

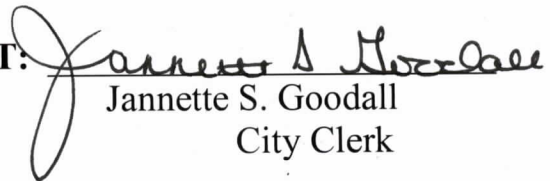
**RESOLUTION NO. 20200729-027**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The Estancia Hill Country Public Improvement District Annual Service and Assessment Plan Update for 2021, attached as Exhibit A, is hereby approved.

**ADOPTED:** July 29, 2020

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

# Exhibit A



## ESTANCIA HILL COUNTRY PUBLIC IMPROVEMENT DISTRICT 2020 ANNUAL SERVICE PLAN UPDATE

JULY 30, 2020

## INTRODUCTION

Capitalized terms used in this 2020 Service Plan Update shall have the meanings given to them in the 2018 Amended and Restated Service and Assessment Plan (the “2018 A&R SAP”) or unless the context in which a term is used clearly requires a different meaning

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

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

On December 13, 2018, the City Council approved the 2018 A&R SAP for the purpose of issuing Improvement Area #1 Parity Bonds and Improvement Area #2 Bonds by adopting Ordinance No. 20181213-095.

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

Pursuant to Texas Local Government Code Chapter 372, a service and assessment plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2020. This Annual Service Plan Update also updates the Assessment Roll for 2020.

## **LISTED EVENTS**

### Improvement Area #1

Below is a list of all Listed Events, associated with the Improvement Area #1 Initial Bonds as defined in the Continuing Disclosure Agreement dated June 1, 2013:

- Voluntary Disclosure of the PID Assessments dated February 10, 2015
- Voluntary Disclosure of the PID Assessments dated February 11, 2015
- Voluntary Disclosure of the PID Assessments dated February 13, 2015
- \$630,000 partial sinking fund redemption on November 1, 2015
- Voluntary Disclosure of the PID Assessments dated March 7, 2016
- \$660,000 partial sinking fund redemption on November 1, 2016
- Voluntary Disclosure of the PID Assessments dated February 10, 2017
- Voluntary Disclosure of the PID Assessments dated March 7, 2017
- Voluntary Disclosure of the PID Assessments dated April 14, 2017
- Voluntary Disclosure of the PID Assessments dated June 22, 2017
- \$685,000 partial sinking fund redemption on November 1, 2017
- \$750,000 partial sinking fund redemption on November 1, 2019

Below is a list of all Listed Events, associated with the Improvement Area #1 Parity Bonds as defined in the Continuing Disclosure Agreement dated December 1, 2018:

- \$225,000 partial sinking fund redemption on November 1, 2019

### Improvement Area #2

There have been no Listed Events, as defined in the Continuing Disclosure Agreement dated December 1, 2018.

## **PARCEL SUBDIVISION**

### Improvement Area #1

There have been recorded subdivisions:

- Declaration of Condominium Regime for Enclave at Estancia Condominiums includes 75 units recorded under Document No. 2014160847 in the Official Public Records of Travis County, Texas on October 24, 2014.
- First Amendment to Declaration of Condominium Regime for Enclave at Estancia Condominiums includes an additional 83 units recorded under Document No. 2015098587 in the Official Public Records of Travis County, Texas.
- Second Amendment to Declaration of Condominium Regime for Enclave at Estancia Condominiums includes an additional 81 units recorded under Document No. 2016139533 in the Official Public Records of Travis County, Texas.



- Third Amendment to Declaration of Condominium Regime for Enclave at Estancia Condominiums reconfigures boundaries of nine units recorded under Document No. 2018147196 in the Official Public Records of Travis County, Texas.
- Fourth Amendment to Declaration of Condominium Regime for Enclave at Estancia Condominiums includes an additional 47 units recorded under Document No. 2018149161 in the Official Public Records of Travis County, Texas.
- Fifth Amendment to Declaration of Condominium Regime for Enclave at Estancia Condominiums includes an additional 84 units recorded under Document No. 2019045540 in the Official Public Records of Travis County, Texas.

#### Improvement Area #2

No plats or condominium regimes have been recorded within Improvement Area #2.

### **LOT AND HOME SALES**

#### Improvement Area #1

As of April 15, 2020, Lennar Homes has developed 286 residential units with 84 remaining undeveloped units. Of the 286 developed units, 260 units have closed to end-users.

#### Improvement Area #2

As of April 15, 2020, there are no Lots or homes developed within Improvement Area #2.

See **Exhibit B** for Homebuyer Disclosures for each Lot Type currently within the District.

### **OUTSTANDING ASSESSMENT**

#### Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$12,015,915.44.

#### Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$9,164,131.75.

## ANNUAL INSTALLMENT DUE 1/31/2021

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,778,200.00. Of which, \$1,346,000.00 is pledged to the Improvement Area #1 Initial Bonds and \$432,200.00 is pledged to the Improvement Area #1 Parity Bonds.
- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #1 Parity Bond Assessments, due is \$19,025.00.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$36,836.86.

Due January 31, 2021		
Improvement Area #1		
<i>Initial Bonds</i>		
Principal	\$	845,000.00
Interest	\$	501,000.00
	\$	1,346,000.00
<i>Parity Bonds</i>		
Principal	\$	280,000.00
Interest	\$	152,200.00
Additional Interest	\$	19,025.00
	\$	451,225.00
Administrative Expenses	\$	36,836.86
<b>Total Annual Installment</b>	<b>\$</b>	<b>1,834,061.86</b>

See **Exhibit C-1** for the debt service schedule for the Improvement Area #1 Initial Bonds and **Exhibit C-2** for the debt service schedule for the Improvement Area #1 Parity Bonds as shown in each official statement.

### Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$885,651.84. Of which, \$758,662.50 is pledged to the Improvement Area #2 Bonds and \$126,989.34 is pledged to the Improvement Area #2 Reimbursement Obligation.

- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Improvement Area #2 Bond Assessments, due is \$39,900.00.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$28,094.23.

Due January 31, 2021		
Improvement Area #2		
<i>PID Bonds</i>		
Principal	\$	360,000.00
Interest	\$	398,662.50
Additional Interest	\$	39,900.00
	\$	798,562.50
<i>Reimbursement Obligation</i>		
Principal	\$	55,291.93
Interest	\$	71,697.41
	\$	126,989.34
Administrative Expenses	\$	28,094.23
<b>Total Annual Installment</b>	<b>\$</b>	<b>953,646.07</b>

See **Exhibit C-3** for the debt service schedule for the Improvement Area #2 Bonds as shown in the official statement.

## PREPAYMENT OF ASSESSMENTS IN FULL

### Improvement Area #1

No parcels in Improvement Area #1 have made full prepayments.

### Improvement Area #2

No parcels in Improvement Area #2 have made full prepayments.

A draft of the Notice of PID Assessment Termination is attached as **Exhibit D**.

## PARTIAL PREPAYMENT OF ASSESSMENTS

### Improvement Area #1

The following is a list of all Parcels or Lots that made a partial prepayment within Improvement Area #1.

Improvement Area #1		
Property ID	Partial Prepayment	
894914	\$	48,439.82
868486	\$	90,644.74

Property ID 894914 (Tract 6 & 7) and Property ID 868486 (Tract 8) were required to partially prepay Improvement Area #1 Assessments due to the Taking of land by TXDOT.

### Improvement Area #2

The following is a list of all Parcels or Lots that made a partial prepayment within Improvement Area #2.

Improvement Area #2		
Property ID	Partial Prepayment	
921017	\$	52,353.93
921019	\$	43,616.34
921021	\$	208.95

Property ID 921017 (Tract 2), Property ID 921019 (Tract 4) and Property ID 921021 (Tract 6) were required to partially prepay Improvement Area #2 Assessments due to the Taking of land by TXDOT.



## BOND FUND

### Improvement Area #1

Account:	3/31/2020 Balance
<b>Pledged Revenue Fund</b>	
Bond Pledged Revenue Account	\$1,826,784.49
Landowner Pledged Revenue Account	\$0.00
<b>Bond Fund</b>	
Principal and Interest Account	\$18,952.76
<b>Project Fund</b>	
Bond Improvement Account	\$831.66
Landowner Improvement Account	\$21.90
<b>Reserve Fund</b>	
Reserve Account	\$1,693,803.16
Prepayment Reserve Account	\$147,263.84
Delinquency Reserve Account	\$123,320.45
<b>Redemption Fund</b>	\$5.60
<b>Rebate Fund</b>	\$0.00
<b>Reimbursement Fund</b>	\$10,003.03
<b>Administrative Fund</b>	\$127,160.82
<b>Special Assessment Fund</b>	\$2,537.54
<b>Bond Proceeds</b>	\$0.00

### Improvement Area #2

Account:	3/31/2020 Balance
<b>Pledged Revenue Fund</b>	
Bond Pledged Revenue Account	\$738,516.66
Landowner Reimbursement Pledged Revenue Account	\$124,499.35
<b>Bond Fund</b>	
Capitalized Interest Account	\$4,749.87
Principal and Interest Account	\$18,952.76
<b>Project Fund</b>	
Improvement Account	\$3,721,989.80
Landowner Improvement Account	\$1,360,772.26
<b>Reserve Fund</b>	
Reserve Account	\$834,591.56
Prepayment and Delinquency Reserve Account	\$41,525.00
<b>Redemption Fund</b>	\$0.00
<b>Rebate Fund</b>	\$0.00
<b>Reimbursement Fund</b>	\$10,003.03
<b>Administrative Fund</b>	\$127,160.82
District Administration Account	\$26,834.32
Landowner Property Tax Account	\$1,104.51



## AUTHORIZED IMPROVEMENTS

### Improvement Area #1

The Landowner has completed the construction of the Improvement Area #1 Improvements listed in the 2018 A&R SAP and they have been dedicated to the City.

### Improvement Area #2

The budget for the Authorized Improvements has been revised to \$7,736,200 as shown on the table below.

Improvement Area #2 Improvements	Total Costs <sup>1</sup>	Revised Costs <sup>2</sup>	\$ Complete	% Complete
Estancia Parkway Extension <sup>3</sup>	\$ 3,710,688	\$ 3,819,443	\$ 1,261,853	33%
Avenida Mercado Street	1,613,254	1,512,729	524,889	35%
OSR Turn Lanes at Avenida Mercado	338,905	232,964	8,360	4%
West Water Quality/Detention Pond	1,038,651	1,088,637	395,244	36%
Water Line Improvements (SBFR)	260,892	453,274	436,637	96%
Wastewater Improvements (OSR)	463,838	459,545	423,037	92%
SBFR Right Turn Lane at Mercado	143,000	169,608	-	0%
<b>Total</b>	<b>\$ 7,569,228</b>	<b>\$ 7,736,200</b>	<b>\$ 3,050,020</b>	<b>39.43%</b>

Footnotes:

<sup>1</sup> Per the 2018 A&R SAP.

<sup>2</sup> Per the Developer Quarterly Report dated April 15, 2020.

<sup>3</sup> Includes \$280,000 of Construction Mobilization and Spoils Haul-Off costs.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Improvement Area #1				
Annual Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Improvement Area #1 Initial Bond						
Principal		\$ 845,000.00	\$ 895,000.00	\$ 945,000.00	\$ 1,005,000.00	\$ 1,065,000.00
Interest		\$ 501,000.00	\$ 450,300.00	\$ 396,600.00	\$ 339,900.00	\$ 279,600.00
Additional Interest		\$ -	\$ -	\$ -	\$ -	\$ -
	(1)	\$ 1,346,000.00	\$ 1,345,300.00	\$ 1,341,600.00	\$ 1,344,900.00	\$ 1,344,600.00
Improvement Area #1 Parity Bond						
Principal		\$ 280,000.00	\$ 325,000.00	\$ 385,000.00	\$ 435,000.00	\$ 495,000.00
Interest		\$ 152,200.00	\$ 141,000.00	\$ 128,000.00	\$ 112,600.00	\$ 95,200.00
Additional Interest		\$ 19,025.00	\$ 17,625.00	\$ 16,000.00	\$ 14,075.00	\$ 11,900.00
	(2)	\$ 451,225.00	\$ 483,625.00	\$ 529,000.00	\$ 561,675.00	\$ 602,100.00
Administrative Expenses		\$ 36,836.86	\$ 37,573.60	\$ 38,325.07	\$ 39,091.57	\$ 39,873.40
Total Annual Installments	(4) = (1) + (2) + (3)	\$ 1,834,061.86	\$ 1,866,498.60	\$ 1,908,925.07	\$ 1,945,666.57	\$ 1,986,573.40

		Improvement Area # 2				
Annual Installments Due		1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Improvement Area #2 Bond						
Principal		\$ 360,000.00	\$ 395,000.00	\$ 430,000.00	\$ 465,000.00	\$ 505,000.00
Interest		\$ 398,662.50	\$ 382,462.50	\$ 364,687.50	\$ 345,337.50	\$ 324,412.50
Additional Interest		\$ 39,900.00	\$ 38,100.00	\$ 36,125.00	\$ 33,975.00	\$ 31,650.00
	(1)	\$ 798,562.50	\$ 815,562.50	\$ 830,812.50	\$ 844,312.50	\$ 861,062.50
Improvement Area #2 Reimbursement Obligation						
Principal		\$ 55,291.93	\$ 60,928.06	\$ 66,930.61	\$ 73,321.12	\$ 80,122.35
Interest		\$ 71,697.41	\$ 68,601.07	\$ 65,189.10	\$ 61,440.98	\$ 57,335.00
	(2)	\$ 126,989.34	\$ 129,529.13	\$ 132,119.71	\$ 134,762.10	\$ 137,457.35
Administrative Expenses	(3)	\$ 28,094.23	\$ 28,656.11	\$ 29,229.23	\$ 29,813.82	\$ 30,410.10
Total Annual Installments	(4) = (1) + (2) + (3)	\$ 953,646.07	\$ 973,747.74	\$ 992,161.44	\$ 1,008,888.42	\$ 1,028,929.94

## EMINENT DOMAIN PREPAYMENT

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

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

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

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

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

## ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Improvement Area #1 Assessment Roll and Improvement Area #2 Assessment Roll attached hereto as **Exhibit A-1** and **Exhibit A-2**, respectively. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2020 Annual Installments which will be delinquent if not paid by January 31, 2021.

Due to the partial Prepayments required by the TXDOT Taking for Improvement Area #1 and Improvement Area #2, the Improvement Area #1 Annual Installment billed and Improvement Area #2 Annual Installment billed will not match the Improvement Area #1 Annual Installment due and the Improvement Area #2 Annual Installment due until bonds are redeemed.



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

Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
788256	04481802160000	S INTERSTATE HY 35	Tracts 1 - 5	\$ 4,204,321.67	\$ 634,387.99
837546	04491508010000	OLD SAN ANTONIO RD	Tract 11 Non-Benefited	\$ -	\$ -
837554	04471502010000	ESTANCIA PKWY	Tract 12 Non-Benefited	\$ -	\$ -
837559	04491301010000	ESTANCIA PKWY	Tract 11 Non-Benefited	\$ -	\$ -
868485	04481806020000	1200 ESTANCIA PKWY	Tract 9	\$ 1,369,142.81	\$ 206,589.27
868486	04481806010000	S INTERSTATE HY 35	Tract 8	\$ 1,214,065.42	\$ 183,464.43
894914	04481802170000	820 CAMINO VAQUERO PKWY	Tract 6 & 7	\$ 1,194,075.47	\$ 180,320.25
851696	04491509020000	12501 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851697	04491509030000	12503 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851698	04491509040000	12502 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851699	04491509050000	12500 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851700	04491509060000	12501 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851701	04491509070000	MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851702	04491509080000	MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851703	04491509090000	ESTANCIA PKWY 8	2	\$ 12,174.12	\$ 1,836.95
851704	04491509100000	ESTANCIA PKWY 9	2	\$ 12,174.12	\$ 1,836.95
851705	04491509110000	MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851706	04491509120000	12404 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851707	04491509130000	12402 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851708	04491509140000	12400 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
851709	04491509150000	12411 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851710	04491509160000	12409 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851711	04491509170000	12407 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851712	04491509180000	12405 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851713	04491509190000	12403 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851714	04491509200000	801 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851715	04491509210000	803 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851716	04491509220000	805 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851717	04491509230000	807 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851718	04491509240000	809 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851719	04491509250000	12408 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851720	04491509260000	12406 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851721	04491509270000	12404 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851722	04491509280000	12402 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
851723	04491509290000	12407 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
851724	04491509300000	12405 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
851725	04491509310000	12403 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
851726	04491509320000	701 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851727	04491509330000	703 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851728	04491509340000	705 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851729	04491509350000	707 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
851730	04491509360000	909 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851731	04491509370000	907 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851732	04491509380000	905 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851733	04491509390000	903 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851734	04491509400000	901 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851735	04491509410000	811 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851736	04491509420000	809 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851737	04491509430000	807 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851738	04491509440000	805 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851739	04491509450000	801 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851740	04491509460000	12311 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51



Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
851741	04491509470000	12309 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851742	04491509480000	12307 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851743	04491509490000	12305 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851744	04491509500000	12303 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851745	04491509510000	12301 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851746	04491509520000	12207 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851747	04491509530000	12205 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851748	04491509540000	12312 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851749	04491509550000	12310 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851750	04491509560000	12308 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851751	04491509570000	12306 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851752	04491509580000	12304 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851753	04491509590000	12302 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851754	04491509600000	12300 ALTAMIRA ST	1	\$ 8,990.10	\$ 1,356.51
851755	04491509610000	12317 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851756	04491509620000	12315 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851757	04491509630000	12313 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851758	04491509640000	12311 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851759	04491509650000	12309 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851760	04491509660000	12307 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851761	04491509670000	12305 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851762	04491509680000	12303 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851763	04491509690000	12301 MADERO DR	1	\$ 8,990.10	\$ 1,356.51
851764	04491509700000	812 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851765	04491509710000	810 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851766	04491509720000	808 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851767	04491509730000	806 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851768	04491509740000	804 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851769	04491509750000	802 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
851770	04491509760000	800 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
863947	04491509780000	TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863948	04491509790000	TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863949	04491509800000	400 ALLENDE BEND	2	\$ 12,174.12	\$ 1,836.95
863950	04491509810000	12200 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863951	04491509820000	12202 TOLUCA DR 102	1	\$ 8,990.10	\$ 1,356.51
863952	04491509830000	12204 TOLUCA DR 103	1	\$ 8,990.10	\$ 1,356.51
863953	04491509840000	12206 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863954	04491509850000	12208 TOLUCA DR 105	1	\$ 8,990.10	\$ 1,356.51
863955	04491509860000	12210 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863956	04491509870000	12212 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863957	04491509880000	12300 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863958	04491509890000	12302 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863959	04491509900000	12304 TOLUCA DR 110	1	\$ 8,990.10	\$ 1,356.51
863960	04491509910000	12306 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863961	04491509920000	12308 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863962	04491509930000	12310 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863963	04491509940000	12312 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863964	04491509950000	12400 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863965	04491509960000	12402 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863966	04491509970000	12404 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863967	04491509980000	12406 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863968	04491509990000	12408 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51

Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
863969	04491510010000	12313 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863970	04491510020000	12311 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863971	04491510030000	12309 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863972	04491510040000	12307 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863973	04491510050000	12305 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863974	04491510060000	12303 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863975	04491510070000	12301 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863976	04491510080000	12211 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863977	04491510090000	12209 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863978	04491510100000	12205 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863979	04491510110000	12203 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863980	04491510120000	12201 TOLUCA DR	1	\$ 8,990.10	\$ 1,356.51
863981	04491510130000	CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863982	04491510140000	608 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863983	04491510150000	606 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863984	04491510160000	604 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863985	04491510170000	602 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863986	04491510180000	600 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863987	04491510190000	506 CARDENAS LN 216	1	\$ 8,990.10	\$ 1,356.51
863988	04491510200000	504 CARDENAS LN 217	1	\$ 8,990.10	\$ 1,356.51
863989	04491510210000	502 CARDENAS LN 218	1	\$ 8,990.10	\$ 1,356.51
863990	04491510220000	500 CARDENAS LN 219	1	\$ 8,990.10	\$ 1,356.51
863991	04491510230000	401 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863992	04491510240000	403 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863993	04491510250000	405 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863994	04491510260000	501 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863995	04491510270000	503 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863996	04491510280000	601 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863997	04491510290000	603 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863998	04491510300000	605 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
863999	04491510310000	607 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
864000	04491510320000	609 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
864001	04491510330000	611 CARDENAS LN	1	\$ 8,990.10	\$ 1,356.51
864002	04491510340000	506 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864003	04491510350000	504 PERICO PL 232	2	\$ 12,174.12	\$ 1,836.95
864004	04491510360000	502 PERICO PL 233	2	\$ 12,174.12	\$ 1,836.95
864005	04491510370000	500 PERICO PL 234	2	\$ 12,174.12	\$ 1,836.95
864006	04491510380000	406 PERICO PL 235	2	\$ 12,174.12	\$ 1,836.95
864007	04491510390000	404 PERICO PL 236	1	\$ 8,990.10	\$ 1,356.51
864008	04491510400000	402 PERICO PL 237	2	\$ 12,174.12	\$ 1,836.95
864009	04491510410000	400 PERICO PL 238	2	\$ 12,174.12	\$ 1,836.95
864010	04491510420000	401 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864011	04491510430000	403 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864012	04491510440000	405 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864013	04491510450000	407 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864014	04491510460000	501 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864015	04491510470000	505 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
864016	04491510480000	12506 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864017	04491510490000	12508 MADERO DR 246	2	\$ 12,174.12	\$ 1,836.95
864018	04491510500000	12510 MADERO DR 247	2	\$ 12,174.12	\$ 1,836.95
864019	04491510510000	12512 MADERO DR 248	2	\$ 12,174.12	\$ 1,836.95
864020	04491510520000	12514 MADERO DR 249	2	\$ 12,174.12	\$ 1,836.95



Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
864021	04491510530000	12515 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864022	04491510540000	12513 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864023	04491510550000	12511 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864024	04491510560000	12509 MADERO DR 253	2	\$ 12,174.12	\$ 1,836.95
864025	04491510570000	12507 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864026	04491510580000	12505 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864027	04491510590000	12503 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864028	04491510600000	12501 MADERO DR	2	\$ 12,174.12	\$ 1,836.95
864029	04491510610000	507 PERICO PL	2	\$ 12,174.12	\$ 1,836.95
880035	04491510620000	502 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
880036	04491510630000	500 ALLENDE BEND	1	\$ 8,990.10	\$ 1,356.51
880037	04491510640000	500 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880038	04491510650000	502 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880039	04491510660000	504 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880040	04491510670000	506 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880041	04491510680000	508 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880042	04491510690000	ESTANCIA PKWY 146	1	\$ 8,990.10	\$ 1,356.51
880043	04491510700000	600 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880044	04491510710000	602 PUERTA VALLARTA LN 148	1	\$ 8,990.10	\$ 1,356.51
880045	04491510720000	604 PUERTA VALLARTA LN 149	1	\$ 8,990.10	\$ 1,356.51
880046	04491510730000	606 PUERTA VALLARTA LN 150	1	\$ 8,990.10	\$ 1,356.51
880047	04491510740000	608 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880048	04491510750000	610 PUERTA VALLARTA LN 152	1	\$ 8,990.10	\$ 1,356.51
880049	04491510760000	12200 CHALCO ST	1	\$ 8,990.10	\$ 1,356.51
880050	04491510770000	12202 CHALCO ST	1	\$ 8,990.10	\$ 1,356.51
880051	04491510780000	12204 CHALCO ST	1	\$ 8,990.10	\$ 1,356.51
880052	04491510790000	12206 CHALCO ST	1	\$ 8,990.10	\$ 1,356.51
880053	04491510800000	12208 CHALCO ST	1	\$ 8,990.10	\$ 1,356.51
880054	04491510810000	12210 CHALCO ST 164	1	\$ 8,990.10	\$ 1,356.51
880055	04491510820000	12300 CHALCO ST 165	1	\$ 8,990.10	\$ 1,356.51
880056	04491510830000	12302 CHALCO ST 166	1	\$ 8,990.10	\$ 1,356.51
880057	04491510840000	12304 CHALCO ST 167	1	\$ 8,990.10	\$ 1,356.51
880058	04491510850000	12306 CHALCO ST 168	1	\$ 8,990.10	\$ 1,356.51
880059	04491510860000	12308 CHALCO ST 169	1	\$ 8,990.10	\$ 1,356.51
880060	04491510870000	609 PUERTA VALLARTA LN 182	1	\$ 8,990.10	\$ 1,356.51
880061	04491510880000	607 PUERTA VALLARTA LN 183	1	\$ 8,990.10	\$ 1,356.51
880062	04491510890000	605 PUERTA VALLARTA LN 184	1	\$ 8,990.10	\$ 1,356.51
880063	04491510900000	603 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880064	04491510910000	601 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880065	04491510920000	511 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880066	04491510930000	509 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880067	04491510940000	507 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880068	04491510950000	505 PUERTA VALLARTA LN	1	\$ 8,990.10	\$ 1,356.51
880069	04491510960000	LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880070	04491510970000	602 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880071	04491510980000	604 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880072	04491510990000	606 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880073	04491511010000	608 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880074	04491511020000	610 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880075	04491511030000	612 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880076	04491511040000	614 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880077	04491511050000	501 LINARES LN	1	\$ 8,990.10	\$ 1,356.51

Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
880078	04491511060000	503 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880079	04491511070000	505 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880080	04491511080000	601 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880081	04491511090000	603 LINARES LN 203	1	\$ 8,990.10	\$ 1,356.51
880082	04491511100000	605 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880083	04491511110000	607 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880084	04491511120000	609 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880085	04491511130000	611 LINARES LN 207	1	\$ 8,990.10	\$ 1,356.51
880086	04491511140000	613 LINARES LN 208	1	\$ 8,990.10	\$ 1,356.51
880087	04491511150000	615 LINARES LN	1	\$ 8,990.10	\$ 1,356.51
880088	04491511160000	12504 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880089	04491511170000	12506 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880090	04491511180000	12508 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880091	04491511190000	12510 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880092	04491511200000	12512 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880093	04491511210000	12514 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880094	04491511220000	12516 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880095	04491511230000	12518 ALTAMIRA ST 265	2	\$ 12,174.12	\$ 1,836.95
880096	04491511240000	12517 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880097	04491511250000	12515 ALTAMIRA ST 267	2	\$ 12,174.12	\$ 1,836.95
880098	04491511260000	12511 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880099	04491511270000	12509 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880100	04491511280000	12507 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880101	04491511290000	12505 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880102	04491511300000	12503 ALTAMIRA ST	2	\$ 12,174.12	\$ 1,836.95
880103	04491511310000	12506 MORELIA WAY 273	2	\$ 12,174.12	\$ 1,836.95
880104	04491511320000	12508 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880105	04491511330000	12510 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880106	04491511340000	12512 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880107	04491511350000	MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880108	04491511360000	12516 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880109	04491511370000	12518 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880110	04491511380000	12515 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880111	04491511390000	12513 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880112	04491511400000	12511 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880113	04491511410000	12509 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880114	04491511420000	12507 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
880115	04491511430000	12505 MORELIA WAY	2	\$ 12,174.12	\$ 1,836.95
914919	04491511440000	718 ALLENDE BEND 76	3	\$ 12,134.60	\$ 1,830.98
914920	04491511450000	716 ALLENDE BEND 77	3	\$ 12,134.60	\$ 1,830.98
914921	04491511460000	714 ALLENDE BEND 78	3	\$ 12,134.60	\$ 1,830.98
914922	04491511470000	ALLENDE BEND 79	3	\$ 12,134.60	\$ 1,830.98
914923	04491511480000	704 ALLENDE BEND 80	3	\$ 12,134.60	\$ 1,830.98
914924	04491511490000	702 ALLENDE BEND 81	3	\$ 12,134.60	\$ 1,830.98
914925	04491511500000	700 ALLENDE BEND 82	3	\$ 12,134.60	\$ 1,830.98
914926	04491511510000	612 ALLENDE BEND 83	3	\$ 12,134.60	\$ 1,830.98
914927	04491511520000	ALLENDE BEND 84	3	\$ 12,134.60	\$ 1,830.98
914928	04491511530000	608 ALLENDE BEND 85	3	\$ 12,134.60	\$ 1,830.98
914929	04491511540000	ALLENDE BEND 86	3	\$ 12,134.60	\$ 1,830.98
914930	04491511550000	ALLENDE BEND 87	3	\$ 12,134.60	\$ 1,830.98
914931	04491511560000	602 ALLENDE BEND 88	3	\$ 12,134.60	\$ 1,830.98
914932	04491511570000	600 ALLENDE BEND 89	3	\$ 12,134.60	\$ 1,830.98



Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
914933	04491511580000	514 ALLENDE BEND 90	3	\$ 12,134.60	\$ 1,830.98
914934	04491511590000	512 ALLENDE BEND 91	3	\$ 12,134.60	\$ 1,830.98
914935	04491511600000	510 ALLENDE BEND 92	3	\$ 12,134.60	\$ 1,830.98
914936	04491511610000	508 ALLENDE BEND 93	3	\$ 12,134.60	\$ 1,830.98
914937	04491511620000	506 ALLENDE BEND 94	3	\$ 12,134.60	\$ 1,830.98
914938	04491511630000	504 ALLENDE BEND 95	3	\$ 12,134.60	\$ 1,830.98
914939	04491511640000	ALLENDE BEND 120	3	\$ 12,134.60	\$ 1,830.98
914940	04491511650000	713 ALLENDE BEND 121	3	\$ 12,134.60	\$ 1,830.98
914941	04491511660000	711 ALLENDE BEND 122	3	\$ 12,134.60	\$ 1,830.98
914942	04491511670000	ALLENDE BEND 123	3	\$ 12,134.60	\$ 1,830.98
914943	04491511680000	707 ALLENDE BEND 124	3	\$ 12,134.60	\$ 1,830.98
914944	04491511690000	705 ALLENDE BEND 125	3	\$ 12,134.60	\$ 1,830.98
914945	04491511700000	703 ALLENDE BEND 126	3	\$ 12,134.60	\$ 1,830.98
914946	04491511710000	701 ALLENDE BEND 127	3	\$ 12,134.60	\$ 1,830.98
914947	04491511720000	613 ALLENDE BEND 128	3	\$ 12,134.60	\$ 1,830.98
914948	04491511730000	611 ALLENDE BEND 129	3	\$ 12,134.60	\$ 1,830.98
914949	04491511740000	609 ALLENDE BEND 130	3	\$ 12,134.60	\$ 1,830.98
914950	04491511750000	607 ALLENDE BEND 131	3	\$ 12,134.60	\$ 1,830.98
914951	04491511760000	605 ALLENDE BEND 132	3	\$ 12,134.60	\$ 1,830.98
914952	04491511770000	603 ALLENDE BEND 133	3	\$ 12,134.60	\$ 1,830.98
914953	04491511780000	601 ALLENDE BEND 134	3	\$ 12,134.60	\$ 1,830.98
914954	04491511790000	515 ALLENDE BEND 135	3	\$ 12,134.60	\$ 1,830.98
914955	04491511800000	513 ALLENDE BEND 136	3	\$ 12,134.60	\$ 1,830.98
914956	04491511810000	511 ALLENDE BEND 137	3	\$ 12,134.60	\$ 1,830.98
914957	04491511820000	509 ALLENDE BEND 138	3	\$ 12,134.60	\$ 1,830.98
914958	04491511830000	507 ALLENDE BEND 139	3	\$ 12,134.60	\$ 1,830.98
914959	04491511840000	505 ALLENDE BEND 140	3	\$ 12,134.60	\$ 1,830.98
914960	04491511850000	700 PUERTA VALLARTA LN 153	3	\$ 12,134.60	\$ 1,830.98
914961	04491511860000	702 PUERTA VALLARTA LN 154	3	\$ 12,134.60	\$ 1,830.98
914962	04491511870000	706 PUERTA VALLARTA LN 155	3	\$ 12,134.60	\$ 1,830.98
914963	04491511880000	PUERTA VALLARTA LN 156	3	\$ 12,134.60	\$ 1,830.98
914964	04491511890000	710 PUERTA VALLARTA LN 157	3	\$ 12,134.60	\$ 1,830.98
914965	04491511900000	PUERTA VALLARTA LN 158	3	\$ 12,134.60	\$ 1,830.98
925511	04491511910000	ESTANCIA PKWY 286	3	\$ 12,134.60	\$ 1,830.98
925512	04491511920000	ESTANCIA PKWY 287	3	\$ 12,134.60	\$ 1,830.98
925513	04491511930000	ESTANCIA PKWY 288	3	\$ 12,134.60	\$ 1,830.98
925514	04491511940000	ESTANCIA PKWY 289	3	\$ 12,134.60	\$ 1,830.98
925515	04491511950000	ESTANCIA PKWY 290	3	\$ 12,134.60	\$ 1,830.98
925516	04491511960000	ESTANCIA PKWY 291	3	\$ 12,134.60	\$ 1,830.98
925517	04491511970000	ESTANCIA PKWY 292	3	\$ 12,134.60	\$ 1,830.98
925518	04491511980000	ESTANCIA PKWY 293	3	\$ 12,134.60	\$ 1,830.98
925519	04491511990000	ESTANCIA PKWY 294	3	\$ 12,134.60	\$ 1,830.98
925520	04491512000000	ESTANCIA PKWY 295	3	\$ 12,134.60	\$ 1,830.98
925521	04491512010000	ESTANCIA PKWY 296	3	\$ 12,134.60	\$ 1,830.98
925522	04491512020000	ESTANCIA PKWY 297	3	\$ 12,134.60	\$ 1,830.98
925523	04491512030000	ESTANCIA PKWY 298	3	\$ 12,134.60	\$ 1,830.98
925524	04491512040000	ESTANCIA PKWY 299	3	\$ 12,134.60	\$ 1,830.98
925525	04491512050000	ESTANCIA PKWY 300	3	\$ 12,134.60	\$ 1,830.98
925526	04491512060000	ESTANCIA PKWY 301	3	\$ 12,134.60	\$ 1,830.98
925527	04491512070000	ESTANCIA PKWY 302	3	\$ 12,134.60	\$ 1,830.98
925528	04491512080000	ESTANCIA PKWY 303	3	\$ 12,134.60	\$ 1,830.98
925529	04491512090000	ESTANCIA PKWY 304	3	\$ 12,134.60	\$ 1,830.98



Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
925530	04491512100000	ESTANCIA PKWY 305	3	\$ 12,134.60	\$ 1,830.98
925531	04491512110000	ESTANCIA PKWY 306	3	\$ 12,134.60	\$ 1,830.98
925532	04491512120000	ESTANCIA PKWY 307	3	\$ 12,134.60	\$ 1,830.98
925533	04491512130000	ESTANCIA PKWY 308	3	\$ 12,134.60	\$ 1,830.98
925534	04491512140000	ESTANCIA PKWY 309	3	\$ 12,134.60	\$ 1,830.98
925535	04491512150000	ESTANCIA PKWY 310	3	\$ 12,134.60	\$ 1,830.98
925536	04491512160000	ESTANCIA PKWY 311	3	\$ 12,134.60	\$ 1,830.98
925537	04491512170000	ESTANCIA PKWY 312	3	\$ 12,134.60	\$ 1,830.98
925538	04491512180000	ESTANCIA PKWY 313	3	\$ 12,134.60	\$ 1,830.98
925539	04491512190000	ESTANCIA PKWY 314	3	\$ 12,134.60	\$ 1,830.98
925540	04491512200000	ESTANCIA PKWY 315	3	\$ 12,134.60	\$ 1,830.98
925541	04491512210000	ESTANCIA PKWY 316	3	\$ 12,134.60	\$ 1,830.98
925542	04491512220000	ESTANCIA PKWY 317	3	\$ 12,134.60	\$ 1,830.98
925543	04491512230000	ESTANCIA PKWY 318	3	\$ 12,134.60	\$ 1,830.98
925544	04491512240000	ESTANCIA PKWY 319	3	\$ 12,134.60	\$ 1,830.98
925545	04491512250000	ESTANCIA PKWY 320	3	\$ 12,134.60	\$ 1,830.98
925546	04491512260000	ESTANCIA PKWY 321	3	\$ 12,134.60	\$ 1,830.98
925547	04491512270000	ESTANCIA PKWY 322	3	\$ 12,134.60	\$ 1,830.98
925548	04491512280000	ESTANCIA PKWY 323	3	\$ 12,134.60	\$ 1,830.98
925549	04491512290000	ESTANCIA PKWY 324	3	\$ 12,134.60	\$ 1,830.98
925550	04491512300000	ESTANCIA PKWY 325	3	\$ 12,134.60	\$ 1,830.98
925551	04491512310000	ESTANCIA PKWY 326	4	\$ 15,601.63	\$ 2,354.12
925552	04491512320000	ESTANCIA PKWY 327	4	\$ 15,601.63	\$ 2,354.12
925553	04491512330000	ESTANCIA PKWY 328	3	\$ 12,134.60	\$ 1,830.98
925554	04491512340000	ESTANCIA PKWY 329	3	\$ 12,134.60	\$ 1,830.98
925555	04491512350000	ESTANCIA PKWY 330	3	\$ 12,134.60	\$ 1,830.98
925556	04491512360000	ESTANCIA PKWY 331	3	\$ 12,134.60	\$ 1,830.98
925557	04491512370000	ESTANCIA PKWY 332	3	\$ 12,134.60	\$ 1,830.98
925558	04491512380000	ESTANCIA PKWY 333	3	\$ 12,134.60	\$ 1,830.98
925559	04491512390000	ESTANCIA PKWY 334	4	\$ 15,601.63	\$ 2,354.12
925560	04491512400000	ESTANCIA PKWY 335	4	\$ 15,601.63	\$ 2,354.12
925561	04491512410000	ESTANCIA PKWY 336	3	\$ 12,134.60	\$ 1,830.98
925562	04491512420000	ESTANCIA PKWY 337	3	\$ 12,134.60	\$ 1,830.98
925563	04491512430000	ESTANCIA PKWY 338	3	\$ 12,134.60	\$ 1,830.98
925564	04491512440000	ESTANCIA PKWY 339	3	\$ 12,134.60	\$ 1,830.98
925565	04491512450000	ESTANCIA PKWY 340	3	\$ 12,134.60	\$ 1,830.98
925566	04491512460000	ESTANCIA PKWY 341	3	\$ 12,134.60	\$ 1,830.98
925567	04491512470000	ESTANCIA PKWY 342	3	\$ 12,134.60	\$ 1,830.98
925568	04491512480000	ESTANCIA PKWY 343	3	\$ 12,134.60	\$ 1,830.98
925569	04491512490000	ESTANCIA PKWY 344	3	\$ 12,134.60	\$ 1,830.98
925570	04491512500000	ESTANCIA PKWY 345	3	\$ 12,134.60	\$ 1,830.98
925571	04491512510000	ESTANCIA PKWY 346	3	\$ 12,134.60	\$ 1,830.98
925572	04491512520000	ESTANCIA PKWY 347	3	\$ 12,134.60	\$ 1,830.98
925573	04491512530000	ESTANCIA PKWY 348	3	\$ 12,134.60	\$ 1,830.98
925574	04491512540000	ESTANCIA PKWY 349	3	\$ 12,134.60	\$ 1,830.98
925575	04491512550000	ESTANCIA PKWY 350	3	\$ 12,134.60	\$ 1,830.98
925576	04491512560000	ESTANCIA PKWY 351	3	\$ 12,134.60	\$ 1,830.98
925577	04491512570000	ESTANCIA PKWY 352	3	\$ 12,134.60	\$ 1,830.98
925578	04491512580000	ESTANCIA PKWY 353	4	\$ 15,601.63	\$ 2,354.12
925579	04491512590000	ESTANCIA PKWY 354	3	\$ 12,134.60	\$ 1,830.98
925580	04491512600000	ESTANCIA PKWY 355	4	\$ 15,601.63	\$ 2,354.12
925581	04491512610000	ESTANCIA PKWY 356	4	\$ 15,601.63	\$ 2,354.12

Property ID	Geographic ID	Address	Lot Type <sup>1</sup>	Improvement Area #1	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
925582	04491512620000	ESTANCIA PKWY 357	4	\$ 15,601.63	\$ 2,354.12
925583	04491512630000	ESTANCIA PKWY 358	4	\$ 15,601.63	\$ 2,354.12
925584	04491512640000	ESTANCIA PKWY 359	4	\$ 15,601.63	\$ 2,354.12
925585	04491512650000	ESTANCIA PKWY 360	4	\$ 15,601.63	\$ 2,354.12
925586	04491512660000	ESTANCIA PKWY 361	3	\$ 12,134.60	\$ 1,830.98
925587	04491512670000	ESTANCIA PKWY 362	3	\$ 12,134.60	\$ 1,830.98
925588	04491512680000	ESTANCIA PKWY 363	3	\$ 12,134.60	\$ 1,830.98
925589	04491512690000	ESTANCIA PKWY 364	3	\$ 12,134.60	\$ 1,830.98
925590	04491512700000	ESTANCIA PKWY 365	3	\$ 12,134.60	\$ 1,830.98
925591	04491512710000	ESTANCIA PKWY 366	3	\$ 12,134.60	\$ 1,830.98
925592	04491512720000	ESTANCIA PKWY 367	3	\$ 12,134.60	\$ 1,830.98
925593	04491512730000	ESTANCIA PKWY 368	3	\$ 12,134.60	\$ 1,830.98
925594	04491512740000	ESTANCIA PKWY 369	3	\$ 12,134.60	\$ 1,830.98
<b>Improvement Area #1 Total</b>				<b>\$ 12,015,915.44</b>	<b>\$ 1,813,496.97</b>

<sup>1</sup>A partial Prepayment for Tract #6&7 is expected in June of 2020. Tract #8's partial Prepayment was received in May 2020.

<sup>2</sup>Outstanding Assessment prior to 1/31/2021 Annual Installment.

## EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Parcel ID	Geographic ID	Address	Tract # <sup>1</sup>	Improvement Area #2	
				Outstanding Assessment <sup>2</sup>	Installment due 1/31/2021
888818	04491512010000	ESTANCIA PKWY	Tract 1	\$ -	\$ -
921012	04491508020000	OLD SAN ANTONIO RD	Tract 11	\$ -	\$ -
921016	04561807020000	OLD SAN ANTONIO RD	Tract 10	\$ 2,284,433	\$ 235,256
921017	04561807030000	OLD SAN ANTONIO RD	Tract 2	\$ 1,907,131	\$ 196,559
921018	04511507010000	OLD SAN ANTONIO RD	Tract 3	\$ -	\$ -
921019	04561807040000	OLD SAN ANTONIO RD	Tract 4	\$ 1,915,869	\$ 197,432
921020	04511507020000	OLD SAN ANTONIO RD	Tract 5	\$ -	\$ -
921021	04511507030000	OLD SAN ANTONIO RD	Tract 6	\$ 457,051	\$ 47,069
921022	04511507040000	OLD SAN ANTONIO RD	Tract 7	\$ -	\$ -
921023	04511507050000	OLD SAN ANTONIO RD	Tract 8	\$ 640,164	\$ 65,925
921024	04561807050000	OLD SAN ANTONIO RD	Tract 9	\$ 1,959,485	\$ 201,792
<b>Improvement Area #2 Total</b>				<b>\$ 9,164,131.75</b>	<b>\$ 944,033</b>

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

<sup>2</sup>Outstanding Assessment prior to 1/31/2021 Annual Installment.

## **EXHIBIT B – HOMEBUYER DISCLOSURES**

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4

**ESTANCIA HILL COUNTRY PID - LOT TYPE 1: HOMEBUYER DISCLOSURE**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF AUSTIN, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$8,990.10**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Austin, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Estancia Hill Country Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE LOT TYPE 1 AUTHORIZED IMPROVEMENTS IS \$8,990.10, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the City of Austin.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.



IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

STATE OF TEXAS

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

§

§

COUNTY OF TRAVIS

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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

## PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installments Due 1/31	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond			Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2021	\$ 624.98	\$ 370.55	\$ -	\$ 207.09	\$ 112.57	\$ 14.07	\$ 27.25	\$ 1,356.51
2022	\$ 661.96	\$ 333.05	\$ -	\$ 240.38	\$ 104.29	\$ 13.04	\$ 27.79	\$ 1,380.50
2023	\$ 698.94	\$ 293.33	\$ -	\$ 284.75	\$ 94.67	\$ 11.83	\$ 28.35	\$ 1,411.88
2024	\$ 743.32	\$ 251.40	\$ -	\$ 321.74	\$ 83.28	\$ 10.41	\$ 28.91	\$ 1,439.06
2025	\$ 787.70	\$ 206.80	\$ -	\$ 366.11	\$ 70.41	\$ 8.80	\$ 29.49	\$ 1,469.31
2026	\$ 835.77	\$ 159.54	\$ -	\$ 414.19	\$ 55.77	\$ 6.97	\$ 30.08	\$ 1,502.32
2027	\$ 883.85	\$ 109.39	\$ -	\$ 462.26	\$ 39.20	\$ 4.90	\$ 30.68	\$ 1,530.28
2028	\$ 939.32	\$ 56.36	\$ -	\$ 517.74	\$ 20.71	\$ 2.59	\$ 31.30	\$ 1,568.01
<b>Total</b>	<b>\$ 6,175.84</b>	<b>\$ 1,780.42</b>	<b>\$ -</b>	<b>\$ 2,814.26</b>	<b>\$ 580.90</b>	<b>\$ 72.61</b>	<b>\$ 233.85</b>	<b>\$ 11,657.88</b>

*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.*

**ESTANCIA HILL COUNTRY PID - LOT TYPE 2: HOMEBUYER DISCLOSURE**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF AUSTIN, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$12,174.12**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Austin, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Estancia Hill Country Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE LOT TYPE 2 AUTHORIZED IMPROVEMENTS IS \$12,174.12, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the City of Austin.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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



## PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 2

Annual Installments Due 1/31	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond			Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2021	\$ 846.33	\$ 501.79	\$ -	\$ 280.44	\$ 152.44	\$ 19.05	\$ 36.89	\$ 1,836.95
2022	\$ 896.41	\$ 451.01	\$ -	\$ 325.51	\$ 141.22	\$ 17.65	\$ 37.63	\$ 1,869.43
2023	\$ 946.49	\$ 397.22	\$ -	\$ 385.61	\$ 128.20	\$ 16.03	\$ 38.39	\$ 1,911.93
2024	\$ 1,006.58	\$ 340.43	\$ -	\$ 435.68	\$ 112.78	\$ 14.10	\$ 39.15	\$ 1,948.73
2025	\$ 1,066.67	\$ 280.04	\$ -	\$ 495.78	\$ 95.35	\$ 11.92	\$ 39.94	\$ 1,989.70
2026	\$ 1,131.78	\$ 216.04	\$ -	\$ 560.88	\$ 75.52	\$ 9.44	\$ 40.73	\$ 2,034.39
2027	\$ 1,196.88	\$ 148.13	\$ -	\$ 625.98	\$ 53.08	\$ 6.64	\$ 41.55	\$ 2,072.26
2028	\$ 1,272.00	\$ 76.32	\$ -	\$ 701.10	\$ 28.04	\$ 3.51	\$ 42.38	\$ 2,123.35
<b>Total</b>	<b>\$ 8,363.13</b>	<b>\$ 2,410.99</b>	<b>\$ -</b>	<b>\$ 3,810.98</b>	<b>\$ 786.64</b>	<b>\$ 98.33</b>	<b>\$ 316.67</b>	<b>\$ 15,786.73</b>

*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.*

**ESTANCIA HILL COUNTRY PID - LOT TYPE 3: HOMEBUYER DISCLOSURE**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF AUSTIN, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$12,134.60**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Austin, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Estancia Hill Country Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE LOT TYPE 3 AUTHORIZED IMPROVEMENTS IS \$12,134.60, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the City of Austin.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

STATE OF TEXAS

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

§

§

COUNTY OF TRAVIS

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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

### PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 3

Annual Installments Due 1/31	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond			Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2021	\$ 843.58	\$ 500.16	\$ -	\$ 279.53	\$ 151.94	\$ 18.99	\$ 36.78	\$ 1,830.98
2022	\$ 893.50	\$ 449.54	\$ -	\$ 324.45	\$ 140.76	\$ 17.60	\$ 37.51	\$ 1,863.37
2023	\$ 943.41	\$ 395.93	\$ -	\$ 384.35	\$ 127.79	\$ 15.97	\$ 38.26	\$ 1,905.72
2024	\$ 1,003.31	\$ 339.33	\$ -	\$ 434.27	\$ 112.41	\$ 14.05	\$ 39.03	\$ 1,942.40
2025	\$ 1,063.21	\$ 279.13	\$ -	\$ 494.17	\$ 95.04	\$ 11.88	\$ 39.81	\$ 1,983.24
2026	\$ 1,128.10	\$ 215.34	\$ -	\$ 559.06	\$ 75.27	\$ 9.41	\$ 40.60	\$ 2,027.79
2027	\$ 1,192.99	\$ 147.65	\$ -	\$ 623.95	\$ 52.91	\$ 6.61	\$ 41.41	\$ 2,065.54
2028	\$ 1,267.87	\$ 76.07	\$ -	\$ 698.83	\$ 27.95	\$ 3.49	\$ 42.24	\$ 2,116.46
<b>Total</b>	<b>\$ 8,335.99</b>	<b>\$ 2,403.16</b>	<b>\$ -</b>	<b>\$ 3,798.62</b>	<b>\$ 784.08</b>	<b>\$ 98.01</b>	<b>\$ 315.64</b>	<b>\$ 15,735.50</b>

*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.*



**ESTANCIA HILL COUNTRY PID - LOT TYPE 4: HOMEBUYER DISCLOSURE**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF AUSTIN, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**OUTSTANDING PRINCIPAL OF THE AUTHORIZED IMPROVEMENT ASSESSMENT: \$15,601.63**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Austin, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Estancia Hill Country Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR THE LOT TYPE 4 AUTHORIZED IMPROVEMENTS IS \$15,601.63, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the City of Austin.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

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

## PROJECTED ANNUAL INSTALLMENTS – LOT TYPE 4

Annual Installments Due 1/31	Improvement Area #1 Initial Bond			Improvement Area #1 Parity Bond			Administrative Expenses	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest	Additional Interest		
2021	\$ 1,084.61	\$ 643.06	\$ -	\$ 359.40	\$ 195.36	\$ 24.42	\$ 47.28	\$ 2,354.12
2022	\$ 1,148.78	\$ 577.99	\$ -	\$ 417.16	\$ 180.98	\$ 22.62	\$ 48.23	\$ 2,395.76
2023	\$ 1,212.96	\$ 509.06	\$ -	\$ 494.17	\$ 164.30	\$ 20.54	\$ 49.19	\$ 2,450.21
2024	\$ 1,289.97	\$ 436.28	\$ -	\$ 558.35	\$ 144.53	\$ 18.07	\$ 50.18	\$ 2,497.37
2025	\$ 1,366.99	\$ 358.88	\$ -	\$ 635.36	\$ 122.19	\$ 15.27	\$ 51.18	\$ 2,549.88
2026	\$ 1,450.42	\$ 276.86	\$ -	\$ 718.79	\$ 96.78	\$ 12.10	\$ 52.20	\$ 2,607.16
2027	\$ 1,533.85	\$ 189.84	\$ -	\$ 802.22	\$ 68.03	\$ 8.50	\$ 53.25	\$ 2,655.69
2028	\$ 1,630.12	\$ 97.81	\$ -	\$ 898.49	\$ 35.94	\$ 4.49	\$ 54.31	\$ 2,721.16
<b>Total</b>	<b>\$ 10,717.70</b>	<b>\$ 3,089.78</b>	<b>\$ -</b>	<b>\$ 4,883.93</b>	<b>\$ 1,008.11</b>	<b>\$ 126.01</b>	<b>\$ 405.82</b>	<b>\$ 20,231.35</b>

*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 C-1 – IMPROVEMENT AREA #1 INITIAL BOND DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

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

<b>Year Ending (November 1)</b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b>Capitalized Interest/ <u>Reserve Fund</u></b>	<b><u>Net Debt Service</u></b>
2013	—	\$ 208,534.38	\$ 208,534.38	—
2014	—	714,975.00	714,975.00	—
2015	\$ 630,000.00	714,975.00	57,595.21	\$1,287,379.79
2016	660,000.00	686,625.00		1,346,625.00
2017	685,000.00	656,925.00		1,341,925.00
2018	720,000.00	626,100.00		1,346,100.00
2019	750,000.00	593,700.00		1,343,700.00
2020	795,000.00	548,700.00		1,343,700.00
2021	845,000.00	501,000.00		1,346,000.00
2022	895,000.00	450,300.00		1,345,300.00
2023	945,000.00	396,600.00		1,341,600.00
2024	1,005,000.00	339,900.00		1,344,900.00
2025	1,065,000.00	279,600.00		1,344,600.00
2026	1,130,000.00	215,700.00		1,345,700.00
2027	1,195,000.00	147,900.00		1,342,900.00
2028	1,270,000.00	76,200.00	1,259,000.00	87,200.00
<b>Total</b>	<u>\$12,590,000.00</u>	<u>\$7,157,734.38</u>		<u>\$17,507,629.79</u>



## EXHIBIT C-2 – IMPROVEMENT AREA #1 PARITY BOND DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds and the Initial Improvement Area #1 Bonds (rounded to the nearest dollar):

Year Ending (November 1)	<u>The Bonds</u>		Debt Service on Initial Improvement Area #1 Bonds	<u>Total</u>
	<u>Principal</u>	<u>Interest</u>		
2019	\$ 225,000	\$ 143,588	\$ 1,343,700	\$ 1,712,288
2020	235,000	161,600	1,343,700	1,740,300
2021	280,000	152,200	1,346,000	1,778,200
2022	325,000	141,000	1,345,300	1,811,300
2023	385,000	128,000	1,341,600	1,854,600
2024	435,000	112,600	1,344,900	1,892,500
2025	495,000	95,200	1,344,600	1,934,800
2026	560,000	75,400	1,345,700	1,981,100
2027	625,000	53,000	1,342,900	2,020,900
2028	700,000	28,000	1,346,200	2,074,200
<b>Total</b>	<b><u>\$4,265,000</u></b>	<b><u>\$1,090,588</u></b>	<b><u>\$13,444,600</u></b>	<b><u>\$18,800,188</u></b>

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## EXHIBIT C-3 – IMPROVEMENT AREA #2 BOND DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds (rounded to the nearest dollar):

<b>Year Ending (November 1)</b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b>Less Capitalized <u>Interest</u></b>	<b><u>Total</u></b>
2019	\$ -	\$ 347,850	\$(347,850)	\$ -
2020	325,000	413,288		738,288
2021	360,000	398,663		758,663
2022	395,000	382,463		777,463
2023	430,000	364,688		794,688
2024	465,000	345,338		810,338
2025	505,000	324,413		829,413
2026	550,000	298,531		848,531
2027	595,000	270,344		865,344
2028	645,000	239,850		884,850
2029	695,000	206,794		901,794
2030	745,000	171,175		916,175
2031	805,000	132,994		937,994
2032	865,000	91,738		956,738
2033	925,000	47,406		972,406
<b>Total</b>	<b><u>\$8,305,000</u></b>	<b><u>\$4,035,532</u></b>	<b><u>\$(347,850)</u></b>	<b><u>\$11,992,711</u></b>

## EXHIBIT D – NOTICE OF PID ASSESSMENT TERMINATION



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

[Date]  
Travis County Clerk's Office  
Honorable [County Clerk Name]  
5501 Airport Boulevard  
Austin, Texas 78751

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

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

Enclosed is a lien release that the City of Austin 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 Austin  
Attn: [City Secretary]  
301 W 2<sup>nd</sup> Street  
Austin, TX 78701

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]  
301 W 2<sup>nd</sup> Street  
Austin, TX 78701

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

STATE OF TEXAS

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§

**KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF \_\_\_\_\_

§

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

**RECITALS**

**WHEREAS**, the governing body (hereinafter referred to as the "City Council") of the City of Austin, 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 ("ETJ") of the City; and

**WHEREAS**, on or about June 6, 2013 the City Council for the City, approved Ordinance No. 2013-0606-054, creating the Estancia Hill Country Public Improvement District; and

**WHEREAS**, the Estancia Hill Country Public Improvement District consists of approximately 600 contiguous acres located within the City's ETJ; and

**WHEREAS**, on or about June 20, 2013, the City Council, approved Ordinance No. 20130620-052, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Estancia Hill Country Public Improvement District; and

**WHEREAS**, on or about December 13, 2018, the City Council, approved Ordinance No. 2018-1213-095, (hereinafter referred to as the "A&R Assessment Ordinance") approving an amended and restated service and assessment plan and assessment roll for the Property within the Estancia Hill Country Public Improvement District; and



**WHEREAS**, pursuant to the Act, an assessment levied under the Act is a first and prior lien against the property assessed; and

**WHEREAS**, the Assessment Ordinance and/or A&R Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in 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, as established by Ordinance No. 2018-1213-095, which levied the Assessment 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 AUSTIN, TEXAS,**

By: \_\_\_\_\_  
[Name], [Title]

**ATTEST:**

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

**STATE OF TEXAS** §

§

**COUNTY OF \_\_\_\_\_** §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Name], [Title] for the City of Austin, Texas, on behalf of said municipality.

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