	\$ 2,738.35
1/31/2042	\$ 1,848.10	\$ 693.67	\$ 63.95	\$ 136.12	\$ 2,741.85
1/31/2043	\$ 1,949.37	\$ 596.65	\$ 54.72	\$ 138.85	\$ 2,739.58
1/31/2044	\$ 2,063.29	\$ 494.30	\$ 44.97	\$ 141.62	\$ 2,744.19
1/31/2045	\$ 2,177.22	\$ 380.82	\$ 34.67	\$ 144.46	\$ 2,737.16
1/31/2046	\$ 2,303.80	\$ 261.08	\$ 23.77	\$ 147.34	\$ 2,735.99
1/31/2047	\$ 2,443.04	\$ 134.37	\$ 12.23	\$ 150.29	\$ 2,739.92
Total	\$ 31,316.46	\$ 21,456.44	\$ 2,022.86	\$ 2,608.92	\$ 57,404.68

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 13 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 13 PRINCIPAL ASSESSMENT: \$36,942.03**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #4** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 13

Improvement Area #4 - Lot Type 13						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2027	\$ 1,014.49	\$ 1,902.19	\$ 184.69	\$ 111.29	\$	3,212.67
1/31/2028	\$ 1,057.97	\$ 1,857.81	\$ 179.65	\$ 112.23	\$	3,207.66
1/31/2029	\$ 1,101.45	\$ 1,811.52	\$ 174.36	\$ 114.48	\$	3,201.81
1/31/2030	\$ 1,159.42	\$ 1,761.96	\$ 168.84	\$ 116.77	\$	3,206.98
1/31/2031	\$ 1,217.39	\$ 1,709.78	\$ 163.04	\$ 119.10	\$	3,209.32
1/31/2032	\$ 1,275.36	\$ 1,655.00	\$ 156.97	\$ 121.49	\$	3,208.82
1/31/2033	\$ 1,333.33	\$ 1,597.61	\$ 150.60	\$ 123.92	\$	3,205.45
1/31/2034	\$ 1,405.80	\$ 1,537.61	\$ 143.92	\$ 126.39	\$	3,213.72
1/31/2035	\$ 1,478.26	\$ 1,463.80	\$ 136.90	\$ 128.92	\$	3,207.89
1/31/2036	\$ 1,565.22	\$ 1,386.20	\$ 129.50	\$ 131.50	\$	3,212.41
1/31/2037	\$ 1,652.17	\$ 1,304.02	\$ 121.67	\$ 134.13	\$	3,211.99
1/31/2038	\$ 1,753.62	\$ 1,217.28	\$ 113.40	\$ 136.81	\$	3,221.12
1/31/2039	\$ 1,840.58	\$ 1,125.22	\$ 104.67	\$ 139.55	\$	3,210.02
1/31/2040	\$ 1,942.03	\$ 1,028.59	\$ 95.45	\$ 142.34	\$	3,208.40
1/31/2041	\$ 2,057.97	\$ 926.63	\$ 85.72	\$ 145.19	\$	3,215.51
1/31/2042	\$ 2,173.91	\$ 818.59	\$ 75.42	\$ 148.09	\$	3,216.01
1/31/2043	\$ 2,304.35	\$ 704.46	\$ 64.54	\$ 151.05	\$	3,224.40
1/31/2044	\$ 2,434.78	\$ 583.48	\$ 53.04	\$ 154.07	\$	3,225.37
1/31/2045	\$ 2,565.22	\$ 449.57	\$ 40.89	\$ 157.16	\$	3,212.83
1/31/2046	\$ 2,724.64	\$ 308.48	\$ 28.04	\$ 160.30	\$	3,221.45
1/31/2047	\$ 2,884.06	\$ 158.62	\$ 14.42	\$ 163.50	\$	3,220.61
Total	\$ 36,942.03	\$ 25,308.41	\$ 2,385.71	\$ 2,838.30	\$	67,474.44

Footnotes:

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 14 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 14 PRINCIPAL ASSESSMENT: \$67,957.89**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #4** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 14

Improvement Area #4 - Lot Type 14						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2027	\$ 1,855.26	\$ 3,499.33	\$ 339.77	\$ 121.18	\$	5,815.55
1/31/2028	\$ 1,942.11	\$ 3,418.16	\$ 330.50	\$ 122.21	\$	5,812.98
1/31/2029	\$ 2,036.84	\$ 3,333.20	\$ 320.77	\$ 124.65	\$	5,815.46
1/31/2030	\$ 2,131.58	\$ 3,241.54	\$ 310.60	\$ 127.15	\$	5,810.87
1/31/2031	\$ 2,234.21	\$ 3,145.62	\$ 299.93	\$ 129.69	\$	5,809.45
1/31/2032	\$ 2,344.74	\$ 3,045.08	\$ 288.77	\$ 132.28	\$	5,810.87
1/31/2033	\$ 2,455.26	\$ 2,939.57	\$ 277.05	\$ 134.93	\$	5,806.80
1/31/2034	\$ 2,581.58	\$ 2,829.08	\$ 264.76	\$ 137.63	\$	5,813.04
1/31/2035	\$ 2,723.68	\$ 2,693.55	\$ 251.85	\$ 140.38	\$	5,809.46
1/31/2036	\$ 2,881.58	\$ 2,550.55	\$ 238.23	\$ 143.19	\$	5,813.55
1/31/2037	\$ 3,039.47	\$ 2,399.27	\$ 223.82	\$ 146.05	\$	5,808.62
1/31/2038	\$ 3,213.16	\$ 2,239.70	\$ 208.63	\$ 148.97	\$	5,810.45
1/31/2039	\$ 3,394.74	\$ 2,071.01	\$ 192.56	\$ 151.95	\$	5,810.25
1/31/2040	\$ 3,584.21	\$ 1,892.78	\$ 175.59	\$ 154.99	\$	5,807.58
1/31/2041	\$ 3,789.47	\$ 1,704.61	\$ 157.69	\$ 158.09	\$	5,809.87
1/31/2042	\$ 4,002.63	\$ 1,505.66	\$ 138.75	\$ 161.25	\$	5,808.30
1/31/2043	\$ 4,231.58	\$ 1,295.53	\$ 118.73	\$ 164.48	\$	5,810.31
1/31/2044	\$ 4,468.42	\$ 1,073.37	\$ 97.57	\$ 167.77	\$	5,807.12
1/31/2045	\$ 4,728.95	\$ 827.61	\$ 75.22	\$ 171.12	\$	5,802.89
1/31/2046	\$ 5,013.16	\$ 567.51	\$ 51.58	\$ 174.55	\$	5,806.80
1/31/2047	\$ 5,305.26	\$ 291.79	\$ 26.53	\$ 178.04	\$	5,801.62
Total	\$ 67,957.89	\$ 46,564.51	\$ 4,388.88	\$ 3,090.57	\$	122,001.85

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 15 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 15 PRINCIPAL ASSESSMENT: \$73,621.05**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #4** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 15

Improvement Area #4 - Lot Type 15						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2027	\$ 2,009.87	\$ 3,790.94	\$ 368.08	\$ 135.79	\$ 6,304.68	
1/31/2028	\$ 2,103.95	\$ 3,703.01	\$ 358.04	\$ 136.94	\$ 6,301.94	
1/31/2029	\$ 2,206.58	\$ 3,610.96	\$ 347.50	\$ 139.68	\$ 6,304.72	
1/31/2030	\$ 2,309.21	\$ 3,511.67	\$ 336.48	\$ 142.48	\$ 6,299.84	
1/31/2031	\$ 2,420.39	\$ 3,407.75	\$ 324.93	\$ 145.33	\$ 6,298.40	
1/31/2032	\$ 2,540.13	\$ 3,298.84	\$ 312.83	\$ 148.23	\$ 6,300.03	
1/31/2033	\$ 2,659.87	\$ 3,184.53	\$ 300.13	\$ 151.20	\$ 6,295.73	
1/31/2034	\$ 2,796.71	\$ 3,064.84	\$ 286.82	\$ 154.22	\$ 6,302.59	
1/31/2035	\$ 2,950.66	\$ 2,918.01	\$ 272.84	\$ 157.30	\$ 6,298.81	
1/31/2036	\$ 3,121.71	\$ 2,763.10	\$ 258.08	\$ 160.45	\$ 6,303.34	
1/31/2037	\$ 3,292.76	\$ 2,599.21	\$ 242.48	\$ 163.66	\$ 6,298.11	
1/31/2038	\$ 3,480.92	\$ 2,426.34	\$ 226.01	\$ 166.93	\$ 6,300.20	
1/31/2039	\$ 3,677.63	\$ 2,243.59	\$ 208.60	\$ 170.27	\$ 6,300.10	
1/31/2040	\$ 3,882.89	\$ 2,050.51	\$ 190.22	\$ 173.68	\$ 6,297.31	
1/31/2041	\$ 4,105.26	\$ 1,846.66	\$ 170.83	\$ 177.15	\$ 6,299.91	
1/31/2042	\$ 4,336.18	\$ 1,631.14	\$ 150.31	\$ 180.69	\$ 6,298.33	
1/31/2043	\$ 4,584.21	\$ 1,403.49	\$ 128.62	\$ 184.31	\$ 6,300.63	
1/31/2044	\$ 4,840.79	\$ 1,162.82	\$ 105.70	\$ 187.99	\$ 6,297.30	
1/31/2045	\$ 5,123.03	\$ 896.57	\$ 81.49	\$ 191.75	\$ 6,292.84	
1/31/2046	\$ 5,430.92	\$ 614.81	\$ 55.88	\$ 195.59	\$ 6,297.19	
1/31/2047	\$ 5,747.37	\$ 316.11	\$ 28.74	\$ 199.50	\$ 6,291.71	
Total	\$ 73,621.05	\$ 50,444.89	\$ 4,754.62	\$ 3,463.15	\$ 132,283.71	

Footnotes:

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 16 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 16 PRINCIPAL ASSESSMENT: \$32,674.70**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #4** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 16

Improvement Area #4 - Lot Type 16						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2027	\$ 891.57	\$ 1,682.47	\$ 163.40	\$ 105.97	\$	2,843.41
1/31/2028	\$ 939.76	\$ 1,643.46	\$ 158.95	\$ 106.87	\$	2,849.04
1/31/2029	\$ 975.90	\$ 1,602.35	\$ 154.27	\$ 109.01	\$	2,841.52
1/31/2030	\$ 1,024.10	\$ 1,558.43	\$ 149.38	\$ 111.19	\$	2,843.09
1/31/2031	\$ 1,072.29	\$ 1,512.35	\$ 144.25	\$ 113.41	\$	2,842.30
1/31/2032	\$ 1,132.53	\$ 1,464.10	\$ 138.88	\$ 115.68	\$	2,851.18
1/31/2033	\$ 1,180.72	\$ 1,413.13	\$ 133.24	\$ 117.99	\$	2,845.09
1/31/2034	\$ 1,240.96	\$ 1,360.00	\$ 127.33	\$ 120.35	\$	2,848.64
1/31/2035	\$ 1,313.25	\$ 1,294.85	\$ 121.12	\$ 122.76	\$	2,851.98
1/31/2036	\$ 1,385.54	\$ 1,225.90	\$ 114.57	\$ 125.21	\$	2,851.23
1/31/2037	\$ 1,457.83	\$ 1,153.16	\$ 107.64	\$ 127.72	\$	2,846.35
1/31/2038	\$ 1,542.17	\$ 1,076.63	\$ 100.33	\$ 130.27	\$	2,849.40
1/31/2039	\$ 1,626.51	\$ 995.66	\$ 92.61	\$ 132.88	\$	2,847.65
1/31/2040	\$ 1,722.89	\$ 910.27	\$ 84.45	\$ 135.53	\$	2,853.14
1/31/2041	\$ 1,819.28	\$ 819.82	\$ 75.84	\$ 138.25	\$	2,853.18
1/31/2042	\$ 1,927.71	\$ 724.31	\$ 66.73	\$ 141.01	\$	2,859.76
1/31/2043	\$ 2,036.14	\$ 623.10	\$ 57.10	\$ 143.83	\$	2,860.18
1/31/2044	\$ 2,144.58	\$ 516.20	\$ 46.92	\$ 146.71	\$	2,854.41
1/31/2045	\$ 2,277.11	\$ 398.25	\$ 36.17	\$ 149.64	\$	2,861.18
1/31/2046	\$ 2,409.64	\$ 273.01	\$ 24.81	\$ 152.63	\$	2,860.09
1/31/2047	\$ 2,554.22	\$ 140.48	\$ 12.76	\$ 155.69	\$	2,863.14
Total	\$ 32,674.70	\$ 22,387.95	\$ 2,110.74	\$ 2,702.58	\$	59,875.97

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #4 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 17 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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PROPERTY ADDRESS

**LOT TYPE 17 PRINCIPAL ASSESSMENT: \$57,647.89**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #5** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

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<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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

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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]<sup>3</sup>

<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 17

Improvement Area #5 - Lot Type 17						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2027	\$ 1,323.94	\$ 2,973.98	\$ 288.24	\$ 173.09	\$ 4,759.25	
1/31/2028	\$ 1,380.28	\$ 2,914.40	\$ 281.62	\$ 295.51	\$ 4,871.82	
1/31/2029	\$ 1,436.62	\$ 2,852.29	\$ 274.72	\$ 301.42	\$ 4,865.05	
1/31/2030	\$ 1,507.04	\$ 2,787.64	\$ 267.54	\$ 307.45	\$ 4,869.67	
1/31/2031	\$ 1,577.46	\$ 2,719.82	\$ 260.00	\$ 313.60	\$ 4,870.89	
1/31/2032	\$ 1,633.80	\$ 2,648.84	\$ 252.11	\$ 319.87	\$ 4,854.63	
1/31/2033	\$ 1,718.31	\$ 2,575.32	\$ 243.94	\$ 326.27	\$ 4,863.84	
1/31/2034	\$ 1,788.73	\$ 2,497.99	\$ 235.35	\$ 332.80	\$ 4,854.87	
1/31/2035	\$ 1,873.24	\$ 2,417.50	\$ 226.41	\$ 339.45	\$ 4,856.60	
1/31/2036	\$ 1,943.66	\$ 2,333.20	\$ 217.04	\$ 346.24	\$ 4,840.15	
1/31/2037	\$ 2,056.34	\$ 2,228.73	\$ 207.32	\$ 353.17	\$ 4,845.56	
1/31/2038	\$ 2,169.01	\$ 2,118.20	\$ 197.04	\$ 360.23	\$ 4,844.49	
1/31/2039	\$ 2,281.69	\$ 2,001.62	\$ 186.20	\$ 367.43	\$ 4,836.94	
1/31/2040	\$ 2,408.45	\$ 1,878.98	\$ 174.79	\$ 374.78	\$ 4,837.00	
1/31/2041	\$ 2,535.21	\$ 1,749.52	\$ 162.75	\$ 382.28	\$ 4,829.76	
1/31/2042	\$ 2,676.06	\$ 1,613.26	\$ 150.07	\$ 389.92	\$ 4,829.31	
1/31/2043	\$ 2,816.90	\$ 1,469.42	\$ 136.69	\$ 397.72	\$ 4,820.73	
1/31/2044	\$ 2,971.83	\$ 1,318.01	\$ 122.61	\$ 405.68	\$ 4,818.12	
1/31/2045	\$ 3,126.76	\$ 1,158.27	\$ 107.75	\$ 413.79	\$ 4,806.57	
1/31/2046	\$ 3,295.77	\$ 990.21	\$ 92.11	\$ 422.07	\$ 4,800.16	
1/31/2047	\$ 3,478.87	\$ 813.06	\$ 75.63	\$ 430.51	\$ 4,798.08	
1/31/2048	\$ 3,676.06	\$ 626.07	\$ 58.24	\$ 439.12	\$ 4,799.49	
1/31/2049	\$ 3,873.24	\$ 428.49	\$ 39.86	\$ 447.90	\$ 4,789.48	
1/31/2050	\$ 4,098.59	\$ 220.30	\$ 20.49	\$ 456.86	\$ 4,796.24	
Total	\$ 57,647.89	\$ 45,335.14	\$ 4,278.52	\$ 8,697.15	\$ 115,958.70	

Footnotes:

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 18 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 18 PRINCIPAL ASSESSMENT: \$68,391.47**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #6** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 18

Improvement Area #6 - Lot Type 18						
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>
1/31/2026	\$ -	\$ 788.87	\$ (788.87)	\$ -	\$ -	\$ -
1/31/2027	\$ 1,410.88	\$ 3,549.92	\$ -	\$ 341.96	\$ 117.00	\$ 5,419.76
1/31/2028	\$ 1,475.88	\$ 3,491.72	\$ -	\$ 334.90	\$ 119.34	\$ 5,421.84
1/31/2029	\$ 1,540.88	\$ 3,430.84	\$ -	\$ 327.52	\$ 121.73	\$ 5,420.97
1/31/2030	\$ 1,609.71	\$ 3,367.28	\$ -	\$ 319.82	\$ 124.16	\$ 5,420.96
1/31/2031	\$ 1,682.35	\$ 3,300.88	\$ -	\$ 311.77	\$ 126.64	\$ 5,421.64
1/31/2032	\$ 1,755.00	\$ 3,231.48	\$ -	\$ 303.36	\$ 129.18	\$ 5,419.02
1/31/2033	\$ 1,839.12	\$ 3,152.50	\$ -	\$ 294.58	\$ 131.76	\$ 5,417.97
1/31/2034	\$ 1,930.88	\$ 3,069.74	\$ -	\$ 285.39	\$ 134.40	\$ 5,420.41
1/31/2035	\$ 2,022.65	\$ 2,982.85	\$ -	\$ 275.73	\$ 137.08	\$ 5,418.32
1/31/2036	\$ 2,122.06	\$ 2,891.84	\$ -	\$ 265.62	\$ 139.83	\$ 5,419.34
1/31/2037	\$ 2,225.29	\$ 2,796.34	\$ -	\$ 255.01	\$ 142.62	\$ 5,419.27
1/31/2038	\$ 2,355.29	\$ 2,676.73	\$ -	\$ 243.88	\$ 145.47	\$ 5,421.39
1/31/2039	\$ 2,489.12	\$ 2,550.14	\$ -	\$ 232.11	\$ 148.38	\$ 5,419.75
1/31/2040	\$ 2,630.59	\$ 2,416.35	\$ -	\$ 219.66	\$ 151.35	\$ 5,417.95
1/31/2041	\$ 2,783.53	\$ 2,274.95	\$ -	\$ 206.51	\$ 154.38	\$ 5,419.37
1/31/2042	\$ 2,944.12	\$ 2,125.34	\$ -	\$ 192.59	\$ 157.47	\$ 5,419.51
1/31/2043	\$ 3,116.18	\$ 1,967.09	\$ -	\$ 177.87	\$ 160.62	\$ 5,421.75
1/31/2044	\$ 3,295.88	\$ 1,799.60	\$ -	\$ 162.29	\$ 163.83	\$ 5,421.60
1/31/2045	\$ 3,483.24	\$ 1,622.44	\$ -	\$ 145.81	\$ 167.10	\$ 5,418.59
1/31/2046	\$ 3,685.88	\$ 1,435.22	\$ -	\$ 128.39	\$ 170.45	\$ 5,419.94
1/31/2047	\$ 3,900.00	\$ 1,237.10	\$ -	\$ 109.96	\$ 173.86	\$ 5,420.92
1/31/2048	\$ 4,133.24	\$ 1,017.73	\$ -	\$ 90.46	\$ 177.33	\$ 5,418.76
1/31/2049	\$ 4,381.76	\$ 785.23	\$ -	\$ 69.80	\$ 180.88	\$ 5,417.68
1/31/2050	\$ 4,649.41	\$ 538.76	\$ -	\$ 47.89	\$ 184.50	\$ 5,420.56
1/31/2051	\$ 4,928.53	\$ 277.23	\$ -	\$ 24.64	\$ 188.19	\$ 5,418.59
<b>Total</b>	<b>\$ 68,391.47</b>	<b>\$ 58,778.17</b>	<b>\$ (788.87)</b>	<b>\$ 5,367.55</b>	<b>\$ 3,747.55</b>	<b>\$ 135,495.86</b>

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #6 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 19 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 19 PRINCIPAL ASSESSMENT: \$73,652.35**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #6** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

\_\_\_\_\_  
<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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]<sup>3</sup>

\_\_\_\_\_  
<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 19

Improvement Area #6 - Lot Type 19							
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2026	\$ -	\$ 849.55	\$ (849.55)	\$ -	\$ -	\$ -	
1/31/2027	\$ 1,519.41	\$ 3,822.99	\$ -	\$ 368.26	\$ 126.00	\$ 5,836.66	
1/31/2028	\$ 1,589.41	\$ 3,760.31	\$ -	\$ 360.66	\$ 128.52	\$ 5,838.91	
1/31/2029	\$ 1,659.41	\$ 3,694.75	\$ -	\$ 352.72	\$ 131.09	\$ 5,837.97	
1/31/2030	\$ 1,733.53	\$ 3,626.30	\$ -	\$ 344.42	\$ 133.71	\$ 5,837.96	
1/31/2031	\$ 1,811.76	\$ 3,554.79	\$ -	\$ 335.75	\$ 136.39	\$ 5,838.69	
1/31/2032	\$ 1,890.00	\$ 3,480.06	\$ -	\$ 326.69	\$ 139.11	\$ 5,835.86	
1/31/2033	\$ 1,980.59	\$ 3,395.01	\$ -	\$ 317.24	\$ 141.90	\$ 5,834.73	
1/31/2034	\$ 2,079.41	\$ 3,305.88	\$ -	\$ 307.34	\$ 144.73	\$ 5,837.37	
1/31/2035	\$ 2,178.24	\$ 3,212.31	\$ -	\$ 296.94	\$ 147.63	\$ 5,835.11	
1/31/2036	\$ 2,285.29	\$ 3,114.28	\$ -	\$ 286.05	\$ 150.58	\$ 5,836.21	
1/31/2037	\$ 2,396.47	\$ 3,011.45	\$ -	\$ 274.63	\$ 153.59	\$ 5,836.14	
1/31/2038	\$ 2,536.47	\$ 2,882.64	\$ -	\$ 262.64	\$ 156.67	\$ 5,838.42	
1/31/2039	\$ 2,680.59	\$ 2,746.30	\$ -	\$ 249.96	\$ 159.80	\$ 5,836.65	
1/31/2040	\$ 2,832.94	\$ 2,602.22	\$ -	\$ 236.56	\$ 162.99	\$ 5,834.71	
1/31/2041	\$ 2,997.65	\$ 2,449.95	\$ -	\$ 222.39	\$ 166.25	\$ 5,836.24	
1/31/2042	\$ 3,170.59	\$ 2,288.83	\$ -	\$ 207.41	\$ 169.58	\$ 5,836.40	
1/31/2043	\$ 3,355.88	\$ 2,118.41	\$ -	\$ 191.55	\$ 172.97	\$ 5,838.81	
1/31/2044	\$ 3,549.41	\$ 1,938.03	\$ -	\$ 174.77	\$ 176.43	\$ 5,838.64	
1/31/2045	\$ 3,751.18	\$ 1,747.25	\$ -	\$ 157.03	\$ 179.96	\$ 5,835.41	
1/31/2046	\$ 3,969.41	\$ 1,545.62	\$ -	\$ 138.27	\$ 183.56	\$ 5,836.86	
1/31/2047	\$ 4,200.00	\$ 1,332.26	\$ -	\$ 118.42	\$ 187.23	\$ 5,837.92	
1/31/2048	\$ 4,451.18	\$ 1,096.01	\$ -	\$ 97.42	\$ 190.97	\$ 5,835.59	
1/31/2049	\$ 4,718.82	\$ 845.64	\$ -	\$ 75.17	\$ 194.79	\$ 5,834.42	
1/31/2050	\$ 5,007.06	\$ 580.20	\$ -	\$ 51.57	\$ 198.69	\$ 5,837.52	
1/31/2051	\$ 5,307.65	\$ 298.56	\$ -	\$ 26.54	\$ 202.66	\$ 5,835.40	
Total	\$ 73,652.35	\$ 63,299.57	\$ (849.55)	\$ 5,780.44	\$ 4,035.82	\$ 145,918.62	

**Footnotes:**

[a] Interest is calculated at the actual rate of the Improvement Area #6 Bonds.

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

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

## **6 CREEKS PUBLIC IMPROVEMENT DISTRICT - LOT TYPE 20 HOMEBUYER DISCLOSURE**

### NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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PROPERTY ADDRESS

**LOT TYPE 20 PRINCIPAL ASSESSMENT: \$84,174.12**

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, 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 **6 Creeks Public Improvement District Improvement Area #6** (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 Kyle. The exact amount of each annual installment will be approved each year by the Kyle 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 Kyle.

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.

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<sup>1</sup> 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 Hays 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]<sup>2</sup>

\_\_\_\_\_  
<sup>2</sup> 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

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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]<sup>3</sup>

<sup>3</sup> 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 Hays 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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> 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 Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 20

Improvement Area #6 - Lot Type 20							
Annual Installment Due	Principal	Interest <sup>[a]</sup>	Capitalized Interest	Additional Interest	Annual Collection Costs	Total Annual Installment <sup>[b]</sup>	
1/31/2026	\$ -	\$ 970.92	\$ (970.92)	\$ -	\$ -	\$ -	\$ -
1/31/2027	\$ 1,736.47	\$ 4,369.13	\$ -	\$ 420.87	\$ 144.00	\$ 6,670.47	\$ 6,670.47
1/31/2028	\$ 1,816.47	\$ 4,297.50	\$ -	\$ 412.19	\$ 146.88	\$ 6,673.04	\$ 6,673.04
1/31/2029	\$ 1,896.47	\$ 4,222.57	\$ -	\$ 403.11	\$ 149.82	\$ 6,671.96	\$ 6,671.96
1/31/2030	\$ 1,981.18	\$ 4,144.34	\$ -	\$ 393.62	\$ 152.81	\$ 6,671.96	\$ 6,671.96
1/31/2031	\$ 2,070.59	\$ 4,062.62	\$ -	\$ 383.72	\$ 155.87	\$ 6,672.79	\$ 6,672.79
1/31/2032	\$ 2,160.00	\$ 3,977.21	\$ -	\$ 373.36	\$ 158.99	\$ 6,669.56	\$ 6,669.56
1/31/2033	\$ 2,263.53	\$ 3,880.01	\$ -	\$ 362.56	\$ 162.17	\$ 6,668.27	\$ 6,668.27
1/31/2034	\$ 2,376.47	\$ 3,778.15	\$ -	\$ 351.25	\$ 165.41	\$ 6,671.28	\$ 6,671.28
1/31/2035	\$ 2,489.41	\$ 3,671.21	\$ -	\$ 339.36	\$ 168.72	\$ 6,668.70	\$ 6,668.70
1/31/2036	\$ 2,611.76	\$ 3,559.18	\$ -	\$ 326.92	\$ 172.09	\$ 6,669.96	\$ 6,669.96
1/31/2037	\$ 2,738.82	\$ 3,441.65	\$ -	\$ 313.86	\$ 175.54	\$ 6,669.87	\$ 6,669.87
1/31/2038	\$ 2,898.82	\$ 3,294.44	\$ -	\$ 300.16	\$ 179.05	\$ 6,672.48	\$ 6,672.48
1/31/2039	\$ 3,063.53	\$ 3,138.63	\$ -	\$ 285.67	\$ 182.63	\$ 6,670.46	\$ 6,670.46
1/31/2040	\$ 3,237.65	\$ 2,973.96	\$ -	\$ 270.35	\$ 186.28	\$ 6,668.24	\$ 6,668.24
1/31/2041	\$ 3,425.88	\$ 2,799.94	\$ -	\$ 254.16	\$ 190.00	\$ 6,669.99	\$ 6,669.99
1/31/2042	\$ 3,623.53	\$ 2,615.80	\$ -	\$ 237.04	\$ 193.81	\$ 6,670.17	\$ 6,670.17
1/31/2043	\$ 3,835.29	\$ 2,421.04	\$ -	\$ 218.92	\$ 197.68	\$ 6,672.93	\$ 6,672.93
1/31/2044	\$ 4,056.47	\$ 2,214.89	\$ -	\$ 199.74	\$ 201.63	\$ 6,672.73	\$ 6,672.73
1/31/2045	\$ 4,287.06	\$ 1,996.85	\$ -	\$ 179.46	\$ 205.67	\$ 6,669.04	\$ 6,669.04
1/31/2046	\$ 4,536.47	\$ 1,766.42	\$ -	\$ 158.02	\$ 209.78	\$ 6,670.70	\$ 6,670.70
1/31/2047	\$ 4,800.00	\$ 1,522.59	\$ -	\$ 135.34	\$ 213.98	\$ 6,671.91	\$ 6,671.91
1/31/2048	\$ 5,087.06	\$ 1,252.59	\$ -	\$ 111.34	\$ 218.26	\$ 6,669.24	\$ 6,669.24
1/31/2049	\$ 5,392.94	\$ 966.44	\$ -	\$ 85.91	\$ 222.62	\$ 6,667.91	\$ 6,667.91
1/31/2050	\$ 5,722.35	\$ 663.09	\$ -	\$ 58.94	\$ 227.07	\$ 6,671.46	\$ 6,671.46
1/31/2051	\$ 6,065.88	\$ 341.21	\$ -	\$ 30.33	\$ 231.61	\$ 6,669.03	\$ 6,669.03
Total	\$ 84,174.12	\$ 72,342.37	\$ (970.92)	\$ 6,606.21	\$ 4,612.36	\$ 166,764.14	\$ 166,764.14

Footnotes:

[a] Interest is calculated at the actual rate of the Improvement Area #6 Bonds.

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