

ORDINANCE NO. 24-01-04-02

AN ORDINANCE LEVYING SPECIAL ASSESSMENTS FOR, AND APPORTIONING THE COSTS OF, CERTAIN IMPROVEMENTS TO PROPERTY IN AND FOR THE TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3; FIXING A CHARGE AND LIEN AGAINST ALL PROPERTIES WITHIN IMPROVEMENT AREA #3 OF THE DISTRICT, AND THE OWNERS THEREOF; PROVIDING FOR THE MANNER AND METHOD OF COLLECTION OF SUCH ASSESSMENTS; PROVIDING FOR PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; MAKING A FINDING OF SPECIAL BENEFIT TO PROPERTY IN IMPROVEMENT AREA #3 OF THE DISTRICT AND THE REAL AND TRUE OWNERS THEREOF; APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act") authorizes the governing body (the "City Council") of the City of Lago Vista, Texas (the "City") to create public improvement districts; and

WHEREAS, on May 11, 2012, owners of real property located within the Tessera on Lake Travis Public Improvement District delivered to the City a petition (the "Petition") to create the Tessera on Lake Travis Public Improvement District (the "District") and describing public improvements proposed to be made within or for the District authorized by the PID Act consisting of: (i) acquisition, construction and improvement of streets, roadways and rights-of-way, including sidewalks; (ii) acquisition, construction, and improvement of water, wastewater, drainage and water quality facilities; (iii) the establishment of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, athletic facilities, pavilions, community facilities, irrigation, walkways, lighting, benches, swimming pools, trash receptacles and any similar items located therein; and (iv) landscaping of right of ways and parks (the "Authorized Improvements"); and

WHEREAS, the City staff and City Council reviewed the Petition and determined that the owners of taxable real property representing more than 50% of the appraised value of the taxable real property liable for assessment under the Petition and owning more than 50% of the area of all taxable real property within the District executed the Petition and that the Petition complies with the PID Act and authorized the City Council to consider making findings as to the advisability of the creation of the District; and

WHEREAS, on August 16, 2012, after due notice and public hearing, the City Council passed and approved Resolution No. 12-1551 (the "Creation Resolution") making the findings

required by Section 372.009(b) of the PID Act and authorizing the creation of the District and undertaking the proposed Authorized Improvements; and

WHEREAS, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in a newspaper of general circulation in the City to consider the proposed "MIA Initial Assessment Roll" and the "Original Service and Assessment Plan" and the levy of the "MIA Initial Special Assessments" on property within the Original Major Improvement Area of the District, including Improvement Area #3, to finance the construction of Authorized Improvements that constitute major improvements benefitting and serving all of the property within the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, delivered notice of the public hearing to consider the proposed MIA Initial Assessment Roll and the Original Service and Assessment Plan and the levy of MIA Initial Special Assessments on property within the Original Major Improvement Area of the District, including Improvement Area #3, to the owners of the property liable for the MIA Initial Special Assessments, and all such owners acknowledged receipt of such notice; and

WHEREAS, the City Council convened the hearing on August 2, 2012, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the Original Service and Assessment Plan, the MIA Initial Assessment Roll, and the MIA Initial Special Assessments, and to offer testimony pertinent to any issue presented on the amount of the MIA Initial Special Assessment, the allocation of Costs, the purposes of the MIA Initial Special Assessment, the special benefits of the MIA Initial Special Assessment, and the penalties and interest on annual installments and on delinquent annual installments of the MIA Initial Special Assessment; and

WHEREAS, at the August 2, 2012 public hearing referenced above, there were no written objections or evidence submitted to the City Secretary in opposition to the Original Service and Assessment Plan, the allocation of Costs, the MIA Initial Assessment Roll, and the levy of the MIA Initial Special Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, approved and accepted the Original Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Initial MIA Assessment Ordinance and therein approved the MIA Initial Assessment Roll and levied the MIA Initial Special Assessments; and

WHEREAS, on November 1, 2012, the City Council issued \$19,890,000 in revenue bonds, in accordance with the PID Act, entitled "City of Lago Vista, Texas, Special Assessment Revenue Bonds, Series 2012 (Tessera On Lake Travis Public Improvement District Major Improvement Area Project)" (the "*MIA 2012 Bonds*"), such MIA 2012 Bonds being payable solely from the MIA Initial Special Assessments and other funds pledged pursuant to an indenture dated November 1, 2012 to the payment of the MIA 2012 Bonds; and

WHEREAS, on December 7, 2017, the City Council passed and approved Ordinance No. 17-12-07-01 approving an update to the Original Service and Assessment Plan for Improvement Area #2 which added Improvement Area #2 to the District and reallocated Improvement Area #2's allocable share of the MIA Initial Special Assessments from the MIA Initial Assessment Roll to the Improvement Area #2 Assessment Roll; and

WHEREAS, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in a newspaper of general circulation in the City on July 9, 2020 to consider the proposed "MIA Supplemental Assessment Roll" and an "Amended and Restated Service and Assessment Plan" which amended and restated the Original Service and Assessment Plan, as amended, supplemented and updated, in its entirety (the "2020 Amended and Restated Service and Assessment Plan") and the levy of additional assessments on property in the Major Improvement Area of the District, including Improvement Area #3, for the MIA Projects (the "MIA Supplemental Special Assessments" and collectively with the MIA Initial Special Assessments, the "MIA Special Assessments"); and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed MIA Supplemental Assessment Roll and the 2020 Amended and Restated Service and Assessment Plan and the levy of the MIA Supplemental Special Assessments on property within the Major Improvement Area of the District to the last known address of the owners of the property liable for the MIA Supplemental Special Assessments; and

WHEREAS, the City Council convened the hearing on July 23, 2020, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the 2020 Amended and Restated Service and Assessment Plan, the MIA Supplemental Assessment Roll, and the MIA Supplemental Special Assessments, and to offer testimony pertinent to any issue presented on the amount of the MIA Supplemental Special Assessments, the allocation of Costs, the purposes of the MIA Supplemental Special Assessments, the special benefits of the MIA Supplemental Special Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the MIA Supplemental Special Assessments; and

WHEREAS, at the July 23, 2020 public hearing referenced above, there were no written objections or evidence submitted to the City Secretary in opposition to the 2020 Amended and Restated Service and Assessment Plan, the allocation of Costs, the MIA Supplemental Assessment Roll, and the levy of the MIA Supplemental Special Assessments for the additional MIA Projects; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, approved and accepted the 2020 Amended and Restated Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the MIA Supplemental Assessment Ordinance and therein approved the MIA Supplemental Assessment

Roll and levied the MIA Supplemental Special Assessments for the MIA Projects on a parity basis with the Initial MIA Special Assessments levied on August 2, 2012; and

WHEREAS, on August 19, 2020, the City Council issued its City of Lago Vista, Texas Special Assessment Revenue Refunding Bonds, Taxable Series 2020A (Tessera on Lake Travis Public Improvement District Major Improvement Area Project) and its City of Lago Vista, Texas Special Assessment Revenue and Refunding Bonds, Tax-Exempt Series 2020B (Tessera on Lake Travis Public Improvement District Major Improvement Area Project) (collectively, the "MIA 2020 Bonds"), such MIA 2020 Bonds being payable solely from the MIA Special Assessments and other funds pledged pursuant to an indenture dated August 19, 2020; and

WHEREAS, Hines Lake Travis II LP (the "Developer") has begun construction in the next improvement area in the District, Improvement Area #3, and the Developer has requested that the City finance a portion of the costs of the Improvement Area #3 Projects (as defined in the 2024 Amended and Restated Service and Assessment Plan);

WHEREAS, the City Council and the City staff have been presented a "2024 Amended and Restated Service and Assessment Plan," which amends and restates the 2020 Amended and Restated Service and Assessment Plan, as amended, supplemented and updated, in its entirety (the "2024 Amended and Restated Service and Assessment Plan"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes;

WHEREAS, the 2024 Amended and Restated Service and Assessment Plan sets forth the estimated total costs of the Authorized Improvements and the Improvement Area #3 Assessment Roll, attached to the 2024 Amended and Restated Service and Assessment Plan as Exhibit H, and states the assessments to be levied against each parcel of land for the Improvement Area #3 Projects as determined by the method of assessment chosen by the City; and

WHEREAS, pursuant to the PID Act, the proposed "Improvement Area #3 Assessment Roll" and service and assessment plan were filed with the City Secretary; and

WHEREAS, pursuant to Section 372.016(b) of the Act, the statutory notice of a public hearing to be held by the City Council on January 4, 2024 was published on December 14, 2023, advising that the City Council would consider the levy of the proposed assessments (the "Improvement Area #3 Special Assessments") on real property within Improvement Area #3 of the District was published in the *Hill Country News*, a newspaper of general circulation in the City; and

WHEREAS, the City Secretary, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Improvement Area #3 Assessment Roll and the 2024 Amended and Restated Service and Assessment Plan and the levy of the Improvement Area #3 Special Assessments on property within the Improvement Area #3 to the last known address of the owners of the property liable for the Improvement Area #3 Special Assessments; and

WHEREAS, after notice was provided as required by the PID Act, the City Council convened the hearing on January 4, 2024, at which all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the 2024 Amended and Restated Service and Assessment Plan, the Improvement Area #3 Assessment Roll, and the Improvement Area #3 Special Assessments, and to offer testimony pertinent to any issue presented on the amount of the Improvement Area #3 Special Assessments, the allocation of Actual Costs of the Improvement Area #3 Projects, the purposes of the Improvement Area #3 Special Assessments, the special benefits of the Improvement Area #3 Projects, and the penalties and interest on annual installments and on delinquent annual installments of the Improvement Area #3 Special Assessments; and

WHEREAS, the City Council finds and determines that 2024 Amended and Restated Service and Assessment Plan, which includes the Improvement Area #3 Assessment Roll, in a form substantially similar to the attached **Exhibit A**, which final form shall be approved by the City Manager, and which is incorporated herein for all purposes, should be approved and that the Improvement Area #3 Special Assessments should be levied as provided in this Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the Improvement Area #3 Assessment Roll, on a parity basis with the MIA Initial Special Assessments levied on November 1, 2012 and the MIA Supplemental Special Assessments levied on August 19, 2020, for the IA #3 Projects benefitting Improvement Area #3; and

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the 2024 Amended and Restated Service and Assessment Plan, the Actual Costs of the Improvement Area #3 Projects as described in the 2024 Amended and Restated Service and Assessment Plan, the Improvement Area #3 Assessment Roll, or the levy of the Improvement Area #3 Special Assessments; and

WHEREAS, the City Council closed the public hearing on January 4, 2024, and, after considering all oral, written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS:

Section 1. All matters stated in the preamble of this Ordinance are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety. Capitalized terms not otherwise defined herein shall have the meanings assigned to them in the 2024 Amended and Restated Service and Assessment Plan attached hereto as **Exhibit A** or the Indenture of Trust, dated as of January 1, 2024 entered into by and between the City and U.S. Bank Trust Company, National Association, as Trustee.

Section 2. The 2024 Amended and Restated Service and Assessment Plan attached hereto as **Exhibit A** has been presented to and reviewed by the City Council and the City Council hereby approves the 2024 Amended and Restated Service and Assessment Plan and adopts the 2024 Amended and Restated Service and Assessment Plan as updated for the District.

Section 3. There shall be and is hereby levied and assessed against the property within Improvement Area #3, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed as the Improvement Area #3 Special Assessments in Exhibit H of the 2024 Amended and Restated Service and Assessment Plan attached hereto as **Exhibit A** and made a part hereof shown for each of the respective parcels of property, and the assessed against the same, and the owners thereof.

Section 4. The Improvement Area #3 Projects described in the preamble of this Ordinance and in the 2024 Amended and Restated Service and Assessment Plan include the improvements that will benefit and serve all of the property within Improvement Area #3 of the District. The Improvement Area #3 Projects benefit and serve all of the property within Improvement Area #3 of the District and are set forth in Section III of the 2024 Amended and Restated Service and Assessment Plan.

Section 5. The City Council hereby finds and determines upon the evidence presented in reference to the property located within Improvement Area #3 of the District that: (i) the enhancement and value to accrue to Improvement Area #3 of the District and the real and true owner or owners thereof by virtue of construction of the Improvement Area #3 Projects will be equal to or in excess of the amount of the cost of the proposed Improvement Area #3 Projects; (ii) that the apportionment of the costs of the Improvement Area #3 Projects and the Improvement Area #3 Special Assessments here and below made are just and equitable and produce substantial equality, considering the benefits received and the burdens imposed thereby, and result in imposing equal shares of the cost of the Improvement Area #3 Projects on property similarly benefitted, and are in accordance with the laws of the State of Texas; (iii) the property assessed is specially benefitted by means of the said Improvement Area #3 Projects in the District in relation to the costs of such improvements; (iv) all procedures that have taken place heretofore with reference to the Improvement Area #3 Projects and Improvement Area #3 Assessments are in all respects regular, proper, and valid; and (v) all prerequisites to the fixing of the assessment liens against the properties within Improvement Area #3 of the District, and the personal liability of the real and true owner or owners thereof, whether correctly named herein or not, have been in all things regularly and duly performed in compliance with the PID Act and the proceedings of the City Council. The cost of said Improvement Area #3 Projects is hereby assessed and levied as a special assessment against such properties and the real and true owner or owners thereof in the amounts as described in Exhibit H of the 2024 Amended and Restated Service and Assessment Plan attached hereto.

Section 6. There shall be and is hereby levied and assessed against the property within Improvement Area #3 of the District, and against the real and true owners thereof (whether such owners be correctly named or not), the sums of money as listed in Exhibit H of the

2024 Amended and Restated Service and Assessment Plan attached hereto and made a part hereof shown for each of the respective parcels of property, and the assessed against the same, and the owners thereof.

Section 7. The sums assessed against property located within Improvement Area #3 of the District and the real and true owners or owner thereof, whether the owner or owners be named or correctly named, or the properties be correctly described therein or not, together with interest thereon at the rate per annum when required as set forth in the 2024 Amended and Restated Service and Assessment Plan and with reasonable attorney's fees and all costs and expenses of collection, if incurred, are hereby declared to be and made a first and prior lien upon the respective parcels of property against which same are assessed from and after this date, and a personal liability and charge against the real and true owner or owners thereof, whether or not such owner or owners be correctly named herein, paramount and superior to all other liens, claims or titles except that such assessments levied herein are on a parity basis with the MIA Initial Special Assessments and the MIA Supplemental Special Assessments and except for lawful claims for state, county, school district, or municipality ad valorem taxes; and that the sum so assessed shall be payable to the City or its assigns in accordance with the Improvement Area #3 Assessment Roll attached as Exhibit H to the 2024 Amended and Restated Service and Assessment Plan. The MIA Initial Special Assessments and the MIA Supplemental Special Assessments continue in full force and effect, as modified in the 2024 Amended and Restated Service and Assessment Plan attached hereto.

Section 8. (a) The levy of the Improvement Area #3 Special Assessments on the Improvement Area #3 shall be effective on the date of adoption of this Ordinance levying assessments and strictly in accordance with the terms of the 2024 Amended and Restated Service and Assessment Plan.

(b) The apportionment of the costs of the Improvement Area #3 Projects to be assessed against the property within the Improvement Area #3 shall be as set forth in the 2024 Amended and Restated Service and Assessment Plan.

(c) The Improvement Area #3 Special Assessments and Annual Installments shall be collected, administered and may be reallocated, and the costs of improvements paid, as set forth in: (i) this Ordinance; (ii) the 2024 Amended and Restated Service and Assessment Plan and (iii) any ordinance, resolution, bond indenture or agreement approved by the City Council.

(d) Each Improvement Area #3 Special Assessment may be paid in a lump sum or may be paid in Annual Installments pursuant to the terms of the 2024 Amended and Restated Service and Assessment Plan.

(e) Each Improvement Area #3 Special Assessment shall accrue and bear interest at the rate or rates specified in the 2024 Amended and Restated Service and Assessment Plan.

(f) Each Annual Installment shall be due and payable and shall be collected each year in the manner set forth in the 2024 Amended and Restated Service and Assessment Plan.

(g) The Improvement Area #3 Special Assessments and the interest thereon shall be deposited as and when received by the City into a separate fund to be used to pay the costs incurred for the Improvement Area #3 Projects, including debt service on obligations issued to pay the costs of the Improvement Area #3 Projects, and the establishment of each such fund is hereby approved.

(h) The Annual Installments of the Improvement Area #3 Special Assessments shall be reduced to equal the actual costs of repaying the related series of bonds and actual Administrative Expenses (as provided for in the definition of such term), taking into consideration any other available funds for these costs, such as interest income on account balances.

Section 9. The form, terms and provisions of the Improvement Area No. 3 Landowner Agreement (Tessera on Lake Travis Public Improvement District), dated the date hereof, by and between the City and the Developer (the "Developer Landowner Agreement") and the Improvement Area No. 3 Landowner Agreement (Tessera on Lake Travis Public Improvement District), dated the date hereof, by and between the City and Westin Homes and Properties, L.P. (the "Westin Homes Landowner Agreement" and, collectively with the Developer Landowner Agreement, the "Landowner Agreements") are hereby authorized and approved in substantially final form attached hereto as **Exhibit B** with such changes as may be required to carry out the purpose of this Ordinance and approved by the City Manager, and the Mayor or Mayor Pro Tem of the City is hereby authorized and directed to execute and deliver the Landowner Agreements.

Section 10. This Ordinance incorporates by reference all provisions and requirements of the PID Act.

Section 11. If any section, article, paragraph, sentence, clause, phrase, or word in this Ordinance, or application thereof to any persons or circumstances is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance; and the City Council hereby declares it would have passed such remaining portion of this Ordinance, despite such invalidity, which remaining portions shall remain in full force and effect.

Section 12. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

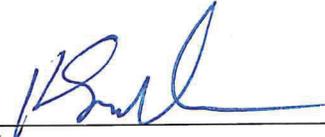
Section 13. The City Secretary is directed to cause a copy of this Ordinance, including the 2024 Amended and Restated Service and Assessment Plan, the Improvement Area #3 Assessment Roll and the Landowner Agreements, to be filed with the Travis County Clerk, not later than the seventh day after the date the City Council adopts this ordinance approving the 2024 Amended and Restated Service and Assessment Plan. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council not later than the

seventh day after the date that the City Council approves each Annual Service Plan Update (or as otherwise required by the PID Act).

Section 14. (a) P3Works, LLC is hereby appointed and designated as the initial Administrator of the 2024 Amended and Restated Service and Assessment Plan and of Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the 2024 Amended and Restated Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost. A copy of the 2024 Amended and Restated Service and Assessment Plan, and any updates thereto, may be obtained from P3Works, LLC at 9284 Huntington Square, Suite 100, North Richland Hills, Texas.

(b) The Travis County Tax Assessor-Collector is hereby appointed and designated as the collector of the Improvement Area #3 Assessments (the "Collector"). The Collector shall serve in such capacity unless and until replaced by subsequent action of the City Council.

PASSED, APPROVED AND ADOPTED on the 4th day of January, 2024.



Mayor

ATTEST:



City Secretary

[SEAL]



EXHIBIT A

**TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DISTRICT
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN**

Tessera On Lake Travis Public Improvement District

2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

JANUARY 4, 2024



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INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 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 2024 Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

On August 16, 2012, the City passed and approved Resolution No. 12-1551 authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act.

On November 1, 2012, the City passed and approved Ordinance No. 12-11-01-01 approving the Original Service and Assessment Plan for the District and levying \$19,890,000 in Major Improvement Area Initial Special Assessments against Assessed Property in the Initial Major Improvement Area and \$4,800,000 in Improvement Area #1 Special Assessments against Improvement Area #1 Assessed Property.

On November 1, 2012, the City passed and approved Ordinance No. 12-11-01-02 authorizing the issuance of the Major Improvement Area 2012 Bonds.

On November 1, 2012, the City passed and approved Ordinance No. 12-11-01-03 authorizing the issuance of the Improvement Area #1 2012 Bonds.

On December 7, 2017, the City passed and approved Ordinance No. 17-12-07-01, approving the Service and Assessment Plan Update for Improvement Area #2, which i) added Improvement Area #2, ii) identified the budgets for the Improvement Area #2 Improvements, iii) identified the Improvement Area #2 Special Assessments for the Improvement Area #2 Assessed Property, iv) reallocated Improvement Area #2’s allocable share of the Major Improvement Area Initial Special Assessments from the Major Improvement Area Assessment Roll to the Improvement Area #2 Assessment Roll, and v) reflected the revised Major Improvement Area Assessment Roll.

On December 7, 2017, the City passed and approved Ordinance No. 17-12-07-02 authorizing the issuance of the Improvement Area #2 2018 Bonds.

On July 23, 2020, the City Council approved the 2020 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 20-07-23-01, Ordinance No. 20-17-23-02 and Ordinance No. 20-17-23-03 which i) amended and restated the Original Service and Assessment

Plan, as updated amended and supplemented from time to time, in its entirety, ii) identified the budget for certain Supplemental Major Improvements benefitting the entire District, iii) allocated the costs of such Supplemental Major Improvements among the Parcels within the District, iv) identified the Major Improvement Area Supplemental Special Assessments levied within the Major Improvement Area for its pro rata share of the Actual Costs of the Supplemental Major Improvements, v) reflected the issuance of the Improvement Area #1 2020 Bonds to refund the Improvement Area #1 2012 Bonds, vi) reflected the issuance of the Major Improvement Area 2020 Bonds to refund the Major Improvement Area 2012 Bonds and pay a portion of the costs of the Supplemental Major Improvements, and vii) updated the Assessment Rolls for the District.

This 2024 Amended and Restated Service and Assessment Plan does the following: i) amends and restates the 2020 Amended and Restated Service and Assessment Plan, as updated, amended and supplemented from time to time, in its entirety, ii) identifies the budget for the Improvement Area #3 Improvements, iii) identifies the Improvement Area #3 Special Assessments to be levied on Improvement Area #3 Assessed Property, iv) reflects the issuance of the Improvement Area #3 2024 Bonds to pay for a portion of the costs of the Improvement Area #3 Projects and, v) updates the Assessment Rolls for the District.

The PID Act requires a service plan that covers a period of at least five years, defines the annual indebtedness and projected cost of the Authorized Improvements and includes a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the form of notice is attached as **Exhibit EE**.

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

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

SECTION I: DEFINITIONS

“2020 Amended and Restated Service and Assessment Plan” means the Amended and Restated Service and Assessment Plan for the District approved by the City Council on July 23, 2020, as updated and amended from time to time.

“2024 Amended and Restated Service and Assessment Plan” means this 2024 Amended and Restated Service and Assessment Plan for the District as updated and amended from time to time.

“Actual Costs” means, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner of the District: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. 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 of 5% 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% additional interest charged on the Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Improvement Area #3 Assessments securing the Improvement Area #3 Reimbursement Obligation.

“Administrative Expenses” means the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of the District, including, but not limited to, the costs of: (i) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of the District in relation to the Authorized Improvements, (ii) computing, levying, billing and collecting Assessments or the installments thereof, including Delinquent Collection Costs, (iii) maintaining the record of

installments of the Assessments and the system of registration and transfer of the PID Bonds, (iv) paying and redeeming the PID Bonds, (v) investing or depositing of monies, (vi) complying with this 2024 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, (vii) the Trustee fees and expenses relating to the PID Bonds, the administration of the Improvement Area #3 Reimbursement Agreement, including reasonable fees, (viii) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (ix) administering City review with respect to accepting the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of and interest on the PID Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

“Administrator” means the City, or the person or independent firm designated by the City who shall have the responsibility provided in this 2024 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 Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that may include: (1) principal; (2) interest; (3) Administrative Expenses; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to this 2024 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 and 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 an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

“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 Assessed Property within the District and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit D** for

Improvement Area #1, **Exhibit F** for Improvement Area #2, **Exhibit H** for Improvement Area #3, and **Exhibit J** for the Major Improvement Area, 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.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, as more specifically described in **Section III**.

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

“City” means the City of Lago Vista, Texas.

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

“County” means Travis County, Texas.

“Delinquent Collection Costs” means, for an Assessed Property, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

“Developer” means Hines Lake Travis Land II Limited Partnership, a Texas limited partnership.

“District” means the approximately 877.263 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit N-1** and as depicted by the map on **Exhibit O**.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property assuming construction of vertical improvements (homes, commercial buildings, 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.

“Estimated Lot Value” means the estimated Lot value of an Assessed Property prior to the construction of vertical improvements (homes, commercial buildings, 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.

“Future Improvement Area” means a distinct portion of the Major Improvement Area described by metes and bounds and developed as an individual improvement area after Improvement Area #1, Improvement Area #2, and Improvement Area #3, with such area(s) to be described and designated in future Annual Service Plan Updates.

“Future Improvement Area Assessed Property” means any and all Parcels within the Future Improvement Area other than Non-Benefitted Property.

“Future Improvement Area Assessment” means an Assessment levied on Future Improvement Area Assessed Property for the purpose of (i) financing Future Improvement Area Improvements and (ii) paying Bond Issuance Costs of the Future Improvement Area Bonds. The Future Improvement Area Assessments, if any, while separately levied, are on parity with the Major Improvement Area Special Assessments.

“Future Improvement Area Bonds” means PID Bonds issued to finance Future Improvement Area Improvements and Bond Issuance Costs related to such Future Improvement Area Bonds. If issued, Future Improvement Area Bonds will be secured by and paid from only the Future Improvement Area Assessments levied on Parcels located within the Future Improvement Area benefitting from the Future Improvement Area Improvements and Bond Issuance Costs being financed.

“Future Improvement Area Improvements” means Authorized Improvements which only benefit the Assessed Property within the applicable Future Improvement Area.

“Improvement Area #1” means approximately 218.6 acres located within the District, as shown on **Exhibit O** and more specifically described in **Exhibit N-2**.

“Improvement Area #1 2012 Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue Bonds, Series 2012 (Tessera on Lake Travis Public Improvement District Improvement Area #1 Project)” issued to finance the costs of the Improvement Area #1 Improvements and Improvements Area #1’s allocable share of the Initial Major Improvements and were refunded with the proceeds of the Improvement Area #1 2020 Bonds.

“Improvement Area #1 2020 Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue Refunding Bonds, Series 2020 (Tessera on Lake Travis Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Special Assessments. Improvement Area #1 2020 Bonds refunded all Improvement Area #1 2012 Bonds outstanding at the time the Improvement Area #1 2020 Bonds were issued.

“Improvement Area #1 Annual Installment” means the annual installment payment of the Improvement Area #1 Special Assessment as calculated by the Administrator and approved by

the City Council that may include: (1) principal, (2) interest, (3) Administrative Expenses, and (4) Additional Interest.

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

“Improvement Area #1 Assessment Roll” means the assessment roll for the Improvement Area #1 Assessed Property within the District and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit D**, 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 Improvements” means Authorized Improvements which only benefit Improvement Area #1 Assessed Property, including Phase 1A Improvements and Phase 1A/1B Improvements.

“Improvement Area #1 Special Assessment” means \$4,800,000 in Assessments levied against Assessed Property within Improvement Area #1 and imposed pursuant to an Assessment Ordinance of which \$3,710,835.01 remains outstanding, 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 #2” means approximately 115.497 acres located within the District, as shown on **Exhibit O** and more specifically described in **Exhibit N-3**.

“Improvement Area #2 2018 Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue and Refunding Bonds, Series 2018 (Tessera on Lake Travis Public Improvement District Improvement Area #2 Project)” that are secured by Improvement Area #2 Special Assessments.

“Improvement Area #2 Annual Installment” means the annual installment payment of the Improvement Area #2 Special Assessment as calculated by the Administrator and approved by the City Council that may include: (1) principal, (2) interest, (3) Administrative Expenses, and (4) Additional Interest.

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

“Improvement Area #2 Assessment Roll” means the assessment roll for the Improvement Area #2 Assessed Property within the District and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit F**, 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 Improvements” means Authorized Improvements which only benefit Improvement Area #2 Assessed Property.

“Improvement Area #2 Special Assessment” means \$4,739,999.10 in Assessments levied against Assessed Property within Improvement Area #2 and imposed pursuant to an Assessment Ordinance, of which \$4,398,824.63 remains outstanding, 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 #3” means approximately 240.7 acres located within the District, as shown on **Exhibit O** and more specifically described in **Exhibit N-4**.

“Improvement Area #3 2024 Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue Bonds, Series 2024 (Tessera on Lake Travis Public Improvement District Improvement Area #3 Project)” that are secured by Improvement Area #3 Special Assessments.

“Improvement Area #3 Additional Bonds” means any PID Bonds issued after the Improvement Area #3 2024 Bonds that are secured by Improvement Area #3 Special Assessments and used to refinance the Improvement Area #3 Reimbursement Obligation, if such bonds are issued.

“Improvement Area #3 Annual Installment” means the annual installment payment of the Improvement Area #3 Special Assessment as calculated by the Administrator and approved by the City Council that may include: (1) principal related to the Improvement Area #3 2024 Bonds and the Improvement Area #3 Reimbursement Obligation, (2) interest, (3) Administrative Expenses, and (4) with respect to the Improvement Area #3 Annual Installment securing the Improvement Area #3 2024 Bonds or Improvement Area #3 Additional Bonds, if any, Additional Interest.

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

“Improvement Area #3 Assessment Roll” means the assessment roll for the Improvement Area #3 Assessed Property within the District and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit H**, 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 Improvements” means Authorized Improvements which only benefit Improvement Area #3 Assessed Property, including the Phase 2 Improvements, Phase 3C Improvements and Phase 4B Improvements.

“Improvement Area #3 Landowners” means Hines Lake Travis Land Limited Partnership, a Texas limited partnership, Hines Lake Travis Land II Limited Partnership, a Texas limited partnership and Westin Homes.

“Improvement Area #3 PID Community Infrastructure” means the PID Community Infrastructure allocable to Improvement Area #3, including the Phase 2 PID Community Infrastructure and the Phase 4B PID Community Infrastructure.

“Improvement Area #3 Projects” means, collectively, the Improvement Area #3 Improvements and the Improvement Area #3 PID Community Infrastructure.

“Improvement Area #3 Reimbursement Agreement” means that certain “Tessera Public Improvement District Improvement Area #3 Acquisition and Reimbursement Agreement” effective January 4, 2024, entered into by and between the City and Developer, whereby all or a portion of the Actual Costs of the Improvement Area #3 Projects will be paid to the Developer from Improvement Area #3 Special Assessments to reimburse the Developer for Actual Costs paid by the Developer, that are eligible to be paid with Improvement Area #3 Special Assessments plus interest.

“Improvement Area #3 Reimbursement Obligation” means an amount not to exceed \$19,447,000 secured by Improvement Area #3 Special Assessments on a basis subordinate to the payment of debt service on the Improvement Area #3 2024 Bonds and Improvement Area #3 Additional Bonds, if any, to be paid to the Developer pursuant to the Improvement Area #3 Reimbursement Agreement.

“Improvement Area #3 Special Assessment” means \$32,637,000 in Assessments levied against Assessed Property within Improvement Area #3 and imposed pursuant to an Assessment Ordinance, 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.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to the PID Bonds.

“Initial Major Improvements” means Authorized Improvements which provide special benefit to every Assessed Parcel within the District, and which were identified in the Original Service and Assessment Plan, as further described in **Section III**.

“Initial Major Improvement Area” means the land comprising the Major Improvement Area and Improvement Area #2.

“Landowner Agreement” means an agreement by and between the City and one or more Landowner, pursuant to which the Landowner(s) consent to the levy of Assessments to finance the Actual Costs of Authorized Improvements and agrees to repayment thereof.

“Landowners” means Hines Lake Travis Land Limited Partnership, a Texas limited partnership, Hines Lake Travis Land II Limited Partnership, a Texas limited partnership, Westin Homes and Toll Southwest.

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

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

“Lot Type 1” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 1 buyer disclosure attached as **Exhibit EE-1**.

“Lot Type 2” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 2 buyer disclosure attached as **Exhibit EE-2**.

“Lot Type 3” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 3 buyer disclosure attached as **Exhibit EE-3**.

“Lot Type 4” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 4 buyer disclosure attached as **Exhibit EE-4**.

“Lot Type 5” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special

Assessment and estimated Annual Installments are contained within the Lot Type 5 buyer disclosure attached as **Exhibit EE-5**.

“**Lot Type 6**” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 6 buyer disclosure attached as **Exhibit EE-6**.

“**Lot Type 7**” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 7 buyer disclosure attached as **Exhibit EE-7**.

“**Lot Type 8**” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 8 buyer disclosure attached as **Exhibit EE-8**.

“**Lot Type 9**” means a residential Lot within Improvement Area #2 classified as such on the Improvement Area #2 Assessment Roll, whose outstanding Improvement Area #2 Special Assessment and estimated Annual Installments are contained within the Lot Type 9 buyer disclosure attached as **Exhibit EE-9**.

“**Lot Type 10**” means a residential Lot within Improvement Area #2 classified as such on the Improvement Area #2 Assessment Roll, whose outstanding Improvement Area #2 Special Assessment and estimated Annual Installments are contained within the Lot Type 10 buyer disclosure attached as **Exhibit EE-10**.

“**Lot Type 11**” means a residential Lot within Improvement Area #2 classified as such on the Improvement Area #2 Assessment Roll, whose outstanding Improvement Area #2 Special Assessment and estimated Annual Installments are contained within the Lot Type 11 buyer disclosure attached as **Exhibit EE-11**.

“**Lot Type 12**” means a residential Lot within Improvement Area #2 classified as such on the Improvement Area #2 Assessment Roll, whose outstanding Improvement Area #2 Special Assessment and estimated Annual Installments are contained within the Lot Type 12 buyer disclosure attached as **Exhibit EE-12**.

“**Lot Type 13**” means a residential Lot within Improvement Area #1 classified as such on the Improvement Area #1 Assessment Roll, whose outstanding Improvement Area #1 Special Assessment and estimated Annual Installments are contained within the Lot Type 13 buyer disclosure attached as **Exhibit EE-13**.

“Lot Type 14” means a residential Lot marketed to homebuilders as a 40’ lot within Phase 2 of Improvement Area #3, whose outstanding Improvement Area #3 Special Assessment and estimated Annual Installments are contained within the Lot Type 14 buyer disclosure attached as **Exhibit EE-14**.

“Lot Type 15” means a residential Lot marketed to homebuilders as a 50’ lot within Phase 2 of Improvement Area #3, whose outstanding Improvement Area #3 Special Assessment and estimated Annual Installments are contained within the Lot Type 15 buyer disclosure attached as **Exhibit EE-15**.

“Lot Type 16” means a residential Lot marketed to homebuilders as 60’ lot within Phase 2 of Improvement Area #3, whose outstanding Improvement Area #3 Special Assessment and estimated Annual Installments are contained within the Lot Type 16 buyer disclosure attached as **Exhibit EE-16**.

“Lot Type 17” means a residential Lot marketed to homebuilders as a 60’ lot within Phase 3C of Improvement Area #3, whose outstanding Improvement Area #3 Special Assessment and estimated Annual Installments are contained within the Lot Type 17 buyer disclosure attached as **Exhibit EE-17**.

“Lot Type 18” means a residential Lot marketed to homebuilders as a 45’ lot within Phase 4B of Improvement Area #3, whose outstanding Improvement Area #3 Special Assessment and estimated Annual Installments are contained within the Lot Type 18 buyer disclosure attached as **Exhibit EE-18**.

“Lot Type 19” means a residential Lot within Improvement Area #2 classified as such on the Improvement Area #2 Assessment Roll, whose outstanding Improvement Area #2 Special Assessment and estimated Annual Installments are contained within the Lot Type 19 buyer disclosure attached as **Exhibit EE-19**.

“Major Improvement Area” means approximately 543.153 acres located within the District, as shown on **Exhibit O** and more specifically described in **Exhibit N-5**.

“Major Improvement Area Bonds” means, collectively, the Major Improvement Area 2012 Bonds and the Major Improvement Area 2020 Bonds.

“Major Improvement Area 2012 Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue Bonds, Series 2012 (Tessera on Lake Travis Public Improvement District, Major Improvement Area Project)”, that were used to finance the costs of the Initial Major Improvements and were refunded by the proceeds of the Major Improvement Area 2020 Bonds.

“Major Improvement Area 2020 Bonds” means, collectively, the Major Improvement Area 2020 Tax-Exempt Bonds and the Major Improvement Area 2020 Taxable Bonds.

“Major Improvement Area 2020 Taxable Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue Refunding Bonds, Taxable Series 2020A (Tessera on Lake Travis Public Improvement District Major Improvement Area Project)”, that are secured by Major Improvement Area Special Assessments. Major Improvement Area 2020 Taxable Bonds refunded a portion of the Major Improvement Area 2012 Bonds outstanding at the time the Major Improvement Area 2020 Taxable Bonds were issued.

“Major Improvement Area 2020 Tax-Exempt Bonds” means those certain “City of Lago Vista, Texas, Special Assessment Revenue and Refunding Bonds, Tax-Exempt Series 2020B (Tessera on Lake Travis Public Improvement District Major Improvement Area Project)”, that are secured by Major Improvement Area Special Assessments. A portion of the proceeds of the Major Improvement Area 2020 Tax Exempt Bonds refunded a portion of the Major Improvement Area 2012 Bonds outstanding at the time the Major Improvement Area 2020 Tax Exempt Bonds were issued.

“Major Improvement Area Annual Installment” means the annual installment payment of the Major Improvement Area Special Assessment as calculated by the Administrator and approved by the City Council that may include: (1) principal, (2) interest, (3) Administrative Expenses and (4) Additional Interest.

“Major Improvement Area Assessed Property” means any Parcel within the Major Improvement Area against which a Major Improvement Area Special Assessment is levied.

“Major Improvement Area Assessment Roll” means an assessment roll for the Major Improvement Area Assessed Property within the District and included in this 2024 Amended and Restated Service and Assessment Plan as **Exhibit J**, 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.

“Major Improvement Area Initial Special Assessment” means \$19,890,000 in Assessments levied against Assessed Property within the Initial Major Improvement Area and imposed pursuant to Assessment Ordinance No. 12-11-01-01, of which \$14,225,995.88 remains outstanding, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvement Area Projects” means the Major Improvement Area’s allocable share of the Major Improvements.

“Major Improvement Area Special Assessment” means, collectively, the Major Improvement Area Initial Special Assessment and the Major Improvement Area Supplemental Special Assessment.

“Major Improvement Area Supplemental Special Assessment” means \$1,496,039 in Assessments levied against Major Improvement Area Assessed Property to fund the Supplemental Major Improvements and imposed pursuant to Assessment Ordinance No. 20-07-23-01, of which \$774,004.12 remains outstanding, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvements” means, collectively, the Initial Major Improvements and the Supplemental Major Improvements.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

“Original Owners” means Hines Lake Travis Land Limited Partnership, a Texas limited partnership and Hines Lake Travis Land II Limited Partnership, a Texas limited partnership.

“Original Service and Assessment Plan” means the Service and Assessment Plan for the District approved by the City Council on November 1, 2012, as updated and amended from time to time.

“Owners’ Association” means the association(s) established for the benefit of property owners within the District.

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

“Phase 1A” means a portion of Improvement Area #1, as shown on **Exhibit P**.

“Phase 1A Assessed Property” means all Parcels within Phase 1A other than Non-Benefited Property.

“Phase 1A Improvements” means Authorized Improvements that only provide a benefit to Parcels within Phase 1A.

“Phase 1A/1B Improvements” means Authorized Improvements that only provide a benefit to Parcels within Phase 1A and Phase 1B Assessed Property and are described in **Section III**.

“Phase 1B” means a portion of Improvement Area #1, as shown on **Exhibit Q**.

“Phase 1B Assessed Property” means all Parcels within Phase 1B other than Non-Benefited Property.

“Phase 1B Improvements” means Authorized Improvements that only provide a benefit to Parcels within Phase 1B.

“Phase 2” means a portion of Improvement Area #3 as shown on **Exhibit R**.

“Phase 2 Assessed Property” means all Parcels within Phase 2 other than Non-Benefited Property.

“Phase 2 Improvements” means Authorized Improvements which only benefit Phase 2 Assessed Property and are described in **Section III**.

“Phase 2 PID Community Infrastructure” means the PID Community Infrastructure allocable to Phase 2.

“Phase 2 Projects” means, collectively, the Phase 2 Improvements and the Phase 2 PID Community Infrastructure.

“Phase 3A” means a portion of Improvement Area #2 as shown on **Exhibit N-3**.

“Phase 3A Assessed Property” means all Parcels within Phase 3A other than Non-Benefited Property.

“Phase 3A Improvements” means Authorized Improvements which only benefit Phase 3A Assessed Property and are described in **Section III**.

“Phase 3B” means a portion of Improvement Area #2 as shown on **Exhibit S**.

“Phase 3B Assessed Property” means all Parcels within Phase 3B other than Non-Benefited Property.

“Phase 3B Improvements” means Authorized Improvements which only benefit Phase 3B Assessed Property and are described in **Section III**.

“Phase 3C” means a portion of Improvement Area #3, as shown on **Exhibit T**.

“Phase 3C Assessed Property” means all Parcels within Phase 3C other than Non-Benefited Property.

“Phase 3C Improvements” means Authorized Improvements which only benefit Phase 3C Assessed Property and are described in **Section III**.

“Phase 4A” means a portion of Improvement Area #2 as shown on **Exhibit U**.

“Phase 4A Assessed Property” means all Parcels within Phase 4A other than Non-Benefited Property.

“Phase 4A Improvements” means Authorized Improvements which only benefit Phase 4A Assessed Property and are described in **Section III**.

“Phase 4B” means a portion of Improvement Area #3, as shown on **Exhibit V**.

“Phase 4B Assessed Property” means all Parcels within Phase 4B other than Non-Benefited Property.

“Phase 4B Improvements” means Authorized Improvements which only benefit Phase 4B Assessed Property and are described in **Section III**.

“Phase 4B PID Community Infrastructure” means the PID Community Infrastructure allocable to Phase 4B.

“Phase 4B Projects” means, collectively, the Phase 4B Improvements and the Phase 4B PID Community Infrastructure.

“Phase 5 and 6” means approximately 261 acres located within the Future Improvement Area, as shown on **Exhibit Y** and more specifically described in **Exhibit Z**.

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

“PID Bonds” means bonds issued by the City that are secured by Assessments levied on Assessed Property within the District.

“PID Community Infrastructure” means those Authorized Improvements which provide special benefit to the land within Phase 2, Phase 4A, Phase 4B and Phase 5 and 6, as set forth in the Development Agreement, and generally described in Section III, and as depicted on **Exhibit W** and further described in **Exhibit X**. The total cost of the Community Infrastructure, as well as the allocation, is shown on **Exhibit A-2**.

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

“Prepayment Costs” means principal and interest, including Additional Interest, and Administrative Expenses incurred up to the date of Prepayment, and including any penalties.

“Restated Development Agreement” means the restated development agreement between the Original Owners and the City having an effective date of August 16, 2012, as partially assigned to Toll Southwest.

“Service Plan” means a plan approved by the City Council that 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**.

“Supplemental Major Improvements” means those Authorized Improvements which provide special benefit to every Assessed Parcel within the District, and which were identified in an update to the Original Service and Assessment Plan, as further described in **Section III**.

“Toll Southwest” means the Toll Southwest LLC, a Delaware limited liability company.

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

“Westin Homes” means Westin Homes LLC, a Delaware limited liability company.

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SECTION II: THE DISTRICT

The District includes approximately 877.263 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit N-1** and as depicted by the map on **Exhibit O**. Development of the District is anticipated to include 1,878 single-family homes.

The District is comprised of three distinct areas and the Major Improvement Area. Improvement Area #1 is comprised of Phase 1A and Phase 1B and includes approximately 218.627 acres as described in **Exhibit N-2**. Improvement Area #2 is comprised of Phase 3A, Phase 3B, and Phase 4A and includes approximately 115.497 acres as described in **Exhibit N-3**. Improvement Area #3 is comprised of Phase 2, Phase 3C and Phase 4B and includes approximately 240.7 acres as described in **Exhibit N-4**. The Major Improvement Area, which includes the land within Improvement Area #3, consists of approximately 543.139 acres as described in **Exhibit N-5**. This 2024 Amended and Restated Service and Assessment Plan will be updated as Future Improvement Areas are developed within the Major Improvement Area.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Original Owners and their engineer and reviewed by the City staff and by third-party consultants retained by the City, determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit A-1**. The budget for the Community Infrastructure, as well as the allocation, is shown on **Exhibit A-2**. This 2024 Amended and Restated Service and Assessment Plan will be updated to include a list of the Future Improvement Area Improvements as Future Improvement Areas are developed within the Major Improvement Area.

- *Initial Major Improvements*

- *Water Treatment Plant #1 Upgrades*

- The Lago Vista Water Treatment Plant No. 1 (WTP) was upgraded by adding two pumps next to the existing booster pump building at the WTP; minimum capacity of each pump is 500 gallons per minute; a scada system and control valves at the WTP. The upgrades include limited site work, pumping equipment, piping, and electrical equipment improvements. These WTP upgrades were constructed to City standards and specifications and are owned and operated by the City.

- *Waterline 1*

- This project consists of constructing approximately 9,000 linear feet of 12" diameter water transmission main from the WTP. The project was constructed

within the existing right of way (ROW) of Seminole Drive, Clubhouse Drive, Bonanza Drive, Canyon Drive, Dawn Drive, Valleyview Drive, Park Drive, Verde Vista Drive and Brewer Lane and ends at the intersection of Brewer Lane and Deepwood Drive. The line was designed and constructed in accordance with City standards and specifications and is owned and operated by the City. The line has all the necessary appurtenances to be a fully operational transmission main. The line provides service to the District.

- *Water Line 2*

This project consists of approximately 8,000 linear feet of 14" diameter water transmission mains from a connection point in Water Line 1 at Brewer Lane and Deepwood Drive. The project was constructed within the existing right of way (ROW) of Deepwood Drive, Ridgeview Road, Packsaddle Trail, Stable Lane, Bar-K-Ranch Road, Surrey Lane and includes a 14" diameter water transmission main and a 16" diameter water transmission main crossing Lake Travis through Turnback Cove onto Tessera on Lake Travis. The line was designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. The line has all the necessary appurtenances to be fully operational transmission main.

- *Water Line 3*

This project consists of constructing approximately 1,000 linear feet of 14" diameter water transmission mains from a connection point in Water Line 2 at the westernmost point of Turnback Cove. The project is constructed within an easement to the new right of way (ROW) of Burnet Route Trail and ties into Water Line 1. The line was designed and constructed in accordance with City standards and specifications and is owned and operated by the City. The line has all the necessary appurtenances to be fully operational transmission main.

- *Water Line 4*

This project consists of constructing approximately 4,100 linear feet of 12" diameter water transmission mains from a connection point in Water Line 3 and then constructed within the new right of way (ROW) of Burnet Route Trail to the west ground storage tank site described in the Restated Development Agreement. The line was designed and constructed in accordance with City standards and specifications and will be owned and operated by the City. The line has all the necessary appurtenances to be fully operational transmission main.

- *Wastewater Treatment Plant Improvements*

This project consists of cost participating with the City on constructing a force main header to combine multiple force mains entering the City wastewater treatment plant, as described in the Restated Development Agreement. All wastewater projects will be constructed to City standards and specifications and will be owned and operated by the City.

- *Wastewater Lines 1 and 3*

This project consists of increasing the force main to 14-inch in diameter for approximately 2,000 linear feet and 18-inches in diameter for approximately 1,650 linear feet. This project ties into and utilizes the City's existing 12-inch wastewater force main from the existing Bar-K lift station to the Turner lift station and tie into and utilize the City's existing 8-inch wastewater force main in Bar-K Ranch Road.

- *Lift Station Pump Upgrades*

This project consists of upgrading the existing Bar-K wastewater lift station and the Turner lift station with increased pump capacity, add odor control and add scada control.

- *Wastewater Line 3*

This project consists of constructing an 8-inch-high density polyethylene force main approximately 6,500 linear feet from the District to the City's 8-inch force main in Bar-K Ranch Road.

- *Wastewater Line 4*

This project consists of constructing a 3-8" high density polyethylene low pressure wastewater force mains at the crossing of Turnback Cove into Tessera on Lake Travis and then continuing one of these force mains into Tessera on Lake Travis terminating at Burnet Route Trail. This project also consists of multiple high density polyethylene force mains connected to one of the Wastewater Line 4 force mains at the Turnback Cove crossing into Tessera on Lake Travis. This line was designed and constructed in accordance with City standards and specifications. These lines have all the necessary appurtenances to be fully operational sewer mains.

- *TXDOT Turn Lane*

This project consists of funding the construction of approximately 1300 linear feet of the Texas Department of Transportation ("TXDOT") highway in the right of way for east bound traffic and conversion of existing traffic lane for eastbound traffic

into a center lane for project entrance from F.M 1431 into the District. This project also includes the addition of 1300 linear feet of an acceleration and deceleration lane onto the south side of the TxDOT highway for traffic entering project from F.M. 1431 into the District. This project is owned and operated by TxDOT.

- *Initial Entrance Road to Phase 1A and through Phase 1A to Park Area*

Project consists of the construction of 12,285 linear feet of roadway with retaining walls, turn lanes, curb and gutter systems, re-vegetation of all disturbed areas within the right of way, a structural crossing of two major flood plains and link to new F.M. 1431 acceleration and deceleration lane. This project is constructed to City standards and specifications and will be owned and operated by the City.

- *Drainage*

Project consists of drainage improvements to support the installation of Tessera Parkway from FM 1431 to the amenity center. The primary runoff conveyance along the roadway are roadside ditches that are relieved by drainage culverts crossing under the roadway. Some areas of the pavement section require the use of a curb section to control runoff patterns. The project includes one minor waterway crossing. The runoff along this section of roadway will be routed through water quality basins. This project was constructed to City standards and specifications and will be owned and operated by the City.

- *Entry Monuments*

Project consists of an entrance monument located at the entry to the District. This project will be constructed to City standards and specifications and will be owned by the City. Under an agreement with the City, the Owners' Association operates and maintains the facilities.

- *Hardscape*

Project consists of the installation of hardscaping to include sidewalks, fencing, driveway improvements, parking, lighting and signage within the District. This project was constructed to City standards and specifications and is owned by the City. Under an agreement with the City, the Tessera on Lake Travis Owner's Association operates and maintains the facilities.

- *Landscape*

Project consists of the installation of landscaping along various right of ways and within park areas. This project was constructed to City standards and specifications and is to be owned by the City. Under an agreement with the City,

the Tessera on Lake Travis Owner's Association operates and maintains the facilities.

- *Community Pool and Pavilion*

The project consists of a 60' by 40' pool and open pavilion. The pool is located near the Lake Travis shoreline near the intersection of Turnback Cove and the main body of Lake Travis. The open pavilion is a non-air-conditioned structure with a two-bathroom facilities with adequate areas to serve as a changing room. In addition to the pool and pavilion, the project consists of perimeter fencing, landscape improvements, playscapes, benches and areas that include bar-b-que grills. The pool area includes surface parking improvements to accommodate up to 30 cars. This project was constructed to City standards and specifications and is owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA operates and maintains the facilities.

- *Hike and Bike Trail System*

The project is located along Turnback Cove. The improvements connect to the pool and extend north along Turnback Cove. The improvements consist of a mixture of natural and improved pathways with several ancillary improvements (benches, playscapes, points of interest, etc.) along or near the pathways. This project was constructed to City standards and specifications and is owned by the City. Under an agreement with the City, the Tessera on Lake Travis HOA operates and maintains the facilities.

- *Supplemental Major Improvements*

- *Right of Way Acquisition*

The project contains 25.83 acres of right of way out of Tessera Parkway and Burnet Knoll Trail. The right of way acquired by the City is depicted on **Exhibit L**.

- *Improvement Area #1 Improvements*

- *Water*

This project consists of constructing approximately 8,500 linear feet of multiple water lines that include water lines that connect to Water Line #2 at multiple points, some of which will extend water lines sized to provide water service to portions of Phase 1B. These lines will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the edge of Phase 1B and to be service lines to provide service to each Lot within Phase 1A.

- *Wastewater*
This portion of the Improvement Area #1 Improvements consists of constructing approximately 8,500 linear feet of multiple low-pressure mains that include sewer lines that connect to Wastewater Line 1 at multiple points and appropriately sized lines that extend sewer service to portions of Phase 1B. These lines will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City. These lines will have the necessary appurtenances to be fully operational sewer mains extending sewer service to the edge of Phase 1B and to provide service to each Lot within Phase 1A.
- *Roadway*
This portion of the Improvement Area #1 Improvements consists of constructing approximately 8,500 linear feet of roadways with retaining walls, turn lanes, curb and gutter systems and re-vegetation of all disturbed areas within the right of way. These roadway improvements include streets that will provide street access to each Lot within Phase 1A and will provide access to some portions of Phase 1B. This project will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City.
- *Drainage*
This portion of the Improvement Area #1 Improvements shall consist of approximately 8,500 linear feet of drainage improvements to support the residential units in Phase 1A and to receive storm water from some Lots within Phase 1B. The main means of conveyance within Phase 1A is within or along roadways and underground storm drain pipes. The roadway pavement section will generally require the use of curbs with integrated drainage inlets to control runoff. This project includes one waterway crossing that can be a multiple box culvert or a single arch span structure. The runoff within this section of development is planned to be routed through water quality basins, as required by the PDD zoning ordinance. This project will be designed and constructed in accordance with City of Lago Vista standards and specifications and will be owned and operated by the City.
- *Improvement Area #2 Improvements*
 - *Phase 3A Improvements*
 - *Water and Sanitary Sewer*
Phase 3A Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, and erosion control all necessary appurtenances

required to provide water and wastewater service to all Lots within Phase 3A.

- *Roadway*
Phase 3A Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 3A.
- *Drainage*
Phase 3A Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 3A.
- *Landscaping*
Phase 3A Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 3A.
- *Phase 3B Improvements*
 - *Water and Sanitary Sewer*
Phase 3B Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water and wastewater service to all Lots within Phase 3B.
 - *Roadway*
Phase 3B Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 3B.
 - *Drainage*
Phase 3B Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap,

concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 3B.

- *Landscaping*

Phase 3B Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 3B.

- *Phase 4A Improvements*

- *Water and Sanitary Sewer*

Phase 4A Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water and wastewater service to all Lots within Phase 4A.

- *Roadway*

Phase 4A Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 4A.

- *Drainage*

Phase 4A Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 4A.

- *Landscaping*

Phase 4A Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 4A.

- *Improvement Area #3 Improvements*

- *Phase 2 Improvements*

- *Water and Sanitary Sewer*

The Phase 2 Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances

required to provide water and wastewater service to all Lots within Phase 2.

- *Roadway*
Phase 2 Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 2.
- *Drainage*
Phase 2 Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 2.
- *Landscaping*
Phase 2 Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 2.
- *Phase 3C Improvements*
 - *Water and Sanitary Sewer*
Phase 3C Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water and wastewater service to all Lots within Phase 3C.
 - *Roadway*
Phase 3C Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 3C.
 - *Drainage*
Phase 3C Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap,

concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 3C.

- *Landscaping*

Phase 3C Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 3C.

- *Phase 4B Improvements*

- *Water and Sanitary Sewer*

Phase 4B Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control, and all necessary appurtenances required to provide water and wastewater service to all Lots within Phase 4B.

- *Roadway*

Phase 4B Improvements including subgrade stabilization (including lime treatment and compaction), concrete and reinforcing steel for roadways, testing, handicapped ramps, and street lights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Phase 4B.

- *Drainage*

Phase 4B Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage for all Lots in Phase 4B.

- *Landscaping*

Phase 4B Improvements include installation of landscaping, including irrigation, in public open spaces for all Lots in Phase 4B.

- *PID Community Infrastructure*

PID Community Infrastructure includes water and wastewater improvements that service Phase 2, Phase 4A, Phase 4B, and Phase 5 and 6 as more specifically described in **Exhibit X**.

- *Bond Issuance Costs*

- Debt Service Reserve Requirement - Equals the amount required to fund a reserve under an applicable Indenture.

- Capitalized Interest - Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture.
- Underwriter’s Discount - Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter’s counsel.
- Cost of Issuance - 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.

- *First Year Annual Collections Cost*

The estimated costs of the first year of Administrative Expenses.

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-1, Exhibit C-2, Exhibit C-3, and Exhibit C-4 summarize the sources and uses of funds required to construct certain Authorized Improvements benefitting Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Major Improvement Area and shall be updated in each Annual Service Plan Update. This 2024 Amended and Restated Service and Assessment Plan will be updated to include the sources and uses of funds required to construct the Future Improvement Area Improvements as Future Improvement Areas are developed within the Major Improvement Area.

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 2024 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel 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 the Original Owners and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- *Initial Major Improvements*

The Initial Major Improvements were allocated between the Initial Major Improvement Area and Improvement Area #1 based on the estimated number of lots anticipated to be developed within each improvement area at the time the Major Improvement Area Initial Special Assessments and Improvement Area #1 Special Assessments were levied. At such time, it was anticipated that the District would include 2,000 single-family lots, including 1,684 within the Initial Major Improvement Area and 316 within Improvement Area #1. As such, approximately 84.2% (1,684 estimated Lots within the Initial Major Improvement Area divided by 2,000 estimated Lots within the District) of the Initial Major Improvements were allocated to the Initial Major Improvement Area and the remaining 15.8% was allocated to Improvement Area #1.

The City Council determined that the Major Improvement Area Initial Special Assessments to fund the Actual Costs of the Initial Major Improvements allocable to the Initial Major Improvement Area should be allocated to the Assessed Property within the Initial Major Improvement Area by spreading the entire Major Improvement Area Initial Special Assessment across all Parcels within the Initial Major Improvement Area based on the ratio of the assessable area of each Parcel of Assessed Property within the Initial Major Improvement Area to the total assessable area within the Initial Major Improvement Area.

The City Council determined that the portion of the Improvement Area #1 Special Assessments to fund the Actual Costs of the Initial Major Improvements allocable to Improvement Area #1 should be allocated to the Improvement Area #1 Assessed Property by spreading that entire portion of the Improvement Area #1 Special Assessment across all Parcels within Improvement Area #1 based on the ratio of the assessable area of each Parcel of Improvement Area #1 Assessed Property to the total assessable area within Improvement Area #1.

At the time Improvement Area #2 was designated, the Actual Costs of the Initial Major Improvements allocable to the newly created Improvement Area #2 were determined by applying the methodology described in **Section VI.A.1.a**. As a result of the City designating Improvement Area #2 and issuing the Improvement Area #2 2018 Bonds, (i) the Actual Costs of the Initial Major Improvements allocable to the Initial Major Improvement Area were reallocated to Improvement Area #2 and the Major Improvement Area, (ii) the Improvement Area #2 Special Assessment was levied to pay for the Actual Costs of the Improvement Area #2 Improvements and Improvement Area #2's allocable share of the Actual Costs of the Initial Major Improvements, and, (iii) a portion of the proceeds of the Improvement Area #2 2018 Bonds were used to refund the portion of the Major Improvement Area 2012 Bonds allocable to the Initial Major Improvements that were reallocated to Improvement Area #2. Therefore, no Major Improvement Area Special Assessments are levied on Improvement Area #2 Assessed Property.

- *Supplemental Major Improvements*

The Supplemental Major Improvements were initially allocated between the Major Improvement Area, Improvement Area #1, and Improvement Area #2 based on the estimated number of lots anticipated to be developed within each improvement area at the time the Major Improvement Area Supplemental Special Assessments were levied. At such time, it was anticipated that the District would include 2,030 single-family lots, including 1,406 within the Major Improvement Area, 307 within Improvement Area #1 and 317 within Improvement Area #2. As such, approximately 69.3% (1,406 estimated Lots within the Major Improvement Area divided by 2,030 estimated Lots within the District) was allocated to the Major Improvement Area, approximately 15.1% (307 estimated Lots within Improvement Area #1 divided by 2,030 estimated Lots within the District) was allocated to Improvement Area #1 and approximately 15.6% (317 estimated Lots within Improvement Area #2 divided by 2,030 estimated Lots within the District) was allocated to Improvement Area #2. While a portion of the Supplemental Major Improvements are allocated to Improvement Area #1 and Improvement Area #2, the Actual Costs of such Supplemental Major Improvements are being funded by the

Developer, and, therefore, no Major Improvement Area Supplemental Special Assessments were levied on Improvement Area #1 and Improvement Area #2 to fund their allocable shares of the Actual Costs of the Supplemental Major Improvements. As such, only the Major Improvement Area was assessed, and the Major Improvement Area Supplemental Special Assessments were levied for the Major Improvement Area's allocable share of the Actual Costs of the Supplemental Major Improvements.

The City Council determined that the Major Improvement Area Supplemental Special Assessments to fund the Actual Costs of the Supplemental Major Improvements allocable to the Major Improvement Area should be allocated to the Major Improvement Assessed Property by spreading the entire Major Improvement Area Supplemental Special Assessment across all Parcels within the Major Improvement Area based on the ratio of the assessable area of each Parcel of Major Improvement Area Assessed Property to the total assessable area within the Major Improvement Area.

- *Improvement Area #1 Improvements*

- Phase 1A/1B Improvements

- The City Council determined that the portion of the Improvement Area #1 Special Assessments to fund the Actual Costs of the Phase 1A/1B Improvements should be allocated to the Improvement Area #1 Assessed Property by spreading that entire portion of the Improvement Area #1 Special Assessment across all Parcels within Improvement Area #1 based on the ratio of the assessable area of each Parcel to the total assessable area within Improvement Area #1.

- Phase 1A Improvements

- The City Council determined that the Phase 1A Improvements confer a special benefit on Parcels within Phase 1A, but do not confer a special benefit on Parcels within Phase 1B. As such, all of the Phase 1A Improvements were allocated to Phase 1A and no Improvement Area #1 Special Assessments were levied for Phase 1A Improvements. Instead, the Actual Costs of the Phase 1A Improvements were funded by the Developer without reimbursement by the City.

- *Improvement Area #2 Improvements*

The City Council determined that the portion of the Improvement Area #2 Special Assessments to fund the Actual Costs of the Improvement Area #2 Improvements should be allocated to the Improvement Area #2 Assessed Property as follows:

- The Improvement Area #2 Special Assessment relating to the Phase 3A Improvements will be allocated entirely to Phase 3A Assessed Property.
 - The Improvement Area #2 Special Assessment relating to the Phase 3B Improvements will be allocated entirely to Phase 3B Assessed Property.
 - The Improvement Area #2 Special Assessment relating to the Phase 4A Improvements will be allocated entirely to Phase 4A Assessed Property.
- *Improvement Area #3 Improvements*

The City Council determined that the portion of the Improvement Area #3 Special Assessments to fund the Actual Costs of the Improvement Area #3 Projects, Bond Issuance Costs and first year Administrative Expenses should be allocated to the Improvement Area #3 Assessed Property as follows:

- The Improvement Area #3 Special Assessment relating to the Phase 2 Projects will be allocated entirely to Phase 2 Assessed Property.
 - The Improvement Area #3 Special Assessment relating to the Phase 3C Improvements will be allocated entirely to Phase 3C Assessed Property.
 - The Improvement Area #3 Special Assessment relating to the Phase 4B Projects will be allocated entirely to Phase 4B Assessed Property.
 - The Improvement Area #3 Special Assessment relating to the Bond Issuance Costs and first year Administrative Expenses will be allocated to each Parcel of Improvement Area #3 Assessed Property pro rata according to the Estimated Buildout Value of each Parcel.
- *PID Community Infrastructure*

The costs of the PID Community Infrastructure are allocated to each Parcel within Phase 2, Phase 4A, Phase 4B and Phase 5 and 6 based on the ratio of the Estimated Buildout Value of each Parcel within Phase 2, Phase 4A, Phase 4B and Phase 5 and 6 to the Estimated Buildout Value of all Parcels within Phase 2, Phase 4A, Phase 4B and Phase 5 and 6 as shown on **Exhibit A-2**. While a portion of the PID Community Infrastructure are allocated to Phase 4A and Phase 5 and 6, the Actual Costs of such PID Community Infrastructure are being funded by the Developer or Toll Southwest, as applicable, and, therefore, no Assessments are currently being levied on Phase 4A and Phase 5 and 6 to fund their allocable shares of the Actual Costs of the PID Community Infrastructure. As such, only Phase 2 and Phase 4B will be assessed, and the Improvement Area #3 Special Assessments will be levied, in part, for Phase 2 and Phase 4B's allocable share of the Actual Costs of the PID Community Infrastructure, as described herein. The PID Community Infrastructure allocable to Phase 4A is being funded by the Developer and may not be reimbursed by the City. Toll Southwest has retained the right to request

reimbursement for the PID Community Infrastructure allocable to Phase 5 and 6 in the future through Assessments levied on Phase 5 and 6 or through proceeds of PID Bonds secured by such Assessments.

B. Assessments

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

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

Improvement Area #3 Special Assessments are levied on the Improvement Area #3 Assessed Property according to the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit H**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit I**, subject to revisions made during any Annual Service Plan Update.

Major Improvement Area Special Assessments are levied on the Major Improvement Area Assessed Property according to the Major Improvement Area Assessment Roll, attached hereto as **Exhibit J**. The projected Major Improvement Area Annual Installments are shown on **Exhibit K**, subject to revisions made during any Annual Service Plan Update.

Future Improvement Area Assessments may be levied for the purposes of (i) financing Future Improvement Area Improvements, (ii) paying Bond Issuance Costs and (iii) paying first year's Administrative Expenses. Any Future Improvement Area Assessments will be levied entirely on the applicable Future Improvement Area Assessed Property.

C. Findings of Special Benefit

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

- *Improvement Area #1*
 1. The costs of Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds equal \$8,077,638 as shown on **Exhibit A-1**; and
 2. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the

Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds equal to or greater than the Actual Costs of the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds; and

3. The Improvement Area #1 Special Assessments levied for the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds equaled \$4,800,000 at the time the Improvement Area #1 2012 Bonds were issued, as shown on **Exhibit C-1**; and
4. The special benefit (\geq \$8,077,638) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds is greater than the amount of Improvement Area #1 Special Assessments (\$4,800,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds. The Supplemental Major Improvements were allocated pro rata to Improvement Area #1 but were not included in the calculation of special benefit at the time the Improvement Area #1 Special Assessments were levied.
5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #1 Special Assessments, the Original Owners owned 100% of the Improvement Area #1 Assessed Property. In a Landowner Agreement, the Original Owners acknowledged that the Improvement Area #1 Improvements, Improvement Area #1's allocable share of the Initial Major Improvements, and Bond Issuance Costs associated with the Improvement Area #1 2012 Bonds confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Special Assessments to pay for the Actual Costs associated therewith. The Original 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 in the applicable Assessment Ordinance and (2) the levying of the Improvement Area #1 Special Assessments on the Improvement Area #1 Assessed Property.

▪ *Improvement Area #2*

1. The costs of Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #2 Improvements with the Improvement Area #2 2018 Bonds equal \$13,820,672¹ as shown on **Exhibit A-1**; and
2. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements, Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #2 Improvements with the Improvement Area #2 2018 Bonds equal to or greater than the Actual Costs of these items; and
3. The Improvement Area #2 Special Assessments levied for the Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements, Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #2 Improvements with the Improvement Area #2 2018 Bonds equaled \$4,739,999 at the time the Improvement Area #2 2018 Bonds were issued, as shown on **Exhibit C-2**; and
6. The special benefit (\geq \$13, 820,672) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements, Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #1 Improvements with the Improvement Area #2 2018 Bonds is greater than the amount of Improvement Area #2 Special Assessments (\$4,739,999) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements, Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #2 Improvements with the Improvement Area #2 2018 Bonds. The Supplemental Major Improvements were

¹ The Improvement Area #2 Bonds were not issued to finance the PID Community Infrastructure allocable to Improvement Area #2. Therefore, such amount does not include the costs of the PID Community Infrastructure allocable to Improvement Area #2, which are being financed by the Developer without reimbursement by the City.

allocated pro rata to Improvement Area #2 but were not included in the calculation of special benefit at the time the Improvement Area #2 Special Assessments were levied.

4. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #2 Special Assessments, the Developer owned 100% of the Improvement Area #2 Assessed Property. In the First Amendment to Tessera on Lake Travis Public Improvement District Landowner Agreement, dated December 7, 2017, the Developer acknowledged that the Improvement Area #2 Improvements, Improvement Area #2's allocable share of the Initial Major Improvements, Improvement Area #2's allocable share of Bond Issuance Costs associated with the Major Improvement Area 2012 Bonds, and the portion of Bond Issuance Costs relating to funding Improvement Area #2 Improvements with the Improvement Area #2 2018 Bonds confer a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Special Assessments to pay for the Actual Costs associated therewith. The Developer 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 applicable Assessment Ordinance and (2) the levying of the Improvement Area #2 Special Assessments on the Improvement Area #2 Assessed Property.
- *Improvement Area #3*
 1. The costs of Improvement Area #3 Projects, first year Administrative Expenses allocable to Improvement Area #3, and the Bond Issuance Costs related to the Improvement Area #3 2024 Bonds and the estimated Bond Issuance Costs related to the Improvement Area #3 Additional Bonds (collectively, the "Improvement Area #3 Authorized Improvements") equal \$48,400,657 as shown on **Exhibit A-1**; 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 will be allocated 100% of the Improvement Area #3 Special Assessments levied for the Improvement Area #3 Authorized Improvements, which equal \$32,637,000, as shown on the Improvement Area #3 Assessment Roll, attached as **Exhibit H**; and
 4. The special benefit (\geq \$48,400,657) received by the Improvement Area #3 Assessed Property from the Improvement Area #3 Authorized Improvements is greater than the amount of Improvement Area #3 Special Assessments (\$32,637,000) levied on the

Improvement Area #3 Assessed Property for the Improvement Area #3 Authorized Improvements.

5. At the time the City Council approved the Assessment Ordinance levying the Improvement Area #3 Special Assessments, the Improvement Area #3 Landowners owned 100% of the Improvement Area #3 Assessed Property. Pursuant to a Landowner Agreement, the Improvement Area #3 Landowners ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the applicable Assessment Ordinance and (2) the levying of the Improvement Area #3 Special Assessments on the Improvement Area #3 Assessed Property.

▪ *Major Improvement Area*

1. The costs of Major Improvement Area Projects, first year Administrative Expenses and Bond Issuance Costs related to the Major Improvement Area Bonds, equal \$17,521,403 as shown on **Exhibit A-1**; and
2. The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects, first year Administrative Expenses and Bond Issuance Costs related to the Major Improvement Area Bonds equal to or greater than the Actual Costs of the Major Improvement Area Projects, first year Administrative Expenses and Bond Issuance Costs related to the Major Improvement Area Bonds; and
3. The Major Improvement Area Initial Special Assessments levied for the Initial Major Improvements allocable to the Initial Major Improvement Area equaled \$19,890,000 at the time the Major Improvement Area 2012 Bonds were issued, as shown on **Exhibit C-1**; and
4. All of the Improvement Area #2 Assessed Property was removed from the Initial Major Improvement Area at the time the Improvement Area #2 Bonds were issued, and 19.8193% of the Major Improvement Area Initial Special Assessments were allocable to Improvement Area #2; and
5. The remaining Major Improvement Area Assessed Property had an original Major Improvement Area Initial Special Assessment of \$15,947,945 at the time the Major Improvement Area #1 2012 Bonds were issued ($\$19,890,000 \times 80.1807\% = \$15,947,945$); and
6. The Major Improvement Area Supplemental Special Assessment of \$790,000 was levied to fund the Major Improvement Area's allocable share of the Actual Costs of the Supplemental Major Improvements and the portion of Bond Issuance Costs

relating to funding Supplemental Major Improvements with the Major Improvement Area 2020 Bonds; and

7. The special benefit (\geq \$17,521,403) received by Major Improvement Area Assessed Property from the Major Improvement Area Projects, first year Administrative Expenses and Bond Issuance Costs related to the Major Improvement Area Bonds is greater than the amount of Major Improvement Area Special Assessments (\$16,737,945) levied on the Major Improvement Area Assessed Property for the Major Improvement Area Projects, first year Administrative Expenses and Bond Issuance Costs related to the Major Improvement Area Bonds.
8. At the time the City Council approved the Assessment Ordinance levying the Major Improvement Area Initial Special Assessments, the Original Owners owned 100% of the Assessed Property within the Initial Major Improvement Area. In a Landowner Agreement, the Original Owners acknowledged that the Major Improvement Area Projects confer a special benefit on the Assessed Property within the Initial Major Improvement Area and consented to the imposition of the Major Improvement Area Initial Special Assessments to pay for the Actual Costs associated therewith. The Original 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 in the applicable Assessment Ordinance and (2) the levying of the Major Improvement Area Initial Special Assessments on the Assessed Property within the Initial Major Improvement Area.
9. At the time the City Council approved the Assessment Ordinance levying the Major Improvement Area Supplemental Special Assessments, the Original Owners owned 100% of the Major Improvement Area Assessed Property. In a Landowner Agreement, the Original Owners acknowledged that the Major Improvement Area Projects confer a special benefit on the Major Improvement Area Assessed Property and consented to the imposition of the Major Improvement Area Supplemental Special Assessments to pay for the Actual Costs associated therewith. The Original 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 in the Assessment Ordinance and (2) the levying of the Major Improvement Area Supplemental Special Assessments on the Major Improvement Area Assessed Property.

D. Administrative Expenses

The Administrative Expenses 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 Administrative Expenses shall be collected as part of and in the same manner as Annual

Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture. Additional Interest will not be collected on the Improvement Area #3 Reimbursement Obligation.

F. Future Bonds to Finance Improvement #3 Reimbursement Obligation

The City may issue Improvement Area #3 Additional Bonds to refinance the Improvement Area #3 Reimbursement Obligation. At the time of such refinancing, the interest currently charged and paid on the portion of the Improvement Area #3 Special Assessments allocated to Improvement Area #3 Reimbursement Obligation shall cease being paid to the Developer and the portion of the Improvement Area #3 Special Assessments currently allocated to the Improvement Area #3 Reimbursement Obligation shall then bear interest at the rate of the Improvement Area #3 Additional Bonds issued to refinance the Improvement Area #3 Reimbursement Obligation plus the Additional Interest.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Assessments and Annual Installments

The Administrator shall reallocate Assessments as follows:

1. Improvement Area #1 Special Assessments and Major Improvement Area Special Assessments
 - a. *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 Lot Value of the newly divided Assessed Property

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

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

b. 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 Lot 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 Lot Value of all newly subdivided Lots with same Lot Type

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

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Lot Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the Estimated Lot Value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

c. 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.

2. Improvement Area #2 Special Assessments and Improvement Area #3 Special Assessments

a. Upon Division Prior to Recording of Subdivision Plat

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

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

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

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

b. 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-Benefitted Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Developer 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 considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Developer, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

c. 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. Mandatory Prepayment of Assessments

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

C. 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 associated with such Authorized Improvements, (i) in the event PID Bonds are not issued in connection with such Assessments, the City Council shall reduce each such Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all associated Assessed Property equals the reduced Actual Costs, or (ii) in the event PID Bonds are issued in connection with such Assessments, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund, relating to the PID Bonds, that are not expected to be used for purposes of the Project Fund to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

If Improvement Area #3 Additional Bonds to refinance the Improvement Area #3 Reimbursement Obligation are not issued within five years from the date the Improvement Area #3 Special Assessments are levied, the Improvement Area #3 Special Assessments will be reduced in an amount equal to the estimated "IA #3 Additional Bond Issuance Costs" related to costs of issuing Improvement Area #3 Additional Bonds, as shown on **Exhibit A-1** hereto. The City Council shall reduce the Improvement Area #3 Special Assessments on a pro-rata basis among all Improvement Area #3 Assessed Properties.

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

D. 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 pre-paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit M**.

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

Unless otherwise directed to a specific Assessment by the Parcel or Lot owner at the time of the making of such Prepayment, any Prepayment or partial Prepayment for an Improvement Area #3 Assessed Property within Improvement Area #3 will be allocated among the Major Improvement Area Special Assessment and the Improvement Area #3 Special Assessment levied against such Parcel or Lot proportionally based on the ratio of (1) the Major Improvement Area Special Assessment remaining outstanding on such Assessed Property at the time of such Prepayment or partial Prepayment, and (2) the Improvement Area #3 Special Assessment remaining outstanding on such Assessed Property at the time of such Prepayment or partial Prepayment.

E. 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-Benefitted 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-Benefitted 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 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below.

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-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment.

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

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit E** shows the projected Annual Installments for Improvement Area #1, **Exhibit G** shows the projected Annual Installments for Improvement Area #2, **Exhibit I** shows the projected Annual Installments for Improvement Area #3, and **Exhibit K** shows the projected Annual Installments for the Major Improvement Area. 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. Administrative Expenses shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any credits applied under an 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.

G. Allocating Annual Installments if Assessed Property is Sold

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

SECTION VII: ASSESSMENT ROLL

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

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

The Improvement Area #3 Assessment Roll is attached as **Exhibit H**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel within Improvement Area #3 as part of each Annual Service Plan Update.

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

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 2024 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following 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 City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2024 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, or the applicable Indenture,

or as 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 2024 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 2024 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 2024 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 2024 Amended and Restated Service and Assessment Plan; (2) administer the PID for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2024 Amended and Restated Service and Assessment Plan. Interpretations of this 2024 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 at a meeting of the City Council 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 2024 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 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Exhibit EE-1** through **Exhibit EE-19**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance including any attachments, approving this 2024 Amended and Restated

Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

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LIST OF EXHIBITS

Exhibit A-1	Authorized Improvements
Exhibit A-2	Community Infrastructure
Exhibit B	Service Plan
Exhibit C-1	Sources and Uses of Funds (Major Improvement Area 2012 Bonds and Improvement Area #1 2012 Bonds)
Exhibit C-2	Sources and Uses of Funds (Improvement Area #2 2018 Bonds)
Exhibit C-3	Sources and Uses of Funds (Major Improvement Area 2020 Bonds and Improvement Area #1 2020 Bonds)
Exhibit C-4	Sources and Uses of Funds (Improvement Area #3 Bonds)
Exhibit D	Improvement Area #1 Assessment Roll
Exhibit E	Improvement Area #1 Annual Installments
Exhibit F	Improvement Area #2 Assessment Roll
Exhibit G	Improvement Area #2 Annual Installments
Exhibit H	Improvement Area #3 Assessment Roll
Exhibit I	Improvement Area #3 Annual Installments
Exhibit J	Major Improvement Area Assessment Roll
Exhibit K	Major Improvement Area Annual Installments
Exhibit L	Map of Right of Way Acquisition
Exhibit M	Notice of PID Assessment Termination
Exhibit N-1	District Legal Description
Exhibit N-2	Improvement Area #1 Legal Description
Exhibit N-3	Improvement Area #2 Legal Description
Exhibit N-4	Improvement Area #3 Legal Description
Exhibit N-5	Major Improvement Area Legal Description
Exhibit O	Map of District, Improvement Area #1, Improvement Area #2, Improvement Area #3, and Major Improvement Area
Exhibit P	Map of Phase 1A
Exhibit Q	Map of Phase 1B

Exhibit R	Map of Phase 2
Exhibit S	Map of Phase 3B
Exhibit T	Map of Phase 3C
Exhibit U	Map of Phase 4A
Exhibit V	Map of Phase 4B
Exhibit W	Maps of PID Community Infrastructure
Exhibit X	Description of PID Community Infrastructure
Exhibit Y	Map of Phase 5 & 6
Exhibit Z	Legal Description for Phase 5 & 6
Exhibit AA	Improvement Area #1 Bond Debt Service Schedule
Exhibit BB	Improvement Area #2 Bond Debt Service Schedule
Exhibit CC	Improvement Area #3 Bond Debt Service Schedule
Exhibit DD	Major Improvement Area Bond Debt Service Schedule
Exhibit EE-1	Lot Type 1 Buyer Disclosure
Exhibit EE-2	Lot Type 2 Buyer Disclosure
Exhibit EE-3	Lot Type 3 Buyer Disclosure
Exhibit EE-4	Lot Type 4 Buyer Disclosure
Exhibit EE-5	Lot Type 5 Buyer Disclosure
Exhibit EE-6	Lot Type 6 Buyer Disclosure
Exhibit EE-7	Lot Type 7 Buyer Disclosure
Exhibit EE-8	Lot Type 8 Buyer Disclosure
Exhibit EE-9	Lot Type 9 Buyer Disclosure
Exhibit EE-10	Lot Type 10 Buyer Disclosure
Exhibit EE-11	Lot Type 11 Buyer Disclosure
Exhibit EE-12	Lot Type 12 Buyer Disclosure
Exhibit EE-13	Lot Type 13 Buyer Disclosure
Exhibit EE-14	Lot Type 14 Buyer Disclosure
Exhibit EE-15	Lot Type 15 Buyer Disclosure
Exhibit EE-16	Lot Type 16 Buyer Disclosure
Exhibit EE-17	Lot Type 17 Buyer Disclosure
Exhibit EE-18	Lot Type 18 Buyer Disclosure
Exhibit EE-19	Lot Type 19 Buyer Disclosure

EXHIBIT A-1 – AUTHORIZED IMPROVEMENTS

	Total Costs		Improvement Area #1		Improvement Area #2		Improvement Area #3		Phase 5 & 6 [5]		Phase 7 [7]		Major Improvement Area		
		%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Improvement Area #1 Improvements															
<u>Phase 1A/1B Improvements</u>															
Water	\$ 494,775	100%	\$ 494,775	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Wastewater	201,145	100%	201,145	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
Roadway	1,398,564	100%	1,398,564	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
Drainage	80,348	100%	80,348	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
Engineering/Permits/Fees	247,012	100%	247,012	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
Construction Management	121,092	100%	121,092	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
	<u>\$ 2,542,936</u>		<u>\$ 2,542,936</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<u>Phase 1A Improvements [1]</u>															
Water, Wastewater, Roads, & Drainage Hard Costs	\$ 1,227,168	100%	\$ 1,227,168	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Engineering/Permits/Fees	139,378	100%	139,378	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
Construction Management	68,327	100%	68,327	0%	-	0%	-	0%	-	0%	-	0%	-	0%	-
	<u>\$ 1,434,873</u>		<u>\$ 1,434,873</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Improvement Area #2 Improvements															
<u>Phase 3A</u>															
Water & Sewer	\$ 1,553,000	0%	\$ -	100%	\$ 1,553,000	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	2,324,000	0%	-	100%	2,324,000	0%	-	0%	-	0%	-	0%	-	0%	-
Drainage	559,000	0%	-	100%	559,000	0%	-	0%	-	0%	-	0%	-	0%	-
Landscaping	240,000	0%	-	100%	240,000	0%	-	0%	-	0%	-	0%	-	0%	-
	<u>\$ 4,676,000</u>		<u>\$ -</u>		<u>\$ 4,676,000</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<u>Phase 3B</u>															
Water & Sewer	\$ 840,000	0%	\$ -	100%	\$ 840,000	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	980,000	0%	-	100%	980,000	0%	-	0%	-	0%	-	0%	-	0%	-
Drainage	227,500	0%	-	100%	227,500	0%	-	0%	-	0%	-	0%	-	0%	-
Landscaping	105,000	0%	-	100%	105,000	0%	-	0%	-	0%	-	0%	-	0%	-
	<u>\$ 2,152,500</u>		<u>\$ -</u>		<u>\$ 2,152,500</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<u>Phase 4A</u>															
Water & Sewer	\$ 924,000	0%	\$ -	100%	\$ 924,000	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	1,170,000	0%	-	100%	1,170,000	0%	-	0%	-	0%	-	0%	-	0%	-
Drainage	234,000	0%	-	100%	234,000	0%	-	0%	-	0%	-	0%	-	0%	-
Landscaping	108,000	0%	-	100%	108,000	0%	-	0%	-	0%	-	0%	-	0%	-
	<u>\$ 2,436,000</u>		<u>\$ -</u>		<u>\$ 2,436,000</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Improvement Area #3 Improvements															
<u>Phase 2</u>															
Water & Sewer	\$ 4,128,280	0%	\$ -	0%	\$ -	100%	\$ 4,128,280	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	15,866,700	0%	-	0%	-	100%	15,866,700	0%	-	0%	-	0%	-	0%	-
Drainage	3,535,260	0%	-	0%	-	100%	3,535,260	0%	-	0%	-	0%	-	0%	-
Landscaping	1,302,300	0%	-	0%	-	100%	1,302,300	0%	-	0%	-	0%	-	0%	-
	<u>\$ 24,832,540</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 24,832,540</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<u>Phase 3C</u>															
Water & Sewer	\$ 235,266	0%	\$ -	0%	\$ -	100%	\$ 235,266	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	759,394	0%	-	0%	-	100%	759,394	0%	-	0%	-	0%	-	0%	-
Drainage	123,258	0%	-	0%	-	100%	123,258	0%	-	0%	-	0%	-	0%	-
Landscaping	117,880	0%	-	0%	-	100%	117,880	0%	-	0%	-	0%	-	0%	-
	<u>\$ 1,235,798</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 1,235,798</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
<u>Phase 4B</u>															
Water & Sewer	\$ 1,337,600	0%	\$ -	0%	\$ -	100%	\$ 1,337,600	0%	\$ -	0%	\$ -	0%	\$ -	0%	\$ -
Roadway	4,310,380	0%	-	0%	-	100%	4,310,380	0%	-	0%	-	0%	-	0%	-
Drainage	1,687,100	0%	-	0%	-	100%	1,687,100	0%	-	0%	-	0%	-	0%	-
Landscaping	633,000	0%	-	0%	-	100%	633,000	0%	-	0%	-	0%	-	0%	-
	<u>\$ 7,968,080</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 7,968,080</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
PID Community Infrastructure [3] [4]															
Offsite 16" Water Line	\$ 3,915,291	0%	\$ -	5%	\$ 195,765	40%	\$ 1,566,116	52%	\$ 2,035,951	3%	\$ 117,459	0%	\$ -	0%	\$ -
Lift Station #1 Upgrade	\$ 2,027,320	0%	-	31%	628,469	69%	1,398,851	0%	-	0%	-	0%	-	0%	-
Elevated Water Storage	\$ 2,391,000	0%	-	5%	119,550	40%	956,400	52%	1,243,320	3%	71,730	0%	-	0%	-
Pump Station	\$ 2,357,000	0%	-	5%	117,850	40%	942,800	52%	1,225,640	3%	70,710	0%	-	0%	-
18" Sewer Force Main	\$ 4,780,000	0%	-	7%	334,600	55%	2,629,000	35%	1,673,000	3%	143,400	0%	-	0%	-
Conn Line LS1/LS2	\$ 700,000	0%	-	0%	-	34%	238,000	63%	441,000	3%	21,000	0%	-	0%	-
Lift Station #2	\$ 2,100,000	0%	-	0%	-	34%	714,000	63%	1,323,000	3%	63,000	0%	-	0%	-
	<u>\$ 18,270,611</u>		<u>\$ -</u>		<u>\$ 1,396,234</u>		<u>\$ 8,445,167</u>		<u>\$ 7,941,911</u>		<u>\$ 487,299</u>		<u>\$ -</u>		<u>\$ -</u>

	Total Costs	Improvement Area #1		Improvement Area #2		Improvement Area #3		Phase 5 & 6 [5]		Phase 7 [7]		Major Improvement Area	
		%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Initial Major Improvements													
Water, Wastewater, Roads & Drainage	\$ 11,736,975	15.8%	\$ 1,854,442	16.7%	\$ 1,958,647	0%	\$ -	0%	\$ -	0%	\$ -	67.5%	\$ 7,923,886
Parks	1,700,000	15.8%	268,600	16.7%	283,693	0%	-	0%	-	0%	-	67.5%	1,147,707
Entryway, Hardscape, Landscape	825,000	15.8%	130,350	16.7%	137,675	0%	-	0%	-	0%	-	67.5%	556,975
Engineering/Permits/Fees	2,989,090	15.8%	472,276	16.7%	498,814	0%	-	0%	-	0%	-	67.5%	2,017,999
Construction Management	784,786	15.8%	123,996	16.7%	130,964	0%	-	0%	-	0%	-	67.5%	529,826
Contingency	81,238	15.8%	12,836	16.7%	13,557	0%	-	0%	-	0%	-	67.5%	54,846
	<u>\$ 18,117,089</u>		<u>\$ 2,862,500</u>		<u>\$ 3,023,350</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 12,231,239</u>
Supplemental Major Improvements													
Right of Way Acquisition	\$ 2,160,000	15.1%	\$ 326,660	15.6%	\$ 337,300	0%	\$ -	0%	\$ -	0%	\$ -	69.3%	\$ 1,496,039
	<u>\$ 2,160,000</u>		<u>\$ 326,660</u>		<u>\$ 337,300</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 1,496,039</u>
2012 Bond Issuance Costs													
Original Issue Discount	\$ 298,449		\$ -		\$ 59,150		\$ -		\$ -		\$ -		\$ 239,299
Debt Service Reserve Fund	2,343,888		354,888		394,206		-		-		-		1,594,794
Capitalized Interest	1,565,498		219,436		266,780		-		-		-		1,079,282
Cost of Issuance	702,832		168,345		105,931		-		-		-		428,556
Underwriter's Discount	635,415		168,000		92,638		-		-		-		374,777
	<u>\$ 5,546,082</u>		<u>\$ 910,669</u>		<u>\$ 918,706</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 3,716,707</u>
2018 Bond Issuance Costs [2]													
Debt Service Reserve Fund	\$ 67,049		\$ -		\$ 67,049		\$ -		\$ -		\$ -		\$ -
Capitalized Interest	82,969		-		82,969		-		-		-		-
Cost of Issuance	30,900		-		95,898		-		-		-		-
Underwriter's Discount	95,898		-		30,900		-		-		-		-
	<u>\$ 276,816</u>		<u>\$ -</u>		<u>\$ 276,816</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
2020 Bond Issuance Costs [2]													
Debt Service Reserve Fund	\$ 33,412		\$ -		\$ -		\$ -		\$ -		\$ -		\$ 33,412
Cost of Issuance	19,500		-		-		-		-		-		22,238
Underwriter's Discount	22,238		-		-		-		-		-		19,500
Administration Fund	2,268		-		-		-		-		-		2,268
	<u>\$ 77,417</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 77,417</u>
IA #3 2024 Bond Issuance Costs													
Capitalized Interest	\$ 448,705		\$ -		\$ -		\$ 448,705		\$ -		\$ -		\$ -
Debt Service Reserve Fund	1,234,943		-		-		1,234,943		-		-		-
Cost of Issuance	666,829		-		-		666,829		-		-		-
Underwriter's Discount	395,700		-		-		395,700		-		-		-
Administration Fund	20,000		-		-		20,000		-		-		-
	<u>\$ 2,766,177</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 2,766,177</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
IA #3 Additional Bond Issuance Costs [6]													
Capitalized Interest	\$ -		\$ -		\$ -		\$ -		\$ -		\$ -		\$ -
Debt Service Reserve Fund	1,499,900		-		-		1,499,900		-		-		-
Cost of Issuance	1,069,585		-		-		1,069,585		-		-		-
Underwriter's Discount	583,410		-		-		583,410		-		-		-
Administration Fund	-		-		-		-		-		-		-
	<u>\$ 3,152,895</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ 3,152,895</u>		<u>\$ -</u>		<u>\$ -</u>		<u>\$ -</u>
Total Costs	<u>\$ 97,645,814</u>		<u>\$ 8,077,638</u>		<u>\$ 15,216,906</u>		<u>\$ 48,400,657</u>		<u>\$ 7,941,911</u>		<u>\$ 487,299</u>		<u>\$ 17,521,403</u>

Notes:

[1] Phase 1A Improvements were funded by the Developer without reimbursement by the City.

[2] Bond Issuance Costs are for new money portion only. Bond Issuance Costs relating to the refunding of the Major Improvement Area 2012 Bonds and the Improvement Area #1 2012 Bonds are paid through a combination of transfers from the various accounts securing the refunded bonds and a premium paid on the refunding bonds.

[3] Does not include approximately \$384,000 in electric improvements allocable to Phase 2 and \$151,000 in electric improvements allocable to Phase 4B which are developer funded and non-reimbursable.

[4] The PID Community Infrastructure allocable to Phase 4A are being funded by the Developer and may not be reimbursed by the City; therefore, no Assessment will be levied for the payment of the costs thereof.

[5] No assessment is being levied at this time for the payment of the PID Community Infrastructure allocable to Phase 5 and 6. Toll Southwest has retained the right to request reimbursement for the PID Community Infrastructure allocable to Phase 5 and 6 in the future through Assessments levied on Phase 5 and 6 or through proceeds of PID Bonds secured by such Assessments.

[6] Represents the estimated costs of issuance related to the Improvement Area #3 Additional Bonds to refinance the Improvement Area #3 Reimbursement Obligation. If such Improvement Area #3 Additional Bonds are not issued within five years from the date the Improvement Area #3 Special Assessments are levied, the Improvement Area #3 Special Assessments will be reduced in an amount equal to the estimated IA #3 Additional Bond Issuance Costs shown in this table.

[7] No assessment is being levied at this time for the payment of the PID Community Infrastructure allocable to Phase 7.

EXHIBIT A-2 – COMMUNITY INFRASTRUCTURE

	Contractor	Total Costs	Phase 2		Phase 3C		Phase 4A		Phase 4B		Phase 5/6		Phase 7	
			%	Cost	%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Community Infrastructure														
Offsite 16" Water Line	AECOI	\$ 3,915,291	28%	\$ 1,096,281	0%	\$ -	5%	\$ 195,765	12%	\$ 469,835	52%	\$ 2,035,951	3%	\$ 117,459
Lift Station #1 Upgrade	CC Carlton	2,027,320	0%	-	0%	-	31%	628,469	69%	1,398,851	0%	-	0%	-
Elevated Water Storage	Caldwell	2,391,000	28%	669,480	0%	-	5%	119,550	12%	286,920	52%	1,243,320	3%	71,730
Pump Station	TTE, Inc.	2,357,000	28%	659,960	0%	-	5%	117,850	12%	282,840	52%	1,225,640	3%	70,710
18" Sewer Force Main	Cordsen	4,780,000	39%	1,864,200	0%	-	7%	334,600	16%	764,800	35%	1,673,000	3%	143,400
Conn Line LS1/LS2	TBD	700,000	34%	238,000	0%	-	0%	-	0%	-	63%	441,000	3%	21,000
Lift Station #2	TBD	2,100,000	34%	714,000	0%	-	0%	-	0%	-	63%	1,323,000	3%	63,000
Total		\$ 18,270,611		\$ 5,241,921		\$ -		\$ 1,396,234		\$ 3,203,246		\$ 7,941,911		\$ 487,299

EXHIBIT B – SERVICE PLAN

Improvement Area #1						
Annual Installments Due	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028	
Principal	\$ 155,000.00	\$ 160,000.00	\$ 165,000.00	\$ 165,000.00	\$ 175,000.00	
Interest	\$ 132,662.50	\$ 128,400.00	\$ 124,000.00	\$ 118,843.76	\$ 113,687.50	
(1)	\$ 287,662.50	\$ 288,400.00	\$ 289,000.00	\$ 283,843.76	\$ 288,687.50	
Administrative Expenses	\$ 9,549.82	\$ 9,740.82	\$ 9,935.63	\$ 10,134.35	\$ 10,337.03	
(2)						
Total Annual Installments	(3) = (1)+(2)	\$ 297,212.32	\$ 298,140.82	\$ 298,935.63	\$ 293,978.11	\$ 299,024.53

Improvement Area #2						
Annual Installments Due	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028	
Principal	\$ 100,000.00	\$ 110,000.00	\$ 115,000.00	\$ 115,000.00	\$ 120,000.00	
Interest	\$ 221,300.00	\$ 216,800.00	\$ 211,850.00	\$ 206,675.00	\$ 201,500.00	
(1)	\$ 321,300.00	\$ 326,800.00	\$ 326,850.00	\$ 321,675.00	\$ 321,500.00	
Delinquency and Prepayment Reserve	\$ 22,350.00	\$ 21,850.00	\$ 21,300.00	\$ 20,500.00	\$ 1,475.00	
(2)						
Administrative Expenses	\$ 9,421.45	\$ 9,609.88	\$ 9,802.08	\$ 9,998.12	\$ 10,198.08	
(3)						
Total Annual Installments	(4) = (1)+(2)+(3)	\$ 353,071.45	\$ 358,259.88	\$ 357,952.08	\$ 352,173.12	\$ 333,173.08

Improvement Area #3						
Annual Installments Due	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028	
<i>Improvement Area #3 2024 Bonds</i>						
Principal	\$ -	\$ 143,000.00	\$ 150,000.00	\$ 157,000.00	\$ 166,000.00	
Interest	448,705.00	765,564.00	758,771.00	751,646.00	744,189.00	
Capitalized Interest	(448,705.00)	-	-	-	-	
(1)	\$ -	\$ 908,564.00	\$ 908,771.00	\$ 908,646.00	\$ 910,189.00	
<i>Improvement Area #3 Reimbursement Obligation</i>						
Principal	\$ -	\$ -	\$ 242,000.00	\$ 258,000.00	\$ 275,000.00	
Interest	-	-	1,166,820.00	1,152,300.00	1,136,820.00	
(2)	\$ -	\$ -	\$ 1,408,820.00	\$ 1,410,300.00	\$ 1,411,820.00	
Delinquency and Prepayment Reserve	\$ -	\$ 65,950.00	\$ 65,235.00	\$ 64,485.00	\$ 63,700.00	
(3)						
Administrative Expenses	\$ -	\$ 20,400.00	\$ 20,808.00	\$ 21,224.16	\$ 21,648.64	
(4)						
Total Annual Installments	(5) = (1)+(2)+(3)+(4)	\$ -	\$ 994,914.00	\$ 2,403,634.00	\$ 2,404,655.16	\$ 2,407,357.64

Major Improvement Area						
Annual Installments Due	1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028	
Principal	\$ 260,000.00	\$ 275,000.00	\$ 290,000.00	\$ 305,000.00	\$ 320,000.00	
Interest	756,068.76	743,068.76	729,318.76	714,818.76	699,568.76	
Accreted Interest	-	-	-	-	-	
(1)	\$ 1,016,068.76	\$ 1,018,068.76	\$ 1,019,318.76	\$ 1,019,818.76	\$ 1,019,568.76	
Delinquency and Prepayment Reserve	\$ 75,000.00	\$ 73,700.00	\$ 72,325.00	\$ 70,875.00	\$ 69,350.00	
(2)						
Administrative Expenses	\$ 28,192.80	\$ 28,756.66	\$ 29,331.79	\$ 29,918.42	\$ 30,516.79	
(3)						
Total Annual Installments	(4) = (1)+(2)+(3)	\$ 1,119,261.56	\$ 1,120,525.42	\$ 1,120,975.55	\$ 1,120,612.18	\$ 1,119,435.55

**EXHIBIT C-1 – SOURCES AND USES OF FUNDS (MAJOR IMPROVEMENT AREA
2012 BONDS AND IMPROVEMENT AREA #1 2012 BONDS)**

	Major Improvement Area 2012 Bonds	Improvement Area #1 2012 Bonds	Total
Sources of Funds			
Bond Par	\$ 19,890,000	\$ 4,800,000	\$ 24,690,000
Less: Original Issue Discount	(298,449)	-	(298,449)
Less: Debt Service Reserve Fund	(1,989,000)	(354,888)	(2,343,888)
Less: Capitalized Interest	(1,346,062)	(219,436)	(1,565,498)
Less: Underwriter Discount	(467,415)	(168,000)	(635,415)
Less: Cost of Issuance	(534,487)	(168,345)	(702,832)
Developer Deposit to Escrow [1]	-	2,624,727	2,624,727
Developer Funded as Costs Incurred	136,832	189,419	326,251
Total Sources	\$ 15,391,419	\$ 6,703,477	\$ 22,094,896
Uses of Funds			
Major Improvements			
Water, Wastewater, Roads, & Drainage Hard Costs	\$ 9,882,533	\$ 1,854,442	\$ 11,736,975
Park Hard Costs	1,431,400	268,600	1,700,000
Entryway, Hardscape, and Landscape Hard Costs	694,650	130,350	825,000
Engineering/Permits/Fees	2,516,814	472,276	2,989,090
Construction Management	784,786	-	784,786
Contingency	81,236	-	81,236
	\$ 15,391,419	\$ 2,725,668	\$ 18,117,087
Improvement Area #1 Improvements			
<i>Phase 1A/1B Improvements</i>			
Water, Wastewater, Roads, & Drainage Hard Costs	\$ -	\$ 2,174,832	\$ 2,174,832
Engineering/Permits/Fees	-	247,012	247,012
Construction Management	-	121,092	121,092
	\$ -	\$ 2,542,936	\$ 2,542,936
<i>Phase 1A Improvements [1]</i>			
Water, Wastewater, Roads, & Drainage Hard Costs	\$ -	\$ 1,227,168	\$ 1,227,168
Engineering/Permits/Fees	-	139,378	139,378
Construction Management	-	68,327	68,327
	\$ -	\$ 1,434,873	\$ 1,434,873
Total Uses	\$ 15,391,419	\$ 6,703,477	\$ 20,660,023

[1] A portion of the Developer deposit to escrow was used to fund the Actual Cost of Phase 1A Improvements, which amount was not reimbursed by the City.

EXHIBIT C-2 – SOURCES AND USES OF FUNDS (IMPROVEMENT AREA #2 2018 BONDS)

Sources of Funds			
	New Money	Refunding	Total
Par Amount	\$ 1,030,000	\$ 3,709,999	\$ 4,739,999
Transfers from 2012 DSRF	-	371,000	371,000
Reoffering Premium	-	302,556	302,556
Developer Contribution	8,514,500	861	8,515,361
Total Sources	\$ 9,544,500	\$ 4,384,415	\$ 13,928,915

Uses of Funds			
	New Money	Refunding	Total
Deposit to Current Refunding Fund	-	\$ 3,824,465	\$ 3,824,465
Improvement Area #2 Improvements	9,264,500	-	9,264,500
Debt Service Reserve Fund	67,049	261,201	328,250
Cost of Issuance	95,898	177,493	273,391
Capitalized Interest	82,969	-	82,969
Underwriter's Discount (3%)	30,900	120,377	151,277
Deposit to MIA Redemption Fund	-	861	861
Rounding Amount	3,185	18	3,203
Total Uses	\$ 9,544,500	\$ 4,384,415	\$ 13,928,915

**EXHIBIT C-3 – SOURCES AND USES OF FUNDS (MAJOR IMPROVEMENT AREA
2020 BONDS AND IMPROVEMENT AREA #1 2020 BONDS)**

	Improvement Area #1 2020 Bonds	Major Improvement Area 2020 Taxable Bonds	Major Improvement Area 2020 Tax Exempt Bonds	Total Major Improvement Area 2020 Bonds
Sources of Funds				
<i>PID Bond</i>				
Par Amount	\$ 4,139,998.75	\$ 7,234,996.10	\$ 8,075,000.00	\$ 15,309,996.10
Premium	\$ 70,391.70	\$ 378,231.90	\$ -	\$ 378,231.90
	\$ 4,210,390.45	\$ 7,613,228.00	\$ 8,075,000.00	\$ 15,688,228.00
<i>Other Sources of Funds</i>				
2012 Pledged Revenue Fund	\$ 243,770.99	\$ 766,424.88	\$ -	\$ 766,424.88
2012 Delinquency Account	\$ 16,002.43	\$ 342,181.48	\$ -	\$ 342,181.48
2012 Prepayment Account	\$ 17,949.97	\$ 161,844.06	\$ -	\$ 161,844.06
2012 Debt Service Reserve Fund	\$ 355,110.56	\$ -	\$ 1,613,599.17	\$ 1,613,599.17
2012 Administrative Funds	\$ 887.14	\$ 15,876.08	\$ -	\$ 15,876.08
2012 Other Trust Accounts	\$ 735.29	\$ 3,655.04	\$ -	\$ 3,655.04
	\$ 634,456.38	\$ 1,289,981.54	\$ 1,613,599.17	\$ 2,903,580.71
Total Sources	\$ 4,844,846.83	\$ 8,903,209.54	\$ 9,688,599.17	\$ 18,591,808.71
Uses of Funds				
<i>Project Fund Deposits</i>				
Project Fund	\$ -	\$ -	\$ 700,000.00	\$ 700,000.00
Delinquency & Prepayment Account	\$ 35,000.00	\$ -	\$ -	\$ -
Administrative Fund Deposit	\$ 30,000.00	\$ 14,182.17	\$ 15,817.83	\$ 30,000.00
	\$ 65,000.00	\$ 14,182.17	\$ 715,817.83	\$ 730,000.00
<i>Refunding Escrow Deposits</i>				
Bond Proceeds	\$ 4,415,193.75	\$ 8,043,140.96	\$ 8,035,028.13	\$ 16,078,169.09
<i>Other Fund Deposits</i>				
Debt Service Reserve Fund	\$ 72,981.25	\$ 373,561.93	\$ 416,933.39	\$ 790,495.32
Developer Property Tax Reserve	\$ -	\$ 3,542.50	\$ -	\$ 3,542.50
	\$ 72,981.25	\$ 377,104.43	\$ 416,933.39	\$ 794,037.82
<i>Delivery Date Expenses</i>				
Cost of Issuance	\$ 167,471.87	\$ 251,731.98	\$ 278,569.82	\$ 530,301.80
<i>Underwriter's Discount</i>				
Underwriter's Fee	\$ 82,799.98	\$ 144,700.00	\$ 161,500.00	\$ 306,200.00
Underwriter's Counsel Fee	\$ 41,399.99	\$ 72,350.00	\$ 80,750.00	\$ 153,100.00
	\$ 124,199.96	\$ 217,050.00	\$ 242,250.00	\$ 459,300.00
Total Uses	\$ 4,844,846.83	\$ 8,903,209.54	\$ 9,688,599.17	\$ 18,591,808.71

EXHIBIT C-4 – SOURCES AND USES OF FUNDS (IMPROVEMENT AREA #3 BONDS)

Sources of Funds	
Improvement Area #3 2024 Bond Par Amount	\$ 13,190,000
Improvement Area #3 Reimbursement Obligation	19,447,000
Developer Contribution ¹	15,763,657
Developer Contribution for PID Community Infrastructure Allocated to Improvement Area #2 ¹	1,396,234
Developer Contribution for PID Community Infrastructure Allocated to Phase 5/6 ³	7,941,911
Developer Contribution for PID Community Infrastructure Allocated to Phase 7 ¹	487,299
Total Sources	\$ 58,226,101

Uses of Funds	
Improvement Area #3 Improvements	\$ 34,036,418
PID Community Infrastructure Allocated to Improvement Area #3	8,445,167
PID Community Infrastructure Allocated to Improvement Area #2	1,396,234
PID Community Infrastructure Allocated to Phase 5/6	7,941,911
PID Community Infrastructure Allocated to Phase 7	487,299
	\$ 52,307,029
Improvement Area #3 2024 Bonds - Costs of Issuance	
<i>Capitalized Interest</i>	\$ 448,705
<i>Debt Service Reserve Fund</i>	1,234,943
<i>Costs of Issuance</i>	666,829
<i>Underwriter's Discount</i>	395,700
<i>Deposit to Administration Account</i>	20,000
	\$ 2,766,177
Improvement Area #3 Additional Bonds - Costs of Issuance ²	
<i>Capitalized Interest</i>	\$ -
<i>Debt Service Reserve Fund</i>	1,499,900
<i>Costs of Issuance</i>	1,069,585
<i>Underwriter's Discount</i>	583,410
<i>Deposit to Administration Account</i>	-
	\$ 3,152,895
Total Uses	\$ 58,226,101

Notes

¹Non-Reimbursable to Developer with proceeds of PID Bonds, Assessments or otherwise.

²Includes estimated costs for issuing Improvement Area #3 Additional Bonds to refinance the Improvement Area #3 Reimbursement Obligation. If such Improvement Area #3 Additional Bonds are not issued within five years from the date the Improvement Area #3 Special Assessments are levied, the Improvement Area #3 Special Assessments will be reduced in an amount equal to the estimated IA #3 Additional Bond Issuance Costs shown in this table.

³Toll Southwest has retained the right to request reimbursement for the PID Community Infrastructure allocable to Phase 5 and 6 in the future through Assessments levied on Phase 5 and 6 or through proceeds of PID Bonds secured by such Assessments.

EXHIBIT D – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842115	01828304050000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842132	01828305010000	CAPE TRAVIS BND	[a]	N/A	\$ -	\$ -
842133	01828306010000	CAPE TRAVIS BND	[a]	N/A	\$ -	\$ -
842134	01848301010000	BURNET KNOLL TRL	[a]	N/A	\$ -	\$ -
842135	01848301020000	BURNET KNOLL TRL	[a]	N/A	\$ -	\$ -
842136	01848301030000	BURNET KNOLL TRL	[a]	N/A	\$ -	\$ -
842147	01848304010000	BURNET KNOLL TRL	[a]	N/A	\$ -	\$ -
842163	01848306060000	TURNBACK LEDGE TRL	[a]	N/A	\$ -	\$ -
842171	01848306140000	JUNCTION TRC	[a]	N/A	\$ -	\$ -
842179	01828601050000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -
842188	01848307090000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -
842193	01848308030000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -
842247	01848308510000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842252	01848308560000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842261	01848308650000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842289	01848309010000	TURNBACK LEDGE TRL	[a]	N/A	\$ -	\$ -
842290	01848310010000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842299	01848001230000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842300	01848001240000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842331	01848007040000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842337	01848008010000	CROSS TIMBERS BND	[a]	N/A	\$ -	\$ -
842355	01868002100000	CANNON CT	[a]	N/A	\$ -	\$ -
842359	01868002140000	8108 CANNON CT	[a]	N/A	\$ -	\$ -
842365	01868003010000	CANNON CT	[a]	N/A	\$ -	\$ -
842377	01868302080000	ARBOR KNOLL CT	[a]	N/A	\$ -	\$ -
842388	01868303010000	BURNET KNOLL TRL	[a]	N/A	\$ -	\$ -
842389	01868304010000	ARBOR KNOLL CT	[a]	N/A	\$ -	\$ -
842390	01888001010000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842392	01908001020000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842394	01908003010000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842395	01908003020000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842396	01908003030000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
842397	01908003040000	TESSERA PKWY	[a]	N/A	\$ -	\$ -
908663	01848311010000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -
908664	01848306220000	TIMBERLAND PASS	[a]	N/A	\$ -	\$ -
908695	01848312010000	HIDDEN SAGE CIR	[a]	N/A	\$ -	\$ -
908696	01848313010000	SUNRISE RAVINE PS	[a]	N/A	\$ -	\$ -
937440	01828302020000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -
937441	01828302030000	PACE RAVINE DR	[a]	N/A	\$ -	\$ -

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842356	01868002110000	8200 CANNON CT		1	\$ 8,405.71	\$ 663.87
842357	01868002120000	8116 CANNON CT		1	\$ 8,405.71	\$ 663.87
842332	01848007050000	8112 TURNING LEAF CIR		1	\$ 8,405.71	\$ 663.87
842358	01868002130000	8112 CANNON CT		1	\$ 8,405.71	\$ 663.87
842333	01848007060000	8108 TURNING LEAF CIR		1	\$ 8,405.71	\$ 663.87
842334	01848007070000	8104 TURNING LEAF CIR		1	\$ 8,405.71	\$ 663.87
842361	01868002160000	22112 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842362	01868002170000	22116 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842363	01868002180000	22120 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842364	01868002190000	22200 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842141	01848303030000	8004 TURNING LEAF CIR		1	\$ 8,405.71	\$ 663.87
842142	01848303040000	8000 TURNING LEAF CIR		1	\$ 8,405.71	\$ 663.87
842383	01868302120000	8004 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842385	01868302140000	7916 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842387	01868302160000	7908 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842137	01848302010000	7904 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842138	01848302020000	7900 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842370	01868302010000	7901 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842371	01868302020000	7905 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842372	01868302030000	7909 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842373	01868302040000	7913 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842351	01868002060000	8201 CANNON CT		1	\$ 8,405.71	\$ 663.87
842352	01868002070000	8205 CANNON CT		1	\$ 8,405.71	\$ 663.87
842366	01868301010000	7912 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842221	01848308270000	7709 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842222	01848308280000	7713 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842223	01848308290000	7717 TURNBACK LEDGE TRL	[b]	1	\$ 7,703.98	\$ 619.40
842225	01848308310000	7805 TURNBACK LEDGE TRL	[b]	1	\$ 8,397.25	\$ 675.14
842353	01868002080000	8209 CANNON CT		1	\$ 8,405.71	\$ 663.87
842367	01868301020000	7908 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842228	01848308340000	7817 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842229	01848308350000	7821 TURNBACK LEDGE TRL	[c]	1	\$ -	\$ -
842233	01848308390000	7913 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842340	01868001030000	22209 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842368	01868301030000	7904 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842157	01848305100000	7800 TURNBACK LEDGE TRL	[c]	2	\$ -	\$ -
842318	01848001250000	22025 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842335	01848007080000	8100 TURNING LEAF CIR		2	\$ 10,792.28	\$ 851.40
842326	01848001330000	22024 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842324	01848001310000	22016 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842203	01848308130000	7413 TURNBACK LEDGE TRL	[c]	2	\$ -	\$ -
842204	01848308140000	7417 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842205	01848308150000	7421 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842322	01848001290000	22005 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842234	01848308400000	7917 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842156	01848305090000	7804 TURNBACK LEDGE TRL	[b]	2	\$ 9,903.41	\$ 796.24
842173	01848306160000	7507 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842174	01848306170000	7513 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842176	01848306190000	7601 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842187	01848307080000	7426 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842183	01848307040000	7508 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842182	01848307030000	7512 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842181	01848307020000	7516 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842180	01848307010000	7520 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842191	01848308010000	7413 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842192	01848308020000	7417 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842194	01848308040000	7421 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842195	01848308050000	7425 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842196	01848308060000	7429 PACE RAVINE DR	[c]	3	\$ -	\$ -
842198	01848308080000	7412 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842199	01848308090000	7400 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842200	01848308100000	7401 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842201	01848308110000	7405 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842226	01848308320000	7809 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842172	01848306150000	7501 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842128	01828304180000	22306 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842129	01828304190000	22312 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842130	01828304200000	22318 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842097	01828601030000	7300 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842096	01828601020000	7306 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842190	01848307110000	7400 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842189	01848307100000	7406 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842106	01828303070000	7213 PACE RAVINE DR	[b]	5	\$ 17,287.67	\$ 1,389.94
842107	01828303080000	7219 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842336	01848007090000	8016 TURNING LEAF CIR		2	\$ 10,792.28	\$ 851.40
842146	01848303080000	7913 ARBOR KNOLL CT	[b]	1	\$ 4,660.66	\$ 374.72
842207	01848308170000	7505 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842212	01848308180000	7509 TURNBACK LEDGE TRL	[b]	1	\$ 7,704.95	\$ 619.48
842213	01848308190000	7513 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842215	01848308210000	7601 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842216	01848308220000	7605 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842217	01848308230000	7609 TURNBACK LEDGE TRL	[b]	1	\$ 7,713.40	\$ 620.16
842098	01828601040000	7220 PACE RAVINE DR	[c]	5	\$ -	\$ -
842095	01828601010000	7312 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842093	01828301010000	7324 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842177	01848306200000	7607 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842150	01848305030000	7906 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842219	01848308250000	7617 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842328	01848007010000	22109 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842346	01868002010000	8101 CANNON CT		1	\$ 8,405.71	\$ 663.87
842330	01848007030000	22101 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842339	01868001020000	22213 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842369	01868301040000	7900 SUNRISE RAVINE PS		1	\$ 8,405.71	\$ 663.87
842338	01868001010000	22217 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842360	01868002150000	22108 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842347	01868002020000	8105 CANNON CT		1	\$ 8,405.71	\$ 663.87
842329	01848007020000	22105 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842143	01848303050000	7901 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842144	01848303060000	7905 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842145	01848303070000	7909 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842374	01868302050000	8001 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842375	01868302060000	8009 ARBOR KNOLL CT	[b]	1	\$ 6,875.36	\$ 552.78
842348	01868002030000	8109 CANNON CT		1	\$ 8,405.71	\$ 663.87
842376	01868302070000	8013 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842380	01868302090000	8016 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842381	01868302100000	8012 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842382	01868302110000	8008 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842384	01868302130000	8000 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842386	01868302150000	7912 ARBOR KNOLL CT		1	\$ 8,405.71	\$ 663.87
842349	01868002040000	8113 CANNON CT		1	\$ 8,405.71	\$ 663.87
842345	01868001080000	22113 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842350	01868002050000	8117 CANNON CT		1	\$ 8,405.71	\$ 663.87
842344	01868001070000	22117 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842343	01868001060000	22121 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842206	01848308160000	7501 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842214	01848308200000	7517 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842342	01868001050000	22201 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842218	01848308240000	7613 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842220	01848308260000	7701 TURNBACK LEDGE TRL	[c]	1	\$ -	\$ -
842224	01848308300000	7801 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842341	01868001040000	22205 CROSS TIMBERS BND		1	\$ 8,405.71	\$ 663.87
842227	01848308330000	7813 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842230	01848308360000	7901 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842231	01848308370000	7905 TURNBACK LEDGE TRL	[b]	1	\$ 8,397.31	\$ 675.15
842232	01848308380000	7909 TURNBACK LEDGE TRL		1	\$ 8,405.71	\$ 663.87
842354	01868002090000	8213 CANNON CT		1	\$ 8,405.71	\$ 663.87
842327	01848001340000	22028 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842148	01848305010000	7920 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842158	01848306010000	7716 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842319	01848001260000	22017 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842139	01848303010000	8012 TURNING LEAF CIR		2	\$ 10,792.28	\$ 851.40
842140	01848303020000	8008 TURNING LEAF CIR		2	\$ 10,792.28	\$ 851.40
842149	01848305020000	7912 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842159	01848306020000	7712 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842325	01848001320000	22020 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842160	01848306030000	7708 TURNBACK LEDGE TRL	[c]	2	\$ -	\$ -
842151	01848305040000	7900 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842161	01848306040000	7704 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842152	01848305050000	7820 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842162	01848306050000	7700 TURNBACK LEDGE TRL	[c]	2	\$ -	\$ -
842202	01848308120000	7409 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842323	01848001300000	22001 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842153	01848305060000	7816 TURNBACK LEDGE TRL	[b]	2	\$ 10,792.10	\$ 867.69
842154	01848305070000	7812 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842321	01848001280000	22009 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842155	01848305080000	7808 TURNBACK LEDGE TRL	[c]	2	\$ -	\$ -
842235	01848308410000	7921 TURNBACK LEDGE TRL		2	\$ 10,792.28	\$ 851.40
842320	01848001270000	22013 CROSS TIMBERS BND		2	\$ 10,792.28	\$ 851.40
842164	01848306070000	7618 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842175	01848306180000	7519 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842178	01848306210000	7613 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842165	01848306080000	7612 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842186	01848307070000	7430 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842166	01848306090000	7606 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842185	01848307060000	7500 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842184	01848307050000	7504 PACE RAVINE DR		3	\$ 13,979.09	\$ 1,104.04
842167	01848306100000	7600 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842168	01848306110000	7516 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842197	01848308070000	7420 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842169	01848306120000	7508 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
842170	01848306130000	7500 TURNBACK LEDGE TRL		3	\$ 13,979.09	\$ 1,104.04
842101	01828303020000	22301 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842102	01828303030000	22219 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842123	01828304130000	22206 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842124	01828304140000	22212 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842103	01828303040000	22207 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842125	01828304150000	22218 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842126	01828304160000	22224 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842127	01828304170000	22300 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842131	01828304210000	22324 CAPE TRAVIS BND		4	\$ 17,266.59	\$ 1,363.69
842100	01828303010000	22313 CAPE TRAVIS BND		5	\$ 18,862.35	\$ 1,489.72
842109	01828303100000	7307 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842110	01828303110000	7313 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842094	01828301020000	7318 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842120	01828304100000	7216 TESSERA PKWY	[b]	5	\$ 17,289.85	\$ 1,390.11
842121	01828304110000	7208 TESSERA PKWY		5	\$ 18,862.35	\$ 1,489.72
842122	01828304120000	7200 TESSERA PKWY		5	\$ 18,862.35	\$ 1,489.72
842104	01828303050000	7201 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842105	01828303060000	7207 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
842108	01828303090000	7301 PACE RAVINE DR		5	\$ 18,862.35	\$ 1,489.72
877894	01848308670000	7832 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877895	01848308680000	7824 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877896	01848308690000	7816 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877897	01848308700000	7808 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877898	01848308710000	7800 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877899	01848308720000	7732 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877900	01848308730000	7724 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877901	01848308740000	7716 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877902	01848308750000	7708 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877903	01848308760000	7700 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
877904	01848308770000	7616 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877905	01848308780000	7608 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877906	01848308790000	7600 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877907	01848308800000	7516 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877908	01848308810000	7508 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877909	01848308820000	7500 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877910	01828304220000	7432 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877911	01828304230000	7424 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877912	01828304240000	7416 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877913	01828304250000	7400 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
877914	01828304260000	7324 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877915	01828304270000	7316 TESSERA PKWY		7	\$ 19,462.68	\$ 1,532.95
877916	01828304280000	7300 TESSERA PKWY	[c]	5	\$ -	\$ -
908667	01848306250000	7709 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908692	01848305270000	22209 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908694	01848305290000	22201 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908709	01848313140000	7708 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908691	01848305260000	22213 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908701	01848313060000	7812 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908685	01848305200000	22317 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908687	01848305220000	22309 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908665	01848306230000	7701 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908666	01848306240000	7705 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908671	01848306290000	7801 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908676	01848305110000	7709 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908677	01848305120000	7713 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908678	01848305130000	7717 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908672	01848306300000	7805 PACE RAVINE DR	[c]	8	\$ -	\$ -
908673	01848306310000	7813 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908674	01848306320000	7821 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908668	01848306260000	7713 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908669	01848306270000	7717 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908688	01848305230000	22305 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908681	01848305160000	7801 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908682	01848305170000	7805 SUNRISE RAVINE PS	[c]	8	\$ -	\$ -
908683	01848305180000	7809 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908684	01848305190000	7813 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908697	01848313020000	7828 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908698	01848313030000	7824 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908699	01848313040000	7820 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908700	01848313050000	7816 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908702	01848313070000	7808 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908703	01848313080000	7804 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908704	01848313090000	7800 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908705	01848313100000	7724 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908706	01848313110000	7720 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908707	01848313120000	7716 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908708	01848313130000	7712 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908710	01848313150000	7704 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908711	01848313160000	7700 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
908686	01848305210000	22313 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908693	01848305280000	22205 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908689	01848305240000	22301 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908690	01848305250000	22217 HIDDEN SAGE CIR		8	\$ 12,255.18	\$ 966.49
908670	01848306280000	7721 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908675	01848306330000	7829 PACE RAVINE DR		8	\$ 12,255.18	\$ 966.49
908679	01848305140000	7721 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
908680	01848305150000	7725 SUNRISE RAVINE PS		8	\$ 12,255.18	\$ 966.49
904593	01848001370000	7905 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904592	01848001360000	7901 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904591	01848001350000	7833 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904590	01848310070000	7829 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904589	01848310060000	7825 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904588	01848310050000	7821 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
904587	01848310040000	7817 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
960032	01848310080000	7725 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
960033	01848310090000	7729 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
960034	01848310100000	7733 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
960035	01848310110000	7801 TESSERA PKWY		6	\$ 17,516.40	\$ 1,383.42
955279	01868001090000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955280	01868001100000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955281	01868001110000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955282	01868001120000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955283	01868001130000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955284	01868001140000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955285	01868002200000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955286	01868002210000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955287	01868002220000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955288	01868002230000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955289	01868002240000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955290	01868002250000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955291	01868002260000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955292	01868002270000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955293	01868002280000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955294	01868002290000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955295	01868002300000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955296	01868002310000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955297	01868002320000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955298	01868002330000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955299	01868002340000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955300	01868002350000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955301	01868002360000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955302	01868002370000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47

Property ID	Geographic ID	Address	Note	Lot Type	Improvement Area #1	
					Outstanding Assessment	Installment Due 1/31/24
955303	01868002380000	PURPLE ASTER PS	[a]	N/A	\$ -	\$ -
955304	01868005010000	PURPLE ASTER PS	[a]	N/A	\$ -	\$ -
955305	01868005020000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955306	01868005030000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955307	01868005040000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955308	01868005050000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955309	01868005060000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955310	01868005070000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955311	01868005080000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955312	01868005090000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955313	01868005100000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955314	01868005110000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955315	01868005120000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955316	01868005130000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955317	01868005140000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955318	01868005150000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955319	01868005160000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955320	01868005170000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955321	01868005180000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955322	01868005190000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955323	01868005200000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955324	01868005210000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955325	01868005220000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955326	01868005230000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955327	01868005240000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955328	01868302220000	SPINY ACANTHUS LN	[a]	N/A	\$ -	\$ -
955329	01868302230000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
955330	01868302240000	PURPLE ASTER PS		13	\$ 12,376.41	\$ 977.47
Total					\$ 3,710,835.01	\$ 293,090.02

Note:

[a] Non-Benefited

[b] Partial Prepayment

[c] Full Prepayment

EXHIBIT E – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due	Principal	Interest	Accreted Interest	Administrative Expenses	Annual Installment
01/31/24	\$ 155,000	\$ 132,663	\$ -	\$ 9,550	\$ 297,212
01/31/25	160,000	128,400	-	9,741	298,141
01/31/26	165,000	124,000	-	9,936	298,936
01/31/27	165,000	118,844	-	10,134	293,978
01/31/28	175,000	113,688	-	10,337	299,025
01/31/29	175,000	108,219	-	10,544	293,763
01/31/30	180,000	102,750	-	10,755	293,505
01/31/31	185,000	97,125	-	10,970	293,095
01/31/32	190,000	90,188	-	11,189	291,377
01/31/33	200,000	83,063	-	11,413	294,475
01/31/34	210,000	75,563	-	11,641	297,204
01/31/35	215,000	67,688	-	11,874	294,562
01/31/36	220,000	59,625	-	12,111	291,736
01/31/37	230,000	51,375	-	12,354	293,729
01/31/38	235,000	42,750	-	12,601	290,351
01/31/39	245,000	33,938	-	12,853	291,790
01/31/40	250,000	24,750	-	13,110	287,860
01/31/41	260,000	15,375	-	13,372	288,747
01/31/42	150,000	5,625	-	13,639	169,264
Total	\$ 3,765,000	\$ 1,475,625	\$ -	\$ 218,123	\$ 5,458,748

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

EXHIBIT F – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
909068	01868307260000	8104 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909069	01868307270000	8108 PRAIRIE RYE DR	9	Prepaid in Full	
909070	01868307280000	8110 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909071	01868307290000	8112 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909072	01868307300000	8114 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909073	01868307310000	8116 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909074	01868307320000	8120 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909013	01868301050000	7901 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909014	01868301060000	7903 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909015	01868301070000	7905 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909016	01868301080000	7909 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909017	01868301090000	7911 PRAIRIE RYE DR	9	Prepaid in Full	
909018	01868301100000	7801 AGAVE GROVE DR	9	\$ 11,388.06	\$ 899.51
909021	01868305010000	8001 PRAIRIE RYE DR DR	9	Prepaid in Full	
909022	01868305020000	8003 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909023	01868305030000	8005 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909024	01868305040000	8007 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909025	01868305050000	8009 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909026	01868305060000	8011 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909027	01868305070000	8013 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909028	01868305080000	8015 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909029	01868305090000	8017 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909030	01868305100000	8019 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909031	01868305110000	8101 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909032	01868305120000	8103 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909033	01868305130000	8105 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909034	01868305140000	8017 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909035	01868305150000	8109 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909036	01868305160000	8111 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909037	01868305170000	8113 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909038	01868305180000	8115 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909039	01868305190000	8117 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909040	01868305200000	8119 PRAIRIE RYE DR DR	9	\$ 11,388.06	\$ 899.51
909042	01868306010000	BURNET KNOLL TRL	N/A	\$ -	\$ -
909043	01868307010000	8010 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909044	01868307020000	8008 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909045	01868307030000	8006 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909046	01868307040000	8004 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909047	01868307050000	8002 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909048	01868307060000	8000 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
909049	01868307070000	7910 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909050	01868307080000	7908 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909051	01868307090000	7906 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909052	01868307100000	7904 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909053	01868307110000	7902 AUTUMN MOOR BND	9	Prepaid in Full	
909054	01868307120000	7900 AUTUMN MOOR BND	9	\$ 11,388.06	\$ 899.51
909055	01868307130000	7900 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909056	01868307140000	7904 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909057	01868307150000	7908 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909058	01868307160000	7910 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909059	01868307170000	7912 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909060	01868307180000	8000 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909061	01868307190000	8002 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909062	01868307200000	8004 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909063	01868307210000	8008 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909064	01868307220000	8012 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909065	01868307230000	8014 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909066	01868307240000	8018 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
909067	01868307250000	8100 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918807	01848313370000	7701 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918808	01848313380000	7703 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918809	01848313390000	7705 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918810	01848313400000	7709 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918811	01868308010000	7713 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918812	01868308020000	7717 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918813	01868308030000	7719 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918814	01868308040000	7721 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918815	01868308050000	DESERT NEEDLE DR	N/A	\$ -	\$ -
918817	01868309010000	7724 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918818	01868309020000	7722 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918819	01868309030000	7720 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918820	01868309040000	7718 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918821	01868309050000	7716 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918822	01868309060000	22604 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918823	01868309070000	22606 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918824	01868309080000	22608 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918825	01868309090000	22610 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918826	01868309100000	22612 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918827	01868309110000	22614 MAIDENGRASS LN	10	\$ 14,235.07	\$ 1,124.38
918828	01868309120000	22621 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
918829	01868309130000	22619 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918830	01868309140000	22617 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918831	01868309150000	22615 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918832	01868309160000	22613 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918833	01868309170000	22611 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918834	01868309180000	22609 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918835	01868309190000	22607 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918836	01868309200000	22605 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918837	01868309210000	22603 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918838	01868309220000	22601 BRISTLEGRASS LN	9	\$ 11,388.06	\$ 899.51
918839	01868310010000	8312 PRAIRIE RYE DR	9	Prepaid in Full	
918840	01868310020000	8308 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918841	01868310030000	PRAIRIE RYE DR	N/A	\$ -	\$ -
918842	01868310040000	8212 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918843	01868310050000	8208 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918844	01868310060000	8204 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918845	01868310070000	8200 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918847	01868311010000	8201 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918848	01868311020000	8203 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918849	01868311030000	8205 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918850	01868311040000	8207 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918851	01868311050000	8209 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918852	01868311060000	8211 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918853	01868311070000	8213 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918854	01868311080000	8215 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918855	01868311090000	8301 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918856	01868311100000	8303 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918857	01868311110000	PRAIRIE RYE DR	N/A	\$ -	\$ -
918858	01868311120000	8305 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918859	01868311130000	8307 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918860	01868311140000	8309 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918861	01868311150000	8311 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918862	01868311160000	8313 PRAIRIE RYE DR	9	\$ 11,388.06	\$ 899.51
918863	01868311170000	8401 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918864	01868311180000	8403 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918865	01868311190000	8405 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918866	01868311200000	8407 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918867	01868311210000	8409 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918868	01868311220000	8411 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918869	01868311230000	8501 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
918870	01868311240000	8505 PRAIRIE RYE DR	10	\$ 14,235.07	\$ 1,124.38
918871	01868311250000	22623 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918872	01848314100000	22621 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918873	01848314110000	22619 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918874	01848314120000	22617 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918875	01848314130000	22615 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918876	01848314140000	22613 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918877	01848314150000	22611 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918878	01848314160000	22607 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918879	01848314170000	7614 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918880	01848315010000	22600 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918881	01848315020000	22602 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918882	01848315030000	22604 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918883	01848315040000	22606 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918884	01848315050000	22608 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918885	01848315060000	22610 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918886	01848315070000	22612 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918887	01868312010000	22614 FOUNTAIN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918888	01868312020000	22615 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918889	01868312030000	22613 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918890	01868312040000	22611 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918891	01868312050000	22609 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918892	01868312060000	22607 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918893	01868312070000	22605 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918894	01868312080000	22601 MAIDEN GRASS LN	10	\$ 14,235.07	\$ 1,124.38
918798	01848313280000	7601 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918799	01848313290000	7603 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918800	01848313300000	7605 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918801	01848313310000	7607 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918802	01848313320000	7609 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918803	01848313330000	7611 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918804	01848313340000	7613 DESERT NEEDLE DR	10		Prepaid in Full
918805	01848313350000	7615 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
918806	01848313360000	7617 DESERT NEEDLE DR	10	\$ 14,235.07	\$ 1,124.38
915513	01848313230000	7501 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915514	01848313240000	7503 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915515	01848313250000	7505 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915516	01848313260000	7507 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915527	01848601010000	7518 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915528	01848601020000	7516 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
915529	01848601030000	7514 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915530	01848601040000	7512 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915531	01848601050000	7510 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915532	01848601060000	7508 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915533	01848601070000	DESERT NEEDLE DR	N/A	\$ -	\$ -
915534	01848602010000	7505 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915535	01848602020000	7509 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915536	01848602030000	7513 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915537	01848602040000	7517 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915517	01848313270000	7509 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915518	01848314010000	7612 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915519	01848314020000	7608 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915520	01848314030000	7604 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915521	01848314040000	7600 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915522	01848314050000	7528 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915523	01848314060000	7526 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915524	01848314070000	7524 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915525	01848314080000	7522 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915526	01848314090000	7520 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915507	01848313170000	7521 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915508	01848313180000	7525 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915509	01848313190000	7529 DESERT NEEDLE DR	9	\$ 11,388.06	\$ 899.51
915510	01848313200000	7508 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
915511	01848313210000	KNOTTED SEDGE CT	N/A	\$ -	\$ -
915512	01848313220000	7500 KNOTTED SEDGE CT	9	\$ 11,388.06	\$ 899.51
842491	01888001030000	TESSERA PKWY	N/A	\$ -	\$ -
842492	01888001040000	TESSERA PKWY	N/A	\$ -	\$ -
842493	01908002030000	TESSERA PKWY	N/A	\$ -	\$ -
842529	01838701140000	TESSERA PKWY	N/A	\$ -	\$ -
955178	186830111	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955179	186830112	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955180	186830113	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955181	186830114	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955182	186830115	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955183	186830116	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955184	186830117	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955185	186830118	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955186	186830119	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955187	186830120	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955188	186830121	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
955189	186830122	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955190	186830123	AGAVE GROVE DR	11	\$ 12,981.13	\$ 1,025.34
955191	186830124	AGAVE GROVE DR	N/A	\$ -	\$ -
955192	186830125	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955193	186830126	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955194	186830127	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955195	186830128	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955196	186830129	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955197	186830130	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955198	186830131	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955199	186830132	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955200	186830133	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955201	186830134	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955202	186830135	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955203	186830136	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955204	186830137	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955205	186830138	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955206	186830139	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955207	186830140	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955208	186830141	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955209	186830142	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955210	186830143	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955211	186830144	AGAVE GROVE DR	12	\$ 14,685.72	\$ 1,159.98
955212	186830145	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955213	186830146	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955214	186830147	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955215	186830148	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955216	186830149	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955217	186830150	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955218	186830151	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955219	186830152	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955220	186830153	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955221	186830154	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955222	186830155	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955223	186830156	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955224	186830157	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955173	186830217	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955174	186830218	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955175	186830219	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955176	186830220	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98
955177	186830221	SUNRISE RAVINE PASS	12	\$ 14,685.72	\$ 1,159.98

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
955225	186830521	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955226	186830522	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955227	186830523	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955228	186830524	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955229	186830525	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955230	186830526	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955231	186830527	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955232	186830528	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955233	186830529	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955234	186830530	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955235	186830531	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955236	186830532	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955237	186830533	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955238	186830534	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955239	186830535	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955240	186830536	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955241	186830537	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955242	186830538	GREY SANTOLINA WY	12	\$ 14,685.72	\$ 1,159.98
955243	186830539	GREY SANTOLINA WY	12	\$ 14,685.72	\$ 1,159.98
955244	186830540	GREY SANTOLINA WY	12	\$ 14,685.72	\$ 1,159.98
955245	186830541	GREY SANTOLINA WY	12	\$ 14,685.72	\$ 1,159.98
955246	186830542	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955247	186830543	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955248	186830544	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955249	186830545	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955250	186830546	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955251	186830547	LAVENDER COTTON WY	12	\$ 14,685.72	\$ 1,159.98
955253	186831126	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955254	186831127	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955255	186831128	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955256	186831129	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955257	186831130	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955258	186831131	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955259	186831132	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955260	186831133	COPPER PRAIRIE BND	N/A	\$ -	\$ -
955261	186831134	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955262	186831135	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955263	186831136	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955264	186831137	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955265	186831138	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
955266	186831139	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955267	186831140	COPPER PRAIRIE BND	11	\$ 12,981.13	\$ 1,025.34
955252	186831301	LAVENDER COTTON WY	N/A	\$ -	\$ -
973385	00000190800205	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973386	00000190800206	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973387	00000190800207	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973388	00000190800208	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973389	00000190800209	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973390	00000190800210	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973391	00000190800211	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973392	00000190800212	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973393	00000190800213	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973394	00000190800214	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973395	00000190800215	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973396	00000190800216	TESSERA PKWY	19	\$ 14,260.98	\$ 1,126.43
973397	00000190800217	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973398	00000190800218	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973399	00000190800219	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973400	00000190800220	RED SAGE CV	19	\$ 14,260.98	\$ 1,126.43
973401	00000190800221	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973402	00000190800222	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973403	00000190800223	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973404	00000190800224	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973405	00000190800401	TESSERA PKWY	19	\$ 14,260.98	\$ 1,126.43
973406	00000190800402	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973407	00000190800403	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973408	00000190800404	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973409	00000190800405	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973410	00000190800406	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973411	00000190800407	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973412	00000190800501	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973413	00000190800502	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973414	00000190800503	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973415	00000190800504	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973416	00000190800505	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973417	00000190800506	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973418	00000190800507	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973419	00000188800201	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973420	00000188800202	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43
973421	00000188800203	LAGO LOOKOUT LN	19	\$ 14,260.98	\$ 1,126.43

Property ID	Geographic ID	Address	Lot Type	Improvement Area #2	
				Outstanding Assessment	Installment due 1/31/24
973422	00000188800204	PINE MUHLY DR	N/A	\$ -	\$ -
973423	00000188800205	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973424	00000188800206	PINE MUHLY DR	N/A	\$ -	\$ -
973425	00000188800207	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973426	00000188800208	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973427	00000188800209	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973428	00000188800210	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973429	00000188800211	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973430	00000188800212	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973431	00000188800213	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973432	00000188800214	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973433	00000188800215	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973434	00000188800216	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973435	00000188800301	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973436	00000188800302	RED BOTTLE BRUSH RD	N/A	\$ -	\$ -
973437	00000188800303	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973438	00000188800304	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973439	00000188800305	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973440	00000188800306	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973441	00000188800307	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973442	00000188800308	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973443	00000188800309	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973444	00000188800310	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973445	00000188800311	PINE MUHLY DR	N/A	\$ -	\$ -
973446	00000188800312	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973447	00000188800313	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973448	00000188800314	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973449	00000188800315	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973450	00000188800316	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973451	00000188800317	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973452	00000188800318	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973453	00000188800319	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973454	00000188800320	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973455	00000188800321	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973456	00000188800401	PINE MUHLY DR	19	\$ 14,260.98	\$ 1,126.43
973457	00000188800402	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
973458	00000188800501	RED BOTTLE BRUSH RD	19	\$ 14,260.98	\$ 1,126.43
842494	01908002040000	TESSERA PKWY	N/A	\$ -	\$ -
Total				\$ 4,398,824.63	\$ 347,449.53

EXHIBIT G – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due	Administrative				Annual Installment
	Principal	Interest	Expenses	Additional Interest	
01/31/24	\$ 100,000	\$ 221,300	\$ 9,421	\$ 22,350	\$ 353,071
01/31/25	110,000	216,800	9,610	21,850	358,260
01/31/26	115,000	211,850	9,802	21,300	357,952
01/31/27	115,000	206,675	9,998	20,500	352,173
01/31/28	120,000	201,500	10,198	1,475	333,173
01/31/29	125,000	195,500	10,402	-	330,902
01/31/30	135,000	189,250	10,610	-	334,860
01/31/31	140,000	182,500	10,822	-	333,322
01/31/32	145,000	175,500	11,039	-	331,539
01/31/33	160,000	168,250	11,260	-	339,510
01/31/34	165,000	160,250	11,485	-	336,735
01/31/35	170,000	152,000	11,714	-	333,714
01/31/36	180,000	143,500	11,949	-	335,449
01/31/37	190,000	134,500	12,188	-	336,688
01/31/38	195,000	125,000	12,431	-	332,431
01/31/39	210,000	115,250	12,680	-	337,930
01/31/40	220,000	104,750	12,934	-	337,684
01/31/41	230,000	93,750	13,192	-	336,942
01/31/42	240,000	82,250	13,456	-	335,706
01/31/43	255,000	70,250	13,725	-	338,975
01/31/44	265,000	57,500	14,000	-	336,500
01/31/45	280,000	44,250	14,280	-	338,530
01/31/46	295,000	30,250	14,565	-	339,815
01/31/47	310,000	15,500	14,857	-	340,357
Total	\$ 4,470,000	\$ 3,298,125	\$ 286,618	\$ 87,475	\$ 8,142,218

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID	Geographic ID	Description	IA #3 2024 Bonds		IA #3 Reimbursement	Installment due 1/31/24		
			Outstanding	Assessment	Obligation Outstanding Assessment			
956837	01928702120000	Tessera Phase 2 PID Tract	\$	8,538,336.90	\$	12,588,706.42	\$	-
885345	01838701160000	Tessera Phase 2 PID Tract	\$	485,503.03	\$	715,813.30	\$	-
885330	01838701150000	Tessera Phase 3C PID Tract	\$	645,777.23	\$	952,117.50	\$	-
921454	01838703020000	Tessera Phase 4B PID Tract	\$	432,513.72	\$	637,687.20	\$	-
902475	01838703010000	Tessera Phase 4B PID Tract	\$	3,087,869.12	\$	4,552,675.57	\$	-
Total			\$	13,190,000.00	\$	19,447,000.00	\$	-

Note: For billing purposes only, until a plat has been recorded within Phase 2 and Phase 4B, the Annual Installment will be billed to each Tax Parcel within the respective Phases based on the acreage of the Tax Parcel as calculated by the Travis Central Appraisal District.

EXHIBIT I – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

Annual Installment Due	2024 Bonds		2024 Bonds Capitalized		2024 Bonds		Reimbursement		Reimbursement		Administrative	
	Principal	Interest [a]	Interest	Additional Interest [b]	Obligation - Principal	Obligation - Interest [c]	Expenses	Annual Installment				
01/31/24	\$ -	\$ 448,705	\$ (448,705)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
01/31/25	143,000	765,564	-	65,950	-	-	20,400	994,914				
01/31/26	150,000	758,771	-	65,235	242,000	1,166,820	20,808	2,403,634				
01/31/27	157,000	751,646	-	64,485	258,000	1,152,300	21,224	2,404,655				
01/31/28	166,000	744,189	-	63,700	275,000	1,136,820	21,649	2,407,358				
01/31/29	175,000	736,304	-	62,870	293,000	1,120,320	22,082	2,409,576				
01/31/30	183,000	727,991	-	61,995	311,000	1,102,740	22,523	2,409,249				
01/31/31	194,000	719,299	-	61,080	332,000	1,084,080	22,974	2,413,433				
01/31/32	205,000	708,386	-	60,110	354,000	1,064,160	23,433	2,415,089				
01/31/33	215,000	696,855	-	59,085	377,000	1,042,920	23,902	2,414,762				
01/31/34	229,000	684,761	-	58,010	402,000	1,020,300	24,380	2,418,451				
01/31/35	242,000	671,880	-	56,865	428,000	996,180	24,867	2,419,792				
01/31/36	257,000	658,268	-	55,655	455,000	970,500	25,365	2,421,788				
01/31/37	274,000	643,811	-	54,370	484,000	943,200	25,872	2,425,253				
01/31/38	290,000	628,399	-	53,000	516,000	914,160	26,390	2,427,949				
01/31/39	305,000	612,086	-	51,550	550,000	883,200	26,917	2,428,753				
01/31/40	325,000	594,930	-	50,025	586,000	850,200	27,456	2,433,611				
01/31/41	347,000	576,649	-	48,400	624,000	815,040	28,005	2,439,094				
01/31/42	369,000	557,130	-	46,665	665,000	777,600	28,565	2,443,960				
01/31/43	391,000	536,374	-	44,820	708,000	737,700	29,136	2,447,030				
01/31/44	413,000	514,380	-	42,865	754,000	695,220	29,719	2,449,184				
01/31/45	439,000	489,600	-	40,800	803,000	649,980	30,313	2,452,693				
01/31/46	467,000	463,260	-	38,605	855,000	601,800	30,920	2,456,585				
01/31/47	496,000	435,240	-	36,270	911,000	550,500	31,538	2,460,548				
01/31/48	528,000	405,480	-	33,790	970,000	495,840	32,169	2,465,279				
01/31/49	563,000	373,800	-	31,150	1,033,000	437,640	32,812	2,471,402				
01/31/50	599,000	340,020	-	28,335	1,100,000	375,660	33,468	2,476,483				
01/31/51	1,151,000	304,080	-	25,340	1,171,000	309,660	34,138	2,995,218				
01/31/52	1,225,000	235,020	-	19,585	1,247,000	239,400	34,820	3,000,825				
01/31/53	1,304,000	161,520	-	13,460	1,328,000	164,580	35,517	3,007,077				
01/31/54	1,388,000	83,280	-	6,940	1,415,000	84,900	36,227	3,014,347				
Total	\$ 13,190,000	\$ 17,027,678	\$ (448,705)	\$ 1,401,010	\$ 19,447,000	\$ 22,383,420	\$ 827,589	\$ 73,827,992				

Footnotes:

[a] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.

[b] Additional Interest is calculated at the Additional Interest Rate.

[c] Interest is calculated at a rate of 6.00%.

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

EXHIBIT J – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Geographic ID	Parcel	Major Improvement Area		
			Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area	
				Supplemental Assessment	Installment due 1/31/24
956837	01838705010000	Tessera Phase 2 PID Tract	\$ 4,229,304.02	\$ 230,106.82	\$ 332,749.81
885345	01838701160000	Tessera Phase 2 PID Tract	\$ 240,484.76	\$ 13,084.23	\$ 18,920.67
885330	01838701150000	Tessera Phase 3C PID Tract	\$ 293,904.08	\$ 15,990.65	\$ 23,123.55
921454	01838703020000	Tessera Phase 4B PID Tract	\$ 225,681.15	\$ 12,278.80	\$ 17,755.96
902475	01838703010000	Tessera Phase 4B PID Tract	\$ 1,611,217.94	\$ 87,662.71	\$ 126,766.12
825203	01928702120000	Tessera Phase 5 PID Tract	\$ 5,174,425.20	\$ 281,528.72	\$ 407,109.30
825203	01928702120000	Tessera Phase 6 PID Tract	\$ 2,129,680.16	\$ 115,871.06	\$ 167,557.28
842391	01908001010000	Tessera Phase 6A PID Tract	\$ 106,689.18	\$ 5,804.72	\$ 8,394.01
842393	01908002010000	Tessera Phase 7 PID Tract	\$ 214,609.39	\$ 11,676.41	\$ 16,884.87
842490	01868004020000	Right of Way	\$ -	\$ -	\$ -
842495	01908001030000	Right of Way	\$ -	\$ -	\$ -
842526	01888001020000	Drainage	\$ -	\$ -	\$ -
842489	01868004010000	Drainage	\$ -	\$ -	\$ -
843633	01868004030000	Drainage	\$ -	\$ -	\$ -
825201	01838701120000	Lake Travis	\$ -	\$ -	\$ -
Total			\$ 14,225,995.88	\$ 774,004.12	\$ 1,119,261.56

Notes:

The Major Improvement Area Assessments were reallocated among the Parcels based on Estimated Lot Value in accordance with Section VI of this 2024 Amended and Restated Service and Assessment Plan.

EXHIBIT K – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	\$ 260,000	\$ 756,069	\$ -	\$ 75,000	\$ 28,193	\$ 1,119,262
01/31/25	275,000	743,069	-	73,700	28,757	1,120,525
01/31/26	290,000	729,319	-	72,325	29,332	1,120,976
01/31/27	305,000	714,819	-	70,875	29,918	1,120,612
01/31/28	320,000	699,569	-	69,350	30,517	1,119,436
01/31/29	335,000	683,569	-	67,750	31,127	1,117,446
01/31/30	355,000	666,819	-	66,075	31,750	1,119,643
01/31/31	370,000	649,069	-	64,300	32,385	1,115,753
01/31/32	390,000	630,106	-	62,450	33,032	1,115,589
01/31/33	415,000	610,119	-	60,500	33,693	1,119,312
01/31/34	435,000	588,850	-	58,425	34,367	1,116,642
01/31/35	460,000	566,556	-	56,250	35,054	1,117,860
01/31/36	485,000	542,981	-	53,950	35,755	1,117,687
01/31/37	510,000	516,306	-	51,525	36,470	1,114,302
01/31/38	540,000	488,256	-	48,975	37,200	1,114,431
01/31/39	575,000	458,556	-	46,275	37,944	1,117,775
01/31/40	605,000	426,931	-	43,400	38,703	1,114,034
01/31/41	635,000	393,656	-	40,375	39,477	1,108,508
01/31/42	665,000	362,700	-	37,200	40,266	1,105,166
01/31/43	700,000	330,281	-	33,875	41,072	1,105,228
01/31/44	740,000	296,156	-	30,375	41,893	1,108,424
01/31/45	780,000	260,081	-	26,675	42,731	1,109,487
01/31/46	820,000	222,056	-	22,775	43,585	1,108,417
01/31/47	865,000	182,081	-	18,675	44,457	1,110,213
01/31/48	910,000	139,913	-	14,350	45,346	1,109,609
01/31/49	955,000	95,550	-	9,800	46,253	1,106,603
01/31/50	1,005,000	48,994	-	5,025	47,178	1,106,197
Total	\$ 15,000,000	\$ 12,802,432	\$ -	\$ 1,280,250	\$ 996,455	\$ 30,079,137

The Annual Installment is based on the debt service schedule for the PID Bonds.

EXHIBIT L – MAP OF RIGHT OF WAY ACQUISITION

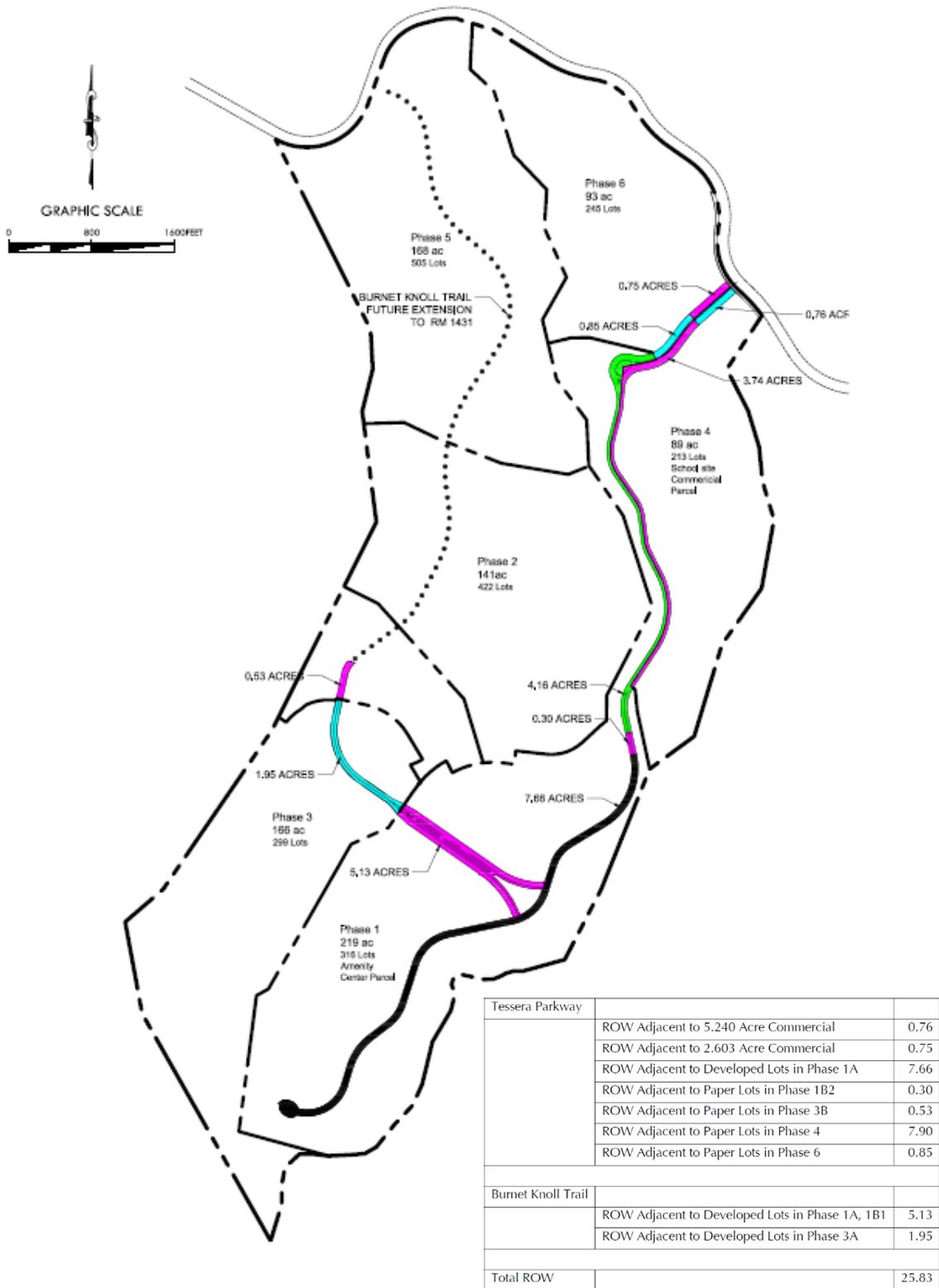


EXHIBIT M – NOTICE OF PID ASSESSMENT TERMINATION

P3Works, LLC
9284 Huntington Square, Suite 100
North Richland Hills, Texas

[Date]
Travis County Clerk’s Office
Honorable [County Clerk Name]
Travis County Courthouse
1000 Guadalupe St.
Austin, TX 78701

Re: City of Lago Vista Lien Release Documents for Filing

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

Enclosed is a lien release that the City of Lago Vista 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 Lago Vista
Attn: [City Secretary]
5803 Thunderbird
Lago Vista, TX 786425

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

Sincerely,
[Signature]

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

AFTER RECORDING RETURN TO:

[City Secretary Name]

5803 Thunderbird

Lago Vista, TX 786425

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §

KNOW ALL MEN BY THESE PRESENTS: §

COUNTY OF TRAVIS §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Lago Vista, Texas.

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Lago Vista, 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 August 16, 2012, the City Council for the City, approved Resolution No. 12-1551, creating the Tessera on Lake Travis Public Improvement District; and

WHEREAS, the Tessera on Lake Travis Public Improvement District consists of approximately 877.263 contiguous acres within the extraterritorial jurisdiction of the City; and

WHEREAS, the City Council approved multiple ordinances, (hereinafter referred to as the "Assessment Ordinances") approving a service and assessment plan and assessment rolls for the Property within the Tessera on Lake Travis Public Improvement District; and

WHEREAS, the Assessment Ordinances imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

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

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

RELEASE

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

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

CITY OF LAGO VISTA, TEXAS,

By: _____

[City Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

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

Notary Public, State of Texas

EXHIBIT N-1 – DISTRICT LEGAL DESCRIPTION

LEGAL DESCRIPTION

877.263 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2469, TEXAS-MEXICAN RAILWAY CO. SURVEY NO. 201, ABSTRACT NO. 2291, A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524, WILLIAM BRANDON SURVEY NO. 1, ABSTRACT NO. 47 AND F. F. FAUBION SURVEY NO. 97, ABSTRACT NO. 2541, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND AT THE NORTHEASTERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431;

THENCE ALONG THE EASTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT THE FOLLOWING **40** COURSES:

1. SOUTH 33 DEGREES 12 MINUTES 06 SECONDS WEST A DISTANCE OF 618.10 FEET;
2. SOUTH 26 DEGREES 57 MINUTES 39 SECONDS EAST A DISTANCE OF 452.84 FEET;
3. SOUTH 16 DEGREES 52 MINUTES 30 SECONDS EAST A DISTANCE OF 366.98 FEET;
4. SOUTH 05 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 327.61 FEET;
5. SOUTH 16 DEGREES 44 MINUTES 09 SECONDS EAST A DISTANCE OF 387.91 FEET;
6. SOUTH 10 DEGREES 12 MINUTES 56 SECONDS WEST A DISTANCE OF 672.28 FEET;
7. SOUTH 35 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 659.99 FEET;
8. SOUTH 16 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 928.89 FEET;
9. SOUTH 53 DEGREES 47 MINUTES 38 SECONDS WEST A DISTANCE OF 531.05 FEET;
10. SOUTH 21 DEGREES 55 MINUTES 01 SECONDS WEST A DISTANCE OF 1249.64 FEET TO A 1/2" REBAR FOUND;
11. SOUTH 27 DEGREES 23 MINUTES 17 SECONDS WEST A DISTANCE OF 572.56 FEET TO A 1/2" REBAR FOUND;
12. SOUTH 27 DEGREES 14 MINUTES 59 SECONDS WEST A DISTANCE OF 192.83 FEET TO A 1" REBAR FOUND;
13. SOUTH 74 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 421.27 FEET;
14. NORTH 89 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 88.90 FEET;
15. SOUTH 73 DEGREES 51 MINUTES 05 SECONDS WEST A DISTANCE OF 78.77 FEET;
16. SOUTH 59 DEGREES 36 MINUTES 13 SECONDS WEST A DISTANCE OF 44.03 FEET;
17. SOUTH 67 DEGREES 22 MINUTES 07 SECONDS WEST A DISTANCE OF 82.77 FEET;
18. SOUTH 87 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 92.92 FEET;
19. NORTH 77 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 221.73 FEET;
20. SOUTH 70 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 79.91 FEET;
21. SOUTH 17 DEGREES 47 MINUTES 53 SECONDS WEST A DISTANCE OF 71.63 FEET;
22. SOUTH 20 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 66.81 FEET;
23. SOUTH 03 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 86.39 FEET;
24. SOUTH 14 DEGREES 13 MINUTES 11 SECONDS WEST A DISTANCE OF 103.23 FEET;
25. SOUTH 30 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 127.39 FEET;
26. SOUTH 30 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 220.08 FEET;
27. SOUTH 13 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 425.83 FEET;
28. SOUTH 24 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 222.75 FEET;
29. SOUTH 43 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 245.57 FEET;
30. SOUTH 38 DEGREES 48 MINUTES 26 SECONDS WEST A DISTANCE OF 287.20 FEET;
31. SOUTH 60 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 125.04 FEET;
32. SOUTH 84 DEGREES 04 MINUTES 35 SECONDS WEST A DISTANCE OF 89.08 FEET;
33. SOUTH 86 DEGREES 49 MINUTES 54 SECONDS WEST A DISTANCE OF 261.75 FEET;
34. NORTH 82 DEGREES 50 MINUTES 48 SECONDS WEST A DISTANCE OF 143.11 FEET;
35. NORTH 89 DEGREES 26 MINUTES 01 SECONDS WEST A DISTANCE OF 139.55 FEET;
36. SOUTH 46 DEGREES 42 MINUTES 48 SECONDS WEST A DISTANCE OF 192.93 FEET;
37. SOUTH 10 DEGREES 24 MINUTES 35 SECONDS WEST A DISTANCE OF 163.43 FEET;

JOB NO.: 091075
DRAWN BY: SPA
SHEET 1 OF 8

TESSERA OVERALL PID TRACT
877.263 ACRES OUT OF THE
J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2469,
TEXAS-MEXICAN R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291,
A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524,
F.F. FAUBION SURVEY NO. 97, ABSTRACT NO. 2541 AND WILLIAM
BRANDON SURVEY NO. 1 ABSTRACT NO. 47, TRAVIS COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)

877.263 ACRES

- 38. SOUTH 00 DEGREES 25 MINUTES 24 SECONDS WEST A DISTANCE OF 190.86 FEET;
- 39. SOUTH 16 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 278.70 FEET;
- 40. SOUTH 16 DEGREES 45 MINUTES 37 SECONDS WEST A DISTANCE OF 90.87 FEET TO THE MOST SOUTHERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT;

THENCE ALONG THE WESTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT THE FOLLOWING 10 COURSES:

- 1. NORTH 29 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 2516.33 FEET;
- 2. NORTH 10 DEGREES 28 MINUTES 55 SECONDS WEST A DISTANCE OF 899.62 FEET TO A 3/8" REBAR FOUND;
- 3. NORTH 49 DEGREES 14 MINUTES 34 SECONDS EAST A DISTANCE OF 482.59 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 4. NORTH 34 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 1859.21 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 5. NORTH 26 DEGREES 36 MINUTES 16 SECONDS EAST, PASSING A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND AT 541.87 FEET AND CONTINUING ALONG SAID COURSE FOR A TOTAL DISTANCE OF 1103.91 FEET;
- 6. NORTH 26 DEGREES 36 MINUTES 15 SECONDS EAST A DISTANCE OF 1140.35 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 7. NORTH 07 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 1076.01 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 8. NORTH 14 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 419.01 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 9. NORTH 03 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 383.89 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 10. NORTH 28 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 2054.45 FEET TO A 1" REBAR FOUND AT THE NORTHWESTERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT BEING ON SAID SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431, SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 622.67 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 21 COURSES:

- 1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99 DEGREES 52 MINUTES 08 SECONDS, AN ARC LENGTH OF 1085.34 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 27 MINUTES 22 SECONDS EAST A DISTANCE OF 953.07 FEET TO A 1" REBAR FOUND;
- 2. NORTH 19 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 471.71 FEET TO A 1" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 523.04 FEET;
- 3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 03 MINUTES 05 SECONDS, AN ARC LENGTH OF 511.68 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 47 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 491.52 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
- 4. NORTH 75 DEGREES 36 MINUTES 20 SECONDS EAST A DISTANCE OF 112.66 FEET TO A 1" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 771.98 FEET;
- 5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 28 SECONDS, AN ARC LENGTH OF 226.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 84 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 225.65 FEET TO A 1/2" REBAR FOUND;
- 6. SOUTH 68 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 95.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 745.81 FEET;
- 7. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 13 DEGREES 54 MINUTES 49 SECONDS, AN ARC LENGTH OF 181.11 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 73 DEGREES 27 MINUTES 50 SECONDS EAST A DISTANCE OF 180.67 FEET;
- 8. SOUTH 78 DEGREES 16 MINUTES 01 SECONDS EAST A DISTANCE OF 95.64 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 771.07 FEET;
- 9. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 40 MINUTES 03 SECONDS, AN ARC LENGTH OF 22.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 49 MINUTES 06 SECONDS EAST A DISTANCE OF 22.44 FEET TO A 1" REBAR FOUND;

JOB NO.: 091073
DRAWN BY: SPA
SHEET 2 OF 6

**TESSERA OVERALL PID TRACT
877.263 ACRES OUT OF THE**

J. S. PEACOCK SURVEY NO. 262, ABSTRACT NO. 248,
TEXAS-MEXICO I.R. CO. SURVEY NO. 291, ABSTRACT NO. 239,
A. SYLVESTER SURVEY NO. 262, ABSTRACT NO. 254,
F.F. FAUBION SURVEY NO. 87, ABSTRACT NO. 2641 AND WILLIAM
BRANDON SURVEY NO. 1 ABSTRACT NO. 47, TRAVIS COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)

877.263 ACRES

10. SOUTH 57 DEGREES 52 MINUTES 51 SECONDS EAST A DISTANCE OF 561.89 FEET TO A 1" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1187.78 FEET;
11. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 35 MINUTES 21 SECONDS, AN ARC LENGTH OF 447.58 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 68 DEGREES 40 MINUTES 31 SECONDS EAST A DISTANCE OF 444.91 FEET TO A 1" REBAR FOUND;
12. SOUTH 79 DEGREES 19 MINUTES 54 SECONDS EAST A DISTANCE OF 80.75 FEET TO A 1" REBAR FOUND TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 524.88 FEET;
13. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 41 MINUTES 00 SECONDS, AN ARC LENGTH OF 436.82 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 29 MINUTES 24 SECONDS EAST A DISTANCE OF 424.32 FEET;
14. SOUTH 31 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 114.91 FEET TO A 1/2" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1008.61 FEET;
15. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 06 SECONDS, AN ARC LENGTH OF 410.49 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF 407.66 FEET;
16. SOUTH 54 DEGREES 55 MINUTES 51 SECONDS EAST A DISTANCE OF 261.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 686.13 FEET;
17. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 51 MINUTES 27 SECONDS, AN ARC LENGTH OF 719.16 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 684.74 FEET TO A 1" REBAR FOUND;
18. SOUTH 06 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 78.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 621.27 FEET;
19. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53 DEGREES 15 MINUTES 03 SECONDS, AN ARC LENGTH OF 577.41 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 19 DEGREES 42 MINUTES 59 SECONDS EAST A DISTANCE OF 556.8 FEET;
20. SOUTH 46 DEGREES 22 MINUTES 27 SECONDS EAST A DISTANCE OF 96.67 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1441.34 FEET;
21. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 08 MINUTES 48 SECONDS, AN ARC LENGTH OF 256.25 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 18 MINUTES 04 SECONDS EAST A DISTANCE OF 254.92 FEET TO THE POINT OF BEGINNING, CONTAINING 877.263 ACRES OR 38,213,569 SQUARE FEET OF LAND, MORE OR LESS.

PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE

MARSHALL LANCASTER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
JUNE 18, 2012



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND LT02.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEB SITE WWW.TRAVISCAD.ORG.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EXISTING EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
5. SCREENED INFORMATION SHOWN HEREON REPRESENTS PROPOSED PHASES AND IS FOR ORIENTATION PURPOSES ONLY.

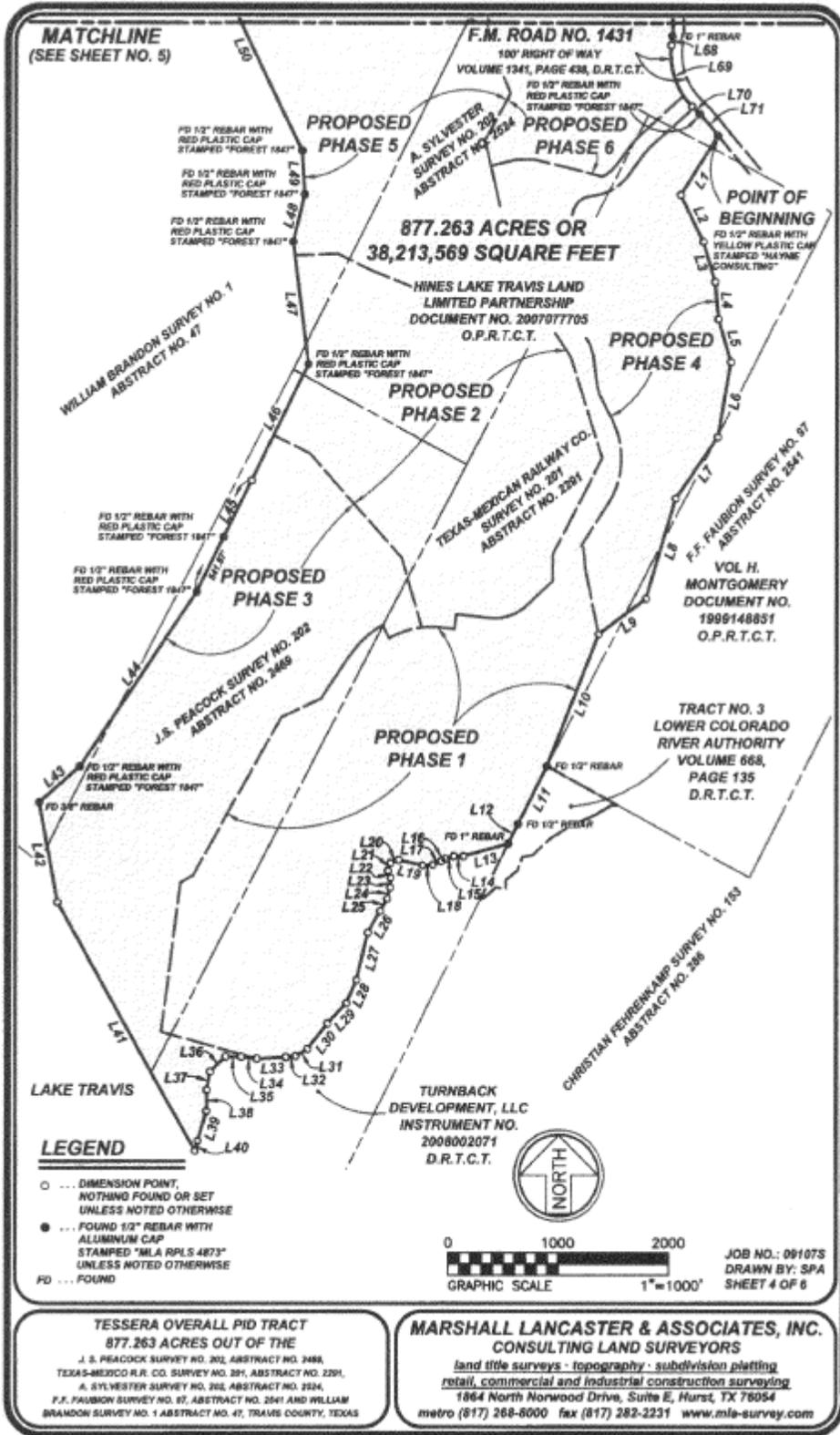
JOB NO.: 091075
DRAWN BY: SPA
SHEET 3 OF 6

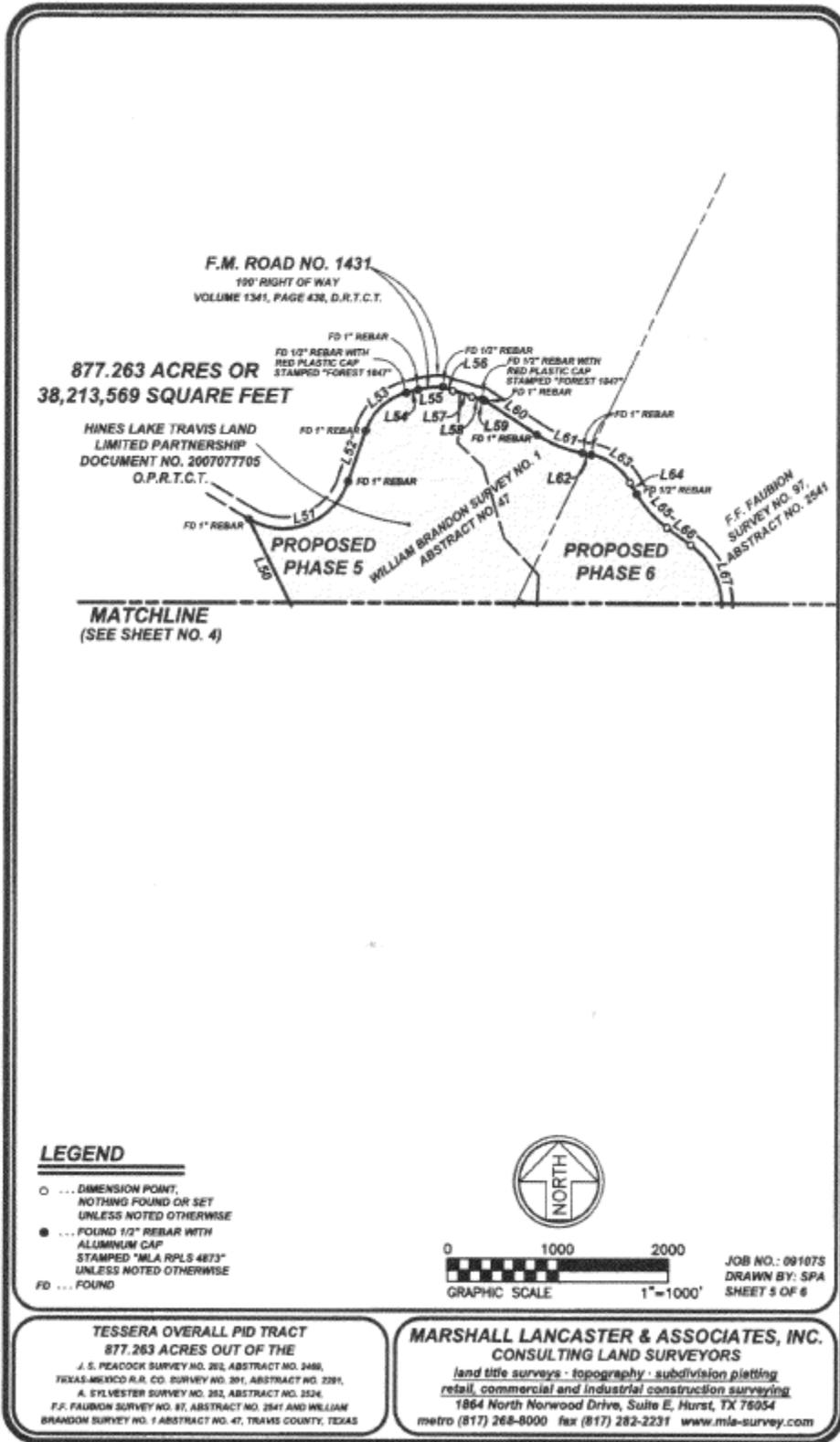
**TESSERA OVERALL PID TRACT
877.263 ACRES OUT OF THE**

J. S. PEACOCK SURVEY NO. 382, ABSTRACT NO. 3488,
TEXAS-MEXICO R.R. CO. SURVEY NO. 281, ABSTRACT NO. 2381,
A. EYL VESTER SURVEY NO. 262, ABSTRACT NO. 2624,
F.J. FAUBON SURVEY NO. 37, ABSTRACT NO. 3541 AND WILLIAM
BRANDON SURVEY NO. 1 ABSTRACT NO. 47, TRAVIS COUNTY, TEXAS

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LINE TABLE

Course	Bearing	Distance
L1	S 33°12'06" W	618.10'
L2	S 26°57'39" E	462.84'
L3	S 16°52'30" E	366.98'
L4	S 06°20'44" E	327.61'
L5	S 16°44'09" E	387.91'
L6	S 10°12'56" W	672.28'
L7	S 35°14'57" W	658.99'
L8	S 16°48'54" W	928.89'
L9	S 53°47'38" W	531.05'
L10	S 21°35'01" W	1249.64'
L11	S 27°23'17" W	572.56'
L12	S 27°14'59" W	192.63'
L13	S 74°33'08" W	421.27'
L14	N 89°32'10" W	88.90'
L15	S 73°51'05" W	78.77'
L16	S 59°36'13" W	44.03'
L17	S 67°22'07" W	82.77'
L18	S 87°24'15" W	92.92'
L19	N 77°41'11" W	221.73'
L20	S 70°06'50" W	79.91'
L21	S 17°47'53" W	71.63'
L22	S 20°22'04" E	68.81'
L23	S 03°01'13" W	86.39'
L24	S 14°13'11" W	103.23'
L25	S 30°06'42" W	127.39'
L26	S 30°38'30" W	220.08'
L27	S 13°42'55" W	425.83'
L28	S 24°16'13" W	222.75'
L29	S 43°42'44" W	245.57'
L30	S 38°48'26" W	287.20'
L31	S 60°16'00" W	125.04'
L32	S 84°04'35" W	89.08'
L33	S 88°49'54" W	261.75'
L34	N 82°50'48" W	143.11'
L35	N 89°26'01" W	139.55'
L36	S 46°42'48" W	192.93'
L37	S 10°24'35" W	163.43'
L38	S 00°25'24" W	190.86'
L39	S 18°45'37" W	278.70'
L40	S 18°45'37" W	90.87'
L41	N 29°27'53" W	2516.33'
L42	N 10°28'55" W	899.62'
L43	N 49°14'34" E	482.59'
L44	N 34°21'18" E	1859.21'
L45	N 26°36'16" E	1103.91'
L46	N 26°36'15" E	1140.35'
L47	N 07°14'41" W	1076.01'
L48	N 14°03'02" E	419.01'
L49	N 03°16'01" W	383.69'
L50	N 28°33'36" W	2054.45'
L51	R= 622.67' Tan: 740.35' Chd: N 69°27'22" E	L= 1085.34' CA: 99°52'08" 963.07'
L52	N 19°31'18" E	471.71'
L53	R= 523.04' Tan: 278.41' Chd: N 47°32'51" E	L= 511.68' CA: 56°03'06" 491.52'
L54	N 75°36'20" E	112.66'
L55	R= 771.98' Tan: 114.05' Chd: N 84°00'34" E	L= 226.46' CA: 16°48'28" 225.65'
L56	S 68°57'36" E	95.64'
L57	R= 745.81' Tan: 91.00' Chd: S 73°27'50" E	L= 181.11' CA: 13°54'48" 180.67'

LINE TABLE (CONTINUED)

Course	Bearing	Distance
L58	S 78°16'01" E	95.64'
L59	R= 771.07' Tan: 11.22' Chd: S 58°49'06" E	L= 22.44' CA: 1°40'03" 22.44'
L60	S 57°52'51" E	561.89'
L61	R= 1187.78' Tan: 226.48' Chd: S 68°40'31" E	L= 447.56' CA: 21°35'21" 444.91'
L62	S 79°19'54" E	80.75'
L63	R= 524.88' Tan: 231.96' Chd: S 55°29'24" E	L= 436.82' CA: 47°41'00" 424.32'
L64	S 31°31'57" E	114.91'
L65	R= 1008.61' Tan: 208.12' Chd: S 43°11'30" E	L= 410.49' CA: 23°19'06" 407.66'
L66	S 54°55'51" E	261.77'
L67	R= 686.13' Tan: 389.12' Chd: S 24°00'07" E	L= 719.16' CA: 61°51'27" 684.74'
L68	S 06°54'33" W	78.67'
L69	R= 621.27' Tan: 311.45' Chd: S 19°42'59" E	L= 577.41' CA: 53°15'03" 556.85'
L70	S 46°22'27" E	96.87'
L71	R= 1441.34' Tan: 127.98' Chd: S 41°18'04" E	L= 255.25' CA: 10°08'48" 254.92'

JOB NO.: 091073
DRAWN BY: SPA
SHEET 6 OF 6

TESSERA OVERALL PID TRACT
877.283 ACRES OUT OF THE

J. S. PEACOCK SURVEY NO. 282, ABSTRACT NO. 548,
TEXAS-MEDCO R.L. CO. SURVEY NO. 391, ABSTRACT NO. 2891,
A. FLYVESTER SURVEY NO. 392, ABSTRACT NO. 2594,
F.F. FAUBUS SURVEY NO. 37, ABSTRACT NO. 2941 AND WILLIAM
BRANDON SURVEY NO. 1 ABSTRACT NO. 47, TRAVIS COUNTY, TEXAS

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EXHIBIT N-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

LEGAL DESCRIPTION
218.627 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2489 AND TEXAS-MEXICAN RAILWAY CO. SURVEY NO. 201, ABSTRACT NO. 2291 TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND AT THE NORTHEASTERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1441.34 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE AND ALSO ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 08 MINUTES 48 SECONDS, AN ARC LENGTH OF 255.25 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 41 DEGREES 18 MINUTES 04 SECONDS WEST A DISTANCE 254.92 FEET;

THENCE CONTINUING ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 46 DEGREES 22 MINUTES 27 SECONDS WEST A DISTANCE OF 76.85 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 48 DEGREES 47 MINUTES 18 SECONDS WEST A DISTANCE OF 494.47 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 680.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 58 MINUTES 41 SECONDS, ARC LENGTH OF 142.16 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 42 DEGREES 47 MINUTES 58 SECONDS WEST A DISTANCE OF 141.90 FEET;

THENCE SOUTH 36 DEGREES 48 MINUTES 38 SECONDS WEST A DISTANCE OF 190.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 470.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 54 MINUTES 46 SECONDS, AN ARC LENGTH OF 343.81 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 57 DEGREES 46 MINUTES 00 SECONDS WEST A DISTANCE OF 336.20 FEET;

THENCE SOUTH 78 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 95.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 175.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 73 DEGREES 43 MINUTES 23 SECONDS, AN ARC LENGTH OF 225.17 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 41 DEGREES 51 MINUTES 42 SECONDS WEST A DISTANCE OF 209.96 FEET;

THENCE SOUTH 05 DEGREES 00 MINUTES 00 SECONDS WEST A DISTANCE OF 175.55 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 9 DEGREES 25 MINUTES 23 SECONDS, AN ARC LENGTH OF 87.17, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 42 MINUTES 42 SECONDS WEST A DISTANCE OF 87.07 FEET;

THENCE SOUTH 14 DEGREES 25 MINUTES 23 SECONDS WEST A DISTANCE OF 271.67 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 370.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 50 MINUTES 25 SECONDS, AN ARC LENGTH OF 315.40 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 09 DEGREES 59 MINUTES 50 SECONDS EAST A DISTANCE OF 305.93 FEET;

THENCE SOUTH 34 DEGREES 25 MINUTES 02 SECONDS EAST A DISTANCE OF 302.87 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 405.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 03 MINUTES 27 SECONDS, AN ARC LENGTH OF 191.26 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 20 DEGREES 53 MINUTES 19 SECONDS EAST A DISTANCE OF 189.49 FEET;

THENCE SOUTH 07 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 10.23 FEET;

THENCE SOUTH 07 DEGREES 21 MINUTES 35 SECONDS EAST A DISTANCE OF 208.38 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 370.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 49 MINUTES 46 SECONDS, AN ARC LENGTH OF 128.05 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17 DEGREES 16 MINUTES 28 SECONDS EAST A DISTANCE OF 127.41 FEET;

JOB NO.: 091075
 DRAWN BY: SPA
 SHEET 1 OF 7

TESSERA PHASE 1 PID TRACT
218.627 ACRES OUT OF THE

J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2489,
 TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
 AND A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524
 TRAVIS COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)
218.627 ACRES

THENCE SOUTH 27 DEGREES 11 MINUTES 21 SECONDS EAST A DISTANCE OF 226.49 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 730.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60 DEGREES 18 MINUTES 40 SECONDS, AN ARC LENGTH OF 766.42 FEET, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 02 DEGREES 57 MINUTES 59 SECONDS WEST A DISTANCE OF 733.43 FEET;
THENCE SOUTH 33 DEGREES 07 MINUTES 19 SECONDS WEST A DISTANCE OF 447.34 FEET;
THENCE SOUTH 55 DEGREES 43 MINUTES 53 SECONDS EAST A DISTANCE OF 25.99 FEET;
THENCE SOUTH 05 DEGREES 38 MINUTES 48 SECONDS EAST A DISTANCE OF 213.14 FEET;
THENCE SOUTH 12 DEGREES 09 MINUTES 37 SECONDS EAST A DISTANCE OF 567.68 FEET TO THE EASTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT;
THENCE ALONG SAID EASTERLY LINE THE FOLLOWING 24 COURSES:
1. SOUTH 21 DEGREES 55 MINUTES 01 SECONDS WEST A DISTANCE OF 1249.64 FEET TO A 1/2" REBAR FOUND;
2. SOUTH 27 DEGREES 23 MINUTES 17 SECONDS WEST A DISTANCE OF 572.56 FEET TO A 1/2" REBAR FOUND;
3. SOUTH 27 DEGREES 14 MINUTES 59 SECONDS WEST A DISTANCE OF 192.63 FEET TO A 1/2" REBAR FOUND;
4. SOUTH 74 DEGREES 33 MINUTES 08 SECONDS WEST A DISTANCE OF 421.27 FEET;
5. NORTH 89 DEGREES 32 MINUTES 10 SECONDS WEST A DISTANCE OF 86.90 FEET;
6. SOUTH 73 DEGREES 51 MINUTES 05 SECONDS WEST A DISTANCE OF 78.77 FEET;
7. SOUTH 59 DEGREES 36 MINUTES 13 SECONDS WEST A DISTANCE OF 44.03 FEET;
8. SOUTH 67 DEGREES 22 MINUTES 07 SECONDS WEST A DISTANCE OF 82.77 FEET;
9. SOUTH 67 DEGREES 24 MINUTES 15 SECONDS WEST A DISTANCE OF 92.92 FEET;
10. NORTH 77 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 221.73 FEET;
11. SOUTH 70 DEGREES 06 MINUTES 50 SECONDS WEST A DISTANCE OF 79.91 FEET;
12. SOUTH 17 DEGREES 47 MINUTES 53 SECONDS WEST A DISTANCE OF 71.63 FEET;
13. SOUTH 20 DEGREES 22 MINUTES 04 SECONDS EAST A DISTANCE OF 66.81 FEET;
14. SOUTH 03 DEGREES 01 MINUTES 13 SECONDS WEST A DISTANCE OF 86.39 FEET;
15. SOUTH 14 DEGREES 13 MINUTES 11 SECONDS WEST A DISTANCE OF 103.23 FEET;
16. SOUTH 30 DEGREES 06 MINUTES 42 SECONDS WEST A DISTANCE OF 127.39 FEET;
17. SOUTH 30 DEGREES 38 MINUTES 30 SECONDS WEST A DISTANCE OF 220.08 FEET;
18. SOUTH 13 DEGREES 42 MINUTES 55 SECONDS WEST A DISTANCE OF 425.83 FEET;
19. SOUTH 24 DEGREES 16 MINUTES 13 SECONDS WEST A DISTANCE OF 222.75 FEET;
20. SOUTH 43 DEGREES 42 MINUTES 44 SECONDS WEST A DISTANCE OF 245.57 FEET;
21. SOUTH 38 DEGREES 48 MINUTES 26 SECONDS WEST A DISTANCE OF 287.26 FEET;
22. SOUTH 60 DEGREES 16 MINUTES 00 SECONDS WEST A DISTANCE OF 125.04 FEET;
23. SOUTH 84 DEGREES 04 MINUTES 35 SECONDS WEST A DISTANCE OF 89.08 FEET;
24. SOUTH 86 DEGREES 49 MINUTES 54 SECONDS WEST A DISTANCE OF 261.75 FEET;
THENCE NORTH 74 DEGREES 46 MINUTES 01 SECONDS WEST A DISTANCE OF 896.64 FEET;
THENCE NORTH 07 DEGREES 21 MINUTES 50 SECONDS EAST A DISTANCE OF 1321.52 FEET;
THENCE NORTH 80 DEGREES 32 MINUTES 07 SECONDS EAST A DISTANCE OF 131.99 FEET;
THENCE NORTH 29 DEGREES 42 MINUTES 54 SECONDS EAST A DISTANCE OF 1606.74 FEET;
THENCE NORTH 65 DEGREES 54 MINUTES 16 SECONDS EAST A DISTANCE OF 394.90 FEET;
THENCE NORTH 34 DEGREES 18 MINUTES 13 SECONDS EAST A DISTANCE OF 273.96 FEET;
THENCE NORTH 34 DEGREES 50 MINUTES 57 SECONDS EAST A DISTANCE OF 61.00 FEET;
THENCE NORTH 34 DEGREES 21 MINUTES 02 SECONDS EAST A DISTANCE OF 51.50 FEET;
THENCE NORTH 34 DEGREES 50 MINUTES 57 SECONDS EAST A DISTANCE OF 51.50 FEET;
THENCE NORTH 37 DEGREES 54 MINUTES 20 SECONDS EAST A DISTANCE OF 56.95 FEET;
THENCE NORTH 37 DEGREES 49 MINUTES 29 SECONDS EAST A DISTANCE OF 58.22 FEET;
THENCE NORTH 43 DEGREES 19 MINUTES 26 SECONDS EAST A DISTANCE OF 58.25 FEET;
THENCE NORTH 46 DEGREES 59 MINUTES 24 SECONDS EAST A DISTANCE OF 58.25 FEET;

JOB NO.: 09107S
DRAWN BY: SPA
SHEET 2 OF 7

TESSERA PHASE 1 PID TRACT
218.627 ACRES OUT OF THE

J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2469,
TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
AND A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524
TRAVIS COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)
218.627 ACRES

THENCE NORTH 50 DEGREES 39 MINUTES 22 SECONDS EAST A DISTANCE OF 58.25 FEET;
THENCE NORTH 53 DEGREES 49 MINUTES 49 SECONDS EAST A DISTANCE OF 58.27 FEET;
THENCE NORTH 58 DEGREES 29 MINUTES 20 SECONDS EAST A DISTANCE OF 74.22 FEET;
THENCE SOUTH 27 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE OF 131.10 FEET TO THE BEGINNING OF A CURVE
CONCAVE EASTERLY HAVING A RADIUS OF 780.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 48 MINUTES 22 SECONDS, AN ARC LENGTH OF
487.45 FEET, BEING SUBTENDED BY A CHORD BEARING OF NORTH 78 DEGREES 22 MINUTES 54 SECONDS EAST A DISTANCE OF
479.55 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 126.34 FEET;
THENCE NORTH 05 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 130.00 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 73.58 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE SOUTH 83 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE SOUTH 84 DEGREES 35 MINUTES 50 SECONDS EAST A DISTANCE OF 48.83 FEET;
THENCE NORTH 89 DEGREES 49 MINUTES 12 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 83 DEGREES 35 MINUTES 21 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 77 DEGREES 21 MINUTES 30 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 71 DEGREES 07 MINUTES 39 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 64 DEGREES 53 MINUTES 48 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 58 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 52 DEGREES 26 MINUTES 05 SECONDS EAST A DISTANCE OF 47.83 FEET;
THENCE NORTH 47 DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 48.31 FEET;
THENCE NORTH 47 DEGREES 20 MINUTES 24 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE NORTH 47 DEGREES 20 MINUTES 24 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE NORTH 47 DEGREES 20 MINUTES 24 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE NORTH 47 DEGREES 20 MINUTES 24 SECONDS EAST A DISTANCE OF 50.00 FEET;
THENCE NORTH 50 DEGREES 04 MINUTES 27 SECONDS EAST A DISTANCE OF 76.86 FEET;
THENCE NORTH 00 DEGREES 39 MINUTES 33 SECONDS EAST A DISTANCE OF 243.48 FEET;
THENCE NORTH 27 DEGREES 27 MINUTES 52 SECONDS EAST A DISTANCE OF 957.01 FEET;
THENCE NORTH 17 DEGREES 46 MINUTES 05 SECONDS WEST A DISTANCE OF 930.50 FEET;
THENCE NORTH 34 DEGREES 27 MINUTES 10 SECONDS WEST A DISTANCE OF 583.01 FEET;
THENCE NORTH 02 DEGREES 43 MINUTES 00 SECONDS WEST A DISTANCE OF 440.44 FEET;
THENCE NORTH 35 DEGREES 26 MINUTES 46 SECONDS WEST A DISTANCE OF 487.54 FEET;
THENCE NORTH 13 DEGREES 17 MINUTES 52 SECONDS WEST A DISTANCE OF 357.08 FEET;
THENCE NORTH 76 DEGREES 30 MINUTES 52 SECONDS EAST A DISTANCE OF 225.78 FEET;
THENCE NORTH 88 DEGREES 49 MINUTES 52 SECONDS EAST A DISTANCE OF 174.11 FEET;
THENCE SOUTH 76 DEGREES 38 MINUTES 09 SECONDS EAST A DISTANCE OF 832.99 FEET TO THE BEGINNING OF A CURVE
CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 37 SECONDS, AN ARC LENGTH OF
171.12 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 51 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF
169.21 FEET;
THENCE NORTH 35 DEGREES 48 MINUTES 38 SECONDS EAST A DISTANCE OF 190.68 FEET TO THE BEGINNING OF A CURVE
CONCAVE EASTERLY HAVING A RADIUS OF 820.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 58 MINUTES 41 SECONDS, AN ARC LENGTH OF
171.42 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 47 MINUTES 58 SECONDS EAST A DISTANCE OF
171.11 FEET;

JOB NO.: 091075
DRAWN BY: SPA
SHEET 3 OF 7

TESSERA PHASE 1 PID TRACT
218.627 ACRES OUT OF THE

J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2459,
TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
AND A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2824
TRAVIS COUNTY, TEXAS

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LEGAL DESCRIPTION (CONTINUED)
218.627 ACRES

THENCE NORTH 48 DEGREES 47 MINUTES 18 SECONDS EAST A DISTANCE OF 493.54 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 821.27 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 05 MINUTES 25 SECONDS, AN ARC LENGTH OF 120.25 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 40 DEGREES 47 MINUTES 48 SECONDS EAST A DISTANCE OF 120.07 FEET;

THENCE SOUTH 48 DEGREES 22 MINUTES 27 SECONDS EAST A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING, CONTAINING 218.627 ACRES OR 9,523,411 SQUARE FEET OF LAND, MORE OR LESS.



PRELIMINARY, THIS DOCUMENT NOT TO BE RECORDED FOR ANY PURPOSE

MARSHALL LANCASTER
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 4873
JUNE 15, 2012

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND L702.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEB SITE WWW.TRAVISCAD.ORG.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EXISTING EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

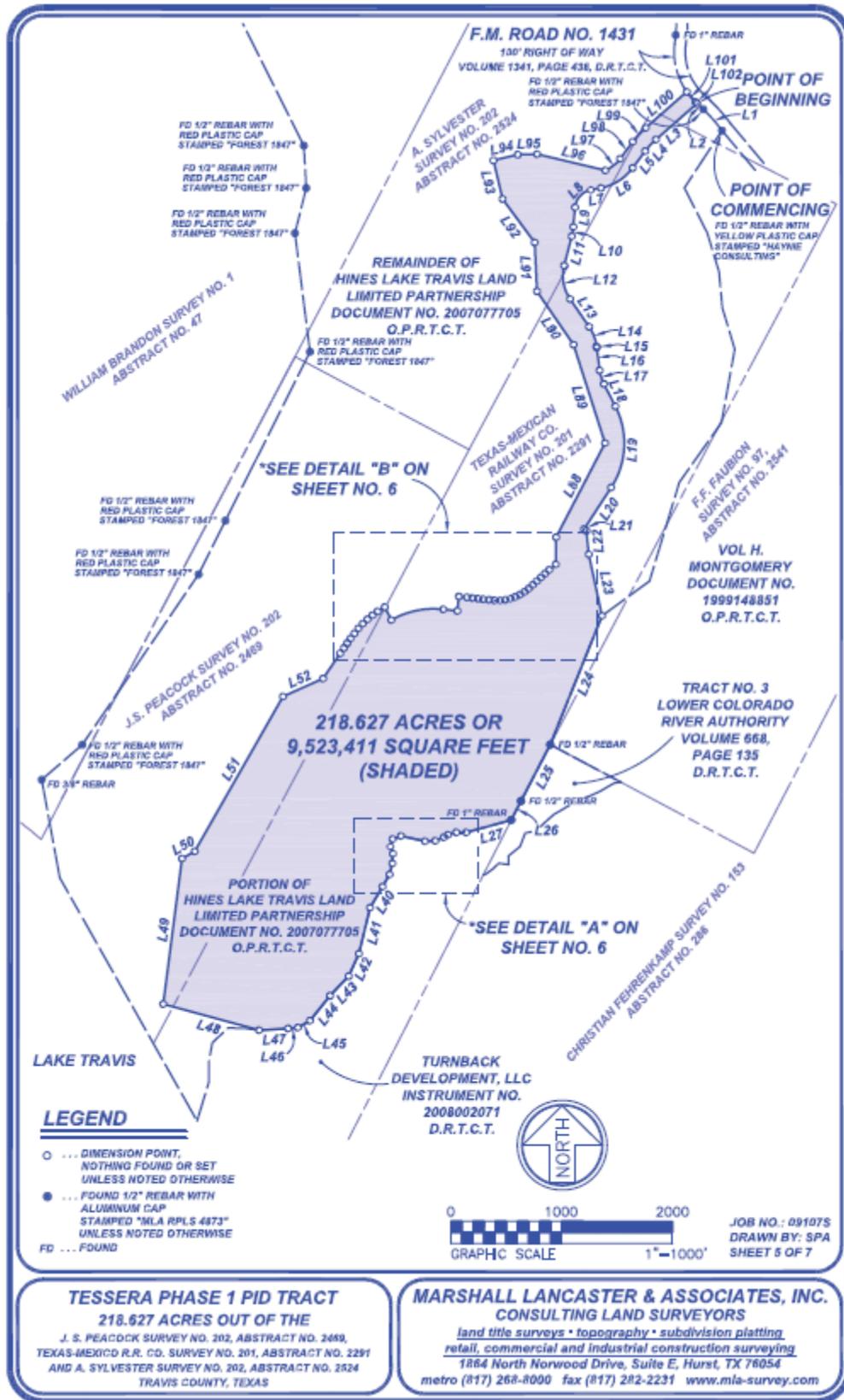
JOB NO.: 09107S
DRAWN BY: SPA
SHEET 4 OF 7

TESSERA PHASE 1 PID TRACT
218.627 ACRES OUT OF THE

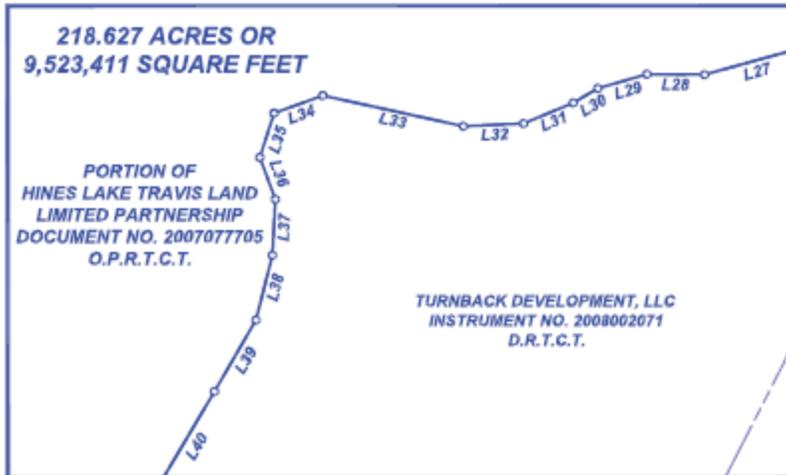
J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2469,
TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
AND A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524
TRAVIS COUNTY, TEXAS

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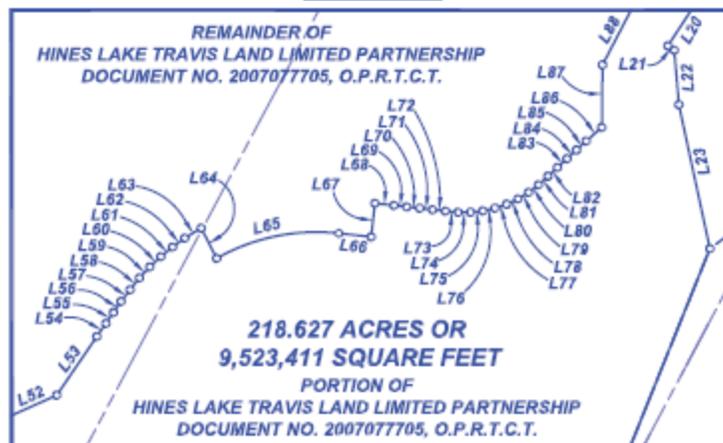
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DETAIL "A"



DETAIL "B"



LEGEND

- ... DIMENSION POINT, NOTHING FOUND OR SET UNLESS NOTED OTHERWISE
- ... FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "MLA RPLS 4873" UNLESS NOTED OTHERWISE
- FD ... FOUND

JOB NO.: 09107S
DRAWN BY: SPA
SHEET 6 OF 7

TESSERA PHASE 1 PID TRACT

218.627 ACRES OUT OF THE
J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2469,
TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
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**COMMENCING CALL
LINE TABLE**

Course	Bearing	Distance
L1	R= 1441.34' Tan: 127.96' Chd: N 41°18'04" W	L= 255.25' CA: 10°08'48" 254.32'
L2	N 46°22'27" W	76.85'

LINE TABLE

Course	Bearing	Distance
L3	S 48°47'18" W	484.47'
L4	R= 680.00' Tan: 71.34' Chd: S 42°47'58" W	L= 142.16' CA: 11°58'41" 141.50'
L5	S 36°48'38" W	190.68'
L6	R= 470.00' Tan: 180.01' Chd: S 57°46'00" W	L= 343.81' CA: 41°54'46" 336.20'
L7	S 78°43'23" W	95.74'
L8	R= 175.00' Tan: 131.21' Chd: S 41°51'42" W	L= 225.17' CA: 73°43'23" 203.86'
L9	S 05°00'00" W	173.55'
L10	R= 530.00' Tan: 43.68' Chd: S 09°42'42" W	L= 87.17' CA: 9°25'23" 87.07'
L11	S 14°25'23" W	271.67'
L12	R= 370.00' Tan: 168.00' Chd: S 09°39'50" E	L= 315.40' CA: 48°50'25" 305.33'
L13	S 34°25'02" E	302.87'
L14	R= 405.00' Tan: 97.45' Chd: S 20°53'19" E	L= 191.26' CA: 27°03'27" 189.49'
L15	S 07°21'35" E	10.23'
L16	S 07°21'35" E	208.38'
L17	R= 370.00' Tan: 64.67' Chd: S 17°16'28" E	L= 128.05' CA: 19°49'46" 127.41'
L18	S 27°11'21" E	226.49'
L19	R= 730.00' Tan: 424.11' Chd: S 02°37'39" W	L= 788.42' CA: 60°18'40" 733.43'
L20	S 33°07'19" W	447.34'
L21	S 55°49'53" E	25.99'
L22	S 05°38'45" E	213.14'
L23	S 12°09'37" E	567.68'
L24	S 21°55'01" W	1249.64'
L25	S 27°23'17" W	972.56'
L26	S 27°14'59" W	192.63'
L27	S 74°33'08" W	421.27'
L28	N 89°32'10" W	88.50'
L29	S 73°51'05" W	78.77'
L30	S 59°36'13" W	44.03'
L31	S 67°22'07" W	82.77'
L32	S 87°24'15" W	92.92'
L33	N 77°41'11" W	221.73'
L34	S 70°06'50" W	73.91'
L35	S 17°47'53" W	71.63'
L36	S 20°22'04" E	68.81'
L37	S 03°01'13" W	86.39'
L38	S 14°13'11" W	103.23'
L39	S 30°06'42" W	127.39'
L40	S 30°38'30" W	220.08'
L41	S 13°42'55" W	425.83'
L42	S 24°16'13" W	222.75'
L43	S 43°42'44" W	245.57'
L44	S 38°48'26" W	287.20'
L45	S 60°16'00" W	125.04'
L46	S 84°04'35" W	83.08'
L47	S 86°49'54" W	261.75'
L48	N 74°46'01" W	896.64'
L49	N 07°21'50" E	1321.52'
L50	N 60°32'07" E	131.89'

LINE TABLE (CONTINUED)

Course	Bearing	Distance
L51	N 29°42'34" E	1606.74'
L52	N 69°04'16" E	394.90'
L53	N 34°18'13" E	273.98'
L54	N 34°50'57" E	61.00'
L55	N 34°21'02" E	51.50'
L56	N 34°50'57" E	51.50'
L57	N 37°54'20" E	96.95'
L58	N 37°49'29" E	58.22'
L59	N 43°19'26" E	58.25'
L60	N 46°59'24" E	58.25'
L61	N 50°39'22" E	58.25'
L62	N 53°49'49" E	58.27'
L63	N 58°29'20" E	74.22'
L64	S 27°07'00" E	131.10'
L65	R= 780.00' Tan: 251.98' Chd: N 78°22'54" E	L= 497.45' CA: 35°48'22" 473.55'
L66	S 83°42'55" E	126.34'
L67	N 06°17'05" E	130.00'
L68	S 83°42'55" E	73.58'
L69	S 83°42'55" E	50.00'
L70	S 83°42'55" E	50.00'
L71	S 83°42'55" E	50.00'
L72	S 83°42'55" E	50.00'
L73	S 84°35'50" E	48.83'
L74	N 89°49'12" E	47.83'
L75	N 83°35'21" E	47.83'
L76	N 77°21'30" E	47.83'
L77	N 71°07'39" E	47.83'
L78	N 64°53'48" E	47.83'
L79	N 58°39'56" E	47.83'
L80	N 52°26'05" E	47.83'
L81	N 47°38'42" E	43.21'
L82	N 47°20'24" E	50.00'
L83	N 47°20'24" E	50.00'
L84	N 47°20'24" E	50.00'
L85	N 47°20'24" E	50.00'
L86	N 50°04'27" E	78.68'
L87	N 00°39'33" E	243.48'
L88	N 27°27'52" E	357.01'
L89	N 17°46'05" W	930.60'
L90	N 34°27'10" W	583.01'
L91	N 02°43'00" W	440.44'
L92	N 36°26'46" W	487.54'
L93	N 13°17'52" W	357.08'
L94	N 76°30'52" E	225.78'
L95	N 88°49'52" E	174.11'
L96	S 76°38'08" E	632.99'
L97	R= 330.00' Tan: 87.53' Chd: N 51°39'36" E	L= 171.12' CA: 29°42'37" 163.21'
L98	N 36°48'38" E	190.68'
L99	R= 820.00' Tan: 98.03' Chd: N 42°47'58" E	L= 171.42' CA: 11°58'41" 171.11'
L100	N 48°47'18" E	493.54'
L101	R= 621.27' Tan: 60.32' Chd: S 40°47'48" E	L= 120.25' CA: 11°05'25" 120.07'
L102	S 46°22'27" E	20.02'

JOB NO.: 091075
DRAWN BY: SPA
SHEET 7 OF 7

**TESSERA PHASE 1 PID TRACT
218.627 ACRES OUT OF THE**

J. S. PEACOCK SURVEY NO. 202, ABSTRACT NO. 2489,
TEXAS-MEXICO R.R. CO. SURVEY NO. 201, ABSTRACT NO. 2291
AND A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524
TRAVIS COUNTY, TEXAS

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EXHIBIT N-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

Improvement Area #2 consists of Phase 3A, Phase 3B, and Phase 4A, as described below.

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PARCEL 3A

TRACT 3A, TESSERA ON LAKE TRAVIS PID LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PEACOCK SURVEY 302, ABSTRACT NO. 2469, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THOSE CERTAIN TRACTS OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2016122336, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2012194429, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" REBAR FOUND AT THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE WESTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, THE FOLLOWING 4 COURSES:

1. NORTH 49 DEGREES 14 MINUTES 34 SECONDS EAST A DISTANCE OF 482.59 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
 2. NORTH 34 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 741.96 FEET TO A COTTON SPINDLE SET AT THE POINT OF BEGINNING;
 3. NORTH 34 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 1117.25 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
 4. NORTH 26 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 140.64 FEET TO A COTTON SPINDLE SET;
- THENCE SOUTH 55 DEGREES 09 MINUTES 03 SECONDS EAST A DISTANCE OF 87.31 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 42 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 70.66 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 49 DEGREES 28 MINUTES 31 SECONDS EAST A DISTANCE OF 62.17 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 56 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 62.17 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 49 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 64.88 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 69 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 63.95 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 76 DEGREES 08 MINUTES 52 SECONDS EAST A DISTANCE OF 64.39 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 82 DEGREES 48 MINUTES 36 SECONDS EAST A DISTANCE OF 63.50 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 88 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 100.56 FEET TO A COTTON SPINDLE SET;
THENCE NORTH 12 DEGREES 08 MINUTES 35 SECONDS EAST A DISTANCE OF 18.87 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 77 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 302.13 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 74 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 69 DEGREES 00 MINUTES 24 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 63 DEGREES 20 MINUTES 02 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 57 DEGREES 39 MINUTES 40 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 51 DEGREES 59 MINUTES 18 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 46 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 40 DEGREES 38 MINUTES 33 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 34 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 30 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 293.06 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 419.00 FEET;
THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 58 MINUTES 40 SECONDS, AN ARC LENGTH OF 131.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 53 MINUTES 02 SECONDS WEST A DISTANCE OF 130.93 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 30 DEGREES 57 MINUTES 04 SECONDS EAST A DISTANCE OF 192.95 FEET TO A COTTON SPINDLE SET;
THENCE SOUTH 40 DEGREES 11 MINUTES 15 SECONDS WEST A DISTANCE OF 32.71 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "MLA RPLS 4873" FOUND AT THE MOST NORTHERLY CORNER OF LOT 7, BLOCK G, TESSERA ON LAKE TRAVIS PHASE 1A;

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 1 OF 4

TRACT 3A,
TESSERA ON LAKE TRAVIS PID
60.534 ACRES PORTION OF
HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACTS
DOCUMENT NO. 2012194429 & 2016122336, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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TRACT 3A, TESSERA ON LAKE TRAVIS PID
LEGAL DESCRIPTION (CONTINUED)

THENCE ALONG THE WESTERLY LINE OF SAID LOT 7, SOUTH 36 DEGREES 37 MINUTES 43 SECONDS WEST A DISTANCE OF 56.54 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "MLA RPLS 4873" FOUND AT THE MOST WESTERLY CORNER OF SAID LOT 7, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 8, BLOCK G, TESSERA ON LAKE TRAVIS PHASE 1A;

THENCE ALONG THE WESTERLY LINE OF SAID LOT 8, SOUTH 34 DEGREES 22 MINUTES 37 SECONDS WEST A DISTANCE OF 51.43 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "MLA RPLS 4873" FOUND AT THE MOST WESTERLY CORNER OF SAID LOT 8, SAID POINT BEING THE MOST NORTHERLY CORNER OF LOT 9, BLOCK G, TESSERA ON LAKE TRAVIS PHASE 1A;

THENCE ALONG THE WESTERLY LINE OF LOT 9 & 10, BLOCK G, TESSERA ON LAKE TRAVIS PHASE 1A AND THE WESTERLY RIGHT OF WAY LINE OF BURNET KNOLL, SOUTH 34 DEGREES 50 MINUTES 57 SECONDS WEST A DISTANCE OF 400.70 FEET TO A COTTON SPINDLE SET AT AN ANGLE POINT ON THE EASTERLY LINE OF THAT CERTAIN TRACT # DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND # LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2016122336, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG SAID EASTERLY LINE, SOUTH 85 DEGREES 54 MINUTES 16 SECONDS WEST A DISTANCE OF 385.70 FEET TO A COTTON SPINDLE SET;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 29 DEGREES 42 MINUTES 54 SECONDS WEST A DISTANCE OF 1053.58 FEET TO A COTTON SPINDLE SET ON THE WESTERLY LINE OF LOT 27-X.H.O.A., BLOCK D, TESSERA ON LAKE TRAVIS PHASE 1A;

THENCE NORTH 60 DEGREES 17 MINUTES 06 SECONDS WEST A DISTANCE OF 522.47 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 07 DEGREES 17 MINUTES 22 SECONDS EAST A DISTANCE OF 186.80 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 29 DEGREES 42 MINUTES 54 SECONDS EAST A DISTANCE OF 130.48 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST A DISTANCE OF 328.05 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 57 DEGREES 56 MINUTES 04 SECONDS EAST A DISTANCE OF 8.50 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 32 DEGREES 03 MINUTES 56 SECONDS WEST A DISTANCE OF 190.00 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 55 DEGREES 38 MINUTES 42 SECONDS WEST A DISTANCE OF 348.07 FEET TO THE POINT OF BEGINNING, CONTAINING 2,636,879 SQUARE FEET OR 60.534 ACRES OF LAND, MORE OR LESS.

ROBERT T. HOELL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
DATE: OCTOBER 30, 2017



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND LT02.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WWW.TRAVISCAD.ORG.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 2 OF 4

TRACT 3A,
TESSERA ON LAKE TRAVIS PID
60.534 ACRES PORTION OF
HINES LAKE TRAVIS LAND # LIMITED PARTNERSHIP TRACTS
DOCUMENT NO. 2012194428 & 2016122336, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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COURSE TABLE

COURSE	BEARING	DISTANCE
L1	N 49° 14' 34" E	482.35'
L2	N 34° 21' 18" E	741.88'
L3	N 34° 21' 18" E	1112.28'
L4	N 20° 38' 16" E	140.64'
L5	S 55° 02' 03" E	87.31'
L6	N 42° 21' 28" E	70.56'
L7	N 49° 25' 31" E	82.77'
L8	N 56° 08' 16" E	82.77'
L9	N 49° 12' 48" E	84.88'
L10	N 59° 37' 44" E	83.38'
L11	N 76° 08' 52" E	84.39'
L12	N 52° 48' 36" E	83.50'
L13	S 88° 34' 52" E	100.58'
L14	N 12° 09' 35" E	16.87'
L15	S 77° 51' 18" E	202.12'
L16	S 74° 40' 01" E	80.32'
L17	S 69° 00' 24" E	80.32'
L18	S 63° 20' 02" E	80.32'
L19	S 57° 29' 40" E	80.32'
L20	S 51° 59' 18" E	80.32'
L21	S 46° 18' 55" E	80.32'
L22	S 40° 28' 33" E	80.32'
L23	S 34° 58' 11" E	80.32'
L24	S 30° 58' 38" E	203.06'
L25	N= 418.00' E= 66.28' Crd: S 85° 52' 02" W A: 131.47' CA: 17° 58' 40"	130.03'
L26	S 30° 57' 04" E	192.08'
L27	S 49° 11' 18" W	32.71'
L28	S 38° 27' 03" W	56.54'
L29	S 34° 22' 37" W	57.43'
L30	S 34° 50' 57" W	400.70'
L31	S 65° 54' 16" W	289.70'
L32	S 29° 42' 54" W	1053.58'
L33	N 60° 17' 08" W	522.47'
L34	N 07° 17' 22" E	168.80'
L35	N 29° 42' 54" E	130.48'
L36	N 32° 03' 56" W	228.05'
L37	N 57° 58' 04" E	8.50'
L38	N 32° 03' 56" W	190.00'
L39	N 55° 28' 42" W	248.07'

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 4 OF 4

**TRACT 3A,
TESSERA ON LAKE TRAVIS PID**
60.524 ACRES PORTION OF
MINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACTS
DOCUMENT NO. 2012194429 & 2018122256, O.P.M. T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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PARCEL 3B

**TRACT 3B, TESSERA ON LAKE TRAVIS PID
LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PEACOCK SURVEY 202, ABSTRACT NO. 2469, AND TEXAS MEXICO RAILROAD CO. SURVEY NO. 201, ABSTRACT NO. 2291, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2016122336, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2012194429, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 3/8" REBAR FOUND AT THE MOST WESTERLY CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE WESTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, THE FOLLOWING 3 COURSES:

1. NORTH 49 DEGREES 14 MINUTES 34 SECONDS EAST A DISTANCE OF 482.59 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
2. NORTH 34 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 1859.21 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
3. NORTH 26 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 140.64 FEET TO A COTTON SPINDLE SET AT THE POINT OF BEGINNING;

THENCE SOUTH 55 DEGREES 09 MINUTES 03 SECONDS EAST A DISTANCE OF 87.31 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 42 DEGREES 21 MINUTES 28 SECONDS EAST A DISTANCE OF 70.66 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 49 DEGREES 28 MINUTES 31 SECONDS EAST A DISTANCE OF 62.17 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 56 DEGREES 08 MINUTES 16 SECONDS EAST A DISTANCE OF 62.17 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 49 DEGREES 12 MINUTES 48 SECONDS EAST A DISTANCE OF 64.88 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 69 DEGREES 27 MINUTES 44 SECONDS EAST A DISTANCE OF 63.95 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 76 DEGREES 08 MINUTES 52 SECONDS EAST A DISTANCE OF 64.39 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 82 DEGREES 48 MINUTES 36 SECONDS EAST A DISTANCE OF 63.50 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 88 DEGREES 38 MINUTES 22 SECONDS EAST A DISTANCE OF 106.56 FEET TO A COTTON SPINDLE SET;
 THENCE NORTH 12 DEGREES 08 MINUTES 35 SECONDS EAST A DISTANCE OF 16.87 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 77 DEGREES 51 MINUTES 18 SECONDS EAST A DISTANCE OF 302.13 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 74 DEGREES 40 MINUTES 47 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 69 DEGREES 00 MINUTES 24 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 63 DEGREES 20 MINUTES 02 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 57 DEGREES 39 MINUTES 40 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 51 DEGREES 59 MINUTES 18 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 46 DEGREES 18 MINUTES 55 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 40 DEGREES 38 MINUTES 33 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 34 DEGREES 58 MINUTES 11 SECONDS EAST A DISTANCE OF 60.37 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 30 DEGREES 58 MINUTES 36 SECONDS EAST A DISTANCE OF 293.06 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 419.00 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 58 MINUTES 40 SECONDS, AN ARC LENGTH OF 131.47 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 65 DEGREES 53 MINUTES 02 SECONDS WEST A DISTANCE OF 130.93 FEET TO A COTTON SPINDLE SET;
 THENCE SOUTH 30 DEGREES 57 MINUTES 04 SECONDS EAST A DISTANCE OF 192.95 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 946.30 FEET;
 THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 47 MINUTES 49 SECONDS, AN ARC LENGTH OF 343.48 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 51 DEGREES 01 MINUTES 49 SECONDS EAST A DISTANCE OF 341.60 FEET TO A COTTON SPINDLE SET ON THE SOUTHEASTERLY LINE OF SAID TRACT I;
 THENCE ALONG SAID SOUTHEASTERLY LINE, SOUTH 27 DEGREES 07 MINUTES 00 SECONDS EAST A DISTANCE OF 111.57 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 800.00 FEET;

DATE: 10/30/2017
 JOB NO.: 15058K
 DRAWN BY: OP
 SHEET 1 OF 4

**TRACT 3B,
 TESSERA ON LAKE TRAVIS PID**
 22.764 ACRES PORTION OF
 HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACTS
 DOCUMENT NO. 2012194429 & 2016122336, O.P.R.T.C.T.
 CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

MARSHALL LANCASTER & ASSOCIATES, INC.
CONSULTING LAND SURVEYORS
 (and title surveys - topography - subdivision platting
 retail, commercial and industrial construction surveying)
 1864 North Norwood Drive, Suite E, Hurst, TX 76054
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 www.mla-survey.com firm no. 10045100

**TRACT 3B, TESSERA ON LAKE TRAVIS PID
LEGAL DESCRIPTION (CONTINUED)**

THENCE CONTINUING ALONG SAID SOUTHEASTERLY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 49 MINUTES 28 SECONDS, AN ARC LENGTH OF 206.99 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 23 MINUTES 03 SECONDS EAST A DISTANCE OF 206.41 FEET TO A COTTON SPINDLE SET AT THE MOST EASTERLY CORNER OF SAID TRACT I;

THENCE ALONG THE NORTHEASTERLY LINE OF SAID TRACT I, THE FOLLOWING 6 COURSES:

1. NORTH 10 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 297.64 FEET TO A COTTON SPINDLE SET;
2. NORTH 16 DEGREES 18 MINUTES 50 SECONDS WEST A DISTANCE OF 287.40 FEET TO A COTTON SPINDLE SET;
3. NORTH 38 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 270.26 FEET TO A COTTON SPINDLE SET;
4. NORTH 31 DEGREES 55 MINUTES 44 SECONDS WEST A DISTANCE OF 255.23 FEET TO A COTTON SPINDLE SET;
5. NORTH 48 DEGREES 46 MINUTES 33 SECONDS WEST A DISTANCE OF 143.33 FEET TO A COTTON SPINDLE SET;
6. NORTH 45 DEGREES 42 MINUTES 47 SECONDS WEST A DISTANCE OF 99.23 FEET TO A COTTON SPINDLE SET;

THENCE SOUTH 44 DEGREES 17 MINUTES 13 SECONDS WEST A DISTANCE OF 241.89 FEET TO A COTTON SPINDLE SET;

THENCE SOUTH 12 DEGREES 08 MINUTES 35 SECONDS WEST A DISTANCE OF 116.80 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 77 DEGREES 51 MINUTES 25 SECONDS WEST A DISTANCE OF 447.68 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 820.08 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 37 MINUTES 15 SECONDS, AN ARC LENGTH OF 309.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 89 DEGREES 59 MINUTES 12 SECONDS WEST A DISTANCE OF 307.63 FEET TO A COTTON SPINDLE SET;

THENCE NORTH 53 DEGREES 23 MINUTES 45 SECONDS WEST A DISTANCE OF 50.00 FEET TO A COTTON SPINDLE SET ON THE WESTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT;

THENCE ALONG SAID WESTERLY LINE, SOUTH 28 DEGREES 36 MINUTES 16 SECONDS WEST A DISTANCE OF 625.68 FEET TO THE POINT OF BEGINNING, CONTAINING 992,467 SQUARE FEET OR 22.784 ACRES OF LAND, MORE OR LESS.



ROBERT T. HIDELL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
DATE: OCTOBER 30, 2017



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND L702.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WW.TRAVISCAD.ORG.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 2 OF 4

**TRACT 3B,
TESSERA ON LAKE TRAVIS PID**
22.784 ACRES PORTION OF
HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACTS
DOCUMENT NO. 2012194429 & 2016122336, O.P.R.T.C.T.
CITY OF LAGO WSTA, TRAVIS COUNTY, TEXAS

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COURSE TABLE

COURSE	BEARING	DISTANCE
L1	N 49°14'34" E	482.59'
L2	N 34°27'18" E	1059.71'
L3	N 26°36'16" E	140.64'
L4	S 55°09'03" E	87.31'
L5	N 42°27'28" E	70.66'
L6	N 49°26'31" E	62.17'
L7	N 55°08'16" E	62.17'
L8	N 49°12'49" E	64.88'
L9	N 69°27'44" E	63.95'
L10	N 76°08'52" E	64.39'
L11	N 82°48'36" E	63.50'
L12	S 88°38'22" E	100.58'
L13	N 12°08'35" E	16.87'
L14	S 77°01'18" E	302.13'
L15	S 74°40'47" E	60.37'
L16	S 69°00'24" E	60.37'
L17	S 63°20'02" E	60.37'
L18	S 57°39'40" E	60.37'
L19	S 51°59'18" E	60.37'
L20	S 46°18'55" E	60.37'
L21	S 40°38'33" E	60.37'
L22	S 34°58'11" E	60.37'
L23	S 30°58'26" E	293.06'
L24	R= 419.00' Tan: 66.28' Chd: S 65°53'02" W	A: 131.47' CA: 17°58'40" 130.93'
L25	S 30°57'04" E	192.95'
L26	R= 946.30' Tan: 173.65' Chd: N 81°01'49" E	A: 343.48' CA: 20°47'49" 341.50'
L27	S 27°07'00" E	111.57'
L28	R= 800.00' Tan: 104.08' Chd: N 69°23'03" E	A: 266.99' CA: 14°49'28" 266.41'
L29	N 10°03'35" W	287.64'
L30	N 16°18'50" W	287.40'
L31	N 38°07'40" W	270.28'
L32	N 37°55'44" W	255.23'
L33	N 48°46'13" W	143.33'
L34	N 45°42'47" W	99.23'
L35	S 44°17'13" W	241.89'
L36	S 12°08'35" W	116.80'
L37	N 77°51'28" W	447.68'
L38	R= 820.08' Tan: 158.59' Chd: N 88°59'12" W	A: 309.46' CA: 21°37'15" 207.63'
L39	N 63°23'45" W	50.00'
L40	S 26°36'16" W	625.68'

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 4 OF 4

**TRACT 3B,
TESSERA ON LAKE TRAVIS PID**

22.784 ACRES PORTION OF
HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACTS
DOCUMENT NO. 2012194429 & 2016122336, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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PARCEL 4A

TRACT 4A, TESSERA ON LAKE TRAVIS PID LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE F. F. FAUBION SURVEY NO. 97, ABSTRACT NO. 2541, A SYLVESTER SURVEY NO. 292, ABSTRACT NO. 2524, AND TEXAS MEXICO RAILROAD CO. SURVEY NO. 291, ABSTRACT NO. 2291, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2007077795, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 560 NAIL FOUND AT THE MOST EASTERLY CORNER OF LOT 1, BLOCK A, TESSERA ON LAKE TRAVIS PHASE 1A, AN ADDITION TO THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 201400071, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431, ACCORDING TO THE PLAT THEREOF RECORDED IN DOCUMENT NO. 201309034, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT;

THENCE ALONG SAID EASTERLY LINE, THE FOLLOWING 4 COURSES:

1. SOUTH 33 DEGREES 12 MINUTES 06 SECONDS WEST A DISTANCE OF 580.56 FEET TO A 1/2" REBAR FOUND AT THE POINT OF BEGINNING;
2. SOUTH 26 DEGREES 57 MINUTES 39 SECONDS EAST A DISTANCE OF 452.84 FEET TO A 1/2" REBAR FOUND;
3. SOUTH 16 DEGREES 52 MINUTES 30 SECONDS EAST A DISTANCE OF 366.98 FEET TO A 1/2" REBAR FOUND;
4. SOUTH 05 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 132.26 FEET TO A COTTON SPINDLE SET;

THENCE SOUTH 84 DEGREES 39 MINUTES 16 SECONDS WEST A DISTANCE OF 155.60 FEET TO A COTTON SPINDLE SET;

THENCE SOUTH 77 DEGREES 39 MINUTES 35 SECONDS WEST A DISTANCE OF 370.00 FEET TO A COTTON SPINDLE SET;

THENCE SOUTH 63 DEGREES 31 MINUTES 02 SECONDS WEST A DISTANCE OF 714.12 FEET TO THE EASTERLY RIGHT OF WAY LINE OF TESSERA PARKWAY, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 201400071, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 405.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 55 MINUTES 04 SECONDS, AN ARC LENGTH OF 56.09 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 30 DEGREES 27 MINUTES 00 SECONDS WEST A DISTANCE OF 56.04 FEET TO A COTTON SPINDLE SET;

THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, NORTH 34 DEGREES 25 MINUTES 02 SECONDS WEST A DISTANCE OF 59.72 FEET TO A COTTON SPINDLE SET AT THE MOST SOUTHERLY CORNER OF LOT 6-X H.O.A., BLOCK C, TESSERA ON LAKE TRAVIS PHASE 1A, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 332.88 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID LOT 6-X H.O.A., THE FOLLOWING 12 COURSES:

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 37 MINUTES 45 SECONDS, AN ARC LENGTH OF 55.94 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 04 DEGREES 26 MINUTES 19 SECONDS EAST A DISTANCE OF 55.68 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 55.00 FEET;
2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35 DEGREES 48 MINUTES 05 SECONDS, AN ARC LENGTH OF 34.37 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 18 DEGREES 17 MINUTES 36 SECONDS WEST A DISTANCE OF 33.81 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 105.00 FEET;
3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 31 DEGREES 00 MINUTES 35 SECONDS, AN ARC LENGTH OF 55.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 20 DEGREES 41 MINUTES 21 SECONDS WEST A DISTANCE OF 55.14 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 200.00 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 29 MINUTES 22 SECONDS, AN ARC LENGTH OF 144.63 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 25 DEGREES 55 MINUTES 45 SECONDS WEST A DISTANCE OF 141.69 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET;
5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 51 MINUTES 59 SECONDS, AN ARC LENGTH OF 258.55 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19 DEGREES 14 MINUTES 27 SECONDS WEST A DISTANCE OF 248.79 FEET TO A COTTON SPINDLE SET;
6. NORTH 08 DEGREES 11 MINUTES 32 SECONDS EAST A DISTANCE OF 88.74 FEET TO A COTTON SPINDLE SET;
7. NORTH 14 DEGREES 25 MINUTES 23 SECONDS EAST A DISTANCE OF 338.01 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 150.00 FEET;
8. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 28 DEGREES 29 MINUTES 06 SECONDS, AN ARC LENGTH OF 73.96 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREES 10 MINUTES 50 SECONDS EAST A DISTANCE OF 73.30 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 130.00 FEET;
9. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 89 DEGREES 03 MINUTES 02 SECONDS, AN ARC LENGTH OF 133.98 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 17 DEGREES 27 MINUTES 48 SECONDS EAST A DISTANCE OF 128.13 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET;

DATE: 10/20/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 1 OF 4

TRACT 4A,
TESSERA ON LAKE TRAVIS PID
32.179 ACRES PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT
DOCUMENT NO. 2007077795, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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**TRACT 4A, TESSERA ON LAKE TRAVIS PID
LEGAL DESCRIPTION (CONTINUED)**

10. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 30 MINUTES 22 SECONDS, AN ARC LENGTH OF 32.74 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40 DEGREES 44 MINUTES 08 SECONDS EAST A DISTANCE OF 32.68 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 70.00 FEET;

11. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33 DEGREES 26 MINUTES 38 SECONDS, AN ARC LENGTH OF 40.86 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 51 DEGREES 12 MINUTES 16 SECONDS EAST A DISTANCE OF 40.28 FEET TO A COTTON SPINDLE SET;

12. NORTH 22 DEGREES 04 MINUTES 26 SECONDS WEST A DISTANCE OF 10.00 FEET TO A COTTON SPINDLE SET AT THE MOST NORTHERLY CORNER OF SAID LOT 5-X H.O.A., SAID POINT BEING ON THE EASTERLY RIGHT OF WAY LINE OF TESSERA PARKWAY, SAID POINT ALSO BEING THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 175.00 FEET;

THENCE ALONG SAID EASTERLY RIGHT OF WAY, THE FOLLOWING 5 COURSES;

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 47 MINUTES 49 SECONDS, AN ARC LENGTH OF 32.98 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 73 DEGREES 19 MINUTES 29 SECONDS EAST A DISTANCE OF 32.93 FEET TO COTTON SPINDLE SET;

2. NORTH 76 DEGREES 43 MINUTES 23 SECONDS EAST A DISTANCE OF 95.74 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 470.00 FEET;

3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41 DEGREES 54 MINUTES 48 SECONDS, AN ARC LENGTH OF 343.81 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 57 DEGREES 46 MINUTES 00 SECONDS EAST A DISTANCE OF 335.20 FEET TO A COTTON SPINDLE SET;

4. NORTH 36 DEGREES 48 MINUTES 38 SECONDS EAST A DISTANCE OF 190.68 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 680.00 FEET;

5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 41 MINUTES 47 SECONDS, AN ARC LENGTH OF 126.95 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 42 DEGREES 09 MINUTES 31 SECONDS EAST A DISTANCE OF 125.76 FEET TO A COTTON SPINDLE SET AT THE MOST WESTERLY CORNER OF SAID LOT 1, BLOCK A;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1, SOUTH 26 DEGREES 42 MINUTES 55 SECONDS EAST A DISTANCE OF 501.16 FEET TO A COTTON SPINDLE SET AT THE MOST SOUTHERLY CORNER OF SAID LOT 1;

THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 1, NORTH 63 DEGREES 17 MINUTES 04 SECONDS EAST A DISTANCE OF 48.61 FEET TO THE POINT OF BEGINNING CONTAINING 1,401,718 SQUARE FEET OR 32.179 ACRES OF LAND, MORE OR LESS.

ROBERT T. HIDELE
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
DATE: OCTOBER 30, 2017



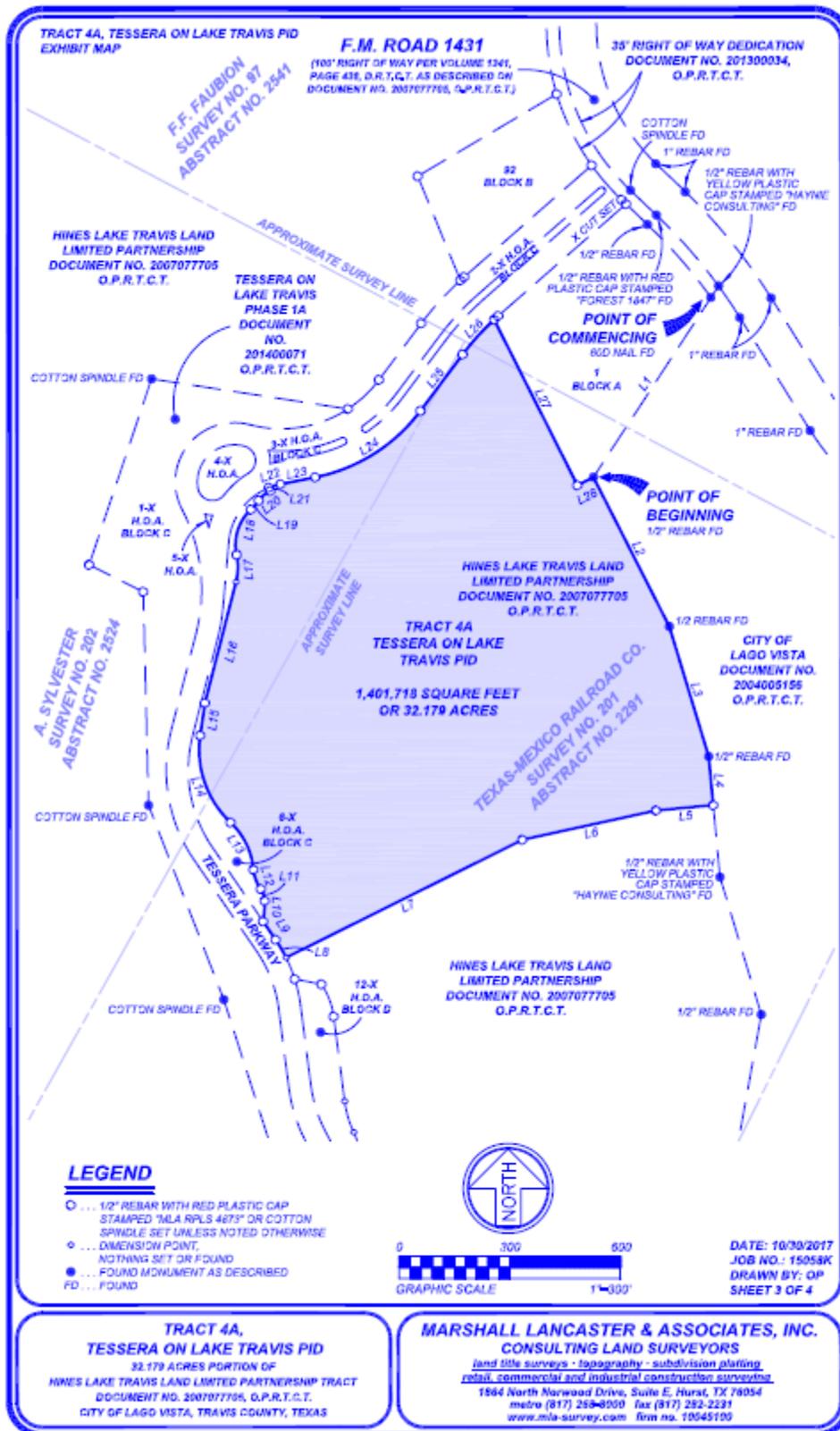
GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A590 AND L702.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WWW.TRAVISCAD.ORG.
3. THIS EXHIBIT WAS PREPARED WITHOUT THE BENEFIT OF TITLE RESEARCH. EASEMENTS AND OTHER TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 2 OF 4

**TRACT 4A,
TESSERA ON LAKE TRAVIS PID**
32.179 ACRES PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT
DOCUMENT NO. 2017077795, O.P.R.L.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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COURSE TABLE

COURSE	BEARING	DISTANCE
L1	S 33°12'06" W	586.66'
L2	S 25°57'39" E	452.84'
L3	S 15°52'44" E	366.98'
L4	S 05°20'44" E	132.26'
L5	S 64°39'18" W	135.60'
L6	S 77°39'35" W	370.00'
L7	S 63°31'02" W	714.12'
L8	R= 405.00' Tan= 28.09' Chd: N 30°27'00" W	A: 58.09' CA: 7°55'04" 55.04'
L9	R= 332.88' Tan= 28.04' Chd: N 04°25'19" E	A: 55.94' CA: 9°37'46" 55.88'
L10	R= 200.00' Tan= 75.75' Chd: N 25°55'45" W	A: 144.63' CA: 41°29'22" 141.68'
L11	R= 270.00' Tan= 140.15' Chd: N 19°14'27" W	A: 258.65' CA: 54°51'59" 248.79'
L12	R= 150.00' Tan= 37.85' Chd: N 01°10'50" E	A: 73.95' CA: 26°29'06" 73.30'
L13	R= 150.00' Tan= 18.44' Chd: N 40°44'08" E	A: 32.74' CA: 12°30'22" 32.68'
L14	R= 70.00' Tan= 21.03' Chd: N 51°12'16" E	A: 40.85' CA: 33°26'38" 40.28'
L15	R= 175.00' Tan= 16.54' Chd: N 73°19'29" E	A: 32.98' CA: 10°47'49" 32.93'
L16	R= 470.00' Tan= 190.01' Chd: N 67°48'07" E	A: 343.81' CA: 41°54'46" 336.29'
L17	R= 550.00' Tan= 63.55' Chd: N 42°08'31" E	A: 125.95' CA: 10°41'47" 126.78'
L18	R= 265.4258' Tan= 81.18' Chd: N 26°42'58" E	A: 501.18' CA: 10°41'47" 501.18'
L19	R= 48.61' Tan= 14.61' Chd: N 63°17'04" E	A: 46.61' CA: 10°41'47" 46.61'

DATE: 10/30/2017
JOB NO.: 15058K
DRAWN BY: OP
SHEET 4 OF 4

**TRACT 4A,
TESSERA ON LAKE TRAVIS PID**
32.179 ACRES PORTION OF
NWES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT
DOCUMENT NO. 2007077795, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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EXHIBIT N-4 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

Improvement Area #3 consists of Phase 2, Phase 3C, and Phase 4B, as described below.

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**TRACT 2, TESSERA ON LAKE TRAVIS
LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE A. SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2624, WILLIAM BRANDON SURVEY NO. 1, ABSTRACT NO. 47, J.S. PEACOCK SURVEY 202, ABSTRACT NO. 2459, AND TEXAS-MEXICO RAILROAD CO. SURVEY NO. 201, ABSTRACT NO. 2291, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2017173226, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET AT THE SOUTHWEST CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1;

THENCE ALONG THE WEST LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1, NORTH 26 DEGREES 36 MINUTES 16 SECONDS EAST A DISTANCE OF 767.30 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1547" FOUND;

THENCE CONTINUING ALONG SAID WEST LINE, NORTH 07 DEGREES 14 MINUTES 41 SECONDS WEST A DISTANCE OF 966.62 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1547" FOUND;

THENCE NORTH 55 DEGREES 11 MINUTES 45 SECONDS EAST A DISTANCE OF 357.66 FEET;

THENCE SOUTH 04 DEGREES 22 MINUTES 16 SECONDS EAST A DISTANCE OF 337.34 FEET;

THENCE SOUTH 55 DEGREES 39 MINUTES 14 SECONDS EAST A DISTANCE OF 679.22 FEET;

THENCE NORTH 50 DEGREES 32 MINUTES 14 SECONDS EAST A DISTANCE OF 664.30 FEET;

THENCE NORTH 67 DEGREES 56 MINUTES 03 SECONDS EAST A DISTANCE OF 216.03 FEET;

THENCE NORTH 55 DEGREES 52 MINUTES 16 SECONDS EAST A DISTANCE OF 132.90 FEET TO A COTTON SPINDLE SET ON THE EAST LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1;

THENCE ALONG SAID EAST LINE, THE FOLLOWING 4 COURSES:

1. SOUTH 21 DEGREES 11 MINUTES 04 SECONDS EAST A DISTANCE OF 653.46 FEET TO A COTTON SPINDLE SET;

2. SOUTH 17 DEGREES 45 MINUTES 06 SECONDS EAST A DISTANCE OF 930.60 FEET TO A COTTON SPINDLE SET;

3. SOUTH 27 DEGREES 27 MINUTES 52 SECONDS WEST A DISTANCE OF 967.01 FEET TO A COTTON SPINDLE SET;

4. SOUTH 00 DEGREES 39 MINUTES 33 SECONDS WEST A DISTANCE OF 219.97 FEET TO A COTTON SPINDLE SET AT THE SOUTHEAST CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 466.00 FEET;

THENCE ALONG THE SOUTH LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1, THE FOLLOWING 14 COURSES:

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 45 MINUTES 16 SECONDS, AN ARC LENGTH OF 77.66 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 82 DEGREES 14 MINUTES 34 SECONDS WEST A DISTANCE OF 77.76 FEET TO A COTTON SPINDLE SET;

2. SOUTH 47 DEGREES 20 MINUTES 24 SECONDS WEST A DISTANCE OF 261.34 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 420.00 FEET;

3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48 DEGREES 56 MINUTES 41 SECONDS, AN ARC LENGTH OF 366.76 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 71 DEGREES 48 MINUTES 46 SECONDS WEST A DISTANCE OF 347.97 FEET TO A COTTON SPINDLE SET;

4. NORTH 83 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 316.70 FEET TO A COTTON SPINDLE SET;

5. SOUTH 06 DEGREES 17 MINUTES 06 SECONDS WEST A DISTANCE OF 130.00 FEET TO A COTTON SPINDLE SET;

6. NORTH 83 DEGREES 42 MINUTES 56 SECONDS WEST A DISTANCE OF 106.34 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 500.00 FEET;

7. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 29 MINUTES 18 SECONDS, AN ARC LENGTH OF 272.11 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 86 DEGREES 32 MINUTES 26 SECONDS WEST A DISTANCE OF 270.80 FEET TO A COTTON SPINDLE SET;

8. NORTH 10 DEGREES 03 MINUTES 36 SECONDS WEST A DISTANCE OF 297.64 FEET TO A COTTON SPINDLE SET;

9. NORTH 16 DEGREES 15 MINUTES 50 SECONDS WEST A DISTANCE OF 287.40 FEET TO A COTTON SPINDLE SET;

10. NORTH 38 DEGREES 07 MINUTES 47 SECONDS WEST A DISTANCE OF 270.26 FEET TO A COTTON SPINDLE SET;

11. NORTH 31 DEGREES 56 MINUTES 44 SECONDS WEST A DISTANCE OF 266.23 FEET TO A COTTON SPINDLE SET;

12. NORTH 48 DEGREES 45 MINUTES 33 SECONDS WEST A DISTANCE OF 143.33 FEET TO A COTTON SPINDLE SET;

13. NORTH 46 DEGREES 42 MINUTES 47 SECONDS WEST A DISTANCE OF 602.23 FEET TO A COTTON SPINDLE SET;

14. NORTH 53 DEGREES 23 MINUTES 46 SECONDS WEST A DISTANCE OF 421.29 FEET TO THE POINT OF BEGINNING, CONTAINING 6,354,633 SQUARE FEET OR 143.816 ACRES OF LAND, MORE OR LESS.

DATE: 06/30/2021
JOB NO.: 21100
DRAWN BY: OP
SHEET 1 OF 3

**TRACT 2,
TESSERA ON LAKE TRAVIS**
143.816 ACRES BEING A PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 1
DOCUMENT NO. 2017173226, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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www.mla-survey.com firm no. 10045100

GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A690 AND L702.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WW.TRAVISCAD.ORG.
3. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE 'B' OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 201703605, ISSUED OCTOBER 26, 2017. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID TITLE COMMITMENT (AND THEREFORE NOT SHOWN ON THIS SURVEY). MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.


 ROBERT T. HDELL
 TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
 DATE: JUNE 30, 2021



COURSE TABLE

COURSE	BEARING	DISTANCE
L1	N 26°36'16" E	767.30'
L2	N 07°14'41" W	955.62'
L3	N 88°11'48" E	357.66'
L4	S 64°22'16" E	337.34'
L5	S 68°39'14" E	679.22'
L6	S 80°32'14" E	654.30'
L7	N 67°60'03" E	216.03'
L8	N 68°62'16" E	132.90'
L9	S 21°11'04" E	663.46'
L10	S 17°46'06" E	939.60'
L11	S 27°27'62" W	967.01'
L12	S 00°39'33" W	219.97'
L13	R= 466.00' Tan: 39.02' Chd: S 62°14'34" W	A: 77.86' CA: 9°48'16" 77.76'
L14	S 47°20'24" W	261.34'
L15	R= 420.00' Tan: 191.16' Chd: S 71°45'45" W	A: 360.76' CA: 48°56'41" 347.97'
L16	N 63°42'66" W	316.70'
L17	S 06°17'06" W	130.00'
L18	N 63°42'66" W	106.34'
L19	R= 800.00' Tan: 137.38' Chd: S 66°32'26" W	A: 272.11' CA: 19°29'10" 270.80'
L20	N 10°03'36" W	297.64'
L21	N 16°18'60" W	267.40'
L22	N 35°07'47" W	270.26'
L23	N 31°55'44" W	266.23'
L24	N 45°46'33" W	143.33'
L25	N 46°42'47" W	502.23'
L26	N 63°23'46" W	421.29'

DATE: 06/30/2021
 JOB NO.: 21100
 DRAWN BY: OP
 SHEET 2 OF 3

**TRACT 2,
 TESSERA ON LAKE TRAVIS**
 143.816 ACRES BEING A PORTION OF
 HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL "1"
 DOCUMENT NO. 2017173228, O.P.R.T.C.T.
 CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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**TRACT 3C, TESSERA ON LAKE TRAVIS
LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE J.S. PEACOCK SURVEY 202, ABSTRACT NO. 2459, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "TRACT II" IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2016122336, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET AT THE SOUTHEAST CORNER OF SAID TRACT II, SAID POINT BEING THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS "PARCEL 4" IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2017173226, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, SAID POINT ALSO BEING ON THE WEST LINE OF LOT 25-X H.O.A., BLOCK D, TESSERA ON LAKE TRAVIS PHASE 1A, AN ADDITION TO THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 201400071, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID TRACT II AND THE NORTH LINE OF SAID PARCEL 4, SOUTH 60 DEGREES 32 MINUTES 07 SECONDS WEST A DISTANCE OF 755.49 FEET TO THE SOUTHWEST CORNER OF SAID TRACT II, SAID POINT BEING THE NORTHWEST CORNER OF SAID PARCEL 4;

THENCE ALONG THE WEST LINE OF SAID TRACT II, THE FOLLOWING FOUR COURSES:

1. NORTH 29 DEGREES 27 MINUTES 53 SECONDS WEST A DISTANCE OF 732.95 FEET;
2. NORTH 10 DEGREES 28 MINUTES 56 SECONDS WEST A DISTANCE OF 599.62 FEET TO A 3/8" REBAR FOUND;
3. NORTH 49 DEGREES 14 MINUTES 34 SECONDS EAST A DISTANCE OF 452.59 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1047" FOUND;
4. NORTH 34 DEGREES 21 MINUTES 18 SECONDS EAST A DISTANCE OF 741.95 FEET TO A COTTON SPINDLE SET AT THE SOUTHWEST CORNER OF LOT 4-X-B H.O.A., BLOCK E, TESSERA ON LAKE TRAVIS PHASE 3A3, AN ADDITION TO THE CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NO. 201000327, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID TESSERA ON LAKE TRAVIS PHASE 3A3, THE FOLLOWING SEVEN COURSES:

1. SOUTH 55 DEGREES 35 MINUTES 42 SECONDS EAST A DISTANCE OF 345.07 FEET TO A COTTON SPINDLE SET;
2. SOUTH 32 DEGREES 03 MINUTES 56 SECONDS EAST A DISTANCE OF 190.00 FEET TO A COTTON SPINDLE SET;
3. SOUTH 57 DEGREES 55 MINUTES 04 SECONDS WEST A DISTANCE OF 8.50 FEET TO A COTTON SPINDLE SET;
4. SOUTH 32 DEGREES 03 MINUTES 56 SECONDS EAST A DISTANCE OF 225.06 FEET TO A COTTON SPINDLE SET;
5. SOUTH 29 DEGREES 42 MINUTES 54 SECONDS WEST A DISTANCE OF 130.45 FEET TO A COTTON SPINDLE SET;
6. SOUTH 07 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 166.50 FEET TO A COTTON SPINDLE SET;
7. SOUTH 60 DEGREES 17 MINUTES 06 SECONDS EAST A DISTANCE OF 522.47 FEET TO A COTTON SPINDLE SET ON THE EAST LINE OF SAID TRACT II, SAID POINT BEING ON THE WEST LINE OF SAID PHASE 1A;

THENCE ALONG SAID EAST LINE OF TRACT II AND SAID WEST LINE OF PHASE 1A, THE FOLLOWING THREE COURSES:

1. SOUTH 29 DEGREES 42 MINUTES 54 SECONDS WEST A DISTANCE OF 563.15 FEET TO A COTTON SPINDLE SET;
2. SOUTH 60 DEGREES 53 MINUTES 06 SECONDS WEST A DISTANCE OF 130.92 FEET TO A COTTON SPINDLE SET;
3. SOUTH 07 DEGREES 21 MINUTES 50 SECONDS WEST A DISTANCE OF 425.95 FEET TO THE POINT OF BEGINNING, CONTAINING 2,292,012 SQUARE FEET OR 62.617 ACRES OF LAND, MORE OR LESS.

ROBERT T. HIELL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
DATE: AUGUST 12, 2021



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A690 AND LT02.
2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WWW.TRAVISCAD.ORG.
3. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE "B" OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, GF NO. 201702505, ISSUED OCTOBER 25, 2017. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID TITLE COMMITMENT (AND THEREFORE NOT SHOWN ON THIS SURVEY). MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.
4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 08/12/2021
JOB NO.: 21100C
DRAWN BY: OP
SHEET 1 OF 2

TRACT 3C,
TESSERA ON LAKE TRAVIS
52.817 ACRES BEING A PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT II
DOCUMENT NO. 2016122336, O.P.R.T.C.F.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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**TRACT 4B, TESSERA ON LAKE TRAVIS
LEGAL DESCRIPTION**

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE F. F. FAUBION SURVEY NO. 97, ABSTRACT NO. 2641 AND TEXAS-MEXICO RAILROAD CO. SURVEY NO. 201, ABSTRACT NO. 2291, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND DESCRIBED AS PARCEL 2 IN DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2017173228, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A COTTON SPINDLE SET AT THE SOUTHEAST CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2;

THENCE ALONG THE SOUTH LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2, THE FOLLOWING 11 COURSES:

1. NORTH 64 DEGREES 09 MINUTES 47 SECONDS WEST A DISTANCE OF 116.26 FEET TO A COTTON SPINDLE SET;
2. NORTH 05 DEGREES 45 MINUTES 13 SECONDS WEST A DISTANCE OF 136.46 FEET TO A COTTON SPINDLE SET;
3. NORTH 15 DEGREES 54 MINUTES 26 SECONDS WEST A DISTANCE OF 274.96 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 76.00 FEET;
4. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20 DEGREES 34 MINUTES 50 SECONDS, AN ARC LENGTH OF 26.94 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 29 DEGREES 11 MINUTES 59 SECONDS WEST A DISTANCE OF 26.60 FEET TO A COTTON SPINDLE SET;
5. NORTH 39 DEGREES 29 MINUTES 24 SECONDS WEST A DISTANCE OF 107.63 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 26.00 FEET;
6. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55 DEGREES 19 MINUTES 29 SECONDS, AN ARC LENGTH OF 24.14 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 11 DEGREES 50 MINUTES 20 SECONDS WEST A DISTANCE OF 23.21 FEET TO A COTTON SPINDLE SET;
7. NORTH 15 DEGREES 49 MINUTES 25 SECONDS EAST A DISTANCE OF 35.32 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 76.00 FEET;
8. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 43 MINUTES 44 SECONDS, AN ARC LENGTH OF 45.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 01 DEGREES 32 MINUTES 33 SECONDS WEST A DISTANCE OF 44.77 FEET TO A COTTON SPINDLE SET;
9. NORTH 15 DEGREES 54 MINUTES 26 SECONDS WEST A DISTANCE OF 40.59 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 73.00 FEET;
10. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 37 DEGREES 58 MINUTES 20 SECONDS, AN ARC LENGTH OF 48.35 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 37 DEGREES 53 MINUTES 31 SECONDS WEST A DISTANCE OF 47.60 FEET TO A COTTON SPINDLE SET;
11. NORTH 55 DEGREES 52 MINUTES 41 SECONDS WEST A DISTANCE OF 19.13 FEET TO A COTTON SPINDLE SET AT THE SOUTHWEST CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2;

THENCE ALONG THE WEST LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2, THE FOLLOWING 12 COURSES:

1. NORTH 33 DEGREES 07 MINUTES 19 SECONDS EAST A DISTANCE OF 466.27 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 696.00 FEET;
2. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 11 MINUTES 18 SECONDS, AN ARC LENGTH OF 240.01 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 04 DEGREES 24 MINUTES 36 SECONDS WEST A DISTANCE OF 239.17 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET;
3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 40 MINUTES 06 SECONDS, AN ARC LENGTH OF 40.73 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 10 DEGREES 10 MINUTES 13 SECONDS WEST A DISTANCE OF 40.66 FEET TO A COTTON SPINDLE SET;
4. NORTH 04 DEGREES 20 MINUTES 10 SECONDS WEST A DISTANCE OF 191.69 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 226.00 FEET;
5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 30 DEGREES 05 MINUTES 31 SECONDS, AN ARC LENGTH OF 118.37 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19 DEGREES 24 MINUTES 26 SECONDS WEST A DISTANCE OF 117.01 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 276.00 FEET;
6. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 50 MINUTES 43 SECONDS, AN ARC LENGTH OF 95.26 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 24 DEGREES 33 MINUTES 20 SECONDS WEST A DISTANCE OF 94.77 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 300.00 FEET;
7. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 45 SECONDS, AN ARC LENGTH OF 65.39 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 19 DEGREES 56 MINUTES 21 SECONDS WEST A DISTANCE OF 65.31 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 200.00 FEET;
8. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17 DEGREES 51 MINUTES 05 SECONDS, AN ARC LENGTH OF 97.24 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 15 DEGREES 17 MINUTES 09 SECONDS WEST A DISTANCE OF 96.59 FEET;

DATE: 06/30/2021
JOB NO.: 21100
DRAWN BY: OP
SHEET 1 OF 4

**TRACT 4B,
TESSERA ON LAKE TRAVIS**
44.244 ACRES BEING A PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2
DOCUMENT NO. 2017173228, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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**TRACT 4B, TESSERA ON LAKE TRAVIS
LEGAL DESCRIPTION (CONTINUED)**

9. NORTH 07 DEGREES 21 MINUTES 36 SECONDS WEST A DISTANCE OF 231.35 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 200.00 FEET;

10. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 56 MINUTES 26 SECONDS, AN ARC LENGTH OF 93.95 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 20 DEGREES 49 MINUTES 17 SECONDS WEST A DISTANCE OF 93.12 FEET TO A COTTON SPINDLE SET;

11. NORTH 79 DEGREES 01 MINUTES 07 SECONDS WEST A DISTANCE OF 73.49 FEET TO A COTTON SPINDLE SET AT THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 405.00 FEET;

12. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 53 MINUTES 45 SECONDS, AN ARC LENGTH OF 62.69 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 22 DEGREES 02 MINUTES 04 SECONDS WEST A DISTANCE OF 62.62 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED AS TRACT 4A IN DEED TO HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NO. 2017190470, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS;

THENCE ALONG THE SOUTH LINE OF SAID HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACT 4A, THE FOLLOWING 3 COURSES:

1. NORTH 63 DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 714.12 FEET TO A COTTON SPINDLE SET;

2. NORTH 77 DEGREES 39 MINUTES 36 SECONDS EAST A DISTANCE OF 370.00 FEET TO A COTTON SPINDLE SET;

3. NORTH 54 DEGREES 39 MINUTES 16 SECONDS EAST A DISTANCE OF 155.60 FEET TO A COTTON SPINDLE SET AT THE SOUTHEAST CORNER OF SAID HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP TRACT 4A; SAID POINT BEING ON THE EAST LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2;

THENCE ALONG THE EAST LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2, THE FOLLOWING 6 COURSES:

1. SOUTH 06 DEGREES 20 MINUTES 44 SECONDS EAST A DISTANCE OF 195.35 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND;

2. SOUTH 16 DEGREES 44 MINUTES 09 SECONDS EAST A DISTANCE OF 357.91 FEET TO A 1/2" REBAR FOUND;

3. SOUTH 10 DEGREES 12 MINUTES 56 SECONDS WEST A DISTANCE OF 672.25 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND;

4. SOUTH 35 DEGREES 14 MINUTES 57 SECONDS WEST A DISTANCE OF 659.99 FEET TO A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND;

5. SOUTH 16 DEGREES 45 MINUTES 54 SECONDS WEST A DISTANCE OF 925.59 FEET TO THE POINT OF BEGINNING, CONTAINING 1,927,277 SQUARE FEET OR 44.244 ACRES OF LAND, MORE OR LESS.



ROBERT T. HEELL
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6583
DATE: JUNE 30, 2021



GENERAL NOTES

1. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS STATE PLANE COORDINATE SYSTEM BASED ON THE LOWER COLORADO RIVER AUTHORITY (LCRA) MONUMENTS A690 AND LT02.

2. OWNERSHIP REFERENCES SHOWN HEREON ARE BASED ON TRAVIS CENTRAL APPRAISAL DISTRICT DATA WEBSITE WW.TRAVISCAD.ORG.

3. TITLE ENCUMBRANCE RESEARCH (SUCH AS EASEMENTS) SHOWN ON THIS SURVEY IS BASED ON INFORMATION CONTAINED IN SCHEDULE "B" OF A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, OF NO. 201702505, ISSUED OCTOBER 26, 2017. REFERENCE IS MADE TO SAID COMMITMENT AND RECORD DOCUMENTS LISTED THEREIN FOR FULL PARTICULARS. EASEMENTS AND OTHER TITLE ENCUMBRANCES, BOTH RECORDED AND UNRECORDED, MAY EXIST THAT ARE NOT CONTAINED WITHIN SAID TITLE COMMITMENT (AND THEREFORE NOT SHOWN ON THIS SURVEY). MARSHALL LANCASTER & ASSOCIATES, INC. MAKES NO REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF SAID TITLE ENCUMBRANCE RESEARCH.

4. IMPROVEMENTS EXIST THAT ARE NOT SHOWN ON THIS EXHIBIT.

DATE: 06/30/2021
JOB NO.: 21100
DRAWN BY: OP
SHEET 2 OF 4

**TRACT 4B,
TESSERA ON LAKE TRAVIS**
44.244 ACRES BEING A PORTION OF
HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP PARCEL 2
DOCUMENT NO. 2017173228, O.P.R.T.C.T.
CITY OF LAGO VISTA, TRAVIS COUNTY, TEXAS

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EXHIBIT N-5 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

Being approximately 543.139 acres of land within 877.263 acres of land as more particularly described in **Exhibit N-1**, SAVE AND EXCEPT any tract of land described comprising Improvement Area #1 and Improvement Area #2 as specifically described in **Exhibit N-2** and **Exhibit N-3** respectively.

EXHIBIT O – MAP OF DISTRICT, IMPROVEMENT AREA #1, IMPROVEMENT AREA #2, IMPROVEMENT AREA #3, AND MAJOR IMPROVEMENT AREA

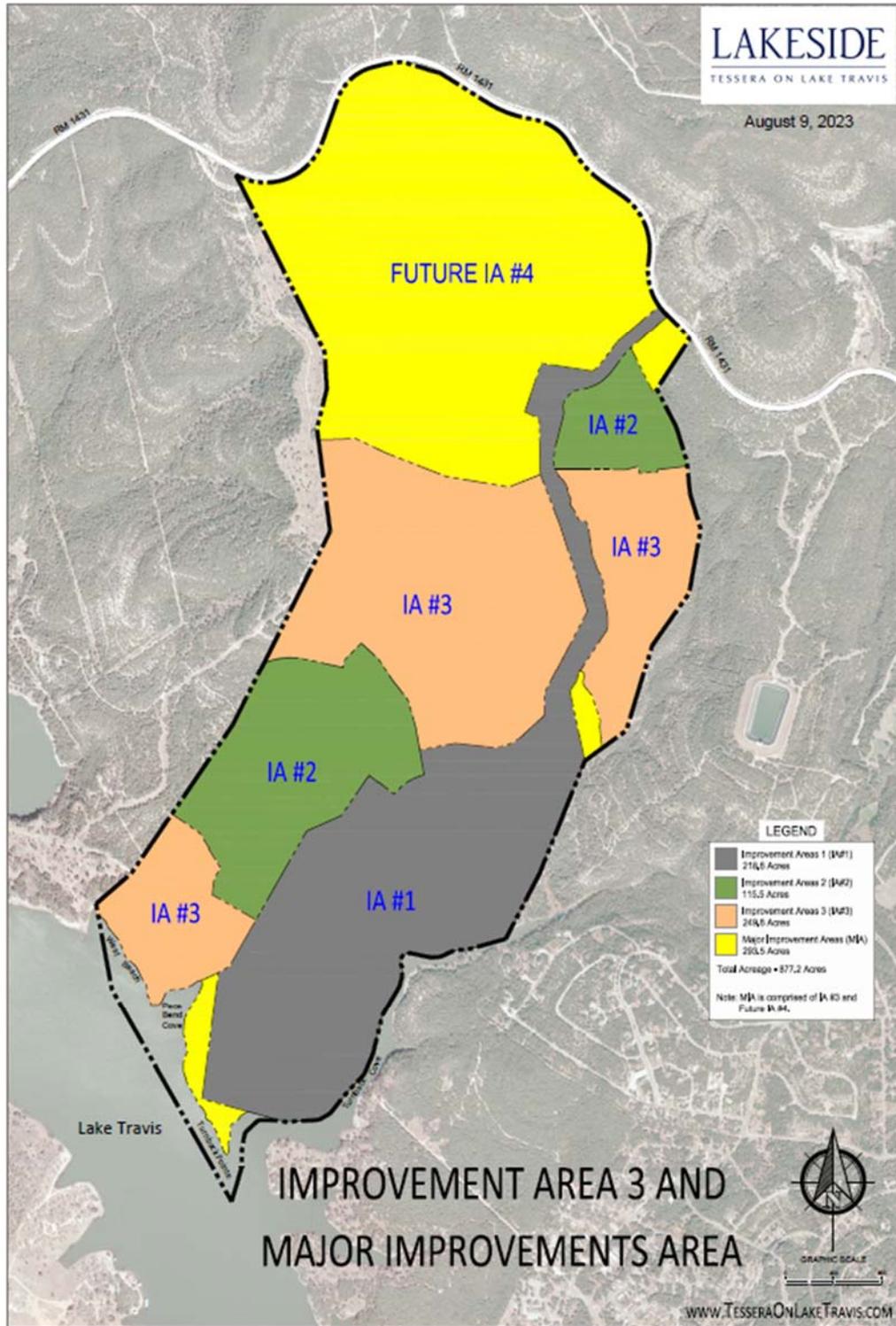


EXHIBIT P – MAP OF PHASE 1A

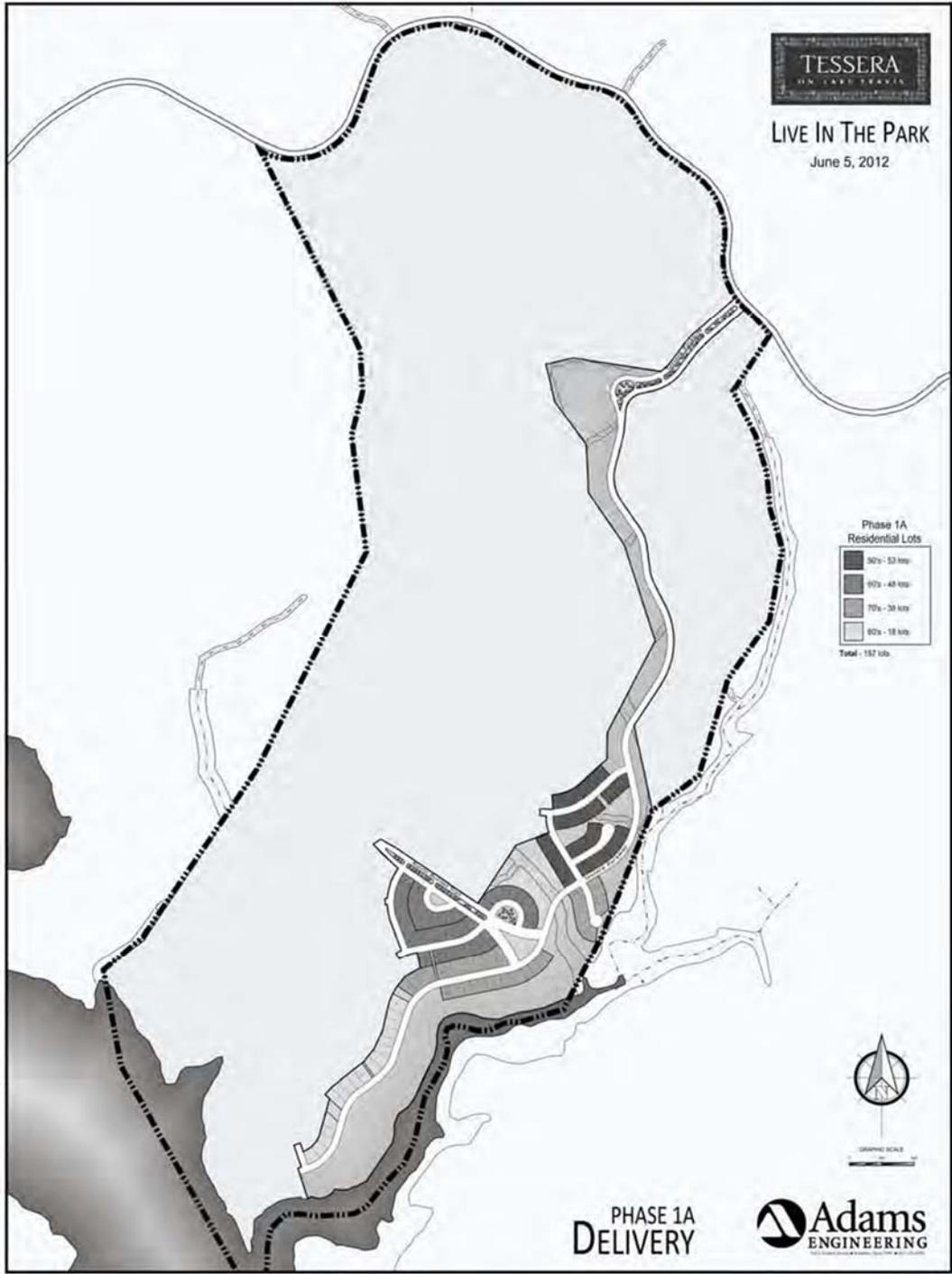


EXHIBIT Q – MAP OF PHASE 1B

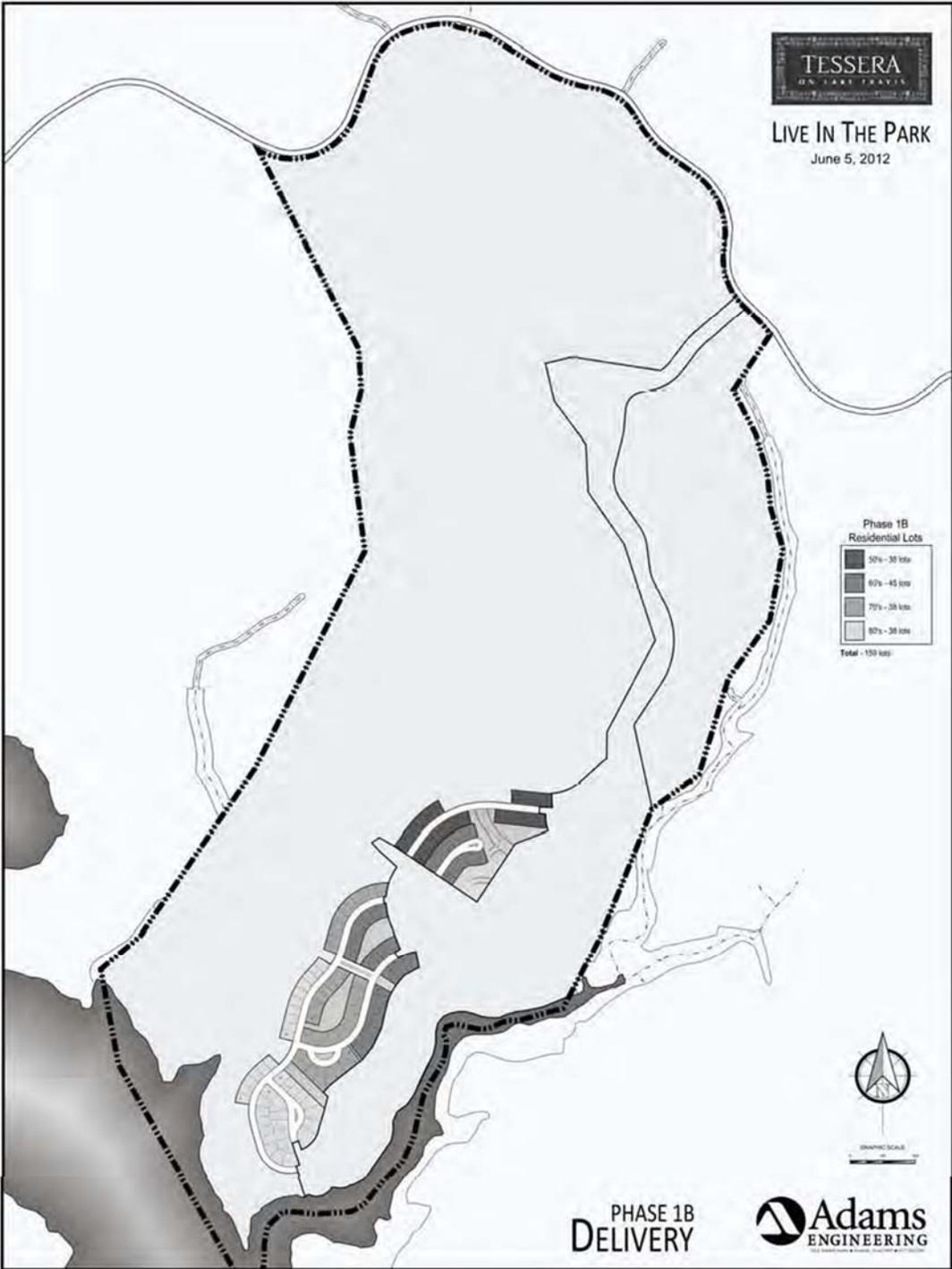


EXHIBIT R – MAP OF PHASE 2

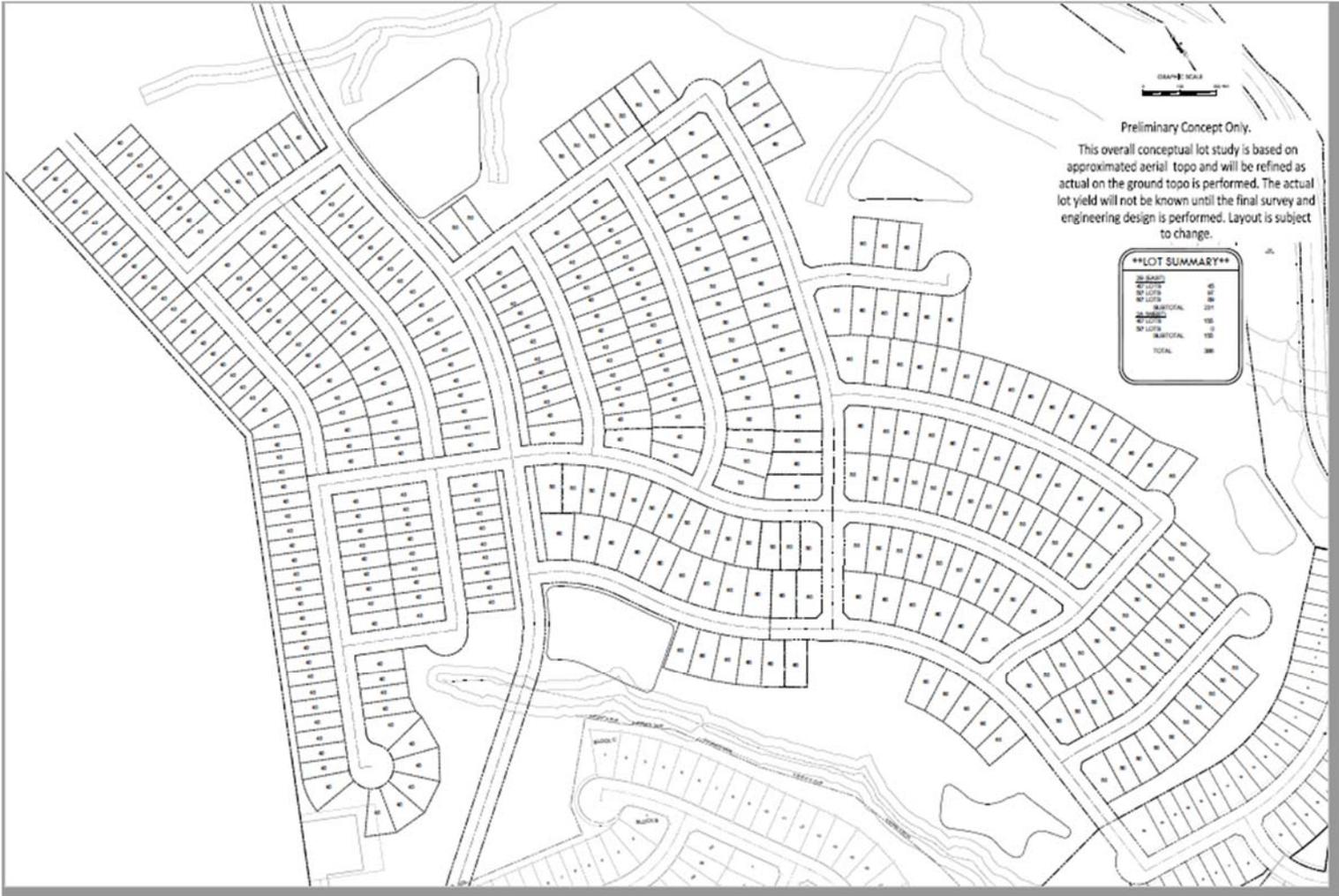


EXHIBIT S - MAP OF PHASE 3B

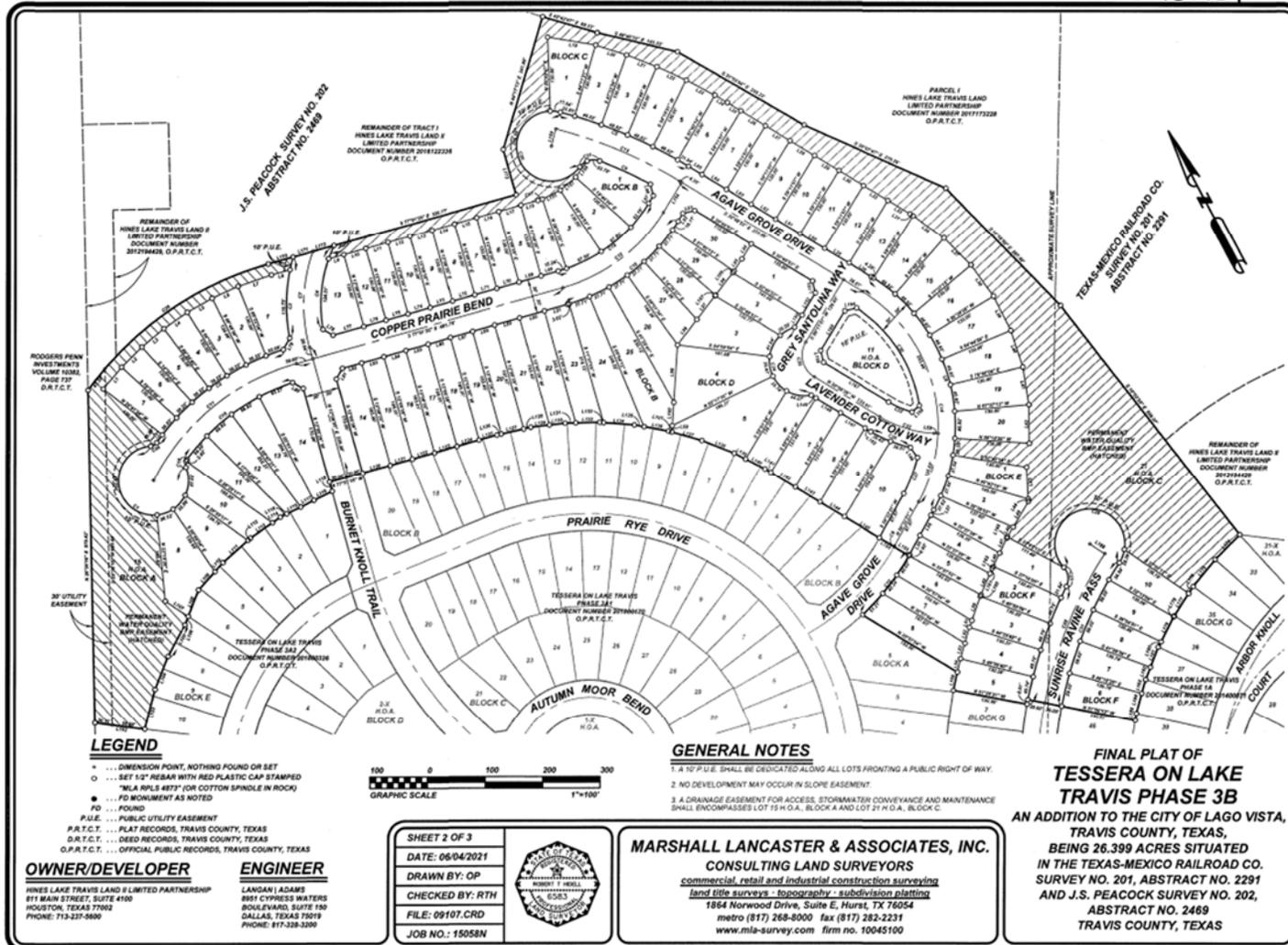


EXHIBIT T – MAP OF PHASE 3C

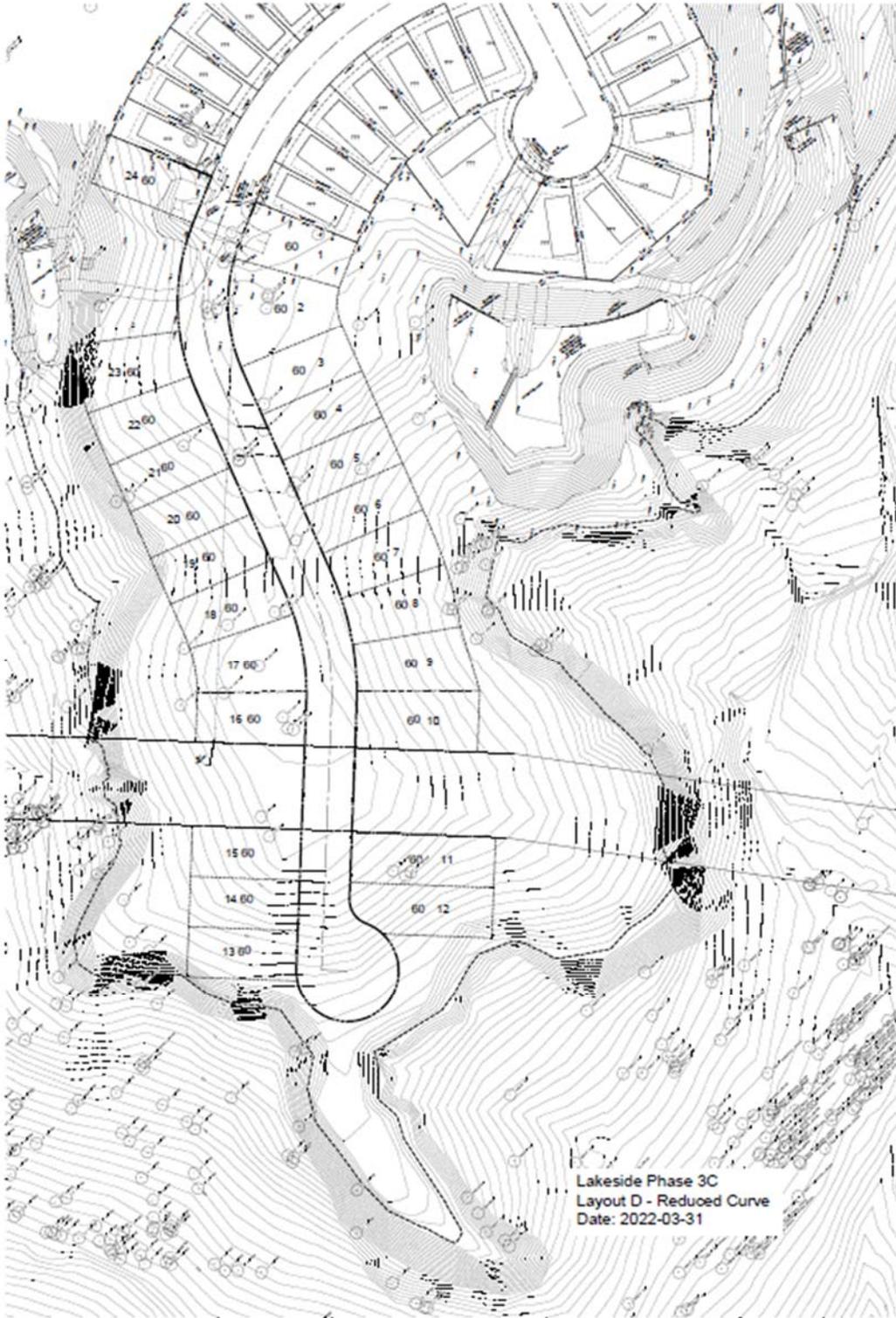


EXHIBIT U – MAP OF PHASE 4A

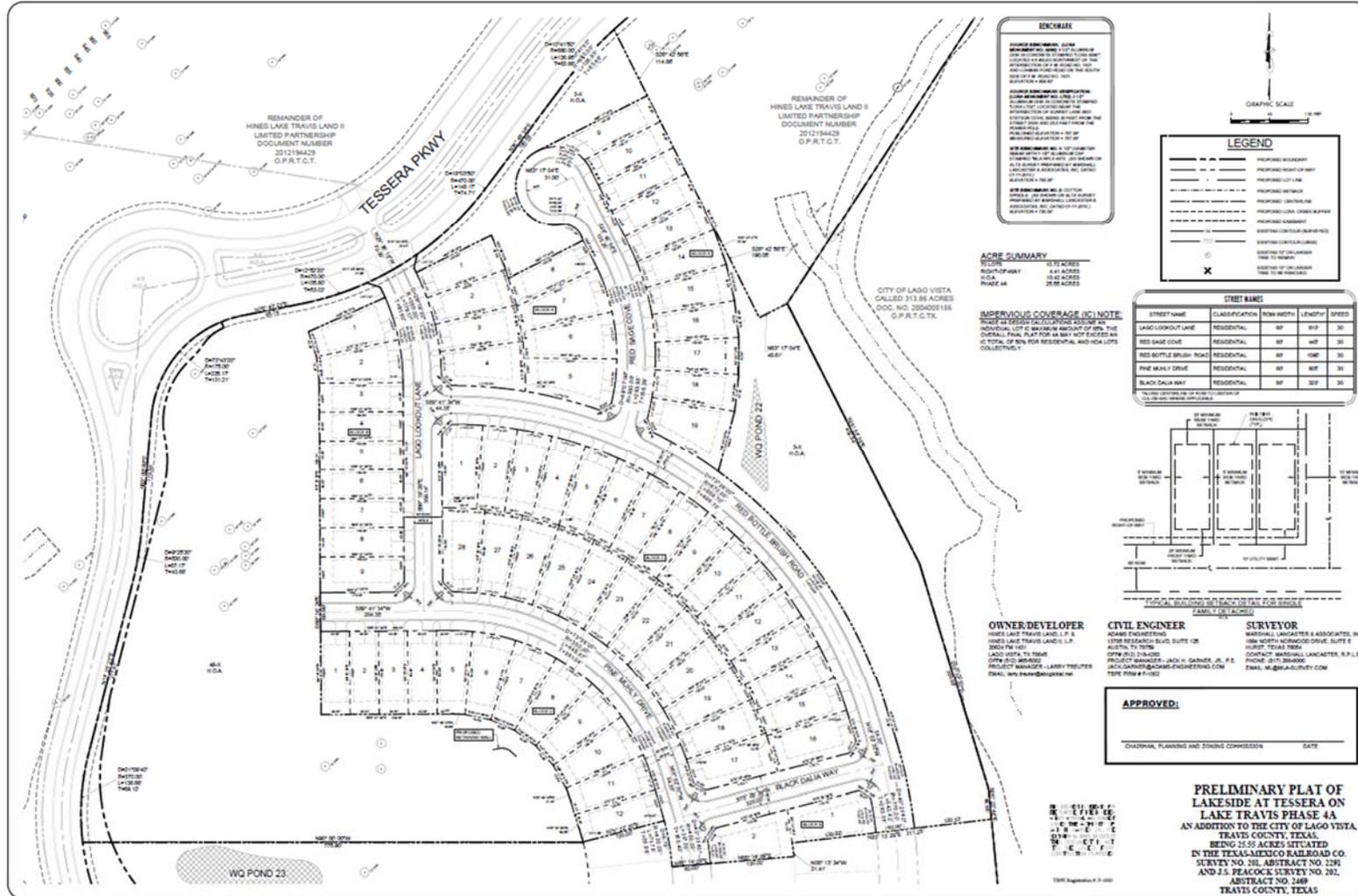


EXHIBIT W – MAPS OF PID COMMUNITY INFRASTRUCTURE

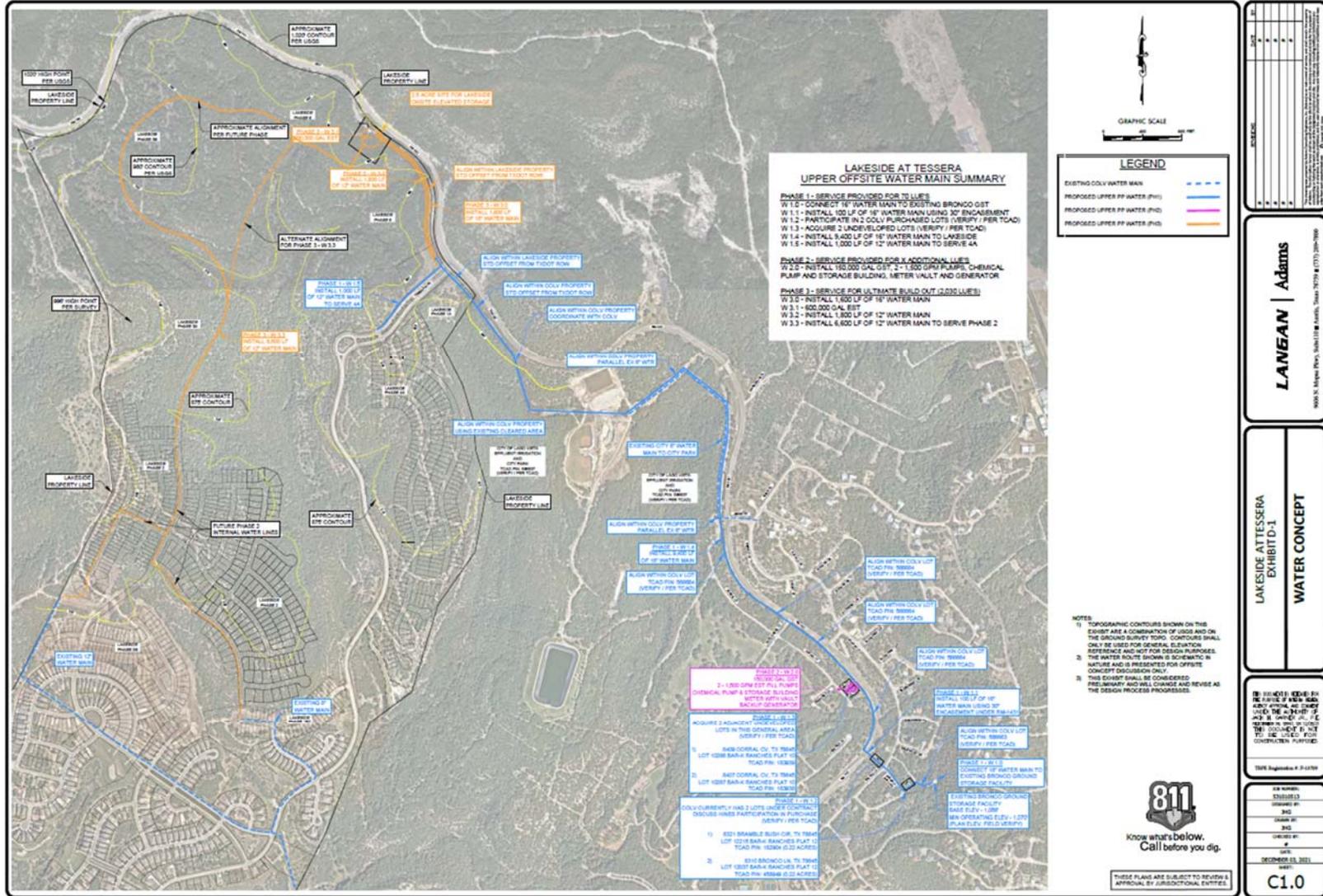


EXHIBIT X – DESCRIPTION OF PID COMMUNITY INFRASTRUCTURE

EXHIBIT “C”

DESCRIPTION OF WATER CONCEPT PLAN 2023 AND WASTEWATER CONCEPT PLAN 2023

This exhibit describes the water and wastewater facilities necessary to provide City water and wastewater service to Tessera on Lake Travis (“**Tessera**”). The Utility Construction will be done in stages. The completed Stage 1 water and wastewater improvements will provide 631 LUE’s of service to subdivision plats within Tessera that had been approved as of the effective date of the Second Amendment to the Development Agreement (“**Second Amendment**”). As long as Developer constructs the necessary off-site Developer Utility Improvements and internal utility improvements necessary to provide 2,030 LUEs of water and wastewater service to Tessera, Developer may use the 2,030 water and wastewater LUE’s in any part of the Property at any time. Except as otherwise noted, all items listed below are Developer Utility Improvements.

Basic Assumption:

Tessera has requested service for 2,030 water and wastewater LUE’s from the City. Unless the City approves and authorizes additional LUE’s of utility services for Tessera, the Developer Utility Improvements are limited to 2,030 water and wastewater LUE’s of service.

WATER COMPONENTS

Stage 1 (631 LUE’s)

The initial City water service to Tessera will be for 631 water LUE’s for subdivision plats approved as of the effective date of the Second Amendment.

Stage 1 Developer Utility Improvements required to deliver water:

- 1.1 Construct +9,000 L.F. of 12” High Density Poly Ethylene (“**HDPE**”) transmission line from WTP No 1 to the street intersection of Brewer Lane and Deepwood Drive. Improvement is complete.
- 1.2 Construct + 8,000 L.F. of 14” HDPE transmission line from street intersection of Brewer Lane and Deepwood Drive to the south end of Tessera Parkway. Improvement is complete.
- 1.3 Inter-connect new pipelines described in (1.) and (2.) above to existing COLV water system to circulate flow to improve water quality to Tessera. Tie in point location is Bar-K Ranch Road and other tie-points at the City’s discretion. Improvement is complete.
- 1.4 Add two pumps next to the existing booster pump building at WTP No. 1; minimum capacity of each pump is 500 gpm; add SCADA system and control valves at City WTP No. 1. Pumps can be installed outside, next to the existing pump building. Improvement is complete.

- 1.5 Construct + 3,500 L.F. of 18" HDPE transmission line from the street intersection of Brewer Lane and Deepwood Drive to the Paseo and Lohman GST Facility. Note: This water line must be in service prior to issuance of the 126th building permit in Tessera. Improvement is complete.

Note: Low flows will require the City to flush the transmission line once or twice a week until the Tessera Phase 1 Development has at least 80 to 100 water connections. With the City's concurrence, irrigation connections within the Tessera Development will be allowed. Also, the location of the initial connections (houses) will have an impact on the need of flushing. The City will bill the Developer the wholesale cost of the water flushed.

Stage 2 (1,399 LUE's)

The Stage 2 Developer Utility Improvements required for sufficient water pressure to all areas and elevations of the Property are to be constructed in phases.

Phase 1-

- 1.0 Construct 9,400 L.F. of 16" PVC from existing Bronco GST to Tessera Pkwy. Improvement is complete.
- 1.1 Construct 1,000 L.F. of 12" Pipe along Tessera Pkwy to serve Phase 4A subdivision plat. Improvement is complete.

Phase 2

- 2.0 Construct 150,000-gallon ground storage tank, two - 1,500 gpm pumps, chemical pump and storage building, meter vault and generator to fill elevated storage tank.

Note: The construction of the 16" City CIP Water Line will deliver sufficient water to Tessera to provide the additional 1,399 LUE's of water service to Tessera.

Phase 3- The Phase 3 Developer Utility Improvements will distribute the additional 1,399 LUE's of water service to the Phases of Tessera within the Stage 2 area.

- 3.0 Construct 1,600 L.F. of 16" PVC from Tessera Pkwy to elevated storage tank (EST) at location shown on Exhibit D-1. Improvement is complete.
- 3.1 Construct 600,000-gallon EST.

Note: Completion of Developer Utility Water Improvements 1.0, 1.1, 2.0, 3.0, and 3.1 above and the 16" City CIP Water Line will allow water service connections for the Phases 4A and 4B.

- 3.2 Construct 1,800 L.F. of 12" Pipe from EST to 12" main in Tessera Pkwy. Improvement is complete.
- 3.3 Construct 6,600 L.F. of 12" Pipe from Tessera Pkwy to serve Phase 2.

Note: Completion of Developer Utility Water Improvements 1.0, 1.1, and 3.3 above and the 16" City CIP Water Line will allow water service connections within Phase 2.

WASTEWATER COMPONENTS

The wastewater collection line design described below assumes that a) the wastewater improvements will be developed in stages coinciding with water improvement stages; and b) wastewater and water improvements will have comparable capacities. If Developer intends to reallocate the number of LUE's to another area of Tessera, the sizing and location of the internal wastewater lines will be re-evaluated.

Stage 1 (631 LUE's)

The initial City wastewater service to Tessera will be 631 wastewater LUE's for subdivision plats approved as of the effective date of the Second Amendment.

Stage 1 Developer Utility Improvements required to deliver wastewater:

1. Wastewater Treatment Plant improvements at plant headworks. Construct force main header to combine multiple force mains entering plant. Improvement is complete.
2. Cost participate in the amount of \$173,200 with City on over-sizing the force main from the Hollows, increase force main to 14-inch approximately 3,650 L.F. Phase II 12-inch force main will tie into this line at Dawn Drive and Valley View. Improvement is complete.
3. Initial lift station installed with Phase 1A subdivision. Improvement is complete.
4. Utilize City's existing 12-inch wastewater force main from existing Bar-K Lift Station to Turner Lift Station. Improvement is complete.
5. Utilize City existing 8-inch wastewater force main in Bar-K Ranch Road. Improvement is complete.
6. Force mains from Tessera development to the City's 8-inch force main in Bar-K Ranch Road. Improvement is complete.
7. Construct low pressure wastewater force main at Lake crossing. Three – 6" HDPE Crossing under the lake were constructed. Improvement is complete.

Stage 2 (1,399 LUE's)

The Stage 2 Developer Utility Improvements required for sufficient wastewater service to all areas and elevations of the Property are to be constructed in phases.

Phase 1 -Wastewater Service provided for 856 LUEs.

- 1.0 Construct 4,600 LF of 4" pressure sewer main from Phase 4 to existing Tessera lift station.
- 1.1 Upgrade existing onsite lift station to serve 856 LUE's.

1.2 Construct 15,000 LF of 12" force main from existing Tessera lift station to existing force main at Dawn Drive. Subject of approval by City Engineer, alternate designs may be submitted and approved. Project includes Turnback Cove lake crossing. Road asphalt patching for the Force Main project will be eight feet (8') wide measured four feet (4') from the center line of the Force Main trench and shall otherwise be in accordance with the Lakeside at Tessera on Lake Travis Offsite Sanitary Sewer Force Main construction plans approved by the City on March 27, 2023 ("**Force Main Construction Plans**"); provided, however, road asphalt patching on Surrey Lane will instead be done in accordance with Section 6.28 of the Third Amended Development Agreement. The Director of Public Works and City Engineer will, after conducting an onsite walk of the Force Main Project with representatives of Developer's engineering and construction contractors, reasonably identify road surface areas beyond the eight foot (8') wide asphalt patch that were damaged during the installation of the Force Main that will be spot repaired in accordance with the Force Main Construction Plans.

1.3 Connect new force main to existing 14" wastewater main.

Phase 2

2.0 Construct new second lift station to serve 1,174 LUE's at location shown on Exhibit D-2.

2.1 Construct 4,500 LF of 8" to 12" force main from new second lift station to existing Tessera lift station discharge pipe, connecting directly to previously installed 12" force main.

NOTES

The Stage 1 Water and Stage 1 Wastewater improvements have been completed and do not constitute PID Community Infrastructure.

EXHIBIT Y – MAP OF PHASE 5 & 6

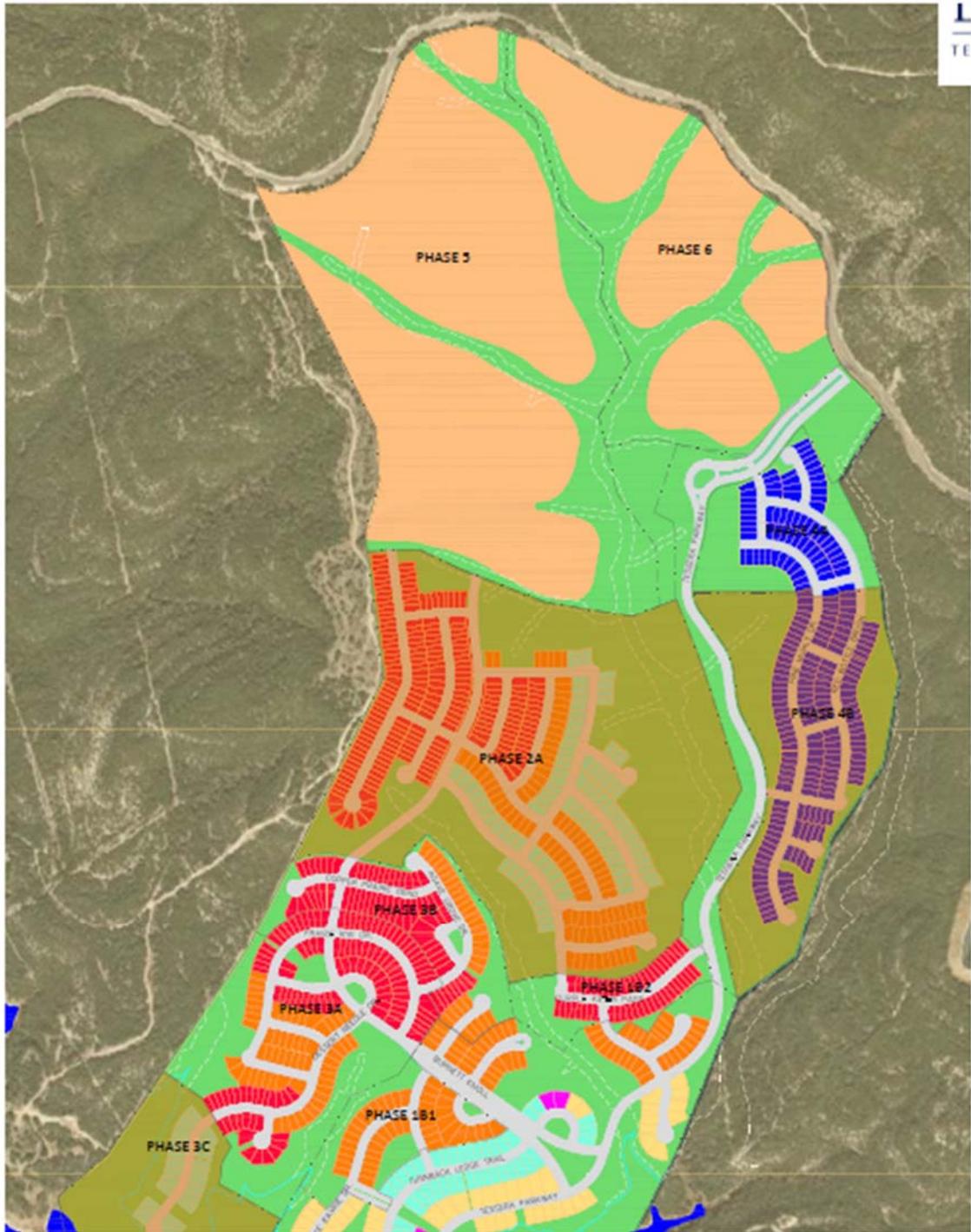


EXHIBIT Z – LEGAL DESCRIPTION FOR PHASE 5 & 6

LEGAL DESCRIPTION

167.671 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE WILLIAM BRANDON SURVEY NO. 1, ABSTRACT NO. 47 AND A SYLVESTER SURVEY, ABSTRACT NO. 2524, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1" REBAR FOUND AT THE NORTHWESTERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431, SAID POINT ALSO BEING AT THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 622.67 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 7 COURSES:

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 99 DEGREES 52 MINUTES 06 SECONDS, AN ARC LENGTH OF 1085.34 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 69 DEGREES 27 MINUTES 22 SECONDS EAST A DISTANCE OF 953.07 FEET TO A 1" REBAR FOUND;
2. NORTH 19 DEGREES 31 MINUTES 18 SECONDS EAST A DISTANCE OF 471.71 FEET TO A 1" REBAR FOUND AT THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 523.04 FEET;
3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56 DEGREES 03 MINUTES 05 SECONDS, AN ARC LENGTH OF 511.68 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 47 DEGREES 32 MINUTES 51 SECONDS EAST A DISTANCE OF 491.52 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
4. NORTH 75 DEGREES 36 MINUTES 20 SECONDS EAST A DISTANCE OF 112.66 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 771.98 FEET;
5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 28 SECONDS, AN ARC LENGTH OF 226.46 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 84 DEGREES 00 MINUTES 34 SECONDS EAST A DISTANCE OF 225.65 FEET;
6. SOUTH 68 DEGREES 57 MINUTES 36 SECONDS EAST A DISTANCE OF 95.64 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 745.81 FEET;
7. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 5 DEGREES 04 MINUTES 48 SECONDS, AN ARC LENGTH OF 66.13 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 77 DEGREES 52 MINUTES 50 SECONDS EAST A DISTANCE OF 66.11 FEET;

THENCE SOUTH 67 DEGREES 56 MINUTES 03 SECONDS WEST A DISTANCE OF 216.03 FEET;

THENCE NORTH 80 DEGREES 32 MINUTES 14 SECONDS WEST A DISTANCE OF 654.30 FEET;

THENCE NORTH 68 DEGREES 39 MINUTES 14 SECONDS WEST A DISTANCE OF 679.22 FEET;

THENCE NORTH 64 DEGREES 22 MINUTES 16 SECONDS WEST A DISTANCE OF 337.34 FEET;

THENCE SOUTH 88 DEGREES 11 MINUTES 48 SECONDS WEST A DISTANCE OF 387.74 FEET TO THE WESTERLY LINE OF SAID SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT;

THENCE ALONG SAID WESTERLY LINE FOR THE FOLLOWING 4 COURSES:

1. NORTH 07 DEGREES 09 MINUTES 43 SECONDS WEST A DISTANCE OF 120.38 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;

2. NORTH 14 DEGREES 03 MINUTES 02 SECONDS EAST A DISTANCE OF 419.01 FEET 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;

3. NORTH 03 DEGREES 16 MINUTES 01 SECONDS WEST A DISTANCE OF 383.69 FEET 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;

THENCE NORTH 26 DEGREES 33 MINUTES 36 SECONDS WEST A DISTANCE OF 2054.45 FEET TO THE POINT OF BEGINNING, CONTAINING 167.671 ACRES OR 7,303,756 SQUARE FEET OF LAND, MORE OR LESS.

THENCE SOUTH 02 DEGREES 53 MINUTES 14 SECONDS WEST A DISTANCE OF 442.59 FEET;

THENCE SOUTH 47 DEGREES 21 MINUTES 10 SECONDS EAST A DISTANCE OF 313.95 FEET;

THENCE SOUTH 17 DEGREES 07 MINUTES 34 SECONDS EAST A DISTANCE OF 645.95 FEET;

THENCE SOUTH 43 DEGREES 48 MINUTES 49 SECONDS EAST A DISTANCE OF 457.81 FEET;

THENCE SOUTH 03 DEGREES 29 MINUTES 28 SECONDS WEST A DISTANCE OF 371.77 FEET;

THENCE SOUTH 24 DEGREES 07 MINUTES 33 SECONDS EAST A DISTANCE OF 520.64 FEET;

THENCE SOUTH 29 DEGREES 26 MINUTES 20 SECONDS WEST A DISTANCE OF 470.08 FEET;

THENCE SOUTH 13 DEGREES 17 MINUTES 52 SECONDS EAST A DISTANCE OF 590.56 FEET;

THENCE SOUTH 36 DEGREES 26 MINUTES 46 SECONDS EAST A DISTANCE OF 487.54 FEET;

THENCE SOUTH 02 DEGREES 43 MINUTES 00 SECONDS EAST A DISTANCE OF 440.44 FEET;

THENCE SOUTH 34 DEGREES 27 MINUTES 10 SECONDS EAST A DISTANCE OF 3.96 FEET;

LEGAL DESCRIPTION
93.689 ACRES

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED IN THE TEXAS-MEXICAN RAILWAY CO. SURVEY NO. 201, ABSTRACT NO. 2291, WILLIAM BRANDON SURVEY NO. 1, ABSTRACT NO. 47 AND A SYLVESTER SURVEY NO. 202, ABSTRACT NO. 2524 TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND DESCRIBED IN A DEED TO HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, RECORDED IN DOCUMENT NUMBER 2007077705, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" REBAR WITH YELLOW PLASTIC CAP STAMPED "HAYNIE CONSULTING" FOUND AT THE NORTHEASTERLY CORNER OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431, SAID POINT ALSO BEING AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1441.34 FEET;

THENCE ALONG THE NORTHERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT AND SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 3 COURSES:

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 08 MINUTES 48 SECONDS, AN ARC LENGTH OF 255.25 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 41 DEGREES 18 MINUTES 04 SECONDS WEST A DISTANCE 254.92 FEET;
2. NORTH 46 DEGREES 22 MINUTES 27 SECONDS WEST A DISTANCE OF 96.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 621.27 FEET;
3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 05 MINUTES 25 SECONDS, AN ARC LENGTH OF 120.25 FEET, BEING SUBTENDED BY A CHORD BEARING NORTH 40 DEGREES 47 MINUTES 48 SECONDS WEST A DISTANCE OF 120.07 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 48 DEGREES 47 MINUTES 18 SECONDS WEST A DISTANCE OF 493.54 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 820.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 58 MINUTES 41 SECONDS, AN ARC LENGTH OF 171.42 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 42 DEGREES 47 MINUTES 58 SECONDS WEST A DISTANCE OF 171.11 FEET;

THENCE SOUTH 36 DEGREES 48 MINUTES 38 SECONDS WEST A DISTANCE OF 190.68 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 330.00 FEET;

THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29 DEGREES 42 MINUTES 37 SECONDS, AN ARC LENGTH OF 171.12 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 51 DEGREES 39 MINUTES 56 SECONDS WEST A DISTANCE OF 169.21 FEET;

THENCE NORTH 76 DEGREES 38 MINUTES 08 SECONDS WEST A DISTANCE OF 632.99 FEET;

THENCE SOUTH 88 DEGREES 49 MINUTES 52 SECONDS WEST A DISTANCE OF 174.11 FEET;

THENCE SOUTH 76 DEGREES 30 MINUTES 52 SECONDS WEST A DISTANCE OF 225.78 FEET;

THENCE NORTH 13 DEGREES 17 MINUTES 52 SECONDS WEST A DISTANCE OF 233.47 FEET;

THENCE NORTH 29 DEGREES 26 MINUTES 20 SECONDS EAST A DISTANCE OF 470.08 FEET;

THENCE NORTH 24 DEGREES 07 MINUTES 33 SECONDS WEST A DISTANCE OF 520.64 FEET;

THENCE NORTH 03 DEGREES 29 MINUTES 28 SECONDS EAST A DISTANCE OF 371.77 FEET;

THENCE NORTH 43 DEGREES 48 MINUTES 49 SECONDS WEST A DISTANCE OF 457.81 FEET;

THENCE NORTH 17 DEGREES 07 MINUTES 34 SECONDS WEST A DISTANCE OF 645.95 FEET;

THENCE NORTH 47 DEGREES 21 MINUTES 10 SECONDS WEST A DISTANCE OF 313.95 FEET;

THENCE NORTH 02 DEGREES 53 MINUTES 14 SECONDS EAST A DISTANCE OF 442.59 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS 745.81 FEET, SAID POINT BEING ON THE NORTHERLY LINE OF SAID HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP TRACT, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF F.M. ROAD NO. 1431;

THENCE ALONG SAID NORTHERLY LINE AND SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING 13 COURSES:

1. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 8 DEGREES 50 MINUTES 01 SECONDS, AN ARC LENGTH OF 114.99 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 70 DEGREES 55 MINUTES 26 SECONDS EAST A DISTANCE OF 114.87 FEET;
2. SOUTH 78 DEGREES 16 MINUTES 01 SECONDS EAST A DISTANCE OF 95.64 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND, SAID POINT BEING AT THE BEGINNING OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 771.07 FEET;
3. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1 DEGREE 40 MINUTES 03 SECONDS, AN ARC LENGTH OF 22.44 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 58 DEGREES 49 MINUTES 06 SECONDS EAST A DISTANCE OF 22.44 FEET TO A 1/2" REBAR WITH RED PLASTIC CAP STAMPED "FOREST 1847" FOUND;
4. SOUTH 57 DEGREES 52 MINUTES 51 SECONDS EAST A DISTANCE OF 561.89 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1187.78 FEET;

5. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 35 MINUTES 21 SECONDS, AN ARC LENGTH OF 447.56 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 68 DEGREES 40 MINUTES 31 SECONDS EAST A DISTANCE OF 444.91 FEET;
6. SOUTH 79 DEGREES 19 MINUTES 54 SECONDS EAST A DISTANCE OF 80.75 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 524.88 FEET;
7. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 47 DEGREES 41 MINUTES 00 SECONDS, AN ARC LENGTH OF 436.82 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 55 DEGREES 29 MINUTES 24 SECONDS EAST A DISTANCE OF 424.32 FEET;
8. SOUTH 31 DEGREES 31 MINUTES 57 SECONDS EAST A DISTANCE OF 114.91 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1008.61 FEET;
9. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23 DEGREES 19 MINUTES 06 SECONDS, AN ARC LENGTH OF 410.49 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 43 DEGREES 11 MINUTES 30 SECONDS EAST A DISTANCE OF 407.66 FEET;
10. SOUTH 54 DEGREES 55 MINUTES 51 SECONDS EAST A DISTANCE OF 261.77 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 666.13 FEET;
11. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 61 DEGREES 51 MINUTES 27 SECONDS, AN ARC LENGTH OF 719.16 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 24 DEGREES 00 MINUTES 07 SECONDS EAST A DISTANCE OF 684.74 FEET;
12. SOUTH 06 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 78.67 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 621.27 FEET;
13. ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42 DEGREES 00 MINUTES 38 SECONDS, AN ARC LENGTH OF 457.16 FEET, BEING SUBTENDED BY A CHORD BEARING SOUTH 14 DEGREES 10 MINUTES 17 SECONDS EAST A DISTANCE OF 446.91 FEET TO THE POINT OF BEGINNING, CONTAINING 93.689 ACRES OR 4,081,074 SQUARE FEET OF LAND, MORE OR LESS.

EXHIBIT AA- IMPROVEMENT AREA #1 BOND DEBT SERVICE SCHEDULE

CITY OF LAGO VISTA, TEXAS
 SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020
 (TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DIST. IA #1 PROJECT)

Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/19/2020	-	-	-	-	-
03/01/2021	-	-	75,226.67	75,226.67	-
09/01/2021	69,998.75	3.150%	145,526.25	215,525.00	-
09/30/2021	-	-	-	-	290,751.67
03/01/2022	-	-	70,525.00	70,525.00	-
09/01/2022	150,000.00	2.750%	70,525.00	220,525.00	-
09/30/2022	-	-	-	-	291,050.00
03/01/2023	-	-	68,462.50	68,462.50	-
09/01/2023	155,000.00	2.750%	68,462.50	223,462.50	-
09/30/2023	-	-	-	-	291,925.00
03/01/2024	-	-	66,331.25	66,331.25	-
09/01/2024	155,000.00	2.750%	66,331.25	221,331.25	-
09/30/2024	-	-	-	-	287,662.50
03/01/2025	-	-	64,200.00	64,200.00	-
09/01/2025	160,000.00	2.750%	64,200.00	224,200.00	-
09/30/2025	-	-	-	-	288,400.00
03/01/2026	-	-	62,000.00	62,000.00	-
09/01/2026	165,000.00	3.125%	62,000.00	227,000.00	-
09/30/2026	-	-	-	-	289,000.00
03/01/2027	-	-	59,421.88	59,421.88	-
09/01/2027	165,000.00	3.125%	59,421.88	224,421.88	-
09/30/2027	-	-	-	-	283,843.76
03/01/2028	-	-	56,843.75	56,843.75	-
09/01/2028	175,000.00	3.125%	56,843.75	231,843.75	-
09/30/2028	-	-	-	-	288,687.50
03/01/2029	-	-	54,109.38	54,109.38	-
09/01/2029	175,000.00	3.125%	54,109.38	229,109.38	-
09/30/2029	-	-	-	-	283,218.76
03/01/2030	-	-	51,375.00	51,375.00	-
09/01/2030	180,000.00	3.125%	51,375.00	231,375.00	-
09/30/2030	-	-	-	-	282,750.00
03/01/2031	-	-	48,562.50	48,562.50	-
09/01/2031	185,000.00	3.750%	48,562.50	233,562.50	-
09/30/2031	-	-	-	-	282,125.00
03/01/2032	-	-	45,093.75	45,093.75	-
09/01/2032	190,000.00	3.750%	45,093.75	235,093.75	-
09/30/2032	-	-	-	-	280,187.50
03/01/2033	-	-	41,531.25	41,531.25	-
09/01/2033	200,000.00	3.750%	41,531.25	241,531.25	-
09/30/2033	-	-	-	-	283,062.50
03/01/2034	-	-	37,781.25	37,781.25	-
09/01/2034	210,000.00	3.750%	37,781.25	247,781.25	-
09/30/2034	-	-	-	-	281,562.50

Tessera - IA #1 Refunding | Refunding | 7/23/2020 | 11:19 AM

CITY OF LAGO VISTA, TEXAS

**SPECIAL ASSESSMENT REVENUE REFUNDING BONDS, SERIES 2020
(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DIST. IA #1 PROJECT)**

Debt Service Schedule

Part 2 of 2

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/01/2035	-	-	33,843.75	33,843.75	-
09/01/2035	215,000.00	3.750%	33,843.75	248,843.75	-
09/30/2035	-	-	-	-	282,687.50
03/01/2036	-	-	29,812.50	29,812.50	-
09/01/2036	220,000.00	3.750%	29,812.50	249,812.50	-
09/30/2036	-	-	-	-	279,625.00
03/01/2037	-	-	25,687.50	25,687.50	-
09/01/2037	230,000.00	3.750%	25,687.50	255,687.50	-
09/30/2037	-	-	-	-	281,375.00
03/01/2038	-	-	21,375.00	21,375.00	-
09/01/2038	235,000.00	3.750%	21,375.00	256,375.00	-
09/30/2038	-	-	-	-	277,750.00
03/01/2039	-	-	16,968.75	16,968.75	-
09/01/2039	245,000.00	3.750%	16,968.75	261,968.75	-
09/30/2039	-	-	-	-	278,937.50
03/01/2040	-	-	12,375.00	12,375.00	-
09/01/2040	250,000.00	3.750%	12,375.00	262,375.00	-
09/30/2040	-	-	-	-	274,750.00
03/01/2041	-	-	7,687.50	7,687.50	-
09/01/2041	260,000.00	3.750%	7,687.50	267,687.50	-
09/30/2041	-	-	-	-	275,375.00
03/01/2042	-	-	2,812.50	2,812.50	-
09/01/2042	150,000.00	3.750%	2,812.50	152,812.50	-
09/30/2042	-	-	-	-	155,625.00
Total	\$4,139,998.75	-	\$1,974,352.94	\$6,114,351.69	-

Yield Statistics

Bond Year Dollars	552,468.00
Average Life	12.673 Years
Average Coupon	3.7629660%
Net Interest Cost (NIC)	3.8655204%
True Interest Cost (TIC)	3.9186896%
Bond Yield for Arbitrage Purposes	3.6041400%
All Inclusive Cost (AIC)	4.8231442%
IRS Form 8038	
Net Interest Cost	3.6237810%
Weighted Average Maturity	12.479 Years

Tessera - IA #1 Refunding | Refunding | 7/23/2020 | 11:19 AM

EXHIBIT BB – IMPROVEMENT AREA #2 BOND DEBT SERVICE SCHEDULE

CITY OF LAGO VISTA, TEXAS

SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS, SERIES 2018

(Tessera on Lake Travis Public Improvement District Improvement Area #2 Project)

Net Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
09/30/2018	32,954.60	4.000%	255,187.76	288,142.36
09/30/2019	1,834.50	4.250%	305,040.50	306,875.00
09/30/2020	20,190.50	4.498%	306,684.50	326,875.00
09/30/2021	20,019.50	4.500%	305,955.50	325,975.00
09/30/2022	95,000.00	4.500%	230,075.00	325,075.00
09/30/2023	100,000.00	4.500%	225,800.00	325,800.00
09/30/2024	100,000.00	4.500%	221,300.00	321,300.00
09/30/2025	110,000.00	4.500%	216,800.00	326,800.00
09/30/2026	115,000.00	4.500%	211,850.00	326,850.00
09/30/2027	115,000.00	4.500%	206,675.00	321,675.00
09/30/2028	120,000.00	5.000%	201,500.00	321,500.00
09/30/2029	125,000.00	5.000%	195,500.00	320,500.00
09/30/2030	135,000.00	5.000%	189,250.00	324,250.00
09/30/2031	140,000.00	5.000%	182,500.00	322,500.00
09/30/2032	145,000.00	5.000%	175,500.00	320,500.00
09/30/2033	160,000.00	5.000%	168,250.00	328,250.00
09/30/2034	165,000.00	5.000%	160,250.00	325,250.00
09/30/2035	170,000.00	5.000%	152,000.00	322,000.00
09/30/2036	180,000.00	5.000%	143,500.00	323,500.00
09/30/2037	190,000.00	5.000%	134,500.00	324,500.00
09/30/2038	195,000.00	5.000%	125,000.00	320,000.00
09/30/2039	210,000.00	5.000%	115,250.00	325,250.00
09/30/2040	220,000.00	5.000%	104,750.00	324,750.00
09/30/2041	230,000.00	5.000%	93,750.00	323,750.00
09/30/2042	240,000.00	5.000%	82,250.00	322,250.00
09/30/2043	255,000.00	5.000%	70,250.00	325,250.00
09/30/2044	265,000.00	5.000%	57,500.00	322,500.00
09/30/2045	280,000.00	5.000%	44,250.00	324,250.00
09/30/2046	295,000.00	5.000%	30,250.00	325,250.00
09/30/2047	310,000.00	5.000%	15,500.00	325,500.00
Total	\$4,739,999.10	-	\$4,926,868.26	\$9,666,867.36

Tessera - IA #2 (Phase 3A) | Issue Summary | 12/ 6/2017 | 11:44 AM

EXHIBIT CC – IMPROVEMENT AREA #3 BOND DEBT SERVICE SCHEDULE

CITY OF LAGO VISTA, TEXAS
 SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024
 (Tessera on Lake Travis Public Improvement District Improvement Area 3 Project)

Net Debt Service Schedule

Part 1 of 2

Date	Principal	Coupon	Interest	Total P+I
09/01/2024	-	-	448,705.42	448,705.42
09/01/2025	143,000.00	4.750%	765,563.76	908,563.76
09/01/2026	150,000.00	4.750%	758,771.26	908,771.26
09/01/2027	157,000.00	4.750%	751,646.26	908,646.26
09/01/2028	166,000.00	4.750%	744,188.76	910,188.76
09/01/2029	175,000.00	4.750%	736,303.76	911,303.76
09/01/2030	183,000.00	4.750%	727,991.26	910,991.26
09/01/2031	194,000.00	5.625%	719,298.76	913,298.76
09/01/2032	205,000.00	5.625%	708,386.26	913,386.26
09/01/2033	215,000.00	5.625%	696,855.00	911,855.00
09/01/2034	229,000.00	5.625%	684,761.26	913,761.26
09/01/2035	242,000.00	5.625%	671,880.00	913,880.00
09/01/2036	257,000.00	5.625%	658,267.50	915,267.50
09/01/2037	274,000.00	5.625%	643,811.26	917,811.26
09/01/2038	290,000.00	5.625%	628,398.76	918,398.76
09/01/2039	305,000.00	5.625%	612,086.26	917,086.26
09/01/2040	325,000.00	5.625%	594,930.00	919,930.00
09/01/2041	347,000.00	5.625%	576,648.76	923,648.76
09/01/2042	369,000.00	5.625%	557,130.00	926,130.00
09/01/2043	391,000.00	5.625%	536,373.76	927,373.76
09/01/2044	413,000.00	6.000%	514,380.00	927,380.00
09/01/2045	439,000.00	6.000%	489,600.00	928,600.00
09/01/2046	467,000.00	6.000%	463,260.00	930,260.00
09/01/2047	496,000.00	6.000%	435,240.00	931,240.00
09/01/2048	528,000.00	6.000%	405,480.00	933,480.00
09/01/2049	563,000.00	6.000%	373,800.00	936,800.00
09/01/2050	599,000.00	6.000%	340,020.00	939,020.00
09/01/2051	1,151,000.00	6.000%	304,080.00	1,455,080.00
09/01/2052	1,225,000.00	6.000%	235,020.00	1,460,020.00
09/01/2053	1,304,000.00	6.000%	161,520.00	1,465,520.00
09/01/2054	1,388,000.00	6.000%	83,280.00	1,471,280.00
Total	\$13,190,000.00	-	\$17,027,678.06	\$30,217,678.06

Tessera - IA #3 2024 | SINGLE PURPOSE | 1/3/2024 | 11:24 AM

EXHIBIT DD – MAJOR IMPROVEMENT AREA BOND DEBT SERVICE SCHEDULE

CITY OF LAGO VISTA, TEXAS

SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS

TAXABLE SERIES 2020A & SERIES 2020B

(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DIST. MIA PROJECT)

Debt Service Schedule

Part 1 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
08/19/2020	-	-	-	-	-
03/01/2021	-	-	403,236.67	403,236.67	-
09/01/2021	143,135.90	4.150%	464,898.48	608,034.38	-
09/30/2021	-	-	-	-	1,011,271.05
03/01/2022	-	-	378,034.38	378,034.38	-
09/01/2022	102,247.60	4.200%	535,786.78	638,034.38	-
09/30/2022	-	-	-	-	1,016,068.76
03/01/2023	-	-	378,034.38	378,034.38	-
09/01/2023	64,612.60	4.250%	573,421.78	638,034.38	-
09/30/2023	-	-	-	-	1,016,068.76
03/01/2024	-	-	378,034.38	378,034.38	-
09/01/2024	260,000.00	5.000%	378,034.38	638,034.38	-
09/30/2024	-	-	-	-	1,016,068.76
03/01/2025	-	-	371,534.38	371,534.38	-
09/01/2025	275,000.00	5.000%	371,534.38	646,534.38	-
09/30/2025	-	-	-	-	1,018,068.76
03/01/2026	-	-	364,659.38	364,659.38	-
09/01/2026	290,000.00	5.000%	364,659.38	654,659.38	-
09/30/2026	-	-	-	-	1,019,318.76
03/01/2027	-	-	357,409.38	357,409.38	-
09/01/2027	305,000.00	5.000%	357,409.38	662,409.38	-
09/30/2027	-	-	-	-	1,019,818.76
03/01/2028	-	-	349,784.38	349,784.38	-
09/01/2028	320,000.00	5.000%	349,784.38	669,784.38	-
09/30/2028	-	-	-	-	1,019,568.76
03/01/2029	-	-	341,784.38	341,784.38	-
09/01/2029	335,000.00	5.000%	341,784.38	676,784.38	-
09/30/2029	-	-	-	-	1,018,568.76
03/01/2030	-	-	333,409.38	333,409.38	-
09/01/2030	355,000.00	5.000%	333,409.38	688,409.38	-
09/30/2030	-	-	-	-	1,021,818.76
03/01/2031	-	-	324,534.38	324,534.38	-
09/01/2031	370,000.00	5.125%	324,534.38	694,534.38	-
09/30/2031	-	-	-	-	1,019,068.76
03/01/2032	-	-	315,053.13	315,053.13	-
09/01/2032	390,000.00	5.125%	315,053.13	705,053.13	-
09/30/2032	-	-	-	-	1,020,106.26
03/01/2033	-	-	305,059.38	305,059.38	-
09/01/2033	415,000.00	5.125%	305,059.38	720,059.38	-
09/30/2033	-	-	-	-	1,025,118.76
03/01/2034	-	-	294,425.01	294,425.01	-
09/01/2034	435,000.00	5.125%	294,425.01	729,425.01	-
09/30/2034	-	-	-	-	1,023,850.02
03/01/2035	-	-	283,278.13	283,278.13	-

Tessera - MI Refunding 20 | Issue Summary | 7/23/2020 | 12:40 PM

CITY OF LAGO VISTA, TEXAS

SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS

TAXABLE SERIES 2020A & SERIES 2020B

(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DIST. MIA PROJECT)

Debt Service Schedule

Part 2 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
09/01/2035	460,000.00	5.125%	283,278.13	743,278.13	-
09/30/2035	-	-	-	-	1,026,556.26
03/01/2036	-	-	271,490.63	271,490.63	-
09/01/2036	485,000.00	5.500%	271,490.63	756,490.63	-
09/30/2036	-	-	-	-	1,027,981.26
03/01/2037	-	-	258,153.13	258,153.13	-
09/01/2037	510,000.00	5.500%	258,153.13	768,153.13	-
09/30/2037	-	-	-	-	1,026,306.26
03/01/2038	-	-	244,128.13	244,128.13	-
09/01/2038	540,000.00	5.500%	244,128.13	784,128.13	-
09/30/2038	-	-	-	-	1,028,256.26
03/01/2039	-	-	229,278.13	229,278.13	-
09/01/2039	575,000.00	5.500%	229,278.13	804,278.13	-
09/30/2039	-	-	-	-	1,033,556.26
03/01/2040	-	-	213,465.63	213,465.63	-
09/01/2040	605,000.00	5.500%	213,465.63	818,465.63	-
09/30/2040	-	-	-	-	1,031,931.26
03/01/2041	-	-	196,828.13	196,828.13	-
09/01/2041	635,000.00	4.875%	196,828.13	831,828.13	-
09/30/2041	-	-	-	-	1,028,656.26
03/01/2042	-	-	181,350.00	181,350.00	-
09/01/2042	665,000.00	4.875%	181,350.00	846,350.00	-
09/30/2042	-	-	-	-	1,027,700.00
03/01/2043	-	-	165,140.63	165,140.63	-
09/01/2043	700,000.00	4.875%	165,140.63	865,140.63	-
09/30/2043	-	-	-	-	1,030,281.26
03/01/2044	-	-	148,078.13	148,078.13	-
09/01/2044	740,000.00	4.875%	148,078.13	888,078.13	-
09/30/2044	-	-	-	-	1,036,156.26
03/01/2045	-	-	130,040.63	130,040.63	-
09/01/2045	780,000.00	4.875%	130,040.63	910,040.63	-
09/30/2045	-	-	-	-	1,040,081.26
03/01/2046	-	-	111,028.13	111,028.13	-
09/01/2046	820,000.00	4.875%	111,028.13	931,028.13	-
09/30/2046	-	-	-	-	1,042,056.26
03/01/2047	-	-	91,040.63	91,040.63	-
09/01/2047	865,000.00	4.875%	91,040.63	956,040.63	-
09/30/2047	-	-	-	-	1,047,081.26
03/01/2048	-	-	69,956.25	69,956.25	-
09/01/2048	910,000.00	4.875%	69,956.25	979,956.25	-
09/30/2048	-	-	-	-	1,049,912.50
03/01/2049	-	-	47,775.00	47,775.00	-
09/01/2049	955,000.00	4.875%	47,775.00	1,002,775.00	-
09/30/2049	-	-	-	-	1,050,550.00

Tessera - MI Refunding 20 | Issue Summary | 7/23/2020 | 12:40 PM

CITY OF LAGO VISTA, TEXAS

SPECIAL ASSESSMENT REVENUE AND REFUNDING BONDS

TAXABLE SERIES 2020A & SERIES 2020B

(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DIST. MIA PROJECT)

Debt Service Schedule

Part 3 of 3

Date	Principal	Coupon	Interest	Total P+I	Fiscal Total
03/01/2050	-	-	24,496.88	24,496.88	-
09/01/2050	1,005,000.00	4.875%	24,496.88	1,029,496.88	-
09/30/2050	-	-	-	-	1,033,993.76
Total	\$15,309,996.10	-	\$15,535,843.97	\$30,845,840.07	-

Yield Statistics

Bond Year Dollars	\$302,101.80
Average Life	19.732 Years
Average Coupon	5.1425817%
Net Interest Cost (NIC)	5.1694204%
True Interest Cost (TIC)	5.2747133%
Bond Yield for Arbitrage Purposes	4.8748600%
All Inclusive Cost (AIC)	6.5093475%

IRS Form 8038

Net Interest Cost	5.0032088%
Weighted Average Maturity	19.311 Years

EXHIBIT EE-1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$8,405.71

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	346.05	296.18	-	-	21.64	663.87
01/31/25	357.21	286.66	-	-	22.07	665.95
01/31/26	368.38	276.84	-	-	22.51	667.73
01/31/27	368.38	265.33	-	-	22.96	656.67
01/31/28	390.70	253.82	-	-	23.42	667.94
01/31/29	390.70	241.61	-	-	23.89	656.20
01/31/30	401.87	229.40	-	-	24.37	655.63
01/31/31	413.03	216.84	-	-	24.85	654.72
01/31/32	424.19	201.35	-	-	25.35	650.89
01/31/33	446.52	185.44	-	-	25.86	657.82
01/31/34	468.84	168.70	-	-	26.37	663.92
01/31/35	480.01	151.12	-	-	26.90	658.03
01/31/36	491.17	133.12	-	-	27.44	651.73
01/31/37	513.50	114.70	-	-	27.99	656.18
01/31/38	524.66	95.44	-	-	28.55	648.65
01/31/39	546.98	75.77	-	-	29.12	651.87
01/31/40	558.15	55.26	-	-	29.70	643.11
01/31/41	580.47	34.33	-	-	30.29	645.09
01/31/42	334.89	12.56	-	-	30.90	378.35
Total	\$ 8,405.71	\$ 3,294.47	\$ -	\$ -	\$ 494.17	\$ 12,194.34

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

EXHIBIT EE-2 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$10,792.28

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	444.30	380.27	-	-	26.82	851.40
01/31/25	458.64	368.06	-	-	27.36	854.05
01/31/26	472.97	355.44	-	-	27.90	856.32
01/31/27	472.97	340.66	-	-	28.46	842.09
01/31/28	501.63	325.88	-	-	29.03	856.55
01/31/29	501.63	310.21	-	-	29.61	841.45
01/31/30	515.97	294.53	-	-	30.20	840.70
01/31/31	530.30	278.41	-	-	30.81	839.51
01/31/32	544.63	258.52	-	-	31.42	834.57
01/31/33	573.29	238.10	-	-	32.05	843.44
01/31/34	601.96	216.60	-	-	32.69	851.25
01/31/35	616.29	194.02	-	-	33.35	843.66
01/31/36	630.62	170.91	-	-	34.01	835.55
01/31/37	659.29	147.27	-	-	34.70	841.25
01/31/38	673.62	122.54	-	-	35.39	831.55
01/31/39	702.29	97.28	-	-	36.10	835.66
01/31/40	716.62	70.95	-	-	36.82	824.38
01/31/41	745.28	44.07	-	-	37.56	826.91
01/31/42	429.97	16.12	-	-	38.31	484.40
Total	\$ 10,792.28	\$ 4,229.84	\$ -	\$ -	\$ 612.60	\$ 15,634.71

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

EXHIBIT EE-3 – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$13,979.09

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	575.50	492.56	-	-	35.98	1,104.04
01/31/25	594.06	476.74	-	-	36.70	1,107.50
01/31/26	612.63	460.40	-	-	37.43	1,110.46
01/31/27	612.63	441.26	-	-	38.18	1,092.07
01/31/28	649.76	422.11	-	-	38.95	1,110.82
01/31/29	649.76	401.81	-	-	39.73	1,091.29
01/31/30	668.32	381.50	-	-	40.52	1,090.34
01/31/31	686.89	360.62	-	-	41.33	1,088.83
01/31/32	705.45	334.86	-	-	42.16	1,082.47
01/31/33	742.58	308.40	-	-	43.00	1,093.99
01/31/34	779.71	280.56	-	-	43.86	1,104.13
01/31/35	798.27	251.32	-	-	44.74	1,094.33
01/31/36	816.84	221.38	-	-	45.63	1,083.85
01/31/37	853.97	190.75	-	-	46.55	1,091.26
01/31/38	872.53	158.73	-	-	47.48	1,078.74
01/31/39	909.66	126.01	-	-	48.43	1,084.09
01/31/40	928.23	91.89	-	-	49.39	1,069.52
01/31/41	965.36	57.09	-	-	50.38	1,072.82
01/31/42	556.94	20.89	-	-	51.39	629.21
Total	\$ 13,979.09	\$ 5,478.86	\$ -	\$ -	\$ 821.83	\$ 20,279.77

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

EXHIBIT EE-4 – LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$17,266.59

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	710.84	608.40	-	-	44.44	1,363.69
01/31/25	733.77	588.85	-	-	45.33	1,367.96
01/31/26	756.70	568.67	-	-	46.24	1,371.62
01/31/27	756.70	545.03	-	-	47.16	1,348.89
01/31/28	802.56	521.38	-	-	48.11	1,372.05
01/31/29	802.56	496.30	-	-	49.07	1,347.93
01/31/30	825.49	471.22	-	-	50.05	1,346.76
01/31/31	848.42	445.42	-	-	51.05	1,344.90
01/31/32	871.36	413.61	-	-	52.07	1,337.03
01/31/33	917.22	380.93	-	-	53.11	1,351.26
01/31/34	963.08	346.54	-	-	54.18	1,363.79
01/31/35	986.01	310.42	-	-	55.26	1,351.69
01/31/36	1,008.94	273.45	-	-	56.36	1,338.75
01/31/37	1,054.80	235.61	-	-	57.49	1,347.90
01/31/38	1,077.73	196.05	-	-	58.64	1,332.42
01/31/39	1,123.59	155.64	-	-	59.81	1,339.04
01/31/40	1,146.52	113.51	-	-	61.01	1,321.04
01/31/41	1,192.38	70.51	-	-	62.23	1,325.12
01/31/42	687.91	25.80	-	-	63.48	777.18
Total	\$ 17,266.59	\$ 6,767.33	\$ -	\$ -	\$ 1,015.10	\$ 25,049.02

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

EXHIBIT EE-5 – LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,862.35

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 5

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	776.54	664.63	-	-	48.55	1,489.72
01/31/25	801.59	643.27	-	-	49.52	1,494.38
01/31/26	826.64	621.23	-	-	50.51	1,498.38
01/31/27	826.64	595.40	-	-	51.52	1,473.56
01/31/28	876.74	569.57	-	-	52.55	1,498.85
01/31/29	876.74	542.17	-	-	53.60	1,472.51
01/31/30	901.79	514.77	-	-	54.68	1,471.23
01/31/31	926.84	486.59	-	-	55.77	1,469.19
01/31/32	951.88	451.83	-	-	56.88	1,460.60
01/31/33	1,001.98	416.14	-	-	58.02	1,476.14
01/31/34	1,052.08	378.56	-	-	59.18	1,489.83
01/31/35	1,077.13	339.11	-	-	60.37	1,476.61
01/31/36	1,102.18	298.72	-	-	61.57	1,462.47
01/31/37	1,152.28	257.38	-	-	62.80	1,472.47
01/31/38	1,177.33	214.17	-	-	64.06	1,455.57
01/31/39	1,227.43	170.02	-	-	65.34	1,462.80
01/31/40	1,252.48	124.00	-	-	66.65	1,443.12
01/31/41	1,302.58	77.03	-	-	67.98	1,447.59
01/31/42	751.49	28.18	-	-	69.34	849.01
Total	\$ 18,862.35	\$ 7,392.76	\$ -	\$ -	\$ 1,108.91	\$ 27,364.02

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

EXHIBIT EE-6 – LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 6 PRINCIPAL ASSESSMENT: \$17,516.40

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 6

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	721.13	617.20	-	-	45.09	1,383.42
01/31/25	744.39	597.37	-	-	45.99	1,387.75
01/31/26	767.65	576.90	-	-	46.91	1,391.46
01/31/27	767.65	552.91	-	-	47.85	1,368.41
01/31/28	814.18	528.92	-	-	48.80	1,391.90
01/31/29	814.18	503.48	-	-	49.78	1,367.43
01/31/30	837.44	478.04	-	-	50.77	1,366.25
01/31/31	860.70	451.87	-	-	51.79	1,364.36
01/31/32	883.96	419.59	-	-	52.83	1,356.38
01/31/33	930.49	386.44	-	-	53.88	1,370.81
01/31/34	977.01	351.55	-	-	54.96	1,383.52
01/31/35	1,000.27	314.91	-	-	56.06	1,371.24
01/31/36	1,023.53	277.40	-	-	57.18	1,358.12
01/31/37	1,070.06	239.02	-	-	58.32	1,367.40
01/31/38	1,093.32	198.89	-	-	59.49	1,351.70
01/31/39	1,139.85	157.89	-	-	60.68	1,358.42
01/31/40	1,163.11	115.15	-	-	61.89	1,340.15
01/31/41	1,209.63	71.53	-	-	63.13	1,344.29
01/31/42	697.86	26.17	-	-	64.39	788.43
Total	\$ 17,516.40	\$ 6,865.24	\$ -	\$ -	\$ 1,029.78	\$ 25,411.43

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

EXHIBIT EE-7 – LOT TYPE 7 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 7 PRINCIPAL ASSESSMENT: \$19,462.68

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 7

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	801.25	685.78	-	-	45.92	1,532.95
01/31/25	827.10	663.75	-	-	46.84	1,537.69
01/31/26	852.95	641.00	-	-	47.78	1,541.72
01/31/27	852.95	614.35	-	-	48.73	1,516.03
01/31/28	904.64	587.69	-	-	49.71	1,542.04
01/31/29	904.64	559.42	-	-	50.70	1,514.76
01/31/30	930.49	531.15	-	-	51.71	1,513.35
01/31/31	956.33	502.08	-	-	52.75	1,511.16
01/31/32	982.18	466.21	-	-	53.80	1,502.20
01/31/33	1,033.87	429.38	-	-	54.88	1,518.13
01/31/34	1,085.57	390.61	-	-	55.98	1,532.16
01/31/35	1,111.41	349.90	-	-	57.10	1,518.41
01/31/36	1,137.26	308.22	-	-	58.24	1,503.72
01/31/37	1,188.96	265.58	-	-	59.40	1,513.93
01/31/38	1,214.80	220.99	-	-	60.59	1,496.38
01/31/39	1,266.50	175.44	-	-	61.80	1,503.73
01/31/40	1,292.34	127.94	-	-	63.04	1,483.32
01/31/41	1,344.04	79.48	-	-	64.30	1,487.82
01/31/42	775.41	29.08	-	-	65.59	870.07
Total	\$ 19,462.68	\$ 7,628.05	\$ -	\$ -	\$ 1,048.85	\$ 28,139.59

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

EXHIBIT EE-8 – LOT TYPE 8 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 8 PRINCIPAL ASSESSMENT: \$12,255.18

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

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§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 8

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	504.53	431.82	-	-	30.14	966.49
01/31/25	520.80	417.95	-	-	30.74	969.49
01/31/26	537.08	403.62	-	-	31.36	972.06
01/31/27	537.08	386.84	-	-	31.99	955.91
01/31/28	569.63	370.06	-	-	32.63	972.31
01/31/29	569.63	352.26	-	-	33.28	955.16
01/31/30	585.91	334.45	-	-	33.94	954.30
01/31/31	602.18	316.14	-	-	34.62	952.95
01/31/32	618.46	293.56	-	-	35.32	947.33
01/31/33	651.01	270.37	-	-	36.02	957.40
01/31/34	683.56	245.96	-	-	36.74	966.26
01/31/35	699.83	220.32	-	-	37.48	957.63
01/31/36	716.11	194.08	-	-	38.23	948.41
01/31/37	748.66	167.23	-	-	38.99	954.88
01/31/38	764.93	139.15	-	-	39.77	943.86
01/31/39	797.48	110.47	-	-	40.57	948.52
01/31/40	813.76	80.56	-	-	41.38	935.70
01/31/41	846.31	50.05	-	-	42.21	938.56
01/31/42	488.25	18.31	-	-	43.05	549.61
Total	\$ 12,255.18	\$ 4,803.20	\$ -	\$ -	\$ 688.46	\$ 17,746.84

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

EXHIBIT EE-9 – LOT TYPE 9 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 9 PRINCIPAL ASSESSMENT: \$11,388.06

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 9

Annual Installment Due	Principal	Interest	Administrative Expenses	Delinquency & Prepayment Reserve	Annual Installment
01/31/24	254.77	563.80	24.00	56.94	899.51
01/31/25	280.24	552.33	24.48	55.67	912.73
01/31/26	292.98	539.72	24.97	54.27	911.94
01/31/27	292.98	526.54	25.47	52.23	897.22
01/31/28	305.72	513.35	25.98	3.76	848.81
01/31/29	318.46	498.07	26.50	-	843.03
01/31/30	343.93	482.15	27.03	-	853.11
01/31/31	356.67	464.95	27.57	-	849.19
01/31/32	369.41	447.12	28.12	-	844.65
01/31/33	407.63	428.64	28.69	-	864.96
01/31/34	420.36	408.26	29.26	-	857.89
01/31/35	433.10	387.24	29.84	-	850.19
01/31/36	458.58	365.59	30.44	-	854.61
01/31/37	484.06	342.66	31.05	-	857.77
01/31/38	496.79	318.46	31.67	-	846.92
01/31/39	535.01	293.62	32.30	-	860.93
01/31/40	560.49	266.87	32.95	-	860.30
01/31/41	585.96	238.84	33.61	-	858.42
01/31/42	611.44	209.55	34.28	-	855.27
01/31/43	649.65	178.97	34.97	-	863.60
01/31/44	675.13	146.49	35.67	-	857.29
01/31/45	713.35	112.73	36.38	-	862.46
01/31/46	751.56	77.07	37.11	-	865.74
01/31/47	789.78	39.49	37.85	-	867.11
Total	\$ 11,388.06	\$ 8,402.52	\$ 730.21	\$ 222.86	\$ 20,743.64

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT EE-10 – LOT TYPE 10 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 10 PRINCIPAL ASSESSMENT: \$14,235.07

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 10

Annual Installment Due	Principal	Interest	Administrative Expenses	Delinquency & Prepayment Reserve	Annual Installment
01/31/24	\$ 318.46	\$ 704.75	\$ 30.00	\$ 71.18	\$ 1,124.38
01/31/25	350.30	690.42	30.60	69.58	1,140.91
01/31/26	366.23	674.65	31.22	67.83	1,139.93
01/31/27	366.23	658.17	31.84	65.28	1,121.52
01/31/28	382.15	641.69	32.48	4.70	1,061.02
01/31/29	398.07	622.59	33.13	-	1,053.78
01/31/30	429.92	602.68	33.79	-	1,066.39
01/31/31	445.84	581.19	34.46	-	1,061.49
01/31/32	461.76	558.89	35.15	-	1,055.81
01/31/33	509.53	535.81	35.86	-	1,081.20
01/31/34	525.46	510.33	36.57	-	1,072.36
01/31/35	541.38	484.06	37.31	-	1,062.74
01/31/36	573.22	456.99	38.05	-	1,068.26
01/31/37	605.07	428.33	38.81	-	1,072.21
01/31/38	620.99	398.07	39.59	-	1,058.65
01/31/39	668.76	367.02	40.38	-	1,076.17
01/31/40	700.61	333.58	41.19	-	1,075.38
01/31/41	732.45	298.55	42.01	-	1,073.02
01/31/42	764.30	261.93	42.85	-	1,069.08
01/31/43	812.07	223.72	43.71	-	1,079.49
01/31/44	843.91	183.11	44.58	-	1,071.61
01/31/45	891.68	140.92	45.48	-	1,078.08
01/31/46	939.45	96.33	46.38	-	1,082.17
01/31/47	987.22	49.36	47.31	-	1,083.89
Total	\$ 14,235.07	\$ 10,503.14	\$ 912.76	\$ 278.57	\$ 25,929.55

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT EE-11 – LOT TYPE 11 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 11 PRINCIPAL ASSESSMENT: \$12,981.13

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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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]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 11

Annual Installment Due	Principal	Interest	Administrative Expenses	Delinquency & Prepayment Reserve	Annual Installment
01/31/24	\$ 290.41	\$ 642.67	\$ 27.36	\$ 64.91	\$ 1,025.34
01/31/25	319.45	629.60	27.91	63.45	1,040.41
01/31/26	333.97	615.22	28.47	61.86	1,039.51
01/31/27	333.97	600.20	29.04	59.53	1,022.73
01/31/28	348.49	585.17	29.62	4.28	967.55
01/31/29	363.01	567.74	30.21	-	960.96
01/31/30	392.05	549.59	30.81	-	972.45
01/31/31	406.57	529.99	31.43	-	967.99
01/31/32	421.09	509.66	32.06	-	962.81
01/31/33	464.65	488.61	32.70	-	985.95
01/31/34	479.17	465.37	33.35	-	977.90
01/31/35	493.69	441.42	34.02	-	969.13
01/31/36	522.73	416.73	34.70	-	974.16
01/31/37	551.77	390.60	35.39	-	977.76
01/31/38	566.29	363.01	36.10	-	965.40
01/31/39	609.85	334.69	36.82	-	981.37
01/31/40	638.89	304.20	37.56	-	980.65
01/31/41	667.93	272.26	38.31	-	978.50
01/31/42	696.97	238.86	39.08	-	974.91
01/31/43	740.53	204.01	39.86	-	984.40
01/31/44	769.57	166.98	40.66	-	977.21
01/31/45	813.14	128.50	41.47	-	983.11
01/31/46	856.70	87.85	42.30	-	986.84
01/31/47	900.26	45.01	43.14	-	988.41
Total	\$ 12,981.13	\$ 9,577.94	\$ 832.35	\$ 254.03	\$ 23,645.46

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT EE-12 – LOT TYPE 12 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 12 PRINCIPAL ASSESSMENT: \$14,685.72

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 12

Annual Installment Due	Principal	Interest	Administrative Expenses	Delinquency & Prepayment Reserve	Annual Installment
01/31/24	\$ 328.54	\$ 727.06	\$ 30.95	\$ 73.43	\$ 1,159.98
01/31/25	361.39	712.27	31.57	71.79	1,177.03
01/31/26	377.82	696.01	32.20	69.98	1,176.01
01/31/27	377.82	679.01	32.85	67.35	1,157.03
01/31/28	394.25	662.01	33.50	4.85	1,094.61
01/31/29	410.67	642.30	34.17	-	1,087.14
01/31/30	443.53	621.76	34.86	-	1,100.15
01/31/31	459.96	599.58	35.56	-	1,095.10
01/31/32	476.38	576.59	36.27	-	1,089.24
01/31/33	525.66	552.77	36.99	-	1,115.42
01/31/34	542.09	526.48	37.73	-	1,106.31
01/31/35	558.52	499.38	38.49	-	1,096.38
01/31/36	591.37	471.45	39.26	-	1,102.08
01/31/37	624.23	441.89	40.04	-	1,106.15
01/31/38	640.65	410.67	40.84	-	1,092.17
01/31/39	689.93	378.64	41.66	-	1,110.23
01/31/40	722.79	344.15	42.49	-	1,109.42
01/31/41	755.64	308.01	43.34	-	1,106.99
01/31/42	788.50	270.22	44.21	-	1,102.93
01/31/43	837.78	230.80	45.09	-	1,113.67
01/31/44	870.63	188.91	45.99	-	1,105.54
01/31/45	919.91	145.38	46.91	-	1,112.20
01/31/46	969.19	99.38	47.85	-	1,116.43
01/31/47	1,018.47	50.92	48.81	-	1,118.21
Total	\$ 14,685.72	\$ 10,835.65	\$ 941.65	\$ 287.39	\$ 26,750.42

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT EE-13 – LOT TYPE 13 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 13 PRINCIPAL ASSESSMENT: \$12,376.41

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 13

Annual Installment Due	Principal	Interest	Accreted Interest	Additional Interest	Administrative Expenses	Annual Installment
01/31/24	\$ 509.52	\$ 436.09	\$ -	\$ -	\$ 31.86	\$ 977.47
01/31/25	525.96	422.08	-	-	32.49	980.53
01/31/26	542.39	407.62	-	-	33.14	983.15
01/31/27	542.39	390.67	-	-	33.81	966.86
01/31/28	575.26	373.72	-	-	34.48	983.46
01/31/29	575.26	355.74	-	-	35.17	966.18
01/31/30	591.70	337.76	-	-	35.87	965.34
01/31/31	608.14	319.27	-	-	36.59	964.00
01/31/32	624.57	296.47	-	-	37.32	958.36
01/31/33	657.45	273.05	-	-	38.07	968.56
01/31/34	690.32	248.39	-	-	38.83	977.54
01/31/35	706.75	222.50	-	-	39.61	968.87
01/31/36	723.19	196.00	-	-	40.40	959.59
01/31/37	756.06	168.88	-	-	41.21	966.15
01/31/38	772.50	140.53	-	-	42.03	955.06
01/31/39	805.37	111.56	-	-	42.87	959.80
01/31/40	821.81	81.36	-	-	43.73	946.90
01/31/41	854.68	50.54	-	-	44.61	949.83
01/31/42	493.08	18.49	-	-	45.50	557.07
Total	\$ 12,376.41	\$ 4,850.71	\$ -	\$ -	\$ 727.60	\$ 17,954.72

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

EXHIBIT EE-14 – LOT TYPE 14 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 14 PRINCIPAL ASSESSMENT: \$63,161.86

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 14

Annual Installment Due	Major Improvement Area Bonds						Improvement Area #3 - Bonds & Reimbursement Obligation							Total Annual Installment	
	Principal	Interest [a]	Accreted Interest	Additional Interest [c]	Administrative Expenses		2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Capitalized Interest	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses		
01/31/24	\$ 190.81	\$ 554.87	\$ -	\$ 55.04	\$ 20.69	\$ -	\$ -	\$ 717.02	\$ (717.02)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 821.41
01/31/25	201.82	545.33	-	54.09	21.10	228.51	1,223.36	-	105.39	-	-	-	32.60	2,412.20	
01/31/26	212.83	535.24	-	53.08	21.53	239.70	1,212.51	-	104.24	386.71	1,864.56	33.25	4,663.65		
01/31/27	223.84	524.60	-	52.01	21.96	250.88	1,201.12	-	103.05	412.28	1,841.36	33.92	4,665.01		
01/31/28	234.84	513.41	-	50.90	22.40	265.27	1,189.20	-	101.79	439.45	1,816.62	34.59	4,668.47		
01/31/29	245.85	501.66	-	49.72	22.84	279.65	1,176.60	-	100.47	468.21	1,790.26	35.29	4,670.55		
01/31/30	260.53	489.37	-	48.49	23.30	292.43	1,163.32	-	99.07	496.97	1,762.16	35.99	4,671.64		
01/31/31	271.54	476.35	-	47.19	23.77	310.01	1,149.43	-	97.61	530.53	1,732.35	36.71	4,675.48		
01/31/32	286.22	462.43	-	45.83	24.24	327.59	1,131.99	-	96.06	565.69	1,700.51	37.45	4,678.00		
01/31/33	304.56	447.76	-	44.40	24.73	343.57	1,113.57	-	94.42	602.44	1,666.57	38.19	4,680.21		
01/31/34	319.24	432.15	-	42.88	25.22	365.94	1,094.24	-	92.70	642.39	1,630.43	38.96	4,684.15		
01/31/35	337.59	415.79	-	41.28	25.73	386.71	1,073.66	-	90.87	683.94	1,591.88	39.74	4,687.18		
01/31/36	355.94	398.49	-	39.59	26.24	410.68	1,051.90	-	88.94	727.08	1,550.85	40.53	4,690.25		
01/31/37	374.28	378.91	-	37.81	26.77	437.85	1,028.80	-	86.88	773.43	1,507.22	41.34	4,693.30		
01/31/38	396.30	358.33	-	35.94	27.30	463.42	1,004.17	-	84.69	824.56	1,460.82	42.17	4,697.70		
01/31/39	421.99	336.53	-	33.96	27.85	487.39	978.11	-	82.38	878.89	1,411.34	43.01	4,701.44		
01/31/40	444.00	313.32	-	31.85	28.40	519.35	950.69	-	79.94	936.42	1,358.61	43.87	4,706.46		
01/31/41	466.02	288.90	-	29.63	28.97	554.50	921.48	-	77.34	997.14	1,302.42	44.75	4,711.16		
01/31/42	488.04	266.18	-	27.30	29.55	589.66	890.29	-	74.57	1,062.66	1,242.59	45.65	4,716.49		
01/31/43	513.72	242.39	-	24.86	30.14	624.81	857.12	-	71.62	1,131.37	1,178.84	46.56	4,721.44		
01/31/44	543.08	217.35	-	22.29	30.74	659.97	821.97	-	68.50	1,204.88	1,110.95	47.49	4,727.23		
01/31/45	572.43	190.87	-	19.58	31.36	701.52	782.37	-	65.20	1,283.18	1,038.66	48.44	4,733.61		
01/31/46	601.79	162.96	-	16.71	31.99	746.26	740.28	-	61.69	1,366.28	961.67	49.41	4,739.05		
01/31/47	634.81	133.63	-	13.71	32.63	792.60	695.51	-	57.96	1,455.77	879.69	50.40	4,746.70		
01/31/48	667.84	102.68	-	10.53	33.28	843.74	647.95	-	54.00	1,550.05	792.35	51.41	4,753.81		
01/31/49	700.87	70.12	-	7.19	33.94	899.67	597.33	-	49.78	1,650.72	699.34	52.43	4,761.39		
01/31/50	737.56	35.96	-	3.69	34.62	957.19	543.35	-	45.28	1,757.79	600.30	53.48	4,769.22		
01/31/51	-	-	-	-	-	1,839.28	485.92	-	40.49	1,871.24	494.83	54.55	4,786.32		
01/31/52	-	-	-	-	-	1,957.53	375.56	-	31.30	1,992.69	382.56	55.64	4,795.28		
01/31/53	-	-	-	-	-	2,083.78	258.11	-	21.51	2,122.13	263.00	56.76	4,805.27		
01/31/54	-	-	-	-	-	2,218.01	133.08	-	11.09	2,261.15	135.67	57.89	4,816.89		
Total	\$ 11,008.35	\$ 9,395.58	\$ -	\$ 939.56	\$ 731.29	\$ 21,077.45	\$ 27,210.01	\$ (717.02)	\$ 2,238.80	\$ 31,076.06	\$ 35,768.42	\$ 1,322.48	\$ 140,050.97		

Footnotes:

- [a] Interest is calculated at the actual rate of the Major Improvement Area Bonds.
- [b] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.
- [c] Additional Interest is calculated at the Additional Interest Rate.
- [d] Interest is calculated at a rate of 6.00%.

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

EXHIBIT EE-15 – LOT TYPE 15 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 15 PRINCIPAL ASSESSMENT: \$73,912.82

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 15

Annual Installment Due	Major Improvement Area Bonds					Improvement Area #3 - Bonds & Reimbursement Obligation							Total Annual Installment	
	Principal	Interest [a]	Accreted Interest	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Capitalized Interest	2024 Bonds	Reimbursement	Reimbursement	Administrative Expenses		
									Additional Interest [c]	Obligation - Principal	Obligation - Interest [d]			
01/31/24	\$ 223.29	\$ 649.32	\$ -	\$ 64.41	\$ 24.21	\$ -	\$ 839.07	\$ (839.07)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 961.23
01/31/25	236.17	638.15	-	63.29	24.70	267.41	1,431.59	-	123.33	-	-	38.15	-	2,822.79
01/31/26	249.05	626.34	-	62.11	25.19	280.50	1,418.89	-	121.99	452.54	2,181.94	38.91	-	5,457.46
01/31/27	261.94	613.89	-	60.87	25.69	293.59	1,405.57	-	120.59	482.46	2,154.78	39.69	-	5,459.06
01/31/28	274.82	600.79	-	59.56	26.21	310.42	1,391.62	-	119.12	514.25	2,125.84	40.48	-	5,463.10
01/31/29	287.70	587.05	-	58.18	26.73	327.25	1,376.88	-	117.57	547.91	2,094.98	41.29	-	5,465.54
01/31/30	304.88	572.67	-	56.75	27.27	342.21	1,361.33	-	115.93	581.57	2,062.11	42.12	-	5,466.82
01/31/31	317.76	557.43	-	55.22	27.81	362.78	1,345.08	-	114.22	620.84	2,027.21	42.96	-	5,471.30
01/31/32	334.93	541.14	-	53.63	28.37	383.35	1,324.67	-	112.40	661.97	1,989.96	43.82	-	5,474.26
01/31/33	356.41	523.97	-	51.96	28.94	402.05	1,303.11	-	110.49	704.98	1,950.24	44.70	-	5,476.84
01/31/34	373.58	505.71	-	50.18	29.51	428.23	1,280.49	-	108.48	751.73	1,907.95	45.59	-	5,481.45
01/31/35	395.05	486.56	-	48.31	30.10	452.54	1,256.41	-	106.34	800.35	1,862.84	46.50	-	5,485.00
01/31/36	416.52	466.32	-	46.33	30.71	480.59	1,230.95	-	104.07	850.84	1,814.82	47.43	-	5,488.58
01/31/37	437.99	443.41	-	44.25	31.32	512.38	1,203.92	-	101.67	905.07	1,763.77	48.38	-	5,492.16
01/31/38	463.76	419.32	-	42.06	31.95	542.30	1,175.10	-	99.11	964.91	1,709.47	49.35	-	5,497.31
01/31/39	493.81	393.81	-	39.74	32.59	570.35	1,144.59	-	96.40	1,028.49	1,651.57	50.34	-	5,501.69
01/31/40	519.58	366.65	-	37.27	33.24	607.75	1,112.51	-	93.55	1,095.81	1,589.86	51.34	-	5,507.56
01/31/41	545.34	338.07	-	34.67	33.90	648.88	1,078.33	-	90.51	1,166.87	1,524.11	52.37	-	5,513.06
01/31/42	571.11	311.49	-	31.95	34.58	690.02	1,041.82	-	87.26	1,243.54	1,454.10	53.42	-	5,519.29
01/31/43	601.17	283.65	-	29.09	35.27	731.16	1,003.01	-	83.81	1,323.95	1,379.49	54.48	-	5,525.09
01/31/44	635.52	254.34	-	26.09	35.98	772.30	961.88	-	80.16	1,409.97	1,300.05	55.57	-	5,531.86
01/31/45	669.87	223.36	-	22.91	36.70	820.92	915.54	-	76.30	1,501.60	1,215.45	56.69	-	5,539.34
01/31/46	704.22	190.70	-	19.56	37.43	873.28	866.29	-	72.19	1,598.84	1,125.36	57.82	-	5,545.69
01/31/47	742.87	156.37	-	16.04	38.18	927.51	813.89	-	67.82	1,703.56	1,029.43	58.98	-	5,554.65
01/31/48	781.51	120.16	-	12.32	38.94	987.35	758.24	-	63.19	1,813.89	927.21	60.16	-	5,562.97
01/31/49	820.16	82.06	-	8.42	39.72	1,052.80	699.00	-	58.25	1,931.69	818.38	61.36	-	5,571.84
01/31/50	863.10	42.08	-	4.32	40.52	1,120.12	635.83	-	52.99	2,056.98	702.48	62.59	-	5,581.00
01/31/51	-	-	-	-	-	2,152.35	568.63	-	47.39	2,189.75	579.06	63.84	-	5,601.01
01/31/52	-	-	-	-	-	2,290.73	439.48	-	36.62	2,331.87	447.67	65.11	-	5,611.50
01/31/53	-	-	-	-	-	2,438.46	302.04	-	25.17	2,483.34	307.76	66.42	-	5,623.19
01/31/54	-	-	-	-	-	2,595.54	155.73	-	12.98	2,646.03	158.76	67.74	-	5,636.78
Total	\$ 12,882.11	\$ 10,994.83	\$ -	\$ 1,099.49	\$ 855.76	\$ 24,665.10	\$ 31,841.50	\$ (839.07)	\$ 2,619.87	\$ 36,365.60	\$ 41,856.66	\$ 1,547.58	\$ -	\$ 163,889.43

Footnotes:

- [a] Interest is calculated at the actual rate of the Major Improvement Area Bonds.
- [b] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.
- [c] Additional Interest is calculated at the Additional Interest Rate.
- [d] Interest is calculated at a rate of 6.00%.

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

Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

EXHIBIT EE-16 – LOT TYPE 16 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 16 PRINCIPAL ASSESSMENT: \$80,632.16

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 16

Annual Installment Due	Major Improvement Area Bonds					Improvement Area #3 - Bonds & Reimbursement Obligation							Total Annual Installment	
	Principal	Interest [a]	Accreted Interest	Additional Interest [c]	Administrative Expenses	2024 Bonds	2024 Bonds	2024 Bonds	2024 Bonds	Reimbursement	Reimbursement	Administrative Expenses		
						Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Obligation - Principal	Obligation - Interest [d]			
01/31/24	\$ 243.59	\$ 708.35	\$ -	\$ 70.27	\$ 26.41	\$ -	\$ 915.35	\$ (915.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,048.61
01/31/25	257.64	696.17	-	69.05	26.94	291.72	1,561.74	-	134.54	-	-	-	41.62	3,079.41
01/31/26	271.70	683.28	-	67.76	27.48	306.00	1,547.88	-	133.08	493.68	2,380.29	-	42.45	5,953.59
01/31/27	285.75	669.70	-	66.40	28.03	320.28	1,533.35	-	131.55	526.32	2,350.67	-	43.30	5,955.34
01/31/28	299.80	655.41	-	64.97	28.59	338.64	1,518.13	-	129.95	561.00	2,319.09	-	44.16	5,959.75
01/31/29	313.86	640.42	-	63.47	29.16	357.00	1,502.05	-	128.25	597.72	2,285.43	-	45.05	5,962.41
01/31/30	332.59	624.73	-	61.90	29.75	373.32	1,485.09	-	126.47	634.43	2,249.57	-	45.95	5,963.80
01/31/31	346.65	608.10	-	60.24	30.34	395.76	1,467.36	-	124.60	677.27	2,211.51	-	46.87	5,968.69
01/31/32	365.38	590.33	-	58.51	30.95	418.20	1,445.10	-	122.62	722.15	2,170.87	-	47.80	5,971.92
01/31/33	388.81	571.61	-	56.68	31.57	438.60	1,421.57	-	120.53	769.07	2,127.54	-	48.76	5,974.74
01/31/34	407.54	551.68	-	54.74	32.20	467.16	1,396.90	-	118.34	820.07	2,081.40	-	49.73	5,979.76
01/31/35	430.97	530.80	-	52.70	32.84	493.68	1,370.62	-	116.00	873.11	2,032.19	-	50.73	5,983.64
01/31/36	454.39	508.71	-	50.54	33.50	524.28	1,342.86	-	113.54	928.19	1,979.80	-	51.74	5,987.55
01/31/37	477.81	483.72	-	48.27	34.17	558.96	1,313.36	-	110.91	987.35	1,924.11	-	52.78	5,991.44
01/31/38	505.92	457.44	-	45.88	34.85	591.60	1,281.92	-	108.12	1,052.63	1,864.87	-	53.83	5,997.06
01/31/39	538.71	429.61	-	43.35	35.55	622.20	1,248.65	-	105.16	1,121.99	1,801.71	-	54.91	6,001.84
01/31/40	566.81	399.98	-	40.66	36.26	662.99	1,213.65	-	102.05	1,195.43	1,734.39	-	56.01	6,008.24
01/31/41	594.92	368.81	-	37.83	36.98	707.87	1,176.35	-	98.74	1,272.95	1,662.67	-	57.13	6,014.25
01/31/42	623.03	339.81	-	34.85	37.72	752.75	1,136.54	-	95.20	1,356.59	1,586.29	-	58.27	6,021.05
01/31/43	655.82	309.43	-	31.74	38.48	797.63	1,094.19	-	91.43	1,444.31	1,504.90	-	59.44	6,027.37
01/31/44	693.29	277.46	-	28.46	39.25	842.51	1,049.33	-	87.44	1,538.15	1,418.24	-	60.63	6,034.76
01/31/45	730.77	243.67	-	24.99	40.03	895.55	998.78	-	83.23	1,638.11	1,325.95	-	61.84	6,042.91
01/31/46	768.24	208.04	-	21.34	40.83	952.67	945.04	-	78.75	1,744.19	1,227.66	-	63.08	6,049.85
01/31/47	810.40	170.59	-	17.50	41.65	1,011.83	887.88	-	73.99	1,858.43	1,123.01	-	64.34	6,059.62
01/31/48	852.56	131.08	-	13.44	42.48	1,077.11	827.17	-	68.93	1,978.78	1,011.51	-	65.62	6,068.70
01/31/49	894.72	89.52	-	9.18	43.33	1,148.51	762.55	-	63.55	2,107.30	892.78	-	66.94	6,078.38
01/31/50	941.57	45.90	-	4.71	44.20	1,221.95	693.64	-	57.80	2,243.98	766.34	-	68.27	6,088.36
01/31/51	-	-	-	-	-	2,348.02	620.32	-	51.69	2,388.82	631.70	-	69.64	6,110.20
01/31/52	-	-	-	-	-	2,498.98	479.44	-	39.95	2,543.86	488.37	-	71.03	6,121.64
01/31/53	-	-	-	-	-	2,660.14	329.50	-	27.46	2,709.10	335.74	-	72.45	6,134.39
01/31/54	-	-	-	-	-	2,831.50	169.89	-	14.16	2,886.58	173.19	-	73.90	6,149.22
Total	\$ 14,053.21	\$ 11,994.35	\$ -	\$ 1,199.44	\$ 933.56	\$ 26,907.38	\$ 34,736.19	\$ (915.35)	\$ 2,858.04	\$ 39,671.56	\$ 45,661.81	\$ -	\$ 1,688.27	\$ 178,788.47

Footnotes:

- [a] Interest is calculated at the actual rate of the Major Improvement Area Bonds.
- [b] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.
- [c] Additional Interest is calculated at the Additional Interest Rate.
- [d] Interest is calculated at a rate of 6.00%.

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

Annual Installment Schedule to Notice of Obligation to Pay Improvement District Assessment

EXHIBIT EE-17 – LOT TYPE 17 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 17 PRINCIPAL ASSESSMENT: \$79,491.23

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 17

Annual Installment Due	Major Improvement Area Bonds					Improvement Area #3 - Bonds & Reimbursement Obligation							Total Annual Installment	
	Principal	Interest [a]	Accreted Interest	Additional Interest [c]	Administrative Expenses	2024 Bonds	2024 Bonds	2024 Bonds	Reimbursement	Reimbursement	Administrative Expenses			
						Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Obligation - Principal		Obligation - Interest [d]		
01/31/24	\$ 223.81	\$ 650.84	\$ -	\$ 64.56	\$ 24.27	\$ -	\$ 915.35	\$ (915.35)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 963.48
01/31/25	236.73	639.65	-	63.44	24.75	291.72	1,561.74	-	134.54	-	-	-	41.62	2,994.18
01/31/26	249.64	627.81	-	62.26	25.25	306.00	1,547.88	-	133.08	493.68	2,380.29	-	42.45	5,868.33
01/31/27	262.55	615.33	-	61.01	25.75	320.28	1,533.35	-	131.55	526.32	2,350.67	-	43.30	5,870.10
01/31/28	275.46	602.20	-	59.70	26.27	338.64	1,518.13	-	129.95	561.00	2,319.09	-	44.16	5,874.60
01/31/29	288.37	588.43	-	58.32	26.79	357.00	1,502.05	-	128.25	597.72	2,285.43	-	45.05	5,877.41
01/31/30	305.59	574.01	-	56.88	27.33	373.32	1,485.09	-	126.47	634.43	2,249.57	-	45.95	5,878.64
01/31/31	318.50	558.73	-	55.35	27.88	395.76	1,467.36	-	124.60	677.27	2,211.51	-	46.87	5,883.82
01/31/32	335.72	542.41	-	53.76	28.43	418.20	1,445.10	-	122.62	722.15	2,170.87	-	47.80	5,887.06
01/31/33	357.24	525.20	-	52.08	29.00	438.60	1,421.57	-	120.53	769.07	2,127.54	-	48.76	5,889.60
01/31/34	374.46	506.89	-	50.29	29.58	467.16	1,396.90	-	118.34	820.07	2,081.40	-	49.73	5,894.83
01/31/35	395.98	487.70	-	48.42	30.18	493.68	1,370.62	-	116.00	873.11	2,032.19	-	50.73	5,898.61
01/31/36	417.50	467.41	-	46.44	30.78	524.28	1,342.86	-	113.54	928.19	1,979.80	-	51.74	5,902.53
01/31/37	439.02	444.45	-	44.35	31.39	558.96	1,313.36	-	110.91	987.35	1,924.11	-	52.78	5,906.69
01/31/38	464.84	420.30	-	42.16	32.02	591.60	1,281.92	-	108.12	1,052.63	1,864.87	-	53.83	5,912.30
01/31/39	494.97	394.73	-	39.83	32.66	622.20	1,248.65	-	105.16	1,121.99	1,801.71	-	54.91	5,916.82
01/31/40	520.80	367.51	-	37.36	33.32	662.99	1,213.65	-	102.05	1,195.43	1,734.39	-	56.01	5,923.51
01/31/41	546.62	338.87	-	34.76	33.98	707.87	1,176.35	-	98.74	1,272.95	1,662.67	-	57.13	5,929.94
01/31/42	572.44	312.22	-	32.02	34.66	752.75	1,136.54	-	95.20	1,356.59	1,586.29	-	58.27	5,936.99
01/31/43	602.57	284.31	-	29.16	35.36	797.63	1,094.19	-	91.43	1,444.31	1,504.90	-	59.44	5,943.30
01/31/44	637.01	254.94	-	26.15	36.06	842.51	1,049.33	-	87.44	1,538.15	1,418.24	-	60.63	5,950.45
01/31/45	671.44	223.88	-	22.96	36.78	895.55	998.78	-	83.23	1,638.11	1,325.95	-	61.84	5,958.52
01/31/46	705.87	191.15	-	19.61	37.52	952.67	945.04	-	78.75	1,744.19	1,227.66	-	63.08	5,965.54
01/31/47	744.61	156.74	-	16.08	38.27	1,011.83	887.88	-	73.99	1,858.43	1,123.01	-	64.34	5,975.17
01/31/48	783.35	120.44	-	12.35	39.03	1,077.11	827.17	-	68.93	1,978.78	1,011.51	-	65.62	5,984.30
01/31/49	822.08	82.25	-	8.44	39.82	1,148.51	762.55	-	63.55	2,107.30	892.78	-	66.94	5,994.20
01/31/50	865.12	42.17	-	4.33	40.61	1,221.95	693.64	-	57.80	2,243.98	766.34	-	68.27	6,004.22
01/31/51	-	-	-	-	-	2,348.02	620.32	-	51.69	2,388.82	631.70	-	69.64	6,110.20
01/31/52	-	-	-	-	-	2,498.98	479.44	-	39.95	2,543.86	488.37	-	71.03	6,121.64
01/31/53	-	-	-	-	-	2,660.14	329.50	-	27.46	2,709.10	335.74	-	72.45	6,134.39
01/31/54	-	-	-	-	-	2,831.50	169.89	-	14.16	2,886.58	173.19	-	73.90	6,149.22
Total	\$ 12,912.28	\$ 11,020.57	\$ -	\$ 1,102.06	\$ 857.77	\$ 26,907.38	\$ 34,736.19	\$ (915.35)	\$ 2,858.04	\$ 39,671.56	\$ 45,661.81	\$ 1,688.27	\$ 176,500.58	

Footnotes:

- [a] Interest is calculated at the actual rate of the Major Improvement Area Bonds.
- [b] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.
- [c] Additional Interest is calculated at the Additional Interest Rate.
- [d] Interest is calculated at a rate of 6.00%.

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

EXHIBIT EE-18 – LOT TYPE 18 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 18 PRINCIPAL ASSESSMENT: \$67,819.02

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 18

Annual Installment Due	Major Improvement Area Bonds					Improvement Area #3 - Bonds & Reimbursement Obligation							Total Annual Installment	
	Principal	Interest [a]	Accreted Interest	Additional Interest [c]	Administrative Expenses	2024 Bonds	2024 Bonds	2024 Bonds	2024 Bonds	Reimbursement	Reimbursement	Administrative Expenses		
						Principal	Interest [b]	Capitalized Interest	Additional Interest [c]	Obligation - Principal	Obligation - Interest [d]			
01/31/24	\$ 213.83	\$ 621.82	\$ -	\$ 61.68	\$ 23.19	\$ -	\$ 762.79	\$ (762.79)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 920.52
01/31/25	226.17	611.13	-	60.61	23.65	243.10	1,301.45	-	112.11	-	-	-	34.68	2,612.90
01/31/26	238.51	599.82	-	59.48	24.12	255.00	1,289.90	-	110.90	411.40	1,983.58	35.37	5,008.08	
01/31/27	250.84	587.89	-	58.29	24.61	266.90	1,277.79	-	109.62	438.60	1,958.89	36.08	5,009.51	
01/31/28	263.18	575.35	-	57.04	25.10	282.20	1,265.11	-	108.29	467.50	1,932.58	36.80	5,013.14	
01/31/29	275.52	562.19	-	55.72	25.60	297.50	1,251.71	-	106.88	498.10	1,904.53	37.54	5,015.28	
01/31/30	291.97	548.42	-	54.34	26.11	311.10	1,237.57	-	105.39	528.70	1,874.64	38.29	5,016.53	
01/31/31	304.30	533.82	-	52.88	26.63	329.80	1,222.80	-	103.84	564.40	1,842.92	39.06	5,020.44	
01/31/32	320.75	518.22	-	51.36	27.17	348.50	1,204.25	-	102.19	601.80	1,809.06	39.84	5,023.12	
01/31/33	341.31	501.78	-	49.76	27.71	365.50	1,184.64	-	100.44	640.89	1,772.95	40.63	5,025.63	
01/31/34	357.76	484.29	-	48.05	28.26	389.30	1,164.08	-	98.62	683.39	1,734.50	41.45	5,029.70	
01/31/35	378.32	465.96	-	46.26	28.83	411.40	1,142.19	-	96.67	727.59	1,693.49	42.27	5,032.98	
01/31/36	398.88	446.57	-	44.37	29.41	436.90	1,119.05	-	94.61	773.49	1,649.84	43.12	5,036.23	
01/31/37	419.44	424.63	-	42.38	29.99	465.80	1,094.47	-	92.43	822.79	1,603.43	43.98	5,039.34	
01/31/38	444.12	401.56	-	40.28	30.59	493.00	1,068.27	-	90.10	877.19	1,554.06	44.86	5,044.03	
01/31/39	472.90	377.13	-	38.06	31.21	518.50	1,040.54	-	87.63	934.99	1,501.43	45.76	5,048.15	
01/31/40	497.57	351.12	-	35.69	31.83	552.50	1,011.37	-	85.04	996.19	1,445.33	46.67	5,053.33	
01/31/41	522.25	323.76	-	33.21	32.47	589.90	980.30	-	82.28	1,060.79	1,385.56	47.61	5,058.11	
01/31/42	546.92	298.30	-	30.59	33.12	627.29	947.11	-	79.33	1,130.49	1,321.91	48.56	5,063.63	
01/31/43	575.71	271.64	-	27.86	33.78	664.69	911.83	-	76.19	1,203.59	1,254.08	49.53	5,068.90	
01/31/44	608.60	243.57	-	24.98	34.45	702.09	874.44	-	72.87	1,281.79	1,181.86	50.52	5,075.19	
01/31/45	641.50	213.90	-	21.94	35.14	746.29	832.31	-	69.36	1,365.09	1,104.96	51.53	5,082.03	
01/31/46	674.40	182.63	-	18.73	35.85	793.89	787.54	-	65.63	1,453.49	1,023.05	52.56	5,087.76	
01/31/47	711.41	149.75	-	15.36	36.56	843.19	739.90	-	61.66	1,548.69	935.84	53.61	5,095.98	
01/31/48	748.42	115.07	-	11.80	37.29	897.59	689.31	-	57.44	1,648.99	842.92	54.69	5,103.52	
01/31/49	785.43	78.58	-	8.06	38.04	957.09	635.45	-	52.95	1,756.09	743.98	55.78	5,111.46	
01/31/50	826.55	40.29	-	4.13	38.80	1,018.29	578.03	-	48.17	1,869.99	638.62	56.90	5,119.77	
01/31/51	-	-	-	-	-	1,956.68	516.93	-	43.08	1,990.68	526.42	58.03	5,091.83	
01/31/52	-	-	-	-	-	2,082.48	399.53	-	33.29	2,119.88	406.98	59.19	5,101.36	
01/31/53	-	-	-	-	-	2,216.78	274.58	-	22.88	2,257.58	279.78	60.38	5,111.99	
01/31/54	-	-	-	-	-	2,359.58	141.57	-	11.80	2,405.48	144.33	61.59	5,124.35	
Total	\$ 12,336.56	\$ 10,529.20	\$ -	\$ 1,052.93	\$ 819.52	\$ 22,422.82	\$ 28,946.82	\$ (762.79)	\$ 2,381.70	\$ 33,059.64	\$ 38,051.51	\$ 1,406.89	\$ 150,244.80	

Footnotes:

- [a] Interest is calculated at the actual rate of the Major Improvement Area Bonds.
- [b] Interest is calculated at the actual rate of the Improvement Area #3 Initial Bonds.
- [c] Additional Interest is calculated at the Additional Interest Rate.
- [d] Interest is calculated at a rate of 6.00%.

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

EXHIBIT EE-19 – LOT TYPE 19 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 19 PRINCIPAL ASSESSMENT: \$14,260.98

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lago Vista, 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 *Tessera on Lake Travis 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 Lago Vista. The exact amount of each annual installment will be approved each year by the Lago Vista 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 Lago Vista.

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

COUNTY OF _____

§

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 19

Annual Installment Due	Principal	Interest	Administrative Expenses	Delinquency & Prepayment Reserve	Annual Installment
01/31/24	\$ 319.04	\$ 706.03	\$ 30.06	\$ 71.30	\$ 1,126.43
01/31/25	350.94	691.67	30.66	69.71	1,142.98
01/31/26	366.89	675.88	31.27	67.96	1,142.00
01/31/27	366.89	659.37	31.90	65.40	1,123.56
01/31/28	382.85	642.86	32.54	4.71	1,062.95
01/31/29	398.80	623.72	33.19	-	1,055.70
01/31/30	430.70	603.78	33.85	-	1,068.33
01/31/31	446.65	582.24	34.53	-	1,063.42
01/31/32	462.60	559.91	35.22	-	1,057.73
01/31/33	510.46	536.78	35.92	-	1,083.16
01/31/34	526.41	511.26	36.64	-	1,074.31
01/31/35	542.36	484.94	37.37	-	1,064.67
01/31/36	574.27	457.82	38.12	-	1,070.21
01/31/37	606.17	429.11	38.88	-	1,074.16
01/31/38	622.12	398.80	39.66	-	1,060.58
01/31/39	669.98	367.69	40.45	-	1,078.12
01/31/40	701.88	334.19	41.26	-	1,077.34
01/31/41	733.79	299.10	42.09	-	1,074.97
01/31/42	765.69	262.41	42.93	-	1,071.03
01/31/43	813.55	224.12	43.79	-	1,081.46
01/31/44	845.45	183.45	44.66	-	1,073.56
01/31/45	893.31	141.17	45.56	-	1,080.04
01/31/46	941.16	96.51	46.47	-	1,084.14
01/31/47	989.02	49.45	47.40	-	1,085.87
Total	\$ 14,260.98	\$ 10,522.26	\$ 914.42	\$ 279.08	\$ 25,976.74

Note: The Annual Installment is based on the debt service schedule for the Improvement Area #2 2018 Bonds. The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Administrative Expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT B

LANDOWNER AGREEMENTS

IMPROVEMENT AREA NO. 3

LANDOWNER AGREEMENT

(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DISTRICT)

This **LANDOWNER AGREEMENT** (the or this “**Agreement**”) is entered into among the CITY OF LAGO VISTA, TEXAS, a municipal corporation of the State of Texas (the “**City**”), and HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, a Texas limited partnership (“**Developer**”) (individually “**Party**” or collectively “**Parties**”). This Agreement shall be effective on January 31, 2024 (the “**Effective Date**”).

RECITALS

A. On May 11, 2012, Hines Lake Travis Land Limited Partnership and Developer (collectively “**Hines**”) submitted their petition pursuant to the PID Act (as defined below) to the City requesting the formation of a public improvement district for approximately 877 acres located within the City’s corporate limits.

B. On August 16, 2012, the City adopted Resolution No. 12-1551 (the "Creation Resolution") that authorized the formation of the Tessera on Lake Travis Public Improvement District on the 877 acres (“**District**”), described the nature of the proposed public improvements and estimated the total costs of public improvements to be constructed in or serving the District at \$82,000,000.00.

C. Hines and the City executed and entered into the Restated Development Agreement for Tessera on Lake Travis effective on August 16, 2012, establishing land use and land development standards and identifying certain water and wastewater improvements necessary for the development of the 877 acres within the District (“**Development Agreement**”).

D. Hines, the Developer and the City executed and entered into the Tessera on Lake Travis Public Improvement District Financing Agreement effective on October 14, 2012 (“**Financing Agreement**”) pursuant to which the Parties established the procedures and standards for (i) the apportionment, levying, and collection of Special Assessments on the land within the District, (ii) the issuance of bonds in phases for the development of the land over time, (iii) the issuance of bonds for financing the construction of the initial PID Improvements consisting of the Major Improvements and the Improvement Area #1 Improvements (collectively, the “**Initial PID Improvements**”), (iv) the construction of the Initial PID Improvements and the City’s Acceptance of the Initial PID Improvements, and (v) the payment for the design, engineering, and construction of the Initial PID Improvements.

E. On November 1, 2012, the City adopted the “**Initial Special Assessment Ordinance**” (Ordinance No. 12-11-01-01) and approved the Tessera on Lake Travis Public Improvement District Service and Assessment Plan (as updated, amended and restated from time to time, the “**Original Service and Assessment Plan**”) to provide for the construction and financing of the Initial PID Improvements, the cost of which are payable in whole or in part by and from assessments levied against the land within the District, as more specifically provided for in the Original Service and Assessment Plan.

F. The Initial Special Assessment Ordinance levied the Improvement Area #1 Special Assessment on assessable parcels within the approximately 188.186 acre Improvement Area #1 (“**Improvement Area #1**”) and levied the Major Improvement Area Special Assessment (the “**MIA Initial Special Assessments**”) on the assessable parcels within the remaining 689.077 acres within the District (“**Major Improvement Area**”).

G. The Financing Agreement and the Original Service and Assessment Plan contemplated phasing the development of the Major Improvement Area into multiple “**Phased Improvement Areas**.”

H. The City and Hines entered into that one certain Landowner Agreement dated November 1, 2012 applicable to all the land in the District (“**2012 Landowner Agreement**”).

I. Pursuant to the 2012 Landowner Agreement, Hines executed the Declaration of Covenants, Conditions, and Restrictions Regarding Tessera on Lake Travis Public Improvement District which is recorded in Document No. 2012192886, Official Public Records of Travis County, Texas (“**PID CCRs**”).

J. The PID CCRs apply to all the land in the District.

K. On December 7, 2017, the City Council passed and approved Ordinance No. 17-12-07-01 approving an update to the Original Service and Assessment Plan for Improvement Area #2 which added Improvement Area #2 to the District and reallocated Improvement Area #2's allocable share of the MIA Initial Special Assessments from the MIA Initial Assessment Roll to the Improvement Area #2 Assessment Roll; and

L. On July 23, 2020, the City Council, approved and accepted the "MIA Supplemental Assessment Roll" and an "Amended and Restated Service and Assessment Plan" which amended and restated the Original Service and Assessment Plan, as amended, supplemented and updated, in its entirety (the “**2020 Amended and Restated Service and Assessment Plan**”) and adopted the "MIA Supplemental Assessment Ordinance" and therein approved the levy of additional assessments on property in the Major Improvement Area of the District, including Improvement Area #3, for the Major Improvement Area Projects (the “**MIA Supplemental Special**”).

Assessments" and collectively with the MIA Initial Special Assessments, the "MIA Special Assessments"; and

M. By the deeds recorded in Document No. 2021173734 and Document No. 2021195983, Official Public Records of Travis County, Texas, Hines Lake Travis Land Limited Partnership conveyed all of its ownership rights in approximately 247.594-acre portion of the Major Improvement Area comprised of Phases 2, 3C, and 4B as shown on the attached Exhibit "A".

N. The land described in the attached Exhibit A has been designated the third Phased Improvement Area within the District ("Improvement Area #3").

O. Developer owns all the land within Phase 2, being approximately 152.733 acres, as described in the attached Exhibit "B" ("Phase 2").

P. Developer owns all the land within Phase 4B, being approximately 42.244 acres of land, as described in the attached Exhibit "C" ("Phase 4B").

Q. Westin Homes and Properties, L. P. owns all the land within Phase 3C, being approximately 52.617 acres, as described in the deed recorded in Document No. 2021258906, Official Public Records of Travis County, Texas ("Phase 3C").

R. The assessable parcels within Improvement Area #3 are subject to the MIA Assessment adopted by the Initial Special Assessment Ordinance.

S. On January 4, 2024, the City Council passed and approved Ordinance No. _____ ("IA#3 Assessment Ordinance") determining, among other things, the PID Improvements in each phase of Improvement Area #3, the estimated costs of the PID Improvements within and allocable to each phase of Improvement Area #3 ("Improvement Area #3 Projects"), and levying Special Assessments against certain property within Improvement Area #3 (the "IA #3 Assessments") in accordance with the "IA #3 Assessment Roll" attached to the Tesserera on Lake Travis Public Improvement District 2023 Amended and Restated Service and Assessment Plan (as the same may be amended or updated from time to time ("2024 Amended and Restated Service and Assessment Plan").

T. The IA#3 Special Assessments will be pledged as security for the payment of bonds issued by the City (the "Bonds") to pay for, among other things, a portion of the Actual Costs of constructing the Improvement Area #3 Projects that will confer a special benefit on the assessable parcels within Improvement Area #3 ("Assessed Parcels").

U. A copy of the IA#3 Assessment Ordinance is attached hereto as Exhibit "D."

NOW THEREFORE, for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the Parties agree as follows:

ARTICLE 1
DEFINITIONS; AFFIRMATION OF RECITALS

1.01 **Definitions.** Capitalized terms used but not defined in this Agreement (including the exhibits hereto) shall have the meanings given to them in the IA#3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan and the Financing Agreement.

1.02 **Affirmation of Recitals.** The matters set forth in the Recitals of this Agreement are true and correct and are incorporated in this Agreement as official findings of the City Council.

ARTICLE 2
AGREEMENT OF DEVELOPER

2.01 **Developer ratifies, confirms, accepts, agrees to, and approves:**

- (a) the boundaries of the District, the boundaries of Improvement Area #3, and the boundaries of the Assessed Parcels;
- (b) the location and construction of the Improvement Area #3 Projects;
- (c) the determinations and findings of special benefit to the Assessed Parcels made by the City Council in the IA#3 Assessment Ordinance and the 2024 Amended and Restated Service and Assessment Plan; and
- (d) the IA#3 Assessment Ordinance and the 2024 Amended and Restated Service and Assessment Plan.

2.02 **Developer consents, acknowledges, accepts, and agrees:**

- (a) to the IA #3 Assessments to be levied against the applicable Improvement Area #3 Assessed Parcels as shown on the IA #3 Assessment Roll, as the IA #3 Assessment Roll may be amended from time to time;
- (b) that the Improvement Area #3 Improvements and administration and operation of the District confer a special benefit on the Improvement Area #3 Assessed Parcels in an amount that exceeds the IA #3 Assessments against the Improvement Area #3 Assessed Parcels as shown on the IA #3 Assessment Roll;
- (c) that the IA #3 Assessments against the Assessed Parcels are final, conclusive, and binding upon Developer and its successors and assigns;

- (d) to pay the IA #3 Assessments against the Assessed Parcels when due and in the amounts stated in the IA#3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll;
- (e) that each IA #3 Assessment or reassessment against the Assessed Parcels, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Assessed Parcels, levied on a parity basis with the MIA Initial Special Assessments and the MIA Supplemental Special Assessments, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Assessed Parcels regardless of whether the owner is named;
- (f) that the IA #3 Assessment liens on the Assessed Parcels are liens and covenants that run with the land and are effective from the date of the IA#3 Assessment Ordinance and continue until the IA #3 Assessments are paid in full and may be enforced by the governing body of the City in the same manner that ad valorem tax liens against real property may be enforced;
- (g) that delinquent installments of IA #3 Assessments against the Assessed Parcels shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;
- (h) that the owner of an Assessed Parcel may pay at any time the entire IA #3 Assessment against the Assessed Parcel, with interest that has accrued on the IA #3 Assessment to the date of such payment;
- (i) that Improvement Area #3 Annual Installments may be adjusted, decreased, and extended and that owners of the Assessed Parcels shall be obligated to pay such Improvement Area #3 Annual Installments as adjusted, decreased, or extended, when due and without the necessity of further action, assessments, or reassessments by the City Council; and
- (j) that the Developer has received, or hereby waives, all notices required by State Law (including, but not limited to the PID Act) in connection with the adoption and approval by the City Council of the Creation Resolution, the IA#3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll, including the notice required pursuant to Section 372.016 of the PID Act, and to the extent there was any irregularity, omission, or other issue regarding such notices, Developer hereby waives any such irregularity, omission, or other issue regarding such notices.

2.03 **Developer further agrees:**

- (a) any and all defects, irregularities, illegalities or deficiencies in the proceedings creating and establishing the District, defining the Improvement Area #3 Assessed Parcels, adopting the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and IA #3 Assessment Roll, levying of the IA #3 Assessments, and determining the amount of the Improvement Area #3 Annual Installments of the IA #3 Assessments;
- (b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of public hearings regarding the approval of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and regarding the levying of the IA #3 Assessments and determining the amount of the Improvement Area #3 Annual Installments of the IA #3 Assessments;
- (c) any and all actions and defenses against the adoption or amendment of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll;
- (d) any and all actions and defenses against the City’s finding of “special benefit” pursuant to the PID Act and as set forth in the 2024 Amended and Restated Service and Assessment Plan and the levying of the IA #3 Assessments and determining the amount of the Improvement Area #3 Annual Installment of the IA #3 Assessments; and
- (e) any right to object to the legality of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, the IA #3 Assessment Roll, or IA #3 Assessments or to any proceedings connected therewith.

**ARTICLE 3
TEXAS PROPERTY CODE SECTION 5.014 NOTICE**

3.01. Section 5.014 of the Texas Property Code requires that a person who proposes to sell or otherwise convey real property that is located in a public improvement district shall first give to the purchaser of the property a written notice in substantially the form set forth on **Exhibit “E”** hereto. The seller is required to deliver the notice to the purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. Section 5.0143 of the Texas Property Code further requires that at the closing of purchase and sale, a separate copy of the notice with current information shall be executed by

the seller and purchaser, acknowledged, and recorded in the deed records of the county in which the property is located.

3.02. As the property in the District is developed, a notice substantially in the form attached hereto as **Exhibit “E”** (as may be updated and amended from time to time) will be prepared and provided to any purchaser of an Assessed Parcel located in the District. If Sections 5.014-5.0145 of the Texas Property Code are amended, said amendment will control the notice to be provided as of the effective date of such amendment.

ARTICLE 4 SPECIAL COVENANTS AND WARRANTIES OF DEVELOPER

4.01. Developer represents and warrants to the City as follows:

- (a) Developer is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Developer hereunder.
- (b) This Agreement has been duly and validly executed and delivered by, and on behalf of, Developer and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Developer constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.
- (c) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Developer is a party, or by which Developer or Developer’s Assessed Parcel is otherwise bound.
- (d) Developer is the sole owner of each Assessed Parcel shown on **Exhibit “F”** to this Agreement.
- (e) No Assessed Parcel owned by Developer is subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the levy of the IA#3 Assessments, or (ii) the construction of the Improvement Area #3 Projects on those portions of the District which are to be owned by the City, (or, if subject to

any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

4.02. Developer covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Developer by virtue of execution thereof.

4.03. Developer, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Improvement Area #3 Projects that are not based on the intentional misconduct or sole gross negligence by the City or its successors, assigns, and agents.

ARTICLE 5 OWNERSHIP, CONSTRUCTION AND DEDICATION OF IMPROVEMENT AREA #3 PROJECTS

5.01 Developer acknowledges that the Improvement Area #3 Projects, together with the land, easements, or other rights-of-way needed for the Improvement Area #3 Projects, will be determined in accordance with the provisions of the Financing Agreement and the Development Agreement and Developer will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on recorded subdivision plats applicable to the land within Improvement Area #3.

5.02 Any subsequent owner of an Assessed Parcel hereby agrees, upon the request of the City or Developer, to grant and convey to the City or Developer and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Improvement Area #3 Projects on the Land, to stage on the Land construction trailers, building materials and equipment to be used in connection with such construction of the Improvement Area #3 Projects and for passage and use over and across parts of the Land as shall be reasonably necessary during the construction of the Improvement Area #3 Projects. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Improvement Area #3 Projects cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Improvement Area #3 Projects is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat dedicating

the Improvement Area #3 Projects and underlying Land for that Assessed Parcel in the real property records of Travis County, Texas.

5.03 Developer hereby agrees that any right or condition imposed by the Financing Agreement, with respect solely to the IA#3 Assessment and the levy thereof, has been satisfied as of the date hereof, and that Developer shall not have any rights or remedies against the City under the Financing Agreement, or under any law or principles of equity concerning the IA#3 Assessments, each and solely with respect to (i) the formation of the District, (ii) approval of the 2024 Amended and Restated Service and Assessment Plan; and (iii) the City’s levy of the IA#3 Assessments.

ARTICLE 6

MISCELLANEOUS

6.01 Notices. Any notice or other communication (a “**Notice**”) required or contemplated by this Agreement shall be given at the addresses set forth below. Notices as to one or more Assessed Parcels shall only be given to the Developer that owns the parcels. Notices as to all of the Assessed Parcels shall be given to the Developer. Notices shall be in writing and shall be deemed given: (i) five business days after being deposited in the United States Mail, Registered or Certified Mail, Return Receipt Requested; or (ii) when sent by electronic or facsimile transmission simultaneously confirmed by United States Mail; or (iii) when delivered by a nationally recognized private delivery service (e.g., FedEx or UPS) with evidence of delivery signed by any person at the delivery address. Each Party may change its address by written notice to the other Parties in accordance with this section.

If to City: City of Lago Vista
5803 Thunderbird
Lago Vista, Texas 78645
Attn: City Manager
Facsimile: 512-370-3838

With Copies to: City of Lago Vista
5803 Thunderbird
Lago Vista, Texas 78645
Facsimile: 512-267-7070

With Copies to: Bojorquez Law Firm, PC
Attn: Joseph Crawford, City Attorney
11675 Jollyville Road, Suite 300
Austin, Texas 78759
Email: Joseph@texasmunicipallawyers.com

Any notice mailed to Hines Lake Travis Land II Limited Partnership shall be addressed:

Hines Interests Limited Partnership
845 Texas Ave., Suite 3300
Houston, Texas 77002
Attention: Rob Witte
Facsimile: 713-237-5657

with copies to: Hines Interests Limited Partnership
515 Congress, Suite 1425
Austin, Texas 78701
Attention: Darlene Louk
Facsimile: 512-652-0598

Hines Interests Limited Partnership
2200 Ross, Suite 42W
Dallas, Texas 75201
Attention: Rob Witte
Facsimile: 972-934-1460

Sneed, Vine & Perry, P.C.
Attention: Robert Kleeman
2705 Bee Cave Rd., Ste 160
Austin, Texas 78746
Facsimile (512) 476-1825
Email: Rkleeman@sneedvine.com

6.02 Parties in Interest. This Agreement is solely for the benefit of the Parties and is not assignable except by Developer in connection with the sale or transfer of an Assessed Parcel, in which case the purchaser or transferee shall assume the obligations of Developer with respect to such Assessed Parcel, and the seller or transferor shall be released with respect to such Assessed Parcel. Notwithstanding the foregoing, the holders of Bonds are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the Parties.

6.03 Amendments. This Agreement may be amended only by a written instrument executed by all the Parties.

6.04 Estoppels. Within 10 days after written request from any Party, the other Parties shall provide a written certification indicating whether this Agreement remains in effect as to an Assessed Parcel and whether any Party is then in default hereunder.

6.05 Termination. This Agreement shall terminate as to each Improvement Area #3 Assessed Parcel upon payment in full of the Improvement Area #3 Assessment against the applicable Improvement Area #3 Assessed Parcel.

6.06 Statutory Verifications. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “**Government Code**”), in entering into this Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Developer within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

(a) Not a Sanctioned Company. The Developer represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Developer and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

6.07 Disclosure of Interested Parties. Submitted herewith is a completed Form 1295 in

connection with the execution of this Agreement generated by the Texas Ethics Commission's (the "**TEC**") electronic filing application in accordance with the provisions of section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "**Form 1295**"). The City hereby confirms receipt of the Form 1295 from Developer. The City and Developer understand and agree that, with the exception of information identifying the issuer and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by Developer; and, neither the City nor its consultants have verified such information.

[SIGNATURE PAGES TO FOLLOW]

EXECUTED by the Parties on the dates stated below.

CITY:

CITY OF LAGO VISTA, a home rule city
and Texas municipal corporation

ATTEST:

By: _____
Name: Ed Tidwell
Title: Mayor

City Secretary

DEVELOPER:

HINES LAKE TRAVIS LAND II LIMITED PARTNERSHIP, a Nevada limited partnership

By: Hines Lake Travis II GP LLC,
a Delaware limited liability company,
its general partner

By: Hines Interests Limited Partnership
a Delaware limited partnership,
its sole member

By: _____
Robert W. Witte, Senior Managing Director

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023 by Robert W. Witte, Senior Managing Director of HINES INTERESTS LIMITED PARTNERSHIP, a Delaware limited partnership, in its capacity as sole member of HINES LAKE TRAVIS II GP, LLC, a Delaware limited liability company, in its capacity as general partner of HINES LAKE TRAVIS LAND LIMITED PARTNERSHIP, a Nevada limited partnership, on behalf of said entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2023.

Notary Public-State of Texas

EXHIBIT A
DEPICTION OF IMPROVEMENT AREA #3
[TO BE ATTACHED]

EXHIBIT B
DESCRIPTION OF PHASE 2
[TO BE ATTACHED]

EXHIBIT C

DESCRIPTION OF PHASE 4B

[TO BE ATTACHED]

EXHIBIT D

IA#3 ASSESSMENT ORDINANCE

[to be attached]

EXHIBIT E
NOTICE TO PURCHASER

Exhibit F
Assessed Parcels Owned by Developer

PARCEL DESCRIPTIONS	ASSESSMENT PER ASSESSABLE ACRE
Tessera Phase 2 PID Tract Attached Exhibit A-1	\$
Tessera Phase 4B PID Tract Attached Exhibit A-3	\$

IMPROVEMENT AREA NO. 3

WESTIN HOMES AND PROPERTIES

LANDOWNER AGREEMENT

(TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DISTRICT)

This **LANDOWNER AGREEMENT** (the or this “**Agreement**”) is entered into among the CITY OF LAGO VISTA, TEXAS, a municipal corporation of the State of Texas (the “**City**”), and WESTIN HOMES AND PROPERTIES, L. P., a Texas limited partnership (“**WESTIN**”) (individually “**Party**” or collectively “**Parties**”). This Agreement shall be effective on January 31, 2024 (the “**Effective Date**”).

RECITALS

A. On May 11, 2012, Hines Lake Travis Land Limited Partnership and Hines Lake Travis Land II Limited Partnership (collectively “**Hines**”) submitted their petition pursuant to the PID Act (as defined below) to the City requesting the formation of a public improvement district for approximately 877 acres located within the City’s corporate limits.

B. On August 16, 2012, the City adopted Resolution No. 12-1551 (the "Creation Resolution") that authorized the formation of the Tessera on Lake Travis Public Improvement District on the 877 acres (“**District**”), described the nature of the proposed public improvements and estimated the total costs of public improvements to be constructed in or serving the District at \$82,000,000.00.

C. Hines and the City executed and entered into the Restated Development Agreement for Tessera on Lake Travis effective on August 16, 2012, establishing land use and land development standards and identifying certain water and wastewater improvements necessary for the development of the 877 acres within the District (“**Development Agreement**”).

D. Hines and the City executed and entered into the Tessera on Lake Travis Public Improvement District Financing Agreement effective on October 14, 2012 (“**Financing Agreement**”) pursuant to which the Parties established the procedures and standards for (i) the apportionment, levying, and collection of Special Assessments on the land within the District, (ii) the issuance of bonds in phases for the development of the land over time, (iii) the issuance of bonds for financing the construction of the initial PID Improvements consisting of the Major Improvements and the Improvement Area #1 Improvements (collectively, the “**Initial PID Improvements**”), (iv) the construction of the Initial PID Improvements and the City’s Acceptance

of the Initial PID Improvements, and (v) the payment for the design, engineering, and construction of the Initial PID Improvements.

E. On November 1, 2012, the City adopted the “**Initial Special Assessment Ordinance**” (Ordinance No. 12-11-01-01) and approved the Tessera on Lake Travis Public Improvement District Service and Assessment Plan (as updated, amended and restated from time to time, the “**Original Service and Assessment Plan**”) to provide for the construction and financing of the Initial PID Improvements, the cost of which are payable in whole or in part by and from assessments levied against the land within the District, as more specifically provided for in the Original Service and Assessment Plan.

F. The Initial Special Assessment Ordinance levied the Improvement Area #1 Special Assessment on assessable parcels within the approximately 188.186 acre Improvement Area #1 (“**Improvement Area #1**”) and levied the Major Improvement Area Special Assessment (the “**MIA Initial Special Assessments**”) on the assessable parcels within the remaining 689.077 acres within the District (“**Major Improvement Area**”).

G. The Financing Agreement and the Original Service and Assessment Plan contemplated phasing the development of the Major Improvement Area into multiple “**Phased Improvement Areas.**”

H. The City and Hines entered into that one certain Landowner Agreement dated November 1, 2012 applicable to all the land in the District (“**2012 Landowner Agreement**”).

I. Pursuant to the 2012 Landowner Agreement, Hines executed the Declaration of Covenants, Conditions, and Restrictions Regarding Tessera on Lake Travis Public Improvement District which is recorded in Document No. 2012192886, Official Public Records of Travis County, Texas (“**PID CCRs**”).

J. The PID CCRs apply to all the land in the District.

K. On December 7, 2017, the City Council passed and approved Ordinance No. 17-12-07-01 approving an update to the Original Service and Assessment Plan for Improvement Area #2 which added Improvement Area #2 to the District and reallocated Improvement Area #2's allocable share of the MIA Initial Special Assessments from the MIA Initial Assessment Roll to the Improvement Area #2 Assessment Roll; and

L. On July 23, 2020, the City Council, approved and accepted the "MIA Supplemental Assessment Roll" and an "Amended and Restated Service and Assessment Plan" which amended and restated the Original Service and Assessment Plan, as amended, supplemented and updated, in its entirety (the “**2020 Amended and Restated Service and Assessment Plan**”) and adopted

the "MIA Supplemental Assessment Ordinance" and therein approved the levy of additional assessments on property in the Major Improvement Area of the District, including Improvement Area #3, for the Major Improvement Area Projects (the "**MIA Supplemental Special Assessments**") and collectively with the MIA Initial Special Assessments, the "**MIA Special Assessments**"; and

M. By the deeds recorded in Document No. 2021173734 and Document No. 2021195983, Official Public Records of Travis County, Texas, Hines Lake Travis Land Limited Partnership conveyed all of its ownership rights in approximately 247.594-acre portion of the Major Improvement Area comprised of Phases 2, 3C, and 4B as shown on the attached **Exhibit "A"**.

N. The land described in the attached **Exhibit A** has been designated the third Phased Improvement Area within the District ("**Improvement Area #3**").

O. Westin owns all the land within Phase 3C, being approximately 52.617 acres, as described in the attached **Exhibit "B"** ("**Phase 2**").

P. The assessable parcels within Improvement Area #3 are subject to the MIA Assessment adopted by the Initial Special Assessment Ordinance.

Q. On January 4, 2024, the City Council passed and approved Ordinance No. _____ ("**IA#3 Assessment Ordinance**") determining, among other things, the PID Improvements in each phase of Improvement Area #3, the estimated costs of the PID Improvements within and allocable to each phase of Improvement Area #3 ("**Improvement Area #3 Projects**"), and levying Special Assessments against certain property within Improvement Area #3 (the "**IA #3 Assessments**") in accordance with the "**IA #3 Assessment Roll**" attached to the Tesserera on Lake Travis Public Improvement District 2024 Amended and Restated Service and Assessment Plan (as the same may be amended or updated from time to time ("**2024 Amended and Restated Service and Assessment Plan**").

R. The IA#3 Special Assessments will be pledged as security for the payment of bonds issued by the City (the "**Bonds**") to pay for, among other things, a portion of the Actual Costs of constructing the Improvement Area #3 Projects that will confer a special benefit on the assessable parcels within Improvement Area #3 ("**Assessed Parcels**").

S. A copy of the IA#3 Assessment Ordinance is attached hereto as **Exhibit "C."**

NOW THEREFORE, for and in consideration of the mutual promises, covenants, obligations, and benefits hereinafter set forth, the Parties agree as follows:

ARTICLE 1
DEFINITIONS; AFFIRMATION OF RECITALS

1.01 **Definitions.** Capitalized terms used but not defined in this Agreement (including the exhibits hereto) shall have the meanings given to them in the IA#3 Assessment Ordinance, the 2023 Amended and Restated Service and Assessment Plan and the Financing Agreement.

1.02 **Affirmation of Recitals.** The matters set forth in the Recitals of this Agreement are true and correct and are incorporated in this Agreement as official findings of the City Council.

ARTICLE 2
AGREEMENT OF WESTIN

2.01 **Westin ratifies, confirms, accepts, agrees to, and approves:**

- (a) the boundaries of the District, the boundaries of Improvement Area #3, and the boundaries of the Assessed Parcels;
- (b) the location and construction of the Improvement Area #3 Projects;
- (c) the determinations and findings of special benefit to the Assessed Parcels made by the City Council in the IA#3 Assessment Ordinance and the 2023 Amended and Restated Service and Assessment Plan; and
- (d) the IA#3 Assessment Ordinance and the 2024 Amended and Restated Service and Assessment Plan.

2.02 **Westin consents, acknowledges, accepts, and agrees:**

- (a) to the IA #3 Assessments to be levied against the applicable Improvement Area #3 Assessed Parcels as shown on the IA #3 Assessment Roll, as the IA #3 Assessment Roll may be amended from time to time;
- (b) that the Improvement Area #3 Improvements and administration and operation of the District confer a special benefit on the Improvement Area #3 Assessed Parcels in an amount that exceeds the IA #3 Assessments against the Improvement Area #3 Assessed Parcels as shown on the IA #3 Assessment Roll;
- (c) that the IA #3 Assessments against the Assessed Parcels are final, conclusive, and binding upon Westin and its successors and assigns;

- (d) to pay the IA #3 Assessments against the Assessed Parcels when due and in the amounts stated in the IA#3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll;
- (e) that each IA #3 Assessment or reassessment against the Assessed Parcels, with interest, the expense of collection, and reasonable attorney's fees, if incurred, is a first and prior lien against the Assessed Parcels, levied on a parity basis with the MIA Initial Special Assessments and the MIA Supplemental Special Assessments, superior to all other liens and monetary claims except liens or monetary claims for state, county, school district, or municipal ad valorem taxes, and is a personal liability of and charge against the owner of the Assessed Parcels regardless of whether the owner is named;
- (f) that the IA #3 Assessment liens on the Assessed Parcels are liens and covenants that run with the land and are effective from the date of the IA#3 Assessment Ordinance and continue until the IA #3 Assessments are paid in full and may be enforced by the governing body of the City in the same manner that ad valorem tax liens against real property may be enforced;
- (g) that delinquent installments of IA #3 Assessments against the Assessed Parcels shall incur and accrue interest, penalties, and attorney's fees as provided in the PID Act;
- (h) that the owner of an Assessed Parcel may pay at any time the entire IA #3 Assessment against the Assessed Parcel, with interest that has accrued on the IA #3 Assessment to the date of such payment;
- (i) that Improvement Area #3 Annual Installments may be adjusted, decreased, and extended and that owners of the Assessed Parcels shall be obligated to pay such Improvement Area #3 Annual Installments as adjusted, decreased, or extended, when due and without the necessity of further action, assessments, or reassessments by the City Council; and
- (j) that the Westin has received, or hereby waives, all notices required by State Law (including, but not limited to the PID Act) in connection with the adoption and approval by the City Council of the Creation Resolution, the IA#3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll, including the notice required pursuant to Section 372.016 of the PID Act, and to the extent there was any irregularity, omission, or other issue regarding such notices, Westin hereby waives any such irregularity, omission, or other issue regarding such notices.

2.03 **Westin further agrees:**

- (a) any and all defects, irregularities, illegalities or deficiencies in the proceedings creating and establishing the District, defining the Improvement Area #3 Assessed Parcels, adopting the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and IA #3 Assessment Roll, levying of the IA #3 Assessments, and determining the amount of the Improvement Area #3 Annual Installments of the IA #3 Assessments;
- (b) any and all notices and time periods provided by the PID Act including, but not limited to, notice of public hearings regarding the approval of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and regarding the levying of the IA #3 Assessments and determining the amount of the Improvement Area #3 Annual Installments of the IA #3 Assessments;
- (c) any and all actions and defenses against the adoption or amendment of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, and the IA #3 Assessment Roll;
- (d) any and all actions and defenses against the City’s finding of “special benefit” pursuant to the PID Act and as set forth in the 2024 Amended and Restated Service and Assessment Plan and the levying of the IA #3 Assessments and determining the amount of the Improvement Area #3 Annual Installment of the IA #3 Assessments; and
- (e) any right to object to the legality of the Creation Resolution, the IA #3 Assessment Ordinance, the 2024 Amended and Restated Service and Assessment Plan, the IA #3 Assessment Roll, or IA #3 Assessments or to any proceedings connected therewith.

**ARTICLE 3
TEXAS PROPERTY CODE SECTION 5.014 NOTICE**

3.01. Section 5.014 of the Texas Property Code requires that a person who proposes to sell or otherwise convey real property that is located in a public improvement district shall first give to the purchaser of the property a written notice in substantially the form set forth on **Exhibit “D”** hereto. The seller is required to deliver the notice to the purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. Section 5.0143 of the Texas Property Code further requires that at the closing of purchase and sale, a separate copy of the notice with current information shall be executed by

the seller and purchaser, acknowledged, and recorded in the deed records of the county in which the property is located.

3.02. As the property in the District is developed, a notice substantially in the form attached hereto as **Exhibit “D”** (as may be updated and amended from time to time) will be prepared and provided to any purchaser of an Assessed Parcel located in the District. If Sections 5.014-5.0145 of the Texas Property Code are amended, said amendment will control the notice to be provided as of the effective date of such amendment.

ARTICLE 4 SPECIAL COVENANTS AND WARRANTIES OF WESTIN

4.01. Westin represents and warrants to the City as follows:

- (a) Westin is duly organized, validly existing and, as applicable, in good standing under the laws of the state of its organization and has the full right, power and authority to enter into this Agreement, and to perform all the obligations required to be performed by Westin hereunder.
- (b) This Agreement has been duly and validly executed and delivered by, and on behalf of, Westin and, assuming the due authorization, execution and delivery thereof by and on behalf of the City and the Westin constitutes a valid, binding and enforceable obligation of such party enforceable in accordance with its terms. This representation and warranty is qualified to the extent the enforceability of this Agreement may be limited by applicable bankruptcy, insolvency, moratorium, reorganization or other similar laws of general application affecting the rights of creditors in general.
- (c) Neither the execution and delivery hereof, nor the taking of any actions contemplated hereby, will conflict with or result in a breach of any of the provisions of, or constitute a default, event of default or event creating a right of acceleration, termination or cancellation of any obligation under, any instrument, note, mortgage, contract, judgment, order, award, decree or other agreement or restriction to which Westin is a party, or by which Westin or Westin’s Assessed Parcel is otherwise bound.
- (d) Westin is the sole owner of each Assessed Parcel shown on **Exhibit “E”** to this Agreement.
- (e) No Assessed Parcel owned by Westin is subject to, or encumbered by, any covenant, lien, encumbrance or agreement which would prohibit (i) the levy of the IA#3 Assessments, or (ii) the construction of the Improvement Area #3 Projects on those portions of the District which are to be owned by the City, (or, if subject to

any such prohibition, the approval or consent of all necessary parties thereto has been obtained).

4.02. Westin covenants and agrees to execute any and all documents necessary, appropriate or incidental to the purposes of this Agreement, as long as such documents are consistent with this Agreement and do not create additional liability of any type to, or reduce the rights of, such Westin by virtue of execution thereof.

4.03. Westin, with full knowledge of the provisions, and the rights thereof pursuant to such provisions, of applicable law, waives any claims against the City and its successors, assigns and agents, pertaining to the installation of the Improvement Area #3 Projects that are not based on the intentional misconduct or sole gross negligence by the City or its successors, assigns, and agents.

**ARTICLE 5
OWNERSHIP, CONSTRUCTION AND
DEDICATION OF IMPROVEMENT AREA #3 PROJECTS**

5.01 Westin acknowledges that the Improvement Area #3 Projects, together with the land, easements, or other rights-of-way needed for the Improvement Area #3 Projects, will be determined in accordance with the provisions of the Financing Agreement and the Development Agreement and Westin will execute such conveyances and/or dedications of public rights of way and easements as may be reasonably required to evidence such ownership, as generally described on recorded subdivision plats applicable to the land within Improvement Area #3.

5.02 Any subsequent owner of an Assessed Parcel hereby agrees, upon the request of the City or Westin, to grant and convey to the City or Westin and its contractors, materialmen and workmen a temporary license and/or easement, as appropriate, to construct the Improvement Area #3 Projects on the Land, to stage on the Land construction trailers, building materials and equipment to be used in connection with such construction of the Improvement Area #3 Projects and for passage and use over and across parts of the Land as shall be reasonably necessary during the construction of the Improvement Area #3 Projects. Any subsequent owner of an Assessed Parcel may require that each contractor constructing the Improvement Area #3 Projects cause such owner of an Assessed Parcel to be indemnified and/or named as an additional insured under liability insurance reasonably acceptable to such owner of an Assessed Parcel. The right to use and enjoy any easement and license provided above shall continue until the construction of the Improvement Area #3 Projects is complete; provided, however, any such license or easement shall automatically terminate upon the recording of the final plat dedicating the Improvement Area #3 Projects and underlying Land for that Assessed Parcel in the real property records of Travis County, Texas.

6.02 Parties in Interest. This Agreement is solely for the benefit of the Parties and is not assignable except by Westin in connection with the sale or transfer of an Assessed Parcel, in which case the purchaser or transferee shall assume the obligations of Westin with respect to such Assessed Parcel, and the seller or transferor shall be released with respect to such Assessed Parcel. Notwithstanding the foregoing, the holders of Bonds are express beneficiaries of this Agreement and shall be entitled to pursue any and all remedies at law or in equity to enforce the obligations of the Parties.

6.03 Amendments. This Agreement may be amended only by a written instrument executed by all the Parties.

6.04 Estoppels. Within 10 days after written request from any Party, the other Parties shall provide a written certification indicating whether this Agreement remains in effect as to an Assessed Parcel and whether any Party is then in default hereunder.

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EXECUTED by the Parties on the dates stated below.

CITY:

CITY OF LAGO VISTA, a home rule city
and Texas municipal corporation

By: _____
Name: Kevin Sullivan
Title: Mayor

Date: _____

ATTEST:

City Secretary

WESTIN HOMES AND PROPERTIES, L.P.,
a Texas limited partnership

By: Texas TFR Properties, LLC
Its general partner

By: _____
Name: _____
Title: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 2023 by _____, _____ of Texas TFR Properties, LLC, a Texas limited company, in its capacity as general partner of Westin Homes and Properties, L. P., a Texas limited partnership, on behalf of said entities.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ____ day of _____ 2023.

Notary Public-State of Texas

EXHIBIT A
DEPICTION OF IMPROVEMENT AREA #3
[TO BE ATTACHED]

EXHIBIT B

DESCRIPTION OF PHASE 3C

[TO BE ATTACHED]

EXHIBIT C

IA#3 ASSESSMENT ORDINANCE

[to be attached]

EXHIBIT D

NOTICE TO PURCHASER

**NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT
ASSESSMENT TO LAGO VISTA, TEXAS**

CONCERNING THE FOLLOWING PROPERTY

(insert property address)

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

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

The exact amount of the assessment may be obtained from the City of Lago Vista. The exact amount of each annual installment will be approved each year by Lago Vista 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 Lago Vista, Texas.

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.

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.

Signature of Seller

Date: _____

Signature of Purchaser

Date: _____

Exhibit E
Assessed Parcels Owned by Westin

PARCEL DESCRIPTIONS	ASSESSMENT PER ASSESSABLE ACRE
Tessera Phase 3C PID Tract Attached Exhibit B	\$