LAGO VISTA
TEXAS

AGENDA
CITY COUNCIL REGULAR MEETING
CITY COUNCIL CHAMBERS
5803 THUNDERBIRD
LAGO VISTA, TX
AUGUST 21, 2025 AT 1:00 PM

REGULAR SESSION WILL RECONVENE AT 3:00PM

AMENDED AGENDA ADDED ITEMS 10E, 11D AND REVISED 10D.

1. JOIN MEETING VIA VIDEO CONFERENCE

Please join my meeting from your computer, tablet or smartphone.
https://meet.goto.com/242387805
You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 242-387-805

2. CALL TO ORDER, CALL OF ROLL

Kevin Sullivan, Mayor
Rob Durbin, Mayor Pro-Tem
Shane Saum, Council Member
Adam Benefield, Council Member
Norma Owen, Council Member
Paul Roberts, Council Member
Paul Prince, Council Member

3. EXECUTIVE SESSION

Convene into a closed Executive Session pursuant to;

3A. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

3B. Consultation with Legal Counsel concerning Airport regulations and POA (Property Owners Associations) requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

3C. Consultation with Legal Counsel concerning STR (Short Term Rental) regulations requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

3D. Consultation with Legal Counsel concerning Dodge Trail extension requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

3E. City Council will convene into executive session pursuant to Texas Government Code § 551.071(1) to consult with the City Attorney regarding legal issues related to Tessera parkland dedication, a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct clearly conflicts with the Open Meetings Act and pending or contemplated litigation related thereto.

3F. City Council will convene into executive session pursuant to Texas Government Code § 551.071(1) to consult with the City Attorney regarding legal issues related to a complaint made against the City of Lago Vista to the Texas Attorney General.

3G. **Consultation with Attorney — Texas Government Code § 551.071(1)(A)–(B).** The City Council will convene into executive session to seek the advice of its attorney regarding **pending or contemplated litigation** – a civil settlement offer in State of Texas v. Dustin Grant, Lago Vista Municipal Court.

4. ACTION ON EXECUTIVE SESSION ITEMS (action and/or vote may be taken on the following agenda items):
Reconvene from Executive Session into open session to act as deemed appropriate in City Council's discretion regarding:

4A. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

4B. Consultation with Legal Counsel concerning Airport regulations and POA (Property Owners Associations) requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

4C. Consultation with Legal Counsel concerning STR (Short Term Rental) regulations requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

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4G. **Consultation with Attorney — Texas Government Code § 551.071(1)(A)–(B).** The City Council will convene into executive session to seek the advice of its attorney regarding **pending or contemplated litigation** – a civil settlement offer in State of Texas v. Dustin Grant, Lago Vista Municipal Court.

5. INVOCATION

6. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

7. CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

To participate in the citizen comments portion of the meeting, you must submit a completed form. If you are attending the meeting in the City Council Chambers you must complete the form available at that location and provide it to the Mayor prior to the start of the meeting. If you will be participating using the online videoconferencing tool, you must complete the form and submit it by email in accordance with the instructions included within the form. It is found on the City's website at the link below. The Council will reconvene from executive session at or around 3:00 p.m.

Citizen Participation Registration Form

8. ITEMS OF COMMUNITY INTEREST

Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

a. Expression of thanks, gratitude, and condolences.
b. Information regarding holiday schedules.
c. Recognition of individuals, i.e. Proclamations.
d. Reminders regarding City Council events.
e. Reminders regarding community events.
f. Health and safety announcements.

9. WORK SESSION

9A. Update from the Irrigation sub-committee.

9B. Update from the Finance Committee.

9C. Discussion regarding Non-profits applications for Grant Funds.

9D. Discussion of the Parkhill Feasibility Study.

9E. FY 25-26 Budget Workshop

9F. Discussion of water and wastewater capacities.

9G. Discussion on providing the city attorney the authority to share its legal opinion about the ability of the city to regulate the Rusty Allen Airport Property Owners

Association's (RAAPOA's) access to the airport.

10. CONSENT AGENDA

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items. If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

10A. Action regarding the July 17, 2025, Regular City Council Meeting Minutes.

10B. Action rescinding **Resolution No. 25-2137,** and approving **Resolution No. 25-2145**, which established the Development and Building Advocacy and Support Subcommittee to assist residents, builders, and developers in resolving development-related issues through Early Intervention, Council Guidance, and Collaboration with City Staff; and providing an effective date. Resolution No. 25-2145 eliminates the language approved by consensus of the Council at the May 15, 2025 City Council meeting.

10C. Action approving **Resolution No. 25-2146** the installation of a mural on the exterior wall of the Lago Vista Golf Clubhouse and authorizing the City Manager to execute the necessary agreements.

10D. Action approving **Ordinance No. 25-08-21-02** repealing the City's Code of Ordinances, Chapter 6, Property Maintenance and Nuisances; Article 6.300 Noise; and providing a new Ordinance for the regulation of noise disturbance; providing for incorporation of premises, providing findings, providing for a repeal, providing a purpose, providing for enforcement, providing for territorial application, providing for compliance by contractors and proposed developments, providing for city contracts to be conditioned upon compliance, providing definitions, providing for specific noise disturbance prohibited, providing for affirmative defenses, providing for permits or variance, providing for appeals, providing for penalty not to exceed $2,000 per offense per day, providing for injunctive relief, providing cumulative repealer, savings, and severability clauses, providing for publication, engrossment and enrollment and providing an effective date.

10E. Action approving **Resolution No. 25-2147** releasing easement in document number 2008043815.

11. ACTION ITEMS

11A. Discussion, consideration, and possible action on **Ordinance 25-08-21-01**, an ordinance of the City of Lago Vista, Texas, approving an annual Service Plan update and amendment to the Service and Assessment Plan for the Tessera on Lake Travis Public Improvement District.

11B. Discussion, consideration, and possible action regarding **Resolution No, 25-2148**; appointing individuals to the 2025 City of Lago Vista Charter Review Commission.

11C. Discussion, consideration, and possible action on the decision and approval of the golf course irrigation design contract and authorizing city manager to sign the contract.

11D. Discussion consideration, and possible action regarding a civil settlement offer in State of Texas v. Dustin Grant, Lago Vista Municipal Court.

12. STAFF AND COUNCIL LIAISON REPORTS

12A. Routine Reports from City Staff.

12B. Routine Reports from City Council Board/Commission/Committee Liaisons,

- Building and Standards Commission, Councilmember Benefield
- Keep Lago Vista Beautiful, Councilmember Benefield
- Lago Vista Starry Skies, Councilmember Benefield
- Planning & Zoning Commission, Mayor Pro Tem Durbin
- Economic Development Advisory Committee, Councilmember Owen
- Lago Vista Independent School District, Councilmember Owen
- Lago Vista Property Owner's Association, Councilmember Owen
- Turnback Canyon Trail Conservancy, Councilmember Owen
- Golf Course Advisory Committee, Councilmember Prince
- Library Advisory Board, Councilmember Prince
- Parks & Recreation Advisory Committee, Councilmember Prince
- Board of Adjustment, Councilmember Roberts
- Airport Advisory Board, Councilmember Saum
- Governmental Affairs, Councilmember Saum
- Water Issues; Lower Colorado River Authority Board, Texas Water Development Board, and other entities as appropriate, Councilmember Saum
- Youth Advisory Committee, Mayor Sullivan
- Capital Area Council of Governments, Mayor Sullivan
- Texas Department of Transportation, Mayor Sullivan
- Cap Metro, Mayor Sullivan

13. ADJOURNMENT

IT IS HEREBY CERTIFIED that the above Notice was posted on the Bulletin Board in accordance with Government Code section 551.041 located at all times in City Hall in said City by 12:30 pm on the 18th day of August 2025.

____

Robin Smith, City Secretary

THIS MEETING SHALL BE CONDUCTED PURSUANT TO THE TEXAS GOVERNMENT CODE SECTION 551.001 ET SEQ. AT ANY TIME DURING THE MEETING THE COUNCIL RESERVES THE RIGHT TO ADJOURN INTO EXECUTIVE SESSION ON ANY OF THE ABOVE POSTED AGENDA ITEMS IN ACCORDANCE WITH THE SECTIONS 551.071, 551.072, 551.073, 551.074, 551.075 OR 551.076.

THE CITY OF LAGO VISTA IS COMMITTED TO COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT. REASONABLE MODIFICATIONS AND EQUAL

ACCESS TO COMMUNICATIONS WILL BE PROVIDED UPON REQUEST.

AT THIS MEETING AT THE STATED LOCATION, A QUORUM OF THE CITY COUNCIL WILL BE PHYSICALLY PRESENT, AND THIS NOTICE SPECIFIES THE INTENT TO HAVE A QUORUM PRESENT THERE, AND THE MEMBER OF THE CITY COUNCIL PRESIDING OVER THE MEETING WILL BE PHYSICALLY PRESENT AT THAT LOCATION. ONE OR MORE MEMBERS OF THE CITY COUNCIL MAY PARTICIPATE IN THIS MEETING REMOTELY, AND IF SO, VIDEOCONFERENCE EQUIPMENT PROVIDING TWO-WAY AUDIO AND VIDEO DISPLAY AND COMMUNICATION WITH EACH MEMBER WHO IS PARTICIPATING BY VIDEOCONFERENCE CALL WILL BE MADE AVAILABLE.

AGENDA ITEM NO. 9A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Mayor Sullivan, City Council

SUBJECT: Update from the Irrigation sub-committee.

FINANCIAL IMPACT: N/A

AGENDA ITEM NO. 9B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Mayor Sullivan, City Council
SUBJECT:	Update from the Finance Committee.
FINANCIAL IMPACT:	N/A

AGENDA ITEM NO. 9C

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Charles West, City Manager
SUBJECT:	Discussion regarding Non-profits applications for Grant Funds.
FINANCIAL IMPACT:	N/A

AGENDA ITEM NO. 9D

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Charles West, City Manager
SUBJECT:	Discussion of the Parkhill Feasibility Study.
FINANCIAL IMPACT:	The Financial Impact would be determined by the results of any action taken regarding the Parkhill Feasibility Study.

AGENDA ITEM NO. 9E

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Charles West, City Manager
SUBJECT:	FY 25-26 Budget Workshop
FINANCIAL IMPACT:	N/A
RECOMMENDATION:	Discussion only

AGENDA ITEM NO. 9F

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Charles West, City Manager

SUBJECT: Discussion of water and wastewater capacities.

FINANCIAL IMPACT: To be determined in the future.

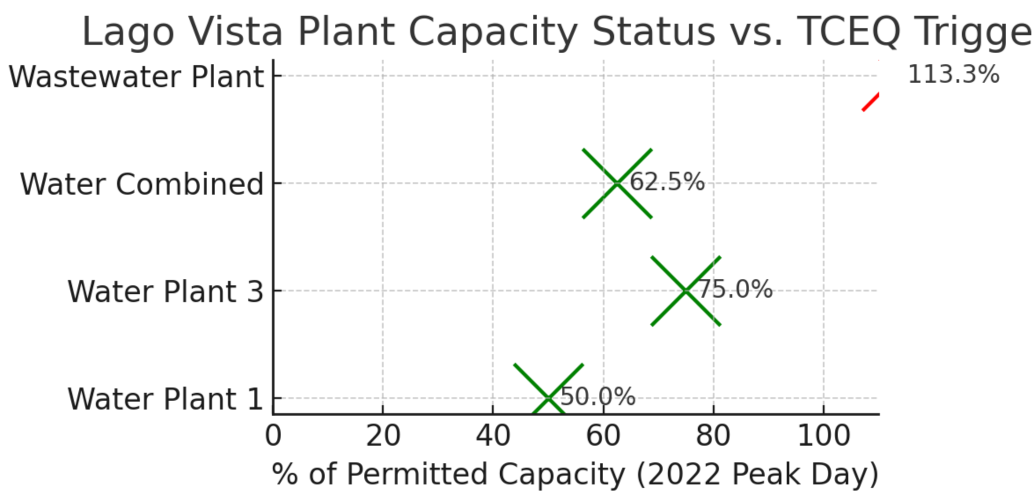
ATTACHMENTS:
Lago_Vista_Capacity_Briefing

Lago Vista Water & Wastewater Capacity – TCEQ Triggers Overview

This briefing explains the current capacity status of Lago Vista's water and wastewater treatment plants in plain terms, compares them to Texas Commission on Environmental Quality (TCEQ) trigger levels, and highlights key considerations for Council and residents.

Current Status vs. TCEQ Triggers

The chart below uses a "traffic light" format to show how each plant's 2022 peak day compares to its permitted capacity and TCEQ action thresholds.



Key Takeaways

• Water Plant 1 – Permitted for 2.0 MGD; realistic capacity ~1.2 MGD; 2022 peak day at 50% of permit.

• Water Plant 3 – Permitted for 2.0 MGD; realistic capacity ~1.8 MGD; 2022 peak day at 75% of permit.

• Combined Water Plants – Permitted 4.0 MGD; 2022 peak day at 62.5% of permit.

• Wastewater Plant – Rated at 1.0 MGD but only permitted for 0.75 MGD; 2022 peak day at 0.85 MGD (exceeds permit).

What TCEQ Requires

• Wastewater: Initiate planning if 3-month average ≥75% of permitted; start construction if ≥90% for 3 months.

• Water: No 75/90% rule; must meet Maximum Daily Demand (MDD) and maintain capacity in treatment, pumping, and storage.

• For water, once any capacity element hits 85%, the City must file a planning report with TCEQ.

Recommended Next Steps

1. Verify WWTP flow data accuracy (meter placement, recycled flows).
2. Review last 36 months of wastewater flows to confirm compliance with TCEQ 75%/90% triggers.
3. Check water pumping and storage usage vs. 85% threshold.
4. Consider WTP3 expansion to 4 MGD and new transmission lines for operational flexibility.
5. Seek independent engineering review before major utility investments.

AGENDA ITEM NO. 9G

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Mayor Sullivan, City Council

SUBJECT: Discussion on providing the city attorney the authority to share its legal opinion about the ability of the city to regulate the Rusty Allen Airport Property Owners Association's (RAAPOA's) access to the airport.

BACKGROUND:

The mayor had an email thread with multiple Airport Advisory Board (AAB) members (Steve Lowry, James Peck, Lynda Aird) and the AAB council liaison Shane Saum. In that thread, a discussion was held about the ability of the city to regulate Rusty Allen Airport Property Owners Association's (RAAPOA's) members access to the airport. Both Mr. Lowry in the email thread and Mr. Peck in comments at the podium in a council meeting on June 26th assert that the city has no ability to regulate RAAPOA access. The issue at hand was specifically could the city assess a fee on the RAAPOA members. In the email thread, the mayor asked which city attorney provided the opinion to the AAB that the city could not assess a fee. The response from Mr. Lowry was that no legal opinion was requested, but common sense was followed.

In an effort to bring some closure to this issue and so that both council and AAB members alike could operate from the same set of facts, the mayor requested that the city attorney research the issue and provide a legal opinion about the city's ability to regulate RAAPOA members access to the airport, specifically related to the imposition of fees and the ability to require those accessing the airport from private property to maintain a Through the Fence agreement with the city as required under section 9.573 of city ordinance 18-01-04-06.

The email thread referenced and ordinance 18-01-04-06 is attached for reference in the discussion. In the 7/28/2025 meeting of the AAB they discussed and requested that the email thread be made available in the packet in which the airport came up for discussion in a city council meeting.
If the council consents, a conversation will be had surrounding

the legal opinion researched by the city attorney and any subsequent direction to staff that might be appropriate.

FINDINGS: To be determined.

FINANCIAL IMPACT: To be determined.

ATTACHMENTS:
ORD_18-01-04-06 Adopted LV.Airport Regs
emails regarding Rusty Allen Airport

ORDINANCE NO. 18-01-04-06

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, REPEAL AND REPLACE ARTICLE 9.500, AVIATION DEPARTMENT, OF CHAPTER 9, PERSONNEL, OF THE LAGO VISTA CODE OF ORDINANCES; PROVIDING A SAVINGS CLAUSE; SEVERABILITY CLAUSE; PENALTY PROVISIONS; EFFECTIVE DATE, OPEN MEETINGS CLAUSE; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the City of Lago Vista, Texas is a Home Rule City; and

WHEREAS, the City Council of the City of Lago Vista has previously established standards related to airport operations within Chapter 9, Article 9.500 of the Lago Vista Code of Ordinances; and

WHEREAS, Texas Department of Transportation ("TxDOT") has encouraged all municipal airports to review and adopt regulations that incorporate provisions and standards directed from the Federal Aviation Association ("FAA")

WHEREAS, the Airport Advisory Committee, the Rusty Allen Property Owners Association and several members of the City Staff reviewed the matter in a Public Meeting on December 13, 2017 concerning the ways the Ordinance should be modified; and

WHEREAS, the City Council finds that such revisions are prudent and consistent with current best practices.

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

<u>SECTION 1.</u> FINDINGS. All of the above and foregoing recitals are hereby found to be true and correct legislative findings of the City and are incorporated herein as findings of fact.

<u>SECTION 2.</u> MODIFICATION. The City Council of the City of Lago Vista, Texas, does hereby repeal and replace Chapter 9, Personnel, Article 9.500, Aviation Department, Code of Ordinances as shown in Exhibit "A.".

<u>SECTION 3.</u> SAVINGS CLAUSE. All ordinances, orders or resolutions heretofore passed and adopted by the City Council of the City of Lago Vista, Texas, are hereby repealed to the extent said ordinances, orders or resolutions or parts thereof are in conflict herewith.

<u>SECTION 4.</u> SEVERABILITY CLAUSE. If any section, subsection, article, paragraph, sentence, clause, phrase or word in this Ordinance is for any reason held to be 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 portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect immediately upon its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code* and the City's Charter.

SECTION 6. PENALTY CLAUSE. Any person, firm or corporation violating any of the provisions of this Ordinance or of the Code of Ordinances, as amended hereby, shall be deemed guilty of a misdemeanor and, upon conviction in the Municipal Court of the City of Lago Vista, Texas, shall be subject to a fine not to exceed the sum of five hundred dollars ($500) for each offense; and each and every day said violation is continued shall constitute a separate offense. Allegation and evidence of a culpable mental state is not required for the proof of an offense defined by this Ordinance.

SECTION 7. OPEN MEETINGS. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

AND, IT IS SO ORDERED.

PASSED AND APPROVED this 4th day of January, 2018.

Ed Tidwell, Mayor

ATTEST:

Sandra Barton, City Secretary

On a motion by Councilman Sullivan, seconded by Councilman Weatherly, the above and foregoing ordinance was passed and approved.

CHAPTER 9

PERSONNEL

ARTICLE 9.500 AVIATION DEPARTMENT

Sec. 9.501 Purpose and Intent

The purpose and intent of adopting this Chapter is to provide rules and regulations for the efficient and safe operation of the Airport; and to provide the greatest service for the citizens of the City and the aviation public. These regulations are adopted as authorized by the Texas Transportation Code Chapter 22.

The standards set out herein shall apply to all entities defined herein or as amended from time to time by the city. An entity, by operating on or from the airport, thereby consents to be bound by these standards.

By publication and adoption of this Article, all persons shall be deemed to have knowledge of its contents. However, the Airport Manager is directed to have copies of the Article printed and posted where appropriate at the Airport. Individual copies shall be available at all times in the office of the city secretary located at 5803 Thunderbird Street, Lago Vista, Texas, 78654, phone number 512/267-1155.

Federal Air Traffic Rules of the FAA for aircraft operated within the United States, and presently or hereafter effective, are hereby referred to, adopted, and made a part hereof as though fully set forth and incorporated herein.

Sec. 9.502 Definitions

Unless otherwise provided herein, the following terms shall be defined in this article as follows:

Aircraft. An airplane, helicopter, or other machine capable of flight that needs an authorized operator seated inside of the machine to operate it.

Airport. Shall mean properties currently owned by or dedicated to the City for the purpose of operating the Lago Vista Rusty Allen Airport as included in the approved Airport Layout Plan (ALP), including but not limited to rights-of-way and easements.

Airport Administrative Agency. The Aviation Department is designated as the Airport Administrative Agency under Tex. Local Govt. Code, Ann., Section 241.

Airport Manager. Shall mean the City Manager or designee.

Airport Zoning Commission. Shall mean the City Planning and Zoning Commission, as created by the Charter of the City and defined in the Code of the City and under Tex. Local Govt. Code, Ann., Section 241.

Airport Board of Adjustment. Shall mean the City Board of Adjustment, as created and defined in the Code of the City and by under Tex. Local Govt. Code, Ann., Section 241.

City. Shall mean the City of Lago Vista, Texas.

COMMON TRAFFIC ADVISORY FREQUENCY (CTAF) - A designated frequency for the purpose of carrying out airport advisory practices while operating to or from an airport that does not have a control tower or an airport where the control tower is not operational. The CTAF is normally a UNICOM, MULTICOM, flight service station (FSS) frequency, or a tower frequency. CTAF will be identified in appropriate aeronautical publications.

EPA. Shall mean the United States Environmental Protection Agency.

FAA. Shall mean the Federal Aviation Administration of the United States Department of Transportation.

IFC. Shall mean the International Fire Code.

NEC. Shall mean the National Electrical Code.

NFPA. Shall mean the National Fire Protection Association.

Person. Shall mean any corporation, partnership, association or other artificial entity; or any individual; or any agent or employee of the foregoing.

Pilot. Shall mean any person possessing an FAA pilot's license, including a student pilot's license.

POA – Refers to the Rusty Allen Airport Property Owner's Association – a group composed of *all* the property owners at the Airport with TTF Airport access.

Rotorcraft. Shall mean a rotary-wing or blade aircraft, such as a helicopter, cyclocopters, autogyros, and gyrodynes.

TCEQ. Shall mean the Texas Commission on Environmental Quality.

TSA. Shall mean the United States Transportation Security Administration.

TxDOT. Shall mean the Texas Department of Transportation.

UNICOM - A nongovernment air/ground radio communication station which may provide airport information at public use airports.

Vehicular Parking Space. Means a properly marked and sized parking space in accordance with the City Zoning Code on an improved surface located on the Airport property.

Sec. 9.503 Establishment of Aviation Department

There is hereby established an Aviation Department for the City of Lago Vista and the Department shall have such personnel as may be authorized in the annual budget of the City.

Sec. 9.504 Airport Manager

The Aviation Department shall be headed by an Airport Manager to oversee the Department who shall be subject to the direction, supervision and oversight of the City Manager and operate such Department within the funds appropriated, budgeted and available for such purposes.

Sec. 9.505 Duties of Airport Manager

(A) Supervise and manage the development, construction, enlargement, improvement and policing of the Rusty Allen Airport, pursuant to plans approved by the City Council;

(B) Maintain the City's buildings, grounds and equipment at the Airport;

(C) Provide the day to day operations and management of the Airport;

(D) Enforce the rules and regulations adopted by the City Council for the use and occupancy of the Airport;

(E) In consultation with the City Manager, suspend or restrict any or all air or ground operations whenever he or she believes such action to be necessary and appropriate;

(F) Facilitate communications and serve as a liaison between the Airport Advisory Board, the City Manager, and the City Council;

(G) Perform other duties and responsibilities as directed by the City Manager;

(H) After consultation with the City Manager, shall have authority to take necessary and legal actions to safeguard any person, aircraft, equipment, or property at the Airport;

(I) In consultation with the City Manager, supervise and negotiate terms and recommend the approval of contracts and regulations for the use of any Airport owned property, including runways, taxiways, ramps, aprons, hangars, shops, administration and other buildings, and all other allied appurtenances and facilities, and the director shall supervise the operation thereof and may direct the landing, take-off, taxiing, or parking of aircraft and the vehicular and pedestrian circulation through the airport, and control ground facilities, vehicles and pedestrian traffic in and upon the airport; and

(J) Issue and designate other entities the authority to issue a Notice to Airmen (NOTAM) in accordance with federal regulations.

Sec. 9.506 Required Airport Layout Plan (ALP)

The Airport Manager shall have prepared and shall maintain a copy of the Airport Layout Plan ("ALP") as approved by the City and TxDOT Aviation. The ALP shall provide for the orderly development and operation of the Airport. All development and activities concerning the use and operation of the Airport shall conform with the ALP.

Sec. 9.507 Non-Discrimination

Public facilities at the Airport shall be open to all classes of users on a fair and nondiscriminatory basis. Persons using the Airport shall comply with all provisions of Federal and State law, as amended from time to time, as they pertain to discrimination and are hereby specifically prohibited from discrimination against any group or individual on the basis of age, genetics, race, religion, color, creed, national origin, gender identity, sexual orientation, sex, veteran status or disability.

Section 9.508 Damage to Airport

Notwithstanding any clause or lease provision to the contrary, any person and the owner of any aircraft causing damage to any portion of the Airport or public property shall immediately report such damage to the Airport Manager. Persons causing damage as a result of negligent operation of an aircraft or willful acts shall be liable for damages either through compensation and/or fined, and/or charged criminally for the incident. The City may take whatever legal action is necessary to recover compensation for such damages.

Section 9.509 Injury to Person or Property

Persons entering the Airport groundside property by automobile, other vehicular conveyance, or on foot (does not include persons in aircraft using approved airside facilities) do so at their own risk and with no liability incurring to the City for any injury or damage to person or property. Further, any person desiring to use the airport shall observe and obey all valid laws, resolutions, orders, rules and regulations promulgated and enforced by the City or by any other authority having jurisdiction over the conduct and operation of the Airport.

Sec. 9.510 Debris; Damaging Objects

All owners of aircraft using the Airport for any reason shall keep and maintain the premises in a neat and orderly manner. No objects that may cause damage to an aircraft, including but not limited to, bottles, cans, loose nuts, bolts, or nails shall be left upon the floor of any building or upon any part of the surface area of the Airport. Every person using the Airport is encouraged to pick up any debris or damaging objects that they observe and place them in a trash receptacle.

Sec. 9.511 Litter

No litter, including but not limited to, boxes, crates, cans, bottles, paper, tall grass, weeds, unusable airplane parts or wreckage, scrap wood or metal, discarded airplane or automobile tires, trash, or other litter shall be permitted to accumulate in or about a hangar, building, or other leased space. If such trash and litter is permitted to accumulate around a privately owned, rented, or leased hangar/building, the Airport Manager shall notify the hangar/building owner, renter or lessee by registered letter to remove the offending litter. If within ten (10) business days after receipt of the letter the hangar/building owner, renter, or lessee has not removed the trash and litter as directed, the Airport Manager may have the area cleaned and the cost for such cleaning shall be charged to the hangar/building owner, renter, or lessee.

Sec. 9.512 Maximum Aircraft Weight Limits

All persons operating any aircraft are responsible for gathering appropriate airport information, specifically related to runway weight limits.

Sec. 9.513 Establishment of User Fees

The City may establish user fees for the use of the Airport by the public. These fees will be as stated within the Fee Ordinance as approved by the City Council. These fees shall be limited to: Overnight Tie down fees, contracted long-term tie down fees, Fuel flowage fees, and leases for City-owned hangars or Property.

Sec. 9.514 Collection of User Fees

Once the City establishes user fees in accordance with Section 9.512, the Airport Manager shall collect the user fees from the Airport.

ARTICLE 9.520 VEHICULAR OPERATIONS

Sec. 9.521 Ground Operations Generally

Any person desiring to use the Airport shall observe and obey all laws, ordinances, resolutions, orders, rules, and regulations promulgated and enforced by the City or by any other authority having jurisdiction over the operation of the Airport.

Sec. 9.522 Vehicles Requirements for Crossing Primary Landing Area

(A) Any ground vehicles desiring to cross the active Runway shall have the following equipment:

  (1) An amber beacon that has the ability to flash in the four cardinal directions mounted permanently or magnetically; and

  (2) A two-way radio inside the vehicle that has the ability to contact the appropriate CTAF/Unicom frequency associated with the Airport.

(B) All ground vehicles crossing into and exiting the primary landing area shall radio their intentions in accordance with recommended FAA regulations for non-towered airports and have their beacon lights attached to the top of the vehicle and activated for the duration.

Sec. 9.523 Vehicular Requirements on Airport Property

No person shall operate a vehicle on the Airport except in accordance with the following rules, and all federal, state, and local law:

(A) All vehicles shall yield right of way to aircraft in motion and emergency vehicles.

(B) No vehicle except ground service and emergency vehicles shall approach so close to any aircraft with running engine(s) as to create a hazard.

(C) All vehicles entering or exiting an operating Airport access gate shall wait for the gate to completely close behind them before proceeding to their destination so as to not allow the entry of any other vehicle.

(D) No vehicle shall operate in such a manner as to inhibit the taxiing of an aircraft.

Sec. 9.524 Vehicular Speed Limit

All vehicles shall be operated within the posted speed limits at the Airport. The maximum speed limit for all vehicles in the airside area, with the exception of authorized municipal vehicles in the performance their official duties, is fifteen (15) miles per hour.

Sec. 9.525 Vehicular Traffic on Primary Landing Area

Vehicular traffic is prohibited within the primary landing area except for emergency purposes, maintenance purposes, or crossing perpendicular to the runway in accordance with Sec. 9.522.

Sec. 9.526 Parking of Vehicles at the Airport

(A) Vehicles shall only park in areas designated as vehicular parking spaces on the Airport property (park means no licensed driver at the wheel for more than five (5) minutes) or within hangars on the Airport property. Authorized municipal vehicles, other governmental vehicles, and construction vehicles associated with an active Airport construction project are exempted from this requirement.

(B) The Airport Manager may allow other vehicular parking for special events at the Airport.

(C) Unattended vehicles should not be parked within 25' of any Airport taxiway center line.

Sec. 9.527 Intoxicants and Narcotics Prohibited

No person under the influence of any intoxicant, narcotic, or other illicit drug shall operate or be a passenger in any vehicle on Airport property. Such prohibition shall not apply to a passenger under the care of a medical doctor and accompanied by a doctor, nurse, or caretaker.

ARTICLE 9.540 AIRCRAFT OPERATIONS

Sec. 9.541 Air Operations Generally

Any person desiring to use the Airport shall observe and obey all laws, ordinances, resolutions, orders, rules, Advisory Circulars, Runway Incursions Prevention Best Practices, and regulations promulgated and enforced by the City or by any other authority having jurisdiction over the operation of the Airport.

Sec. 9.542 Prohibition of Model Aircraft and Regulation of Drones

Model aircraft not capable of carrying a person shall not be permitted to operate, take off or be launched from, flown over, or land at the Airport. All operators of drones at the Airport must abide by the FAA Advisory Circular Part 107 when operating a drone near or at the Rusty Allen Airport.

Sec. 9.543 Intoxicants and Narcotics Prohibited

All persons operating Aircrafts shall abide specifically by Chapter 14 FAR 91.17.

Sec. 9.544 Aircraft Speed Limit

Refer to Chapter 14 FAR 91.13.

Sec. 9.545 Wrecked Aircraft

Every aircraft owner, his/her pilot or agents, shall be responsible for notifying FAA and promptly removing disabled or wrecked aircraft from the operational areas of the Airport. The aircraft owner will be responsible for any cost incurred for aircraft removal and for damages to the airport facilities. Aircraft owners, pilots or their agents shall promptly repair or remove wrecked or disabled aircraft from the Airport. Aircraft not repaired or removed within 30 calendar days of notification by the Airport Manager may subject the aircraft to disposal by the City.

Sec. 9.546 Repairs to Aircraft

Except for emergency repairs, no aircraft shall be repaired on any part of the Airport property. Any repairs and preventative maintenance taking more than a few hours shall be within a hangar or building rented, leased, or owned for such purpose. The owner or operator of any aircraft needing emergency repairs shall contact the Airport Manager as soon as possible or within forty-eight (48) hours, whichever is less. The Airport Manager reserves the right to require emergency repairs taking longer than forty-eight hours to be moved to a hanger or other area designated by the Airport Manager.

Sec. 9.547 Regulation, Parking, & Fees on Aircraft Tie-Downs

(A) All aircraft not hangered shall be tied down and additionally shall have the wheels chocked when remaining overnight and during inclement weather.

(B) All aircraft owners or their agents are responsible for the tie down or security of their aircraft at all times and particularly during inclement weather. The owner, pilot, or agent shall be responsible for securing tie-down chains and/or ropes suitable for the aircraft.

(C) Aircraft parked on the transient apron shall pay a tie down fee per the Fee Ordinance.

(D) Aircraft shall not be stored for more than seven (7) consecutive days or for more than fifteen (15) days in any month unless the owner of said aircraft has entered into a lease agreement with the City. All leases shall be initiated through the execution of a signed lease agreement, signed by the lessee, and shall be leased on a monthly basis which will automatically renew monthly and be in effect from month to month until such time the lease is terminated. Either party may terminate this agreement on 30 days written notice, without cause.

Sec. 9.548 Parking of Aircraft on Other Areas of the Airport

(A) No part of any aircraft shall be parked at any time within the hold line (100 feet of the centerline of the runway).

(B) No aircraft shall be parked in such a manner as to inhibit the taxiing of or normal movement of an aircraft (parked means no qualified operator at the controls for more than five (5) minutes).

(C) Parking is allowed on Lots 15, 22A-27A, 48, 49, 50, and 52 of the Lago Vista Bar-K Airport Subdivision as shown on the ALP; provided that no aircraft shall be parked so as to obstruct access to the aircraft fueling area and no aircraft may be parked in an existing taxiway.

(D) The Airport Manager may allow parking in non-designated areas for special events at the Airport. It shall be the responsibility of the pilot, upon leaving a parked aircraft, to properly chock the wheels or tie down the aircraft. All transient aircraft shall pay a fee, per the Fee Ordinance, for parking. Aircraft may be parked and tied down on designated unimproved surfaces including grass.

(E) Every aircraft owner, pilot or agent shall be responsible for ensuring that all aircraft parked or stored on Airport property is in flight worthy condition except for short term maintenance or repairs of not more than 30 days. Anything after 30 days will require a request from the City for an extension of time.

Sec. 9.549 Running Aircraft Engines

(A) Aircraft not equipped with adequate brakes shall not be started until the wheels have been set with chocks attached to ropes or other suitable means of removing them.

(B) No aircraft engine shall be started or run inside any building or hangar.

(C) No engine shall be started, run up, or warmed up until and unless the aircraft is in such position that the propeller stream or jet blast will clear all buildings, other aircraft, and groups of people.

Sec. 9.550 Taxiing Aircraft

(A) No person shall taxi an aircraft until it is reasonably ascertained there will be no danger of collision with any person or object in the immediate area.

(B) Aircraft will taxi at a safe and prudent speed and in such manner as to be under the control of the pilot in command at all times.

(C) Aircraft not equipped with adequate brakes will not be taxied near buildings or parked aircraft unless an attendant (wing-walker) is at a wing of the aircraft to assist the pilot.

(D) Aircraft shall not taxi onto the runway from the ramp and taxiway area if there is an aircraft approaching to land or on the ground in takeoff position. Aircraft waiting on the taxiway for another aircraft to take off or land will remain behind the runway holding position markings.

(E) Aircraft shall not be taxied by engine power into or out of any hangar.

Sec. 9.551 Loading & Unloading of Aircraft

Refer to Chapter 14 FAR 91.13.

Sec. 9.552 Standard Traffic Pattern and Altitude

All flight activity will adhere to FAA Advisory Circular 90-66.

Sec. 9.553 Minimum Safe Altitudes

Refer to Chapter 14 FAR 91.119.

Sec. 9.554 Takeoffs on Other than Runways, Prohibited

No fixed wing takeoffs or landings shall be made on the apron, automobile parking areas, parking ramp, or taxiway, except by special permission of the Airport Manager. Rotorcraft or other types of flying crafts (e.g. balloons, airships, etc.) shall operate only to and from areas designated landing areas by the Airport Manager.

Sec. 9.555 Preferred Runway for Takeoffs and Landings

If the winds are calm or at a ninety (90) degree crosswind to Runway15, the preferred take-off and landing runway is 15.

ARTICLE 9.570 PROCEDURES FOR USE OF AIRPORT

Sec. 9.571 Commercial Use of Airport

No person may conduct any commercial aviation activity, offer any goods or services for compensation, or provide any goods or services for compensation to the public at the Airport unless such person is duly licensed and in compliance with all requirements of the FAA and this article and receives proper permitting from the City.

Sec. 9.572 Prohibition of Living Quarters on Airport Property.

No person may make permanent living quarters on Airport property.

Sec. 9.573 Through the Fence (TTF) Agreement

(A) No person shall be permitted direct ground access to the Airport property from privately owned property for their or other's aircraft without a Through the Fence ("TTF") Agreement in place as approved by the City Council and the person or with the City Council and the Property Owners Association ("POA"). Should the Agreement be through the POA, the City reserves the right to audit the POA records to ensure that all TTF Agreements are properly executed and valid with the individual POA members. Access to Airport property may not be unreasonably withheld from any POA member in good standing with the POA.

(B) The TTF agreement may be transmitted to TXDOT Aviation for their review before the Council considers the agreement, if deemed necessary.

Sec. 9.574 Registration of Aircraft

Each person owning an aircraft based on City-owned property at the Airport, on privately owned property adjacent to the Airport covered by a through-the-fence access agreement with the City, or any person based and receiving flight instruction toward an FAA rating at the Airport shall register at the office of the Airport Manager their name, address, telephone number, aircraft model, valid aircraft registration "N" number, or make and model of aircraft for those aircraft not requiring registration (ultralight), and the name, address, and telephone number of their next of kin or person to be notified in case of an accident or emergency.

Sec. 9.575 Licensed Pilots

Refer to Chapter 49 CFR 61

Sec. 9.576 Special Procedures, Parachuting

(A) The Airport Manager may, in the interest of safety, designate special traffic procedures for certain operations, such as rotorcrafts, air shows or aviation fly-ins, agricultural operations, gyroplanes, powered lift, gliders, balloons, airships, ultralights, and light sport aircraft in the weight shift control or powered parachute class. Any such change from standard procedures shall be published in the FAA's Airport / Facility Directory if of a permanent nature; the Airport Manager shall issue a NOTAM if such change is of a temporary nature. Permanent changes require filing through TXDOT Aviation Division. Temporary closing of a portion of the airport for special events will be approved by the Airport Manager.

(B) Parachute descent onto the Airport property shall not be permitted without the approval of the Airport Manager. The Airport Manager may develop operating procedures and designated landing areas for parachute operations.

Sec. 9.577 Agricultural Spraying Operations

Agricultural (Ag) spraying operations will be conducted in accordance with procedures approved by the Airport Manager and made known to all persons conducting agricultural spraying operations. Ag operations shall be accomplished in accordance with the standards of the Environmental Protection Agency (EPA) and the Texas Commission on Environmental Quality (TCEQ) in an area so designated by the Airport Manager. Because of the possible hazards of such operation, the Airport shall require each agricultural spray operator to post a bond in accordance with Article 9.581.

Sec. 9.578 Insurance

An Airport tenant, which includes individuals or entities on privately owned property adjacent to the Airport covered by a through-the-fence access agreement with the City, shall during the term of lease maintain at their cost and expense insurance relating to the leased premises as follows:

(A) Insurance against loss or damage to improvements by fire, lightning, and other risks included under standard extended coverage policies.

(B) General public liability insurance against claims for bodily injury, death or property damage occurring on, in, or about the leased premises, such insurance to afford protection to City of not less than $500,000.00 with respect to any one person, $1,000,000.00 with respect to any one accident and not less than $200,000.00 with respect to property damage.

(C) Hangar keeper's liability insurance providing coverage for aircraft not owned by the tenant in the following limits: $200,000.00 per aircraft and $400,000.00 per occurrence on property damage to aircraft in the care, custody, or control of tenant. Tenants in hangars on private property are not subject to this requirement.

(D) All such policies of insurance shall be issued by insurance companies acceptable to the City, shall name the City as an additional insured or loss payee, as the case may be, and shall provide for at least ten (10) business days written notice prior to cancellation or modification.

Sec. 9.579 Mandatory Bonding of Agricultural Spraying Operations

Each Ag operator shall carry liability insurance in the amount of $1,000,000 dollars, payable to the City for the cleanup of any hazardous chemical spills on Airport property caused by the Ag operator. This documentation must be provided to the City before the Airport Manager will allow operations at the Airport.

Sec. 9.580 Lien for Charges

To enforce the payment of any charge for repairs, improvements, storage, or care of any personal property by the City or its agents in connection with the operation of the Airport, the City may place a lien upon such personal property, which shall be enforceable as provided by law.

Sec. 9.581 Lien Possessory Right

To enforce the payment of any such charge, the Airport Manager may retain possession of such personal property until all reasonable, customary, and usual compensation has been paid in full.

ARTICLE 9.590 FUEL, FLAMABLE FLUIDS, AND FIRE SAFETY

Sec. 9.591 Rules for Fuel on City-owned property (in General)

(A) All aircraft fueling, fuel equipment, and procedures will be in accordance with NFPA Manual 407 – "Standard for Aircraft Fuel Servicing, 2017 edition."

(B) All transportation, storage and other handling of aircraft and vehicle fuel shall comply with the IFC as adopted by the City.

(C) Fueling trucks shall not be parked within any building or hangar or within fifty (50) feet of any building, hangar, or parked aircraft, as determined by the local Fire Marshal. Fuel trucks shall be parked with at least ten (10) feet separation between vehicles.

(D) Aircraft fuel storage tanks for below-ground or above-ground use will be constructed and installed, registered as required, monitored for leakage, operated, and maintained in accordance with Federal and State statutes, rules, and regulations promulgated by the EPA and the TCEQ.

(E) Aviation or auto fuels shall not be stored within a hangar or building except in approved five (5) gallon or smaller containers manufactured and marked for such purpose and only with the approval of the local Fire Marshal.

(F) Persons or businesses wishing to dispense fuel into their privately owned aircraft shall not be denied; however, they must meet all reasonable requirements the City places on other fuel suppliers, public or private.

(G) Private fueling facilities located on leased or private property must be installed and the fuel dispensed in accordance with all rules applicable to aircraft fueling and fire safety contained herein.

(H) Public sale of automobile gasoline for use in aircraft will not be permitted at the Airport. Aircraft authorized by the FAA to use auto gasoline may be privately fueled by the owner in a location designated by the Airport Manager in accordance with all rules appertaining to aircraft fueling and fire safety contained herein.

(I) All aviation fuel storage tanks, aviation fuel pumps, hydrant fuel services, and aircraft fuel service vehicles, whether publicly or privately owned, shall have the type of aviation fuel dispensed printed in large block letters, including octane if aviation gasoline, plus the fuel I.D. number, and "NO SMOKING" signs. This information shall be printed on all sides of the fueling tanks, pumps, etc. so the information is visible from any direction on the ground.

(J) Fuel spills in excess of one (1) gallon must be reported to the Airport Manager and immediate action taken by the spilling entity to clean up the spill in accordance with all local, state, and federal regulations.

(K) All aircraft shall have a proper electrical ground wire in place at all times when being serviced with fuel.

Sec. 9.592 Fuel Flowage Fee

Any person, corporation, partnership, association, or business entity of any kind, or any person acting for or through them, including, but not limited to, any wholesale fuel distribution company, who delivers fuel to a fuel storage tank or who delivers fuel obtained from a source not on the Airport directly into any aircraft on the Airport must pay the amount set by City Council. Payment of fuel flowage fees shall be accompanied by a report in a form approved by the Airport Manager that indicates the amount of fuel delivered to the Airport during the preceding month. Military aircraft conducting operations which require fueling from U.S. Government facilities are exempt from fuel flowage fees.

Sec. 9.593 Fire Safety

(A) Every person using the Airport or its facilities in any manner shall exercise the greatest care and caution to avoid and prevent fire.

(B) Smoking or open flame within fifty (50) feet of any fuel tank, fuel pump, or fuel truck is prohibited.

(C) Compressed flammable gas shall not be kept or stored upon the Airport, except at such place as may be designated by the Airport Manager.

(D) No flammable substance shall be used for the cleaning of any aircraft part or anything inside a hangar, T-hangar, or other building at the Airport.

(E) No one shall smoke or ignite a match or lighter in any building, hangar, or public ramp area at the Airport except in posted "Designated Smoking Areas" identified by the Airport Manager.

(F) Airport and private hangar entrances must be clear in a manner such that emergency or fire / rescue personnel and equipment can immediately access the hangar without hindrance.

(G) The floors in all Airport buildings, Airport hangars, shall be kept clean and free of oil. Volatile or flammable substances shall not be used to clean floors, walls or any portion of an Airport or private hangar structure.

(H) All Airport tenants and lessees shall supply and maintain such adequate and readily accessible fire extinguishers as may be required by the City approved IFC. Each fire extinguisher shall carry a suitable tag showing the date of most recent inspection.

Sec. 9.594 Exclusive Commercial Fuel Usage at Airport

(A) The City shall be the sole provider of selling fuel at the Airport, either directly or through a provider as approved by the City Council.

(B) Non-Airport property hangars may have their own private fuel tanks in accordance with the regulations of this Chapter and use the fuel for their own purposes; however they cannot sell this fuel to other Airport users or to users that access the Airport in a TTF agreement.

ARTICLE 9.5100 AIRPORT SECURITY

Sec. 9.5101 Security

The TSA publication "Security Guidelines for General Aviation Airports", Information Publication A-001 dated May 2004 is hereby adopted as the document to be used by the Airport as a guideline to security on the Airport and is incorporated as a working document.

Sec. 9.5102 Access Codes/Devices

Persons who have been provided either a code or device for the purpose of obtaining access to the Airport through a controlled access gate shall not divulge, duplicate, or otherwise distribute the same to any other person, unless otherwise approved in writing by the Airport Manager.

ARTICLE 9.5110 LEASING OF AIRPORT PROPERTY & CONSTRUCTION ON AND NEAR AIRPORT PROPERTY

Sec. 9.5111 General Authority & Power of Airport Action Plan

Hangars and other buildings or structures owned by the City may be leased to private individuals, companies, or corporations on a monthly or yearly basis for the storage of aircraft and ancillary equipment or to conduct a commercial Fixed Base Operation (FBO). The City may lease property within the building area or other portions of the Airport for the construction of hangars, buildings, lean-tos, aprons, taxiways, and auto parking lots in accordance with the approved Lago Vista Rusty Allen Airport Action Plan.

Sec. 9.5112 Lease Term

No lease of Airport property or facilities shall be granted for a term exceeding (20) years, however the initial term of a lease of Airport property or facility may exceed twenty (20) years but in no case more than forty (40) years if a loan or deed of trust lien is obtained expressly for construction of the facility which will become property of the City at the end of the lease term, free and clear of all liens and encumbrances. Non-aviation leases shall not exceed eighteen (18) months.

Sec. 9.5113 Construction on Leased Airport Property or Private Property with a TTF Agreement at the Airport.

(A) As given in FAR part 77, the sponsor or sponsor's agent will file electronically with the FAA for any construction on or near the Airport a Form 7460. A determination of no objection must be received from the FAA prior to any construction on the Airport or lots that access the Airport with a TTF agreement. No hangar or structure may be erected beyond the building restriction line or in conflict with the approved Lago Vista Rusty Allen Airport Plan or the Airport Layout Plan.

(B) All plans and specifications for construction, renovation, remodeling, or refurbishing of structures on Airport property shall meet all City approved ICC & NEC standards, City zoning regulations, and shall provide for the construction to be from material satisfactory and acceptable to the City. All construction must be of a compatible standard capable of withstanding winds as denoted in the City approved ICC with doors open or closed.

(C) Construction on Airport property must begin within one hundred twenty (120) calendar days after the effective date of the lease or final comment from TxDOT and the FAA for the filed air space study as required by FAR Part 77, whichever date is later.

Construction must be substantially completed within one hundred eighty (180) calendar days after the start of construction. Projects anticipated to exceed one hundred eighty (180) calendar days require approval of the Airport Manager. The Improvements on the leased premises shall remain the tenant's property until expiration or termination of the lease and its covenants or as otherwise agreed to in the contract between the City Council and the person.

(D) Any privately owned structure or hangar not in use for aviation purposes on Airport property for a period in excess of ninety (90) days or not available for lease or sublease for aviation purposes, unless so authorized for non-aviation uses by the City Council, must be removed after due notice to the owner in writing or the City Council will consider such structures or hangars abandoned and will seek title to such structure or hangar.

(E) Leased land from which any building, hangar, or structure is removed, after due notice will be cleared, cleaned, and put back in its original or acceptable condition.

Sec. 9.5114 Assignment and Sub-letting

Without the prior written consent of the Airport Manager the leased premises or any rights there under (except to a leasehold mortgagee as herein provided) may not be assigned. Any assignment or subletting shall be expressly subject to all the terms and provisions of the original lease.

Sec. 9.5115 Environmental Issues

Any tenant of the Airport, its agents, employees, independent contractors, or sub lessee shall not install, store, use, treat, transport or dispose of any:

(A) Asbestos in any form;

(B) Urea formaldehyde foam insulation;

(C) Transformers or other equipment which contain dielectric fluid containing levels of polychlorinated biphenyls in excess of 50 parts per million; or

(D) Any other chemical, material, air pollutant, toxic pollutant, waste, or substance which is regulated as toxic or hazardous or exposure to which is prohibited, limited or regulated by the Resource Conservation Recovery Act, the Comprehensive and Environmental Response Compensation and Liability Act, the Hazardous Materials Transportation Act, the Toxic Substances Control Act, the Clean Air Act, and/or the Clean Water Act or any other federal, state, county, regional, local or other governmental authority or which, even if not so regulated, may or could pose a hazard to the health and safety of the occupants of the Leased Premises, and which is either:

(1) in amounts in excess of that permitted or deemed safe under applicable law; or

(2) in any manner which is prohibited or deemed unsafe under applicable law. (The substances referred to in (A), (B), (C) or (D) are collectively referred to hereinafter as "Hazardous Materials).

Sec. 9.5116 Environmental Cleanup Laws

An Airport tenant will, at their own expense, comply with all existing or hereafter enacted laws relating to Hazardous Materials (collectively, "Cleanup Laws") in effect at the time of the lease, and all future laws thereafter. An Airport tenant will, at their own expense, make all submissions to provide all information to, and comply with all requirements of the appropriate governmental authority (the "Authority") under the Cleanup Laws. Should any Authority require that a cleanup plan be prepared and that a cleanup be undertaken because of the existence of Hazardous Materials which were installed, stored, used, treated, transported, disposed of or discharged on the leased premises, by an airport tenant, its agents, employees, independent contractors or sub lessees during the term of a lease, the Airport tenant will prepare and submit the required plans and financial assurances in accordance with such Cleanup Laws. The Airport shall be indemnified and held harmless from and against all obligations, damages, injunctions, fines, penalties, demands, claims, costs, expenses, actions, liabilities, suits, proceedings and losses of whatever nature (including, without limitation, attorneys' fees and court costs), and all cleanup or removal costs and all actions of any kind arising out of or in any way connected with the installation, storage, use, treatment, transporting, disposal or discharge of Hazardous Materials in or on the leased premises by an Airport tenant.

Sec. 9.5117 Environmental Notices

An Airport tenant shall promptly supply the Airport Manager with copies of any notices, correspondence, and submissions made or received from any local, state, or federal governmental authorities concerning environmental matters or Hazardous Materials.

Sec. 9.5118 Environmental Survival

An Airport tenant's liability pursuant to any environmental issue shall survive the expiration or earlier termination of their lease.

Sec. 9.5119 Storm Water Compliance

(A) The Airport is subject to federal storm water regulations, 40 C.F.R. Part 122 for "vehicle maintenance shops" (including vehicle rehabilitation, mechanical repairs, painting, fueling and lubrication), equipment cleaning operations and/or deicing operations that occur at the Airport as defined in these regulations and, if applicable, state storm water regulations. Each Airport tenant shall become familiar with these storm water regulations if it conducts "vehicle maintenance" or operates equipment cleaning operations and/or deicing activities as defined in the federal storm water regulations.

(B) The City shall take steps necessary to apply for or obtain a storm water discharge permit as required by the applicable federal and/or state regulations, including the leased property occupied or operated by an Airport tenant. A storm water discharge permit issued to the City may name an Airport tenant as a co-permittee.

(C) An Airport tenant's close cooperation is necessary to ensure compliance with any storm water discharge permit terms and conditions, as well as to ensure safety and to minimize costs. An Airport tenant may have to implement and maintain "Best Management Practices" to minimize the exposure of storm water to "significant materials" generated, stored, handled or otherwise used as defined in the federal storm water regulations.

(D) The City's storm water discharge permit is incorporated by reference into each lease and any subsequent renewals.

(E) The City will provide an Airport tenant with a written notice of those storm water discharge permit requirements that are in the City's storm water permit, that a tenant will be obligated to perform from time to time, including, but not limited to:

(1) Certification of non-storm water discharges;

(2) Collection of storm water samples;

(3) Preparation of storm water pollution prevention or similar plans; or

(4) Implementation of "good housekeeping" measures or best management practices; and maintenance of necessary records. Such written notice shall include applicable deadlines and an opportunity to dispute any of the storm water discharge permit requirements.

(F) Each Airport tenant shall participate in any organized task force or other work group established to coordinate storm water activities of the Airport.

Sec. 9.5120 Non Discrimination Covenants

Each lease will include as a covenant running with the land to insure that:

(A) No person on the grounds of race, color, religion, creed, genetics, sex, sexual preference, gender identity, national origin, age, protected veteran status or disability shall be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of the leased property; and

(B) That in the construction of any improvements on, over or under such land and the furnishing of services thereon, no person, on the grounds of race, color, sex or national origin, shall be excluded from participation in, denied benefits of, or otherwise be subjected to discrimination.

ARTICLE 9.5130 ENFORCEMENT & PENALITY

Sec. 9.5131 Conflicts of Rules and Regulations

If and where there are conflicts in the rules and regulations prescribed herein and the FAA's Federal Aviation Regulations (FAR), the latter shall prevail. If and where there exists a conflict between any of the rules or regulations prescribed herein and any other City rules applicable to the same area, the more stringent limitation, or requirement shall govern and prevail.

Susie Quinn

From: Kevin Sullivan
Sent: Wednesday, July 23, 2025 1:25 PM
To: AAB Steve Lowry; Shane Saum; James Peck; Lynda Aird
Subject: RE: AAB Recommendations for the Airport

Steve,

As always, thank you for your email.

There is a lot to unpack in your first paragraph. I'm going to do it this last time and make one additional point. I think we have now hit the point that we are traveling in circles. Common sense to me is that when you read legal documents, you read all of them, not just the portions that suit you. In the case of the prior legal rights held by the RAAPOA, those rights are not absolute or unfettered. They are specifically conditioned on the RAAPOA members adherence to rules and regulations as may be promulgated by local state and federal officials from time to time. The city does not need to "acquire" the RAAPOA legal rights to institute regulations that pertain to the RAAPOA members. The city, state, and federal government were granted the right to regulate the RAAPOA members in the CCRs granting RAAPOA its deeded access to the airport. I'll take it a step further and assert that the city gained the Declarant's rights and authorities to Lot 57 when the city acquired the airport property in 1994. That gives us another avenue to legally condition RAAPOA member access to the airport. This comes back to my point about whether the AAB is acting in the interest of the city or the RAAPOA. If you look at the CCR's and the grant of deeded access from the lens of the city, what I have written is exactly the way you would read it, not the assertions you are making. Having said all that, I'm not going to leave it to common sense. This issue is far too important to do that. I will make sure we all have a clear legal opinion to operate from so there is no dispute.

Your assertion in the second paragraph is conditional upon the resolution of the issue of does the city have the right to regulate RAAPOA member's access to the airport. I'll make sure we get clear legal guidance on that front so we can successfully resolve this issue as well. If the city has no authority to regulate RAAPOA member access, you are 100% right that the city's ordinance I cited has no effect on RAAPOA members. Conversely, if the city does have the authority to regulate RAAPOA member access, then violations have indeed occurred. This just highlights to importance of getting clear legal guidance on this important point.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Wednesday, July 23, 2025 5:56 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: Re: AAB Recommendations for the Airport

Kevin,

"(the AAB) assert that the city has no ability to regulate the use of the airport grounds by the RAAPOA members."
The city, like any legal entity has to observe legal rights of other entities. AAB's advice (common sense advice - not formal legal advice) is that the CCR's represent prior legal rights of the POA regarding access to the airport. The city can

acquire those rights, but they cannot (legally) ignore, second, toll, or otherwise trample those rights. AAB's advice attempts to protect the city from unnecessary litigation by advising that there are lawful means for the city to acquire the POA's rights of access to the city's airport grounds. AAB further advises that the lawful means to acquire the POA's rights of access may be a lengthy and costly process - and there is a less lengthy and less costly option to resolve the FAA matter (Sec.185), which FAA has already been confirmed in September 2023.

"Regardless of how you define a Through the Fence Agreement, there is a clear violation on the part of the RAAPOA as it has NO active agreements with the city and hasn't had for the 16 months I cited."
The city ordinance was signed January 2018. AAB advises that from 1990 until now, the POA has had in place a legal means for its members to access the airport, from private adjacent lands, through the fence, onto the city's airport. That right is established by deed, which is governed by state statute. Until 16 months ago the POA had a separate agreement with the City to support airport maintenance. Since the maintenance agreement has no bearing on POA members accessing city airport property, AAB advises that POA members' access did not expire when the maintenance agreement expired.

Best,
Steve

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Wednesday, July 23, 2025 5:18:10 AM
To: AAB Steve Lowry <linc.usa@live.com>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Steve,

Thanks for the reply. Sorry for the late response. I was in Houston for a funeral earlier this week.

Many of your responses below are based in one concept and that concept is that you (the AAB) assert that the city has no ability to regulate the use of the airport grounds by the RAAPOA members. Given that the deeded access of the RAAPOA members reads as listed below, I find this conclusion puzzling:

> *Subject to the conditions and restrictions herein contained and to the rules and regulations adopted from time to time by the Declarant and local, state, and federal agencies asserting jurisdiction, each Owner of a Property now or hereafter made subject hereto, is granted the non-exclusive right to conduct aircraft takeoffs and landings upon the Runway. Access to the Runway shall be only at those locations established from time to time by the Declarant.*

Can you tell me which of the previous city attorneys advised the AAB on this matter? I've spoken to our current attorney, Brad Bullock, as well as previous attorneys Cobby Caputo, Joe Crawford, Erin Selvera, and Barbara Bullware-Wells and none of them voiced that opinion that I recall. I'm just trying to understand the position of the AAB on this matter and determine how it reached the conclusion.

Regarding violations of city ordinances, I really don't think an audit is necessary. Regardless of how you define a Through the Fence Agreement, there is a clear violation on the part of the RAAPOA as it has NO active agreements with the city and hasn't had for the 16 months I cited. My interest is getting that situation resolved.

Best Regards,
Kevin Sullivan

Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Saturday, July 19, 2025 10:49 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Kevin,

Italicized blue font quotations are excerpted from your July 18 email to facilitate this reply, I trust I've taken the excerpt in the context you intended.

I. *Kevin: "My problem with your description of the AAB is the actions it has taken have not been in the interest in the city, but instead the RAAPOA"*

A. AAB's advice to the City has been entirely for the City's benefit:

1. We've correctly advised the City that Section 136 compliant agreements include among other things the City's right to regulate, restrict, and/or toll access from off-airport properties onto the City's airport. ***While many of the City leaders agree, a minority believe that "any agreement" is a FAA Section 136 agreement, whether or not the agreement establishes legal authority for the City to regulate, restrict and/or toll access from off-airport properties. City leaders are in agreement that Lago Vista is not compliant with Section 136 as it does not have legal authority to regulate, restrict, and/or toll access from all off-airport properties, specifically from the properties within the Rusty Allen Airport Property Owners Association (RAAPOA).***

2. We've correctly advised the City that Lago Vista does not have a Section 136 agreement with RAAPOA insofar as the City does not have legal authority to regulate, restrict, and/or toll access from POA parcels. ***A majority of the City leaders agree that properties in the RAAPOA have specific prior rights by way of their legally binding Covenants Conditions and Restrictions (CCR's). Whereas properties outside of the POA do not have specific prior rights and cannot access the airport without a legally binding through the fence (TTF) agreement.***

3. We've correctly advised the City that to become compliant with FAA Section 136, among other things, the City would have to acquire the POA's legally binding airport access rights through a statutory defined process. ***All but one City leader understands that the POA's prior legal access rights would have to be legally acquired by the City in order for the City to have authority to regulate, restrict, and/or toll POA access onto the airport.***

4. Based on review of the POA's CCR's and meetings with POA board members, we've correctly advised the City that the POA board cannot unilaterally grant or convey on behalf of its members their legally binding rights as established in the CCR's. Changes to the CCR requires a vote of the membership at-large. ***Only one City leader seems to believe that the POA president can execute an agreement that would forfeit POA member rights by granting the City authority to toll POA access to the airport.***

5. We've correctly advised the City that it is unlikely POA members will voluntarily forfeit rights conveyed in the CCR's.

6. We've correctly advised that the City may be able to acquire the POA's airport access rights. We also advised that we believe the cost of acquisition would be prohibitively

expensive, potentially reaching the full fair market value of each POA parcel. ***A majority of the City leaders agree intuitively. One City leader seems to dismiss this cost. We are not aware if the City has contracted with outside counsel to review and offer an independent opinion on this point.***

7. Because the City has no legal authority to regulate, restrict, and/or toll access from POA-specific off-airport property
   Because the POA president does not have authority to unilaterally forfeit its member's legally binding CCR's'
   Because no POA member has offered AAB or the City to voluntarily forfeit their individual legal rights of access to the airport
   Because we believe the cost to acquire the POA's legal rights of access would be prohibitively expensive for the City
   The AAB has correctly advised the City to pursue (now revisit) FAA's Section 185 Exemption.

8. We've correctly advised the City that the airport meets the FAA Section 185 exemption, as is stated in FAA's letter of September 2023.

9. We correctly advised the City that FAA ultimately denied the Section 185 Exemption only because the City stated it would modify the [POA's CCR's] "agreement" in order to be compliant with Section 136.

10. We continue to correctly advise the City for the City's sole benefit that;
    i. By eliminating mis-information from the City to State / Federal officials, and
    ii. By speaking with one voice, and
    iii. By informing FAA that the City is not prepared to undergo the onerous legal costs to modify the POA's CCR's, that
    iv. According to FAA's September 2023 letter, we believe a Section 185 Exemption is available to the City.

B. Advice / direction from outside AAB that has **NOT** benefitted the City:

1. Bad advice from outside of AAB: A maintenance funding agreement *"any agreement"* with the POA is an FAA Section 136 agreement. It only needs to be modified to become FAA compliant.
   i. A maintenance funding agreement does not grant or convey or otherwise establish rights of access from off-airport property
   ii. ... does not establish a fee for an off-airport property to gain access to the airport
   iii. ... does not establish a time period or termination date for the off-airport rights of access
   iv. ...does not have the weight of force by vote of all POA members
   v. ... does not address the myriad of other matters related to a compliant Section 136 agreement
   vi. For a myriad of other reasons a POA to City maintenance funding agreement cannot be made to conform to a FAA Section 136 agreement. ***Only one City leader to AAB's knowledge persists with the notion that a maintenance funding agreement is require for the City to be compliant with FAA Section 136.***

2. Bad advice from outside of AAB: Somehow TxDOT should be involved as an arbiter of FAA policy matters
   i. As a courtesy, TxDOT should have been made aware that the City wishes to reach out to FAA to resolve its concern with Section 136. ***At the time the City chose NOT to engage AAB for advice before engaging with TxDOT.***

ii. The City should have reached out to FAA SW Region for resolution instead of USDOT. ***Without first asking for AAB's advice, the City skipped over the FAA's regional authority who were ready and able to assist, and who now have their hands tied by FAA D.C. on this matter.***

3. Bad advice from outside of AAB: The City can ignore Federal requirements if it only pursues matching funds and grants from State sources.

   i. TxDOT acts as an agent for FAA for <u>regulatory and funding</u> purposes. TxDOT cannot ignore Federal requirements. Both TxDOT and FAA have a means of managing unique pre-existing conditions at airports where those conditions are not compliant and are not easily remedied.

   ii. Lago Vista has no means of predicting future funds availability, whether at the state level, combined state and federal, or at the federal level. It is short-sighted to close the door on any potential funding stream based on an otherwise resolvable matter like the Section 185 exemption.

   iii. The State's airport regulations are updated periodically and incorporate elements of FAA's regulations as necessary. It is short-sighted to ignore a federal regulation, especially when the matter can be resolved, with no consideration that similar regulations may become State policy in the future.

4. Bad advice from outside of AAB: RAAPOA owes the City of Lago Vista for access to the City's runway and taxiways.

   i. Cite the reference or provide the document for AAB's edification and review. AAB is fully aware of FAA Section 136, If there is a basis of obligation for payment to the City AAB has not been made aware of it and we have not discovered it in our research.

   ii. AAB is aware that the POA has the ability to collect annual dues from its members. We are not aware of any language in the CCR's or elsewhere obligating the POA to provide those funds to the City for airport access.

5. Bad advice from outside of AAB: FAA has repeatedly denied the Section 185 exemption

   i. Excpert from FAA's letter of September 2023, page 2; ***"Therefore, Lago Vista meets the statutory requirements of the exemption provided in P.L. 115-254, Section 185, and is not in violation of its grant assurances solely due to the deed."***

   The FAA again reviewed the RYW and RAAPOA RTTF deed and history of negotiations parties. Based upon this review, the FAA determined that the parties signed the deed befor February 12, 2012, and the deeds contain perpetual terms and conditions. The FAA further determines there is no reasonable expectation that existing deeded property owners with R access to the airport will modify their existing legal rights concerning their RTTF access at RYW. Therefore, Lago Vista meets the statutory requirements of the exemption provided P.L. 115-254, Section 185, and is not in violation of its grant assurances solely due to the d

   However, other City documents indicate that the City was able to modify the terms of RTT access to the airport. One such document is the RYW Funding Commitment Agreement (Agreement). The documents show that the City and RAAPOA entered into the first Agree on March 1, 1999; it was amended twice – February 1, 2009, and February 21, 2019.

II. *Kevin: "Instead, to benefit the RAAPOA, it* [AAB] *continues to advise the city to attempt to achieve a grandfathering"*

   A. <u>AAB is unaware of any benefit RAAPOA would receive from the Section 185 exemption.</u>

1. Lago Vista is the Sponsor for state and federal airport compliance, not RAAPOA.
2. Lago Vista is required under Section 136 to develop a legally binding agreement with off-airport property owners that allows the City to collect equitable fees for access. This is not a RAAPOA requirement.
3. For Lago Vista to pursue such a legally binding agreement, it is AAB's understanding that the City would be required by statute to renumerate the property owners based on their real property impact. It is AAB's understanding that the City would incur the costs to make the property owners whole, not RAAPOA.
4. ***AAB correctly advises the City that in order not to be encumbered in lengthy legal processes – in order not to expend inordinate amounts of money that will not be recovered through airport generated revenue in several lifetimes, the City is best positioned to pursue the Section 185 exemption.***

III. *Kevin: "…the FAA has officially advised we do not qualify for* [FAA Section 185 grandfathering] *twice and unofficially another time."*

A. FAA's letter of September 2023 clearly states the City does qualify for Section 185 - reference paragraph I.B.5) above.

IV. *Kevin: "…Dan Harmon* [TxDOT officials], *have repeatedly advised that if we can't get to an agreement under section 136, that we go down the path of exiting the federal system and affiliating with TxDOT. Has the AAB taken that into account and advised the city council to go that direction? Nope. Why might that be?"*

A. TxDOT acts as an agent for FAA for regulatory and funding purposes. TxDOT cannot ignore Federal requirements. Both TxDOT and FAA have a means of managing unique pre-existing conditions at airports where those conditions are not compliant and are not easily remedied.

B. Lago Vista has no means of predicting future funds availability, whether at the state level, combined state and federal, or at the federal level. It is short-sighted to close the door on any potential funding stream based on an otherwise resolvable matter like the Section 185 exemption.

C. The State's airport regulations are updated periodically and incorporate elements of FAA's regulations as necessary. It is short-sighted to ignore a federal regulation, especially when the matter can be resolved, with no consideration that similar regulations may become State policy in the future.

V. *Kevin: "When I assert that the RAAPOA is required to pay the city regardless of deeded access, I point out the specific federal statutes that make that requirement real."*

A. This ascertain is deeply misguided and void of any policy / statutory underpinning. If there were any straw here for AAB to grasp we would be in full support to help the City pursue payment. If the facts as have already been stated still don't make this point, AAB suggests that you and any other City leaders who may be confused on this point seek professional legal advice.

VI. *Kevin: "I made the point that the only disagreement is between the RAAPOA and the federal government."*

A. RAAPOA has no bearing on FAA's requirements related to the City's obligation as the airport's sponsor. None.

B. RAAPOA doesn't accept funds from FAA. The two entities have no contractual relationship.

C. RAAPOA has no direct legal bearing on the City's engagement with TxDOT or FAA, other than the individual member's role as a resident and a voter.

D. RAAPOA has a vested interest in the safety of the airport runway and taxiways, it is their only access from the airside. That interest is not different than their vested interest in the city streets that allow access to their properties from the landside.

E. RAAPOA's vested interest in the city streets doesn't give them more than a residents' vote on the street conditions any more than their vested interest in the runway gives them more than a residents' vote on the City's airport infrastructure.

VII. *Kevin: "The city has no issue with the 2012 FAA Modernization Act and its section 136"*

A. If the City has no issue with 2012 Sec 136, why is the City not compliant?

1. The City is not compliant in large part because it currently has no legal means to obligate those property owners within the POA to pay a fee to access the airport, just like the City has no legal means to obligate LVPOA property owners to pay a fee to access city streets.

2. So, how does the City go about obtaining the legal means to obligate RAAPOA to make airport access payments?

i. Take out an enormous loan and acquire POA's existing rights of access (this is the very laborious and expensive part)

ii. Establish an equitable fee

iii. Send notice of payment due and collect the fees

iv. Fill the airport enterprise coffers, continue to maintain and enhance the airport for generations to come.

VIII. *"Look at section 9.573 of Lago Vista's Code of Ordinances. It very clearly states that no private property owner may access the airport property without a Through the Fence Agreement. Every day, you, and the rest of the RAAPOA members, have been violating city law for over 16 months".*

A. Admittedly my focus with AAB has been at the state and federal levels, relying on colleagues to keep the board apprised of local ordinances where the AAB may benefit the City.

i. I'll offer an off-the-cuff observation or two here - from one AAB member's perspective. Happy to engage the entire board for a thorough review of the ordinance if the City requests a fresh perspective from the AAB since the ordinance passed back in January 2018:

1. The ordinance includes definitions of terms, specifically a number of FAA defined terms, "Through the Fence" is not among them. In the absence of definition, people will rely on the ordinary meaning rule, contextual interpretation, association, etc. This can be easily remedied by amendment of the ordinance.

2. If the City wishes, AAB can engage via our RAAPOA Liaison Committee to audit the POA's TTF agreement on behalf of the City.

3. Following an audit AAB can respond to your allegation of daily violations for the past 16 months.

Others in this email distribution may wish to supplement my reply.

Best regards,

Steve

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Friday, July 18, 2025 3:36 PM
To: AAB Steve Lowry <linc.usa@live.com>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Steve,

Sorry for the delay in response. Things have been a little crazy lately and we were caught up most of yesterday with a council meeting.

I absolutely did not intend for the comment to be insulting. Just stating my opinion of the situation. I find it helpful to just be brutally honest.

My problem with your description of the AAB is the actions it has taken have not been in the interest in the city, but instead the RAAPOA. The FAA has repeatedly advised that any agreement between the city and the RAAPOA must comply with section 136. That is an accurate statement absent grandfathering under section 185 which we do not have. Given that, the AAB should be advising the city to get to a compliant agreement, but it will not do that. Instead, to benefit the RAAPOA, it continues to advise the city to attempt to achieve a grandfathering the FAA has officially advised we do not qualify for twice and unofficially another time. Additionally, TxDOT aviation officials, including the top dog director, Dan Harmon, have repeatedly advised that if we can't get to an agreement under section 136, that we go down the path of exiting the federal system and affiliating with TxDOT. Has the AAB taken that into account and advised the city council to go that direction? Nope. Why might that be?

You point out the fact that AAB's advice to the city is based on "facts" from various state and federal sources. You also take great pains to list your resume. What I don't see are any specific references to statutes or email threads with folks in charge at various state and federal agencies. You can criticize me for a lot of things, but vagueness is not one of them. When I opine on the city's suitability for grandfathering under section 185, I point vary clearly to the FAA's website with the requirements to qualify and the things that can disqualify you. When I interact with Dan Harmon, Gary Loftus, or Michael Helvey, I include those documented interactions in emails to you or in council packet information. When I assert that the RAAPOA is required to pay the city regardless of deeded access, I point out the specific federal statutes that make that requirement real. Is it too much to ask the same from you and the AAB? To date, I have seen none of that from you or the AAB.

We've had the conversation about long legal battles before. I made the point that the only disagreement is between the RAAPOA and the federal government. The city has no issue with the 2012 FAA Modernization Act and its section 136. We are ready to sign a compliant agreement today. The only long and protracted legal battle would be between the RAAPOA and the federal government. The city shouldn't be a party to that. If you disagree, please be clear with what you are insinuating. If you are trying to convey that the RAAPOA would engage the city in a lawsuit, please help me understand what that would be. I would also need to excuse myself from these conversations and engage the city attorney at that point.

You reference that you don't want to go certain directions because I'm the only one on council that thinks a certain way. The problem is all the experts from the FAA and TxDOT Aviation feel the way I do. I can't help it if I am following the experts and others do not.

You are probably right that the city as the airport sponsor is the only party that is violating federal law right now. I appreciate you admitting that the refusal of the RAAPOA to sign a compliant agreement is what is causing the city to be in violation. That is one of the most refreshingly honest admissions of an RAAPOA member I've seen in a long time. Your assertion that the RAAPOA is not in violation of any local, state, or federal law is demonstrably false. Look at section 9.573 of Lago Vista's Code of Ordinances. It very clearly states that no private property owner may access the airport property without a Through the Fence Agreement. Every day, you, and the rest of the RAAPOA members, have been violating city law for over 16 months.

I truly do want to see this impasse end. It is not good for the city, and it is not good for the RAAPOA. The insistence by the RAAPOA that they hold no legal requirements to compensate the city and their insistence that they do not have to have a compliant agreement to legally access the airport, contrary to federal and city law, is the only holdup to getting there.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Wednesday, July 16, 2025 11:45 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: Re: AAB Recommendations for the Airport

Kevin,

This deliberative email exchange will be beneficial to the City for careful reflection and response to the several complex airport topics being discussed.

I don't know you well enough personally to believe your assertion was intentionally insulting, viz; "the reason why the AAB can't resolve the situation because it is made up of mainly RAAPOA members that hold this false assumption."

Your AAB is an advisory board - its purpose is clearly embodied in the name. Our role as the City's airport advisor is to offer the City advice. Our charter provides additional clarity, which may be worth reviewing. Each of us are committed to providing the best advice we can in support of the City's mission, not the RAAPOA's. Not much different than for example golfers who as appointed or elected officials have to make decisions in favor of the City, whether or not it also benefits their golfing. The RAAPOA has its own board of representatives with a different charter.

Among the likely reasons I was nominated to chair this board is the relevant academic training, including engineering degrees, law school, and business school, along with many decades of experience in the public sector civil infrastructure industry, amassing a strong understanding of the G2G interface for issues such as airport regulations and funding. Yes, I am also a pilot and a landowner at the airport. I am a member of the RAAPOA, which is required for airport adjacent property owners, just like I am a member of the LVPOA as is required for my residential lot.

Whether or not the RAAPOA believes something that is true or false, has no bearing on the advice that the AAB provides to the City.

The AAB's consistent advice to the City has been based on a factual understanding of the FAA's Acts as passed by congress and published in the Federal Registry. Our advice is based on TXDoT's regulatory requirements related to publically owned airports in the State. Our advice is based on a factual understanding of State Landrights and State mandated procedures for procurement and purchase, or acquisition by imminent domain. Our advice is based on an understanding of the City's charter and it's ordinances related to the airport.

Your AAB's composition, ie number of non-airport vs airport landowners or residents is based on its charter as established by city council. No doubt the rationale was delaborated and balanced, as should be expected for all council decisions.

To close the 136 issue, it may be worth it for you or the City via outside council to pull a legal thread through the argument that you ascert; FAA Section 136 directly creates a legal obligation for the RAAPOA. If that were the case, AAB's advice would reflect that obligation. If that were the case, the RAAPOA would be in legal violation of the 2012 Reauthorization Act. If that were the case, the AAB's current advice and councilman Durbin's advice would be based on a false premise. That is not the case. Section 136 obligates the Sponsor. The Sponsor is the only entity out of compliance. The AAB has been singly focused on this matter in an effort to advise the City to get back into compliance. There are two avenues presented to achieve compliance. One is simple, with only a single opponent at the City. The other is impossibly lengthy and cost prohibitive, supported by only one member of council to AAB's knowledge.

AAB applauds the City's intent to ensure all taxes and fees due the City are accounted for and collected. Sadly, actions over the past years, attempting to connect airport maintenance to airport access, the City has stepped backwards, loosing funds that it had been collecting for more than two decades.

There is a legal path forward to collect access payments from each airport-adjacent property owner. However, as echoed by councilman Durbin and the AAB, the cost to the City would forever outweigh it's benefits. That is the very legal solution the City promised FAA would be obtained in order for the City to comply with Section 136.

Best regards,
Steve

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Wednesday, July 16, 2025 8:39:39 AM
To: AAB Steve Lowry <linc.usa@live.com>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck

<james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Steve,

Thanks for the note back.

I think your first paragraph and James' statements towards the end of his comments at the last council meeting form the crux of our impasse. The RAAPOA believes that because it has deeded access that there is no expectation that it owes funds to access the airport. This is a false assertion and the reason why the AAB can't resolve the situation because it is made up of mainly RAAPOA members that hold this false assumption. Here is some information that would be helpful for the RAAPOA members to absorb:

Why Compensation Is Expected — Even with Deeded Access
Although the off-airport hangar owners in Lago Vista have **deeded access**, that access is **not unlimited** — it is explicitly **subject to rules and regulations** set by **local, state, and federal officials**, which gives the city a strong basis for requiring compensation.
The **FAA's core position** is that *anyone using airport infrastructure should contribute fairly to its upkeep*, whether they are on airport property or accessing it through-the-fence (TTF). This is reinforced by:

- **Grant Assurance 24**: Requires the city (as airport sponsor) to make the airport "as self-sustaining as possible."
- **FAA Order 5190.6B**: Requires equitable cost sharing.
- **AC 150/5190-7**: Outlines how TTF access should be managed and monetized.
- **Section 136 of the FAA Modernization Act**: Requires that residential TTF agreements (like yours) include "fair and reasonable access fees."

I know you and others balk at the use of the Through the Fence (TTF) term, but it is appropriate in this case. TTF does NOT mean that you are paying for access. It only means that you are accessing airport grounds from private property. That is an accurate description of what all RAAPOA members do.

At some point, if we are to resolve this impasse, the RAAPOA will have to reconcile itself with the above information, realize that the city as the airport sponsor (with authority to own, operate, maintain, and REGULATE the airport) has the right, and expectation by the FAA, to charge reasonable fees to ALL users of the airport no matter whether the user has deeded access or not.

Your assertion that RAAPOA members have continued to access the airport without violating and local, state, or federal statute is again false. Unless an airport sponsor has received grandfathering under section 185, that airport sponsor is required to have an agreement between it and all off-airport users of the airport. The agreement must comply with section 136 of the 2012 FAA Modernization Act. We have no such agreement, because the RAAPOA refuses to enter into an agreement that meets section 136 requirements. So, both the city and the RAAPOA are violating the 2012 FAA Modernization Act. That is an untenable position that the RAAPOA is placing the city in, and it cannot continue in my opinion.

Despite attempts to demonize me over this issue, I have made attempts to move us towards a solution that should satisfy everyone. It is a solution that Dan Harmon recommended to me, so I claim no ownership of the idea. The solution is to back out of the federal system and affiliate the city elves exclusively with TxDOT Aviation for funding purposes. Again, this is not my idea, but instead Dan Harmon's. Does it have risks? Of course it does. The flip side is it contains all the elements of a solution that should completely satisfy the RAAPOA and the city. No longer would we have to adhere to section 136 requirements. No longer would we have to live with the possibility we have to adhere to federal setback requirements if our runway rehab includes base failure remediation. In my comments for the Airport item on the last agenda, I said very clearly, we could return to a 2009 style agreement between the city and the RAAPOA. All those things are positive and resolve the concerns of the RAAPOA. All I'm asking is that the AAB take this option seriously and work to determine if it is the route the city should take. That seems like a reasonable request to me.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Tuesday, July 15, 2025 8:25 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: Re: AAB Recommendations for the Airport

Kevin,

The Airport Advisory Board's mission, among other things, is to help the City resolve exactly these types of misunderstandings. The City has trapped itself with FAA by presenting the misconception that a voluntary maintenance fund is in any way connected to off-airport access.

The POA was hopeful, failing other less impactful steps, that by allowing the maintenance funding agreement to expire, without impacting off-airport access, the City would realize there is no connection between FAA's Section 136 and the voluntary maintenance fund.

- Every RAAPOA property has continued to access the airport since the POA's funds ended without violation of any local, state or federal ordinance or statute.
-
- On-and-adjacent airport economic developemnt opportunities have stalled, awaiting resolution of this matter. The City's on-airport ED opportunities (ie rental hangars) will add funding to the City's bottom line, offsetting matching fund requirements from the State and Feds and further assuring the aurport operates revenue positive.
-
- Since 2017 the City's airport infrastructure has continued to decline, raising its safety risk profile and significantly increasing it's eventual cost to maintain.

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Tuesday, July 15, 2025 6:46:55 AM
To: AAB Steve Lowry <linc.usa@live.com>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Steve,

Sorry for the delayed response. We've been a little busy lately.

Two responses to your communication below.

- I disagree with your assessment below that the section 185 consideration would have been resolved differently if the communication had been altered. In evaluating section 185, the FAA considers two sets of criteria. First, they determine if the off-airport users have CCRs that run with the land that provide deeded access and if those CCRs are perpetual in nature and have not been changed (specifically since October 5, 2025, when section 185 became law). The FAA evaluated that set of criteria and determined that the city did indeed have that situation with its off-airport users. The second set of criteria the FAA evaluates is agreements between the airport sponsor (the city in this case) and the off-airport users (RAAPOA members). If those agreements have been modified over time (specifically after October 5, 2025), then the FAA has consistently ruled that the airport sponsor in that case does not qualify for section 185 grandfathering. That is the situation we find ourselves in and why the FAA denied our request, twice. The 1999, 2009, and 2019 agreements are a series of agreements between the city and the RAAPOA. Each agreement in the thread refers to the previous agreement to document the fact that they are a series of agreements. We signed the most recent agreement in February of 2019 which was after the date of implementation of section 185 in October of 2018 and that is why we do not qualify. That is not going to change no matter how many times we ask and no matter what the wordsmithing is that is applied.
- I would disagree with your assessment that section 185 has more impact on us than the source of our affiliation. If pixie dust is sprinkled on our case and we were granted section 185 grandfathering, that would relive the city from implementing section 136 requirements in any of our agreements with off-airport users. That would NOT alleviate us from having to adhere to federal setback requirements should our runway rehab include the need to reconstruct base failure in our runway. Those are requirements we would not be able to adhere to. We could ask for variances, but we are already a variance heavy airport. I asked Dan Harmon if he thought the FAA would grant those and he was not optimistic. Conversely, if we abandoned a doomed attempt to get section 185 grandfathering and instead focused on exiting NPIAS and affiliating directly with TxDOT Aviation we would be alleviated of any need to adhere to section 136 AND we would be relived of meeting federal setback requirements when our runway reconstruction includes base failure remediation.

I hope that was helpful. Just to reiterate, we will have this topic on the agenda at the second meeting in September, but I stand ready to place this topic on the agenda at any time prior to that if you become ready to discuss this issue earlier.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Wednesday, July 9, 2025 9:09 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: Re: AAB Recommendations for the Airport

Kevin,

Section 185 would have easily been resolved back in 2018 if the City had fully aligned with FAA's three criteria being met in the CCR's. City correspondence confused the basis of the exemption with a separate maintenance funding agreement. FAA agreed that the CCR's meet the Section 185 criteria. However, the City claimed that it would pursue changing the CCR's to comply with FAA Section 136. That change is what FAA is waiting for the City to address. That change is what councilman Durbin, an attorney with extensive experience in Texas landrights, advised the City would be overwhelmingly expensive and time consuming. That change is what the Airport Advisory Board advised the City would be a non-starter based on the overwhelming cost to the City. The City's confusion related to the CCR's compliance with local, state and federal law - or a municipality's ability to participate as a private landowner in a property owners association are simply resolved legal questions that have further delayed the City's ability to resolve this matter.

The FAA Section 185 exemption has a greater impact to the City's future than whether it accesses Federal or State funds for airport maintenance. The difference between the two FAA Sections impacts commercial businesses and other City zoning that will dampen future economic developement opportunities.

Based on Res 25-2116's authorization for councilman Saum and myself to represent the City's interest in the Lago Vista Airport at the local, State and Federal levels, we have held several meetings with TxDOT to accelerate airport maintenance and safety initiatives. Among other things, we have developed and presented a partial conditions assessment to illustrate the gravity of challenges facing the airport from a safety and maintenance perspective. We currently await TxDOT's comprehensive conditions assessment along with a preliminary schedule and budget for repairs. I have also reached out by phone to FAA SW Region and to FAA in D.C. to schedule direct meetings with them.

All meetings that Shane and I have attended with TxDOT are agendized and include meeting summary notes.

We will present to council as soon as there are actionable items for the City to render a decision. Of course the AAB is happy to present status updates upon request.

The only matter that required an Airport Advisory Board action recently has been review and feedback on the O&M committee's airport conditions assessment before it was forwarded to TxDOT. That interaction was managed virtually. As mentioned in the previous email, other committees are actively engaged and will report back to the board when they have actionable tasks ready to submit.

Best,
Steve

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Wednesday, July 9, 2025 8:22:15 AM
To: AAB Steve Lowry <linc.usa@live.com>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: RE: AAB Recommendations for the Airport

Steve,

Thank you for the response.

Two thoughts:

1. I think the pursuit of section 185 grandfathering is a huge waste of time, but feel free to pursue whatever avenues you feel are just.

2. I did not see on your list a deep dive into the topic of exiting the NPIAS system and affiliating with TxDOT Aviation. This not only continues funding but resolves all issues associated with section 136 and possible setback requirements we would have to adhere to if the runway repairs require reconstruction of some of the base (which has been confirmed by multiple engineers, including one from TxDOT Aviation). Is that a topic the AAB is taking up?

I'll just echo my main purpose for sending out my original email. We have the Airport and any AAB recommendations slated for the second meeting in September, but please feel free to let me know if you are ready to discuss prior to that meeting.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

From: Steve W Lowry <linc.usa@live.com>
Sent: Tuesday, July 8, 2025 11:47 AM
To: Kevin Sullivan <Mayor@lagovistatexas.gov>; Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; Lynda Aird <heidiaird@me.com>
Subject: Re: AAB Recommendations for the Airport

Kevin,

AAB's recommendations remain on course. In summary:

1. Resolve the misinformation with FAA, (a) clarifying the City's request for an exemption to 2012 Sec. 136 by way of 2018 Sec 185, based on the City having met FAA's grandfathering requirements. (b) clarifying with FAA that the City does not wish to pursue legal remedy, due to the overwhelming time and financial burden, to modify the CCR's in order to meet 2012 Sec 136 requirements.
2. In parallel, continue ongoing discussions with TxDOT for their support on urgent safety and maintnece work for the City's taxiways and runway.
3. Once item 1 is resolved, AAB will turn its attention to assisting the City negotiate a beneficial local maintenance funding agreement with RAAPOA.
4. Meanwhile AAB's committees are engaged in support of Lago Vista airport funding and finance, operations and maintenance and community outreach. AAB's other committees including capital planning and economic development are awaiting the City's access to state and federal funding streams to support the City's planning and economic growth within and around the airport.

Shane may have additional input to offer in supplement.

Best regards,
Steve

From: Kevin Sullivan <Mayor@lagovistatexas.gov>
Sent: Tuesday, July 8, 2025 11:06:55 AM
To: Shane Saum <CouncilPlace1@lagovistatexas.gov>; James Peck <james.peck@outlook.com>; AAB Steve Lowry <linc.usa@live.com>
Subject: AAB Recommendations for the Airport

Gentlemen,

I wanted to follow up the June 26th meeting with a confirmation that we'll have the airport back on the city council agenda on September 18th. That was the agreed upon date from the June 26th meeting.

I don't think responses from either TxDOT Aviation or the FAA should take that long, so please feel free to let me know if you are ready to discuss airport related issues prior to the September 18th date and I'll be sure to schedule accordingly.

Best Regards,
Kevin Sullivan
Mayor, Lago Vista
mayor@lagovistatexas.gov
(512) 698-5517

AGENDA ITEM NO. 10A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Susie Quinn, Interim City Secretary
SUBJECT:	Action regarding the July 17, 2025, Regular City Council Meeting Minutes.
FINANCIAL IMPACT:	Not Applicable
RECOMMENDATION:	Approval of the July 17, 2025, Regular City Council Meeting Minutes.

ATTACHMENTS:
07-17-25 City Council Minutes.pdf

These minutes have been prepared to satisfy the requirements of Section 551.021 ot the Texas Government Code. Video recordings of most City meetings can be viewed at https://www.lagovistatexas.gov/249/1980/Watch-Meetings

REGULAR MEETING MINUTES
LAGO VISTA CITY COUNCIL
JULY 17, 2025
CITY COUNCIL CHAMBERS

1. CALL TO ORDER, CALL OF ROLL

Mayor Sullivan called the meeting to order at 1:02 PM.

Council Present:

Kevin Sullivan, Mayor	Norma Owen, Council Member
Rob Durbin, Mayor Pro-Tem	Paul Roberts, Council Member (Absent)
Shane Saum, Council Member	Paul Prince, Council Member Adam
Benefield, Council Member	

Staff Present:

Charles West, City Manager	Eric De La Cruz, Procurement Manager
Susie Quinn, Interim City Secretary	Nichole Navarro, Finance Manager
Stan Heston, IT Analyst Manager	Tiffany Sparks, Human Resources Director
Gary Bopshears, Police Chief	Thomas Franco, Lieutenant

2. EXECUTIVE SESSION

Mayor Sullivan convened the Council into Executive Session at 1:03 PM.

a. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

b. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Nichole Navarro, Finance Director, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

c. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - David Scott-Montgomery, Parks and Recreation Director, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

d. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - , City Secretary, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

3. ACTION ON EXECUTIVE SESSION ITEMS (action and/or vote may be taken on the following agenda items):

Mayor Sullivan reconvened the Council into Regular Session at 3:00 PM.

02:19-02:32

a. Consultation with Legal Counsel concerning all regular meeting agenda items requiring confidential, attorney/client advice (as needed) pursuant to Texas Government Code Section 551.071.

No Action

02:34-03:34

b. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - David Scott-Montgomery, Parks and Recreation Director, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

MOTION: Councilmember Prince moved to approve David Scott-Montgomery as the Director of Parks & Recreation, seconded by Mayor Pro Tem Durbin. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

03:48-04:46

c. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - Nichole Navarro, Finance Director, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

MOTION: Councilmember Prince moved to approve Promotion of Nicole Navarro to Finance Director, seconded by Mayor Pro Tem Durbin. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting.

04:53-02:32

d. Consultation with Legal Counsel concerning the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of an employee pursuant to Texas Government Code Section 551.074 - , City Secretary, and legal advice related thereto concerning pending or contemplated litigation pursuant to Texas Government Code 551.071.

MOTION: Mayor Pro Tem Durbin moved to approve making an offer to potential candidate for City Secretary, seconded by Councilmember Prince. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting.

05:50-07:30

City Attorney Bullock, provided a summary of other items discussed in executive session, including:

- Item 8d regarding public parkland disclosure and communication requirements

- Item 9b regarding a concept plan on the agenda
- Item 10a related to the safety plan and scope of resolutions
- Item 10b regarding local preference
- Item 10c relating to the city's PID policy

4. INVOCATION

Mr. Prince introduced Elaine Mingus, who serves as Mrs. Texas for 2025. He highlighted her background as a devoted wife and mother of 7 children, her work overcoming personal challenges, and her advocacy efforts with various nonprofits.

Ms. Mingus thanked the Council and shared more about her background and advocacy work. She then led the invocation, praying for guidance for the council members and thanking God for their service.

5. PLEDGE OF ALLEGIANCE, PLEDGE TO TEXAS FLAG

The council and attendees stood to recite the pledges to the U.S. and Texas flags.

13:21-27:31

6. CITIZEN COMMENTS

In accordance with the Open Meetings Act, Council is prohibited from acting or discussing (other than factual responses to specific questions) any items not on the agenda.

David Voneller King (address on file) spoke about his intention to run for city council. He highlighted his background in consulting, construction, and sustainable energy. He outlined his vision for Lago Vista, including safer connected streets, local entertainment, accountable city hall, and improved water management. He emphasized his commitment to solving problems and improving community life.

Rebecca Stone (address on file) spoke to encourage council members and residents to support the North Shore United Response cleanup effort on Saturday. She emphasized the importance of protecting economic and recreational assets, preserving property values, and bringing neighbors together. Council member Benefield publicly thanked her for her excellent work coordinating the cleanup efforts.

Armada McDonald (address on file) spoke as a concerned citizen advocating for public safety measures in light of recent flooding tragedies. She urged the council to consider two initiatives: 1) Installing flood warning sirens in vulnerable areas, and 2) Requiring accessible life preservers in riverside cabins, RV parks, and short-term rentals. She encouraged the council to lead the way in protecting residents and visitors through prevention efforts.

Gene Harris (address on file) commented on the June 26, 2025, council meeting where an ordinance was proposed to reaffirm the U.S. Constitution. He expressed concern about Councilmember Adam Benefield's behavior during that meeting,

27:39-28:12, 47:47-01:48:27

7. CONSENT AGENDA

All matters listed under Consent Agenda, are to be considered routine by the City Council and will be enacted by one motion. There will not be separate discussion on these items.

If discussion is desired, that item will be removed from the consent agenda and will be considered separately.

a. Discussion, consideration, and possible action awarding Mills Construction's bid for RFP 25-05 in the amount of $500,064.75 for the construction of Sunset Park driveway and authorizing City Manager to sign the contract.

MOTION: Councilmember Owen moved to approve item 7a, awarding Mills Construction's bid for RFP 25-05 in the amount of $500,064.75 for the construction of Sunset Park driveway and authorizing the city manager to sign the contract, seconded by Councilmember Prince. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

b. Discussion and possible action regarding the award of RFQ 25-06 for Engineering Design of WTP#3 Upgrade to 6.0 MGD, to Walker Partners; and authorizing the City Manager to negotiate and execute an agreement for such services.

MOTION: Mayor Pro Tem Durbin moved to approve item 7b, RFQ 25-06 for engineering design work at Water Treatment Plant #3 to Walker Partners, and to authorize the city manager to negotiate and execute an agreement with such vendors at a later date once the scope is determined, seconded by Councilmember Owen. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

Mayor Sullivan read the consent agenda items. Councilmember Benefield requested both items 7a and 7b be removed from the consent agenda.

8. WORK SESSION

01:48:33-02:10:08

a. Discussion regarding possible recommended changes to the City of Lago Vista City Charter as suggested by the Charter Review Committee.

No action

03:01:50-03:02:19

b. Discussion, consideration, and possible action on concerns regarding water and wastewater master plan.

No action

02:10:13-03:01:49

c. Discussion and possible action regarding recent flood events, concerning establishing any needed assistant centers, actions taken by the city and future needs.

Melanie Russell, a certified emergency manager and resident, provided feedback on the flood response. She highlighted gaps in coordination between official response efforts and spontaneous community-led sites. She suggested improvements in public education, pre-identifying community leaders for response efforts, and better integration of volunteer efforts into the official response structure.

No action

03:02:23-03:43:24

d. Discussion regarding adoption of New Section 10.606 – Public Parkland Disclosure and Communication Requirements.

Mayor Sullivan read in 10c. as it pertains to this item.

MOTION: Councilmember Saum moved to give direction to staff to review the PID policy including working with P3 and bond counsel no later than the first week in September, seconded by Councilmember Owen. The motion passed 5-0 with Mayor Pro Tem Durbin being absent from the vote, and Councilmember Roberts absent from the meeting.

9. PUBLIC HEARING AND POSSIBLE ACTION

03:43:29-03:55:50

a. **Project # 23-2734-R-REZ** Conduct a public hearing for consideration of a request to rezone a parcel of land from C-1A "Professional Office, Neighborhood Retail" District to C- 2 "General Commercial / Retail" District on approximately 1.8681 acres of land addressed as 8039 Bronco Ln, TX 78748 and being Lot 5, Blk A of Lago Vista Retail Subd Addition, Lago Vista, Travis County, Texas. Said property generally described as approximately 685' ESE of the intersection of Bronco Lane and Bar K Ranch Rd. and 242' NW of the Post Office Site.

The applicant answered questions. Mayor Sullivan opened the public hearing at 6:54 PM. Mayor Sullivan closed the public hearing at 6:55 PM.

MOTION: Councilmember Owen moved to approve item 9a, Project # 23-2734-R-REZ with the stipulation that the recommendation from planning & zoning are included in the ordinances and the records, seconded by Councilmember Saum. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

03:55:50-04:06:04

b. **Project # 23-2816** Consideration of a Concept Plan for approximately 32.42 acres of land out of the H & O. B. Railroad Survey, Abstract # 2152, Lago Vista, Travis County Texas. Said Concept Plan being for a proposed future 15-lot single family subdivision. Said property currently zoned R1S and being more generally described as being on the south side of Highland Lake Drive approximately 100 feet +/- west of Santa Monica Ave.

Mayor Sullivan opened the public hearing at 6:54 PM. Only the applicant spoke and answered questions. Mayor Sullivan closed the public hearing at 7:00 PM.

MOTION: Councilmember Benefield moved to approve item 9b, Project # 23-2816 concept plan as displayed in the packet, seconded by Councilmember Prince. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting (concept plan added to the last page (page 10) of these minutes).

04:06:21-04:06:35

Mayor Sullivan recessed at 7:03 PM for a 5-minute break. Mayor Sullivan reconvened from break at 7:11PM.

04:06:42-04:13:55

c. **Project # 23-2777-R -REZ** Conduct a public hearing for consideration of a request to rezone a parcel of land from "TR-1" Temporary Restricted to "C-2" General Commercial Retail. Said rezoning is proposed for an approximately 4.035-acre tract of land identified as Property ID No. 984238 by the Travis Central Appraisal District and situated in the Mary Campbell Survey, Abstract No. 129, in the City of Lago Vista, Travis County, Texas. Said tract was conveyed to Leonard Strickler and is more generally described as being along the west side of Lohman Ford Road, approximately 380 feet south of the intersection of Lohman Ford Road and Travis Drive.

Mayor Sullivan opened the public hearing at 7:13 PM. Mr. Strickler, applicant, was available for questions. Mayor Sullivan closed the hearing at 7:13 PM.

MOTION: Councilmember Benefield moved to approve item 9c, Project # 23-2777-R -REZ with a stipulation of no storage facility or gas station be built, seconded by Councilmember Owen. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting

04:14:02-04:16:03

d. **Project # 23-2778-R- REZ** Conduct a public hearing for consideration of a request to rezone a parcel of land from "TR-1" Temporary Restricted to C-2 "General Commercial Retail". Said rezoning Proposed for an approximate 3.776-acre tract of land identified as Property ID NO. 999032 by the Travis Central Appraisal District and situated in the Mary Campbell Survey Abstract NO. 129 in the City of Lago Vista, Travis County Texas. Said Tract Having Been conveyed to Leonard Strickler and more generally described as being along the west side of Lohman Ford Road Approximately 954 Feet South of the intersection of Lohman Ford RD. and Travis Dr

Mayor Sullivan opened the public hearing at 7:19 PM. Mr. Strickler, applicant, was available for questions. Mayor Sullivan closed the hearing at 7:20 PM.

MOTION: Councilmember Benefield moved to approve item 9d, Project # 23-2778-R -REZ with a stipulation of no storage facility or gas station be built, seconded by Councilmember Owen. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

10. ACTION ITEMS

04:16:32-04:43:20

a. Consideration and possible action on adopting **Resolution No. 25-2141** committing to zero roadway fatalities and serious injuries and adopting the Safe Streets and Roads for All (SS4A) Travis County Safety Action Plan.

MOTION: Councilmember Benefield moved to approve Resolution No. 25-2141, with a stipulation that TXDOT is asked to consider all the recommendations from the engineer and the resolution only reflects recommendations for Lago Vista, seconded by Mayor Sullivan, amended by Councilmember Prince. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting

04:43:24-04:31:29

b. Discussion, consideration, and possible action to approve **Ordinance No. 2025-06-05-05** amending Chapter 1, Article 1.500 Purchasing, Section 1.503 Local Preference Program (LLP) of the Code of Ordinances and receive an initial report from staff on how the program has performed since implementation.

MOTION: Councilmember Saum moved to table item 10b. until the next council meeting to have time to update language, seconded by Mayor Pro Tem Durbin. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting

03:02:23-03:43:24

c. Discussion, consideration and possible action to direct staff to review and possibly suggest a potential amendment to the PID Policy relating to maintenance responsibilities for Public Parkland.

This item was discussed, and a motion was passed in concurrence with item 8d.

04:31:34-04:47:15

d. Discussion, consideration and possible action on referring an ordinance that amends Chapter 14 of the Zoning Ordinance, Section 2 and Section 16, related to Home Based Business's, to change and ensure that the City of Lago Vista's regulations are in compliance with the recently passed HB 2464 which becomes effective January 1, 2026.

MOTION: Councilmember Saum moved to approve item 10d, refer proposed ordinance to planning & zoning commission taking into account the discussion that were had by council, seconded by Councilmember Owen. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting

28:31-47:39

e. Discussion, consideration, and possible action regarding Resolution No. 25-2125; A Resolution by the City Council of the City of Lago Vista, Texas, accepting the Fiscal Year 2024 Audit as prepared by Singleton, Clark & Company, PC.

Mayor Sullivan noted that the correct Resolution number is 25-2142.

MOTION: Councilmember Prince moved to approve Resolution Number 25-2142 to accept the fiscal year 2024 audit, seconded by Mayor Pro Tem Durbin. The motion passed unanimously(6-0) with Councilmember Roberts absent from the meeting.

04:47:18-04:52:57

f. Discussion, consideration, and possible action directing the Planning and Zoning Commission and staff to review Parkland Dedication requirements, including but not limited to impact fees, fee's in lieu of, amount of land to be dedicated, as related to Chapter 5 of the Subdivision Ordinance.

MOTION: Councilmember Saum moved to approve item 10f, refer item to planning & zoning commission and find out if recommendation for a nexus study is needed, seconded by Councilmember Owen, amended by Councilmember Prince. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

04:53:00-05:17:41

g. Discussion and possible action on RFP No. 25-03 Effluent Pond #17 Repairs & Pond #2 Improvements Change Order #1 & #2 and authorizing the City manager to approve the change orders.

MOTION: Mayor Sullivan moved to approve Change Order #1, to pay the tree

mitigation fee in the amount of $73,750 with the intent that staff use the tree mitigation funds to replant the trees at location after project is complete, also to approve Change Order #2. seconded by Councilmember Prince. The motion passed unanimously (6-0) with Councilmember Roberts absent from the meeting.

05:17:42-05:59:00

h. Discussion and possible action on Amendment No. 2 to the Effluent Pond Repairs design, which includes plans for a pump house, wet wells, electrical, SCADA, and pumps for Ponds #2, #14, and #17, and authorize the City Manager to approve the amendment.

No Action. Council recommends reaching back out to the original designer to ask if he is willing to give a proposal based on council and sub committee recommendations and bring back the item in a future meeting.

11:12-13:13

11. ITEMS OF COMMUNITY INTEREST

Pursuant to Texas Government Code Section 551.0415, the City Council may report on any of the following items:

a. Expression of thanks, gratitude, and condolences.
b. Information regarding holiday schedules.
c. Recognition of individuals, i.e. Proclamations.
d. Reminders regarding City Council events.
e. Reminders regarding community events.
f. Health and safety announcements.

Mayor Sullivan reported on three items:

- Applications for city council will officially open on July 19, 2025, with 4 seats up for election. Details are available on the city website.
- Volunteers are needed for the North Shore United Response Shoreline Cleanup on July 19 from 8 AM to 2 PM. Check-in will be at Lago Vista City Hall parking lot at 8 AM.
- He noted the passing of Scott Daglish, a local community member who had served on EDAC and whose wife is on the Parks and Rec committee, expressing condolences to the family.

05:59:09-06:12:22

12. STAFF AND COUNCIL LIAISON REPORTS

a. Routine Reports from City Staff

Tiffany Sparks, Human Resources Director gave a quarterly report.

b. Routine Reports from City Council Board/Commission/Committee Liaisons,

- Charter Review Committee, Councilor Prince & Councilor Saum
- Building and Standards Commission, Councilor Benefield
- Keep Lago Vista Beautiful, Councilor Benefield
- Lago Vista Starry Skies, Councilor Benefield
- Airport Advisory Board, Councilor Saum
- Planning & Zoning Commission, Mayor Pro Tem Durbin
- Economic Development Advisory Committee, Councilor Owen

- Lago Vista Independent School District, Councilor Owen
- Lago Vista Property Owner's Association, Councilor Owen
- Turnback Canyon Trail Conservancy, Councilor Owen
- Golf Course Advisory Committee, Councilor Prince
- Library Advisory Board, Councilor Prince
- Parks & Recreation Advisory Committee, Councilor Prince
- Board of Adjustment, Councilor Roberts
- Governmental Affairs, Councilor Saum
- Water Issues; Lower Colorado River Authority Board, Texas Water Development Board, and other entities as appropriate, Councilor Saum
- Youth Advisory Committee, Mayor Sullivan
- Capital Area Council of Governments, Mayor Sullivan
- Texas Department of Transportation, Mayor Sullivan
- Cap Metro, Mayor Sullivan

06:12:25

13. ADJOURNMENT

Mayor Sullivan adjourned the meeting at 9:17 PM.

CITY OF LAGO VISTA

____
Kevin Sullivan, Mayor

ATTEST:

____
Susie Quinn, Interim City Secretary

On a motion by Councilor ________________, seconded by Councilor ________________, the above and foregoing instrument was passed and approved on _____________.

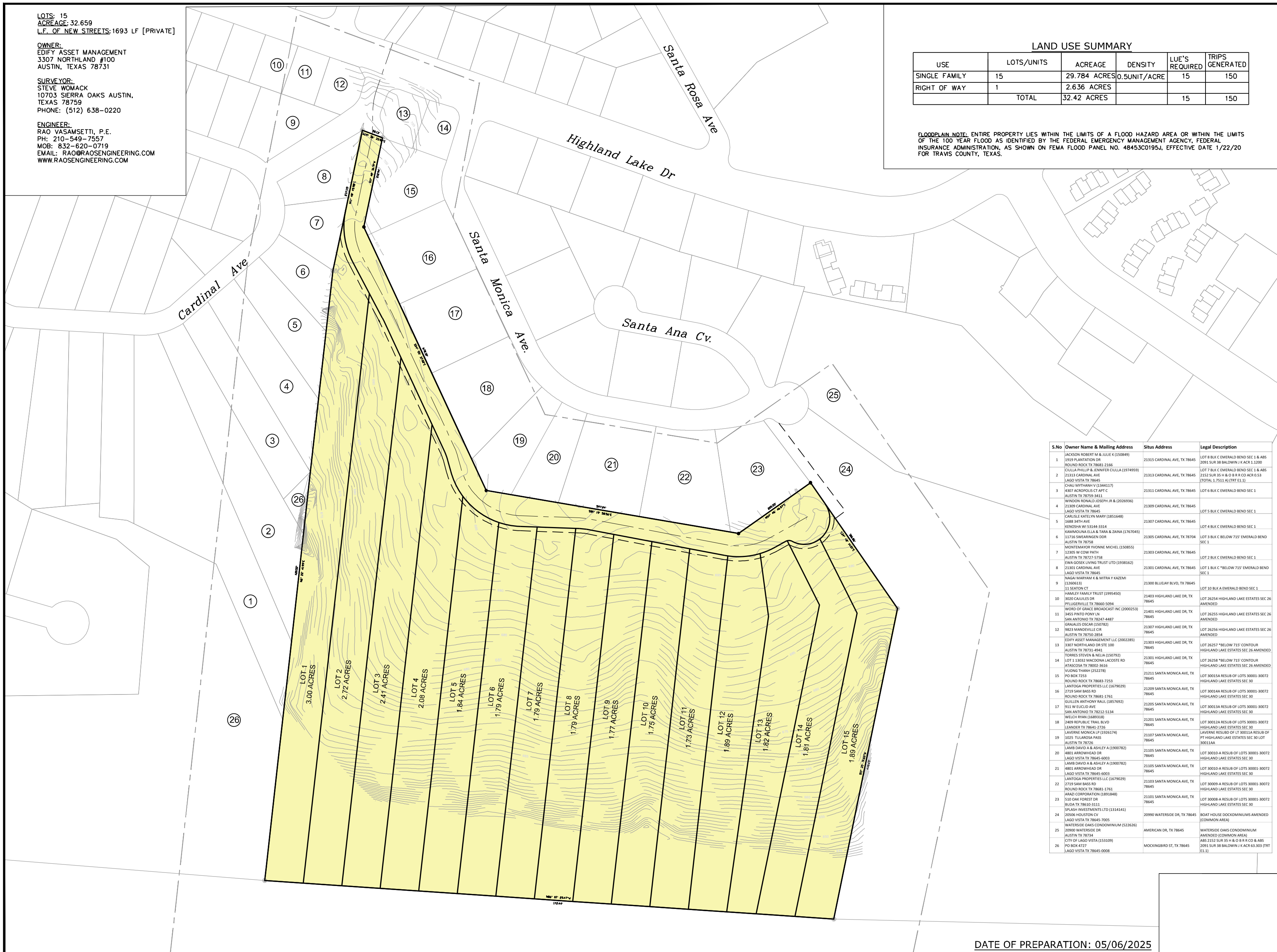
Concept Plan for Agenda Item 9B as included in the motion.

LOTS: 15
ACREAGE: 32.659
L.F. OF NEW STREETS: 1693 LF [PRIVATE]

OWNER:
EDIFY ASSET MANAGEMENT
3307 NORTHLAND #100
AUSTIN, TEXAS 78731

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS AUSTIN,
TEXAS 78759
PHONE: (512) 638-0220

ENGINEER:
RAO VASAMSETTI, P.E.
PH: 210-549-7557
MOB: 832-620-0719
EMAIL: RAO@RAOSENGINEERING.COM
WWW.RAOSENGINEERING.COM



LAND USE SUMMARY

USE	LOTS/UNITS	ACREAGE	DENSITY	LUE'S REQUIRED	TRIPS GENERATED
SINGLE FAMILY	15	29.784 ACRES	0.5UNIT/ACRE	15	150
RIGHT OF WAY	1	2.636 ACRES			
	TOTAL	32.42 ACRES		15	150

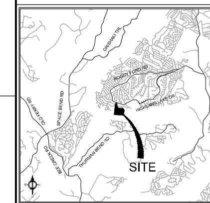
FLOODPLAIN NOTE: ENTIRE PROPERTY LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48453C0195J, EFFECTIVE DATE 1/22/20 FOR TRAVIS COUNTY, TEXAS.

S.No	Owner Name & Mailing Address	Situs Address	Legal Description
1	JACKSON ROBERT M & JULIE K (150849) 1919 PLANTATION DR ROUND ROCK TX 78681-2166	21315 CARDINAL AVE, TX 78645	LOT 8 BLK C EMERALD BEND SEC 1 & ABS 2091 SUR 38 BALDWIN J K ACR 1.1200
2	CIULLA PHILLIP & JENNIFER CIULLA (1974959) 21313 CARDINAL AVE LAGO VISTA TX 78645	21313 CARDINAL AVE, TX 78645	LOT 7 BLK C EMERALD BEND SEC 1 & ABS 2152 SUR 35 H & O B R R CO ACR 0.53 (TOTAL 1.7511 A) (TRT E1.1)
3	CHAU MYTHANH V (1344117) 4307 ACROPOLIS CT APT C AUSTIN TX 78759-3411	21311 CARDINAL AVE, TX 78645	LOT 6 BLK C EMERALD BEND SEC 1
4	WINDON RONALD JOSEPH JR & (2026936) 21309 CARDINAL AVE LAGO VISTA TX 78645	21309 CARDINAL AVE, TX 78645	LOT 5 BLK C EMERALD BEND SEC 1
5	CARLISLE KATELYN MARY (1851648) 1688 34TH AVE KENOSHA WI 53144-3314	21307 CARDINAL AVE, TX 78645	LOT 4 BLK C EMERALD BEND SEC 1
6	KAMMOUNA ELLA & TARA & ZAINA (1767045) 11716 SWEARINGEN DDR AUSTIN TX 78758	21305 CARDINAL AVE, TX 78704	LOT 3 BLK C BELOW 715' EMERALD BEND SEC 1
7	MONTEMAYOR YVONNE MICHEL (150855) 12305 W COW PATH AUSTIN TX 78727-5758	21303 CARDINAL AVE, TX 78645	LOT 2 BLK C EMERALD BEND SEC 1
8	EWA GOSEK LIVING TRUST UTD (1938162) 21301 CARDINAL AVE LAGO VISTA TX 78645	21301 CARDINAL AVE, TX 78645	LOT 1 BLK C *BELOW 715' EMERALD BEND SEC 1
9	NAGAI MARYAM K & MITRA Y KAZEMI (1260613) 11 SEATON CT	21300 BLUEJAY BLVD, TX 78645	LOT 10 BLK A EMERALD BEND SEC 1
10	HAMLEY FAMILY TRUST (1995450) 3020 CAJUILES DR PFLUGERVILLE TX 78660-5094	21403 HIGHLAND LAKE DR, TX 78645	LOT 26254 HIGHLAND LAKE ESTATES SEC 26 AMENDED
11	WORD OF GRACE BROADCAST INC (2000253) 3455 PINTO PONY LN SAN ANTONIO TX 78247-4487	21401 HIGHLAND LAKE DR, TX 78645	LOT 26255 HIGHLAND LAKE ESTATES SEC 26 AMENDED
12	GRAJALES OSCAR (150782) 9823 MANDEVILLE CIR AUSTIN TX 78750-2854	21307 HIGHLAND LAKE DR, TX 78645	LOT 26256 HIGHLAND LAKE ESTATES SEC 26 AMENDED
13	EDIFY ASSET MANAGEMENT LLC (2002285) 3307 NORTHLAND DR STE 100 AUSTIN TX 78731-4941	21303 HIGHLAND LAKE DR, TX 78645	LOT 26257 *BELOW 715' CONTOUR HIGHLAND LAKE ESTATES SEC 26 AMENDED
14	TORRES STEVEN & NELIA (150792) LOT 1 13032 MACDONA LACOSTE RD ATASCOSA TX 78002-3616	21301 HIGHLAND LAKE DR, TX 78645	LOT 26258 *BELOW 715' CONTOUR HIGHLAND LAKE ESTATES SEC 26 AMENDED
15	VUONG THANH (252278) PO BOX 7253 ROUND ROCK TX 78683-7253	21211 SANTA MONICA AVE, TX 78645	LOT 30015A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
16	LANTOGA PROPERTIES LLC (1679029) 2719 SAM BASS RD ROUND ROCK TX 78681-1761	21209 SANTA MONICA AVE, TX 78645	LOT 30014A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
17	GUILLEN ANTHONY RAUL (1857692) 911 W EUCLID AVE SAN ANTONIO TX 78212-5134	21205 SANTA MONICA AVE, TX 78645	LOT 30013A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
18	WELCH RYAN (1689318) 2409 REPUBLIC TRAIL BLVD LEANDER TX 78641-2726	21201 SANTA MONICA AVE, TX 78645	LOT 30012A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
19	LAVERNE MONICA LP (1926174) 1025 TULAROSA PASS AUSTIN TX 78726	21107 SANTA MONICA AVE, 78645	LAVERNE RESUBD OF LT 30011A RESUB OF PT HIGHLAND LAKE ESTATES SEC 30 LOT 30011AA
20	LAMB DAVID A & ASHLEY A (1900782) 4801 ARROWHEAD DR LAGO VISTA TX 78645-6003	21105 SANTA MONICA AVE, TX 78645	LOT 30010-A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
21	LAMB DAVID A & ASHLEY A (1900782) 4801 ARROWHEAD DR LAGO VISTA TX 78645-6003	21105 SANTA MONICA AVE, TX 78645	LOT 30010-A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
22	LANTOGA PROPERTIES LLC (1679029) 2719 SAM BASS RD ROUND ROCK TX 78681-1761	21103 SANTA MONICA AVE, TX 78645	LOT 30009-A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
23	ARAZI CORPORATION (1891848) 510 OAK FOREST DR BUDA TX 78610-3111	21101 SANTA MONICA AVE, TX 78645	LOT 30008-A RESUB OF LOTS 30001-30072 HIGHLAND LAKE ESTATES SEC 30
24	SPLASH INVESTMENTS LTD (1314141) 20506 HOUSTON CV LAGO VISTA TX 78645-7005	20990 WATERSIDE DR, TX 78645	BOAT HOUSE DOCKOMINIUMS AMENDED (COMMON AREA)
25	WATERSIDE OAKS CONDOMINIUM (522626) 20900 WATERSIDE DR AUSTIN TX 78734	AMERICAN DR, TX 78645	WATERSIDE OAKS CONDOMINIUM AMENDED (COMMON AREA)
26	CITY OF LAGO VISTA (153109) PO BOX 4727 LAGO VISTA TX 78645-0008	MOCKINGBIRD ST, TX 78645	ABS 2152 SUR 35 H & O B R R CO & ABS 2091 SUR 38 BALDWIN J K ACR 63.303 (TRT E1.1)

DATE OF PREPARATION: 05/06/2025

REV. NO.	DESCRIPTION	DATE

Notes:



LOCATION MAP

LEGEND

SCALE 1"= 100'

SIGNATURE/SEAL

03/15/2025
STATE OF TEXAS
RAO.S. VASAMSETTI
104346
LICENSED
PROFESSIONAL ENGINEER

RCE RAO'S CONSULTING ENGINEERS
TXPE FIRM#17655
P.O. BOX. 592991 SAN ANTONIO TX 78258
PHONE: 210.549.7557. FAX:512.856.4595
ww.raosengineering.com

PROJECT DESCRIPTION:
SANTA VISTA WAY SUBDIVISION

TITLE:
CONCEPT PLAN

DATE :	05/06/25	JOB NO.	2024-2502
DESIGNED BY : RV		DRG NO	C1.00
DRAWN BY : PK			
CHECKED BY : RV			

AGENDA ITEM NO. 10B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Susie Quinn, Interim City Secretary
SUBJECT:	Action rescinding **Resolution No. 25-2137,** and approving **Resolution No. 25-2145**, which established the Development and Building Advocacy and Support Subcommittee to assist residents, builders, and developers in resolving development-related issues through Early Intervention, Council Guidance, and Collaboration with City Staff; and providing an effective date. Resolution No. 25-2145 eliminates the language approved by consensus of the Council at the May 15, 2025 City Council meeting.
BACKGROUND:	At the May 15, 2025, City Council meeting, the **Development and Building Advocacy and Support Subcommittee**, was established and consists of Councilor Benefield, Councilor Owen and Mayor Pro Tem Durbin. This Subcommittee has met once. At the meeting consensus was also reached to eliminate the need to follow the open meetings act since it is a subcommittee to assist At the May 15, 2025, Council meeting consensus was reached to eliminate the need to follow the open meetings act (TOMA) since it is a subcommittee to assist applicants as the purpose of the subcommittee is not to override staff decisions, but to ensure concerns are heard, communication is consistent, and the public has an accessible venue for early assistance and constructive dialogue. The TOMA language was left in the Resolution No. 25-2137, which was approved at the June 26, 2025, City Council meeting and the reason why Resolution No. 25-2137 is requested to be rescinded.
FINANCIAL IMPACT:	Minimal. Staff time will be limited to coordination and participation as needed. No direct costs anticipated.
RECOMMENDATION:	Approve rescinding **Resolution No. 25-2137,** and approving **Resolution No. 25-2145**, which establishes the Development and authorizing the Development and Building Advocacy and

Support Subcommittee and defining its scope, participation, and recurring meetings.

ATTACHMENTS:
Res 25-2137 to be rescinded
Resolution No 25-3145 Building Advocacy and Support Subcommittee.docx

RESOLUTION NO. 25-2137

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, ESTABLISHING THE DEVELOPMENT AND BUILDING ADVOCACY AND SUPPORT SUBCOMMITTEE TO ASSIST RESIDENTS, BUILDERS, AND DEVELOPERS IN RESOLVING DEVELOPMENT-RELATED ISSUES THROUGH EARLY INTERVENTION, COUNCIL GUIDANCE, AND COLLABORATION WITH CITY STAFF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is committed to supporting responsible development, transparent governance, and timely execution of construction projects; and

WHEREAS, the City Council recognizes that residents, builders, and developers often encounter challenges with permitting, inspections, code enforcement, or procedural requirements; and

WHEREAS, the Council seeks to provide a proactive, accessible venue for individuals to raise concerns and receive guidance — particularly in matters involving stop work orders or code compliance; and

WHEREAS, a standing Council-led Subcommittee can assist in early intervention, offer direction, and facilitate communication with relevant City departments;

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

SECTION 1. Establishment

The **Development and Building Advocacy and Support Subcommittee** is hereby created. It shall consist of up to three (3) City Council Members appointed by the City Council with Council approval.

SECTION 2. Purpose and Responsibilities

The Subcommittee shall:

- Provide a recurring forum to hear concerns from residents, builders, and developers facing permitting issues, procedural delays, or enforcement actions;
- Assist in resolving matters related to code compliance and stop work orders through communication, documentation review, and staff engagement;

- Connect stakeholders with the appropriate City personnel and help coordinate solutions when needed;

- Identify recurring process breakdowns or inefficiencies and bring recommendations to the full Council.

This Subcommittee shall not override or replace official staff responsibilities but shall serve to improve communication and support resolution through collaborative engagement.

SECTION 3. Participation

The Subcommittee shall invite participation from relevant City departments and personnel, including but not limited to:

- Code Enforcement Officers

- The Director of Development Services

- Staff from Public Works, Permitting, and Inspections as appropriate

Meetings shall be posted in compliance with the Texas Open Meetings Act and shall be open to the public. The Subcommittee will meet regularly and remain accessible to all stakeholders.

SECTION 4. Effective Date

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 26th day of June 2025, by the City Council of the City of Lago Vista, Texas.

CITY OF LAGO VISTA, TEXAS · STATE OF TEXAS

CITY OF LAGO VISTA, TEXAS

Kevin Sullivan, Mayor

ATTEST:

Susie Quinn

Susie Quinn, Interim City Secretary

On a motion by Councilor Roberts, seconded by Mayor Pro Tem Durbin the above and foregoing instrument was passed and approved.

RESOLUTION NO. 25-2145

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, RESCINDING RESOLUTION NO. 25-2137 AND RE-ESTABLISHES THE DEVELOPMENT AND BUILDING ADVOCACY AND SUPPORT SUBCOMMITTEE TO ASSIST RESIDENTS, BUILDERS, AND DEVELOPERS IN RESOLVING DEVELOPMENT- RELATED ISSUES THROUGH EARLY INTERVENTION, COUNCIL GUIDANCE, AND COLLABORATION WITH CITY STAFF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is committed to supporting responsible development, transparent governance, and timely execution of construction projects; and

WHEREAS, the City Council recognizes that residents, builders, and developers often encounter challenges with permitting, inspections, code enforcement, or procedural requirements; and

WHEREAS, the Council seeks to provide a proactive, accessible venue for individuals to raise concerns and receive guidance — particularly in matters involving stop work orders or code compliance; and

WHEREAS, the City Council approved Resolution No.25-2137 on June 26, 2025, and herebys rescinds said Resolution No. 25-2137; and

WHEREAS, a standing Council-led Subcommittee can assist in early intervention, offer direction, and facilitate communication with relevant City departments;

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

<u>SECTION 1</u>. Establishment

The **Development and Building Advocacy and Support Subcommittee** is hereby created. It shall consist of up to three (3) City Council Members appointed by the City Council with Council approval.

<u>SECTION 2</u>. Purpose and Responsibilities

The Subcommittee shall:

- Provide a recurring forum to hear concerns from residents, builders, and developers facing permitting issues, procedural delays, or enforcement actions;
- Assist in resolving matters related to code compliance and stop work orders through communication, documentation review, and staff engagement;

- Connect stakeholders with the appropriate City personnel and help coordinate solutions when needed;

- Identify recurring process breakdowns or inefficiencies and bring recommendations to the full Council.

This Subcommittee shall not override or replace official staff responsibilities but shall serve to improve communication and support resolution through collaborative engagement.

SECTION 3. Participation

The Subcommittee shall invite participation from relevant City departments and personnel, including but not limited to:

- Code Enforcement Officers

- The Director of Development Services

- Staff from Public Works, Permitting, and Inspections as appropriate

SECTION 4. Effective Date

This Resolution shall take effect immediately upon its passage.

PASSED AND APPROVED this 26th day of June 2025, by the City Council of the City of Lago Vista, Texas.

CITY OF LAGO VISTA, TEXAS

ATTEST:

____
Kevin Sullivan, Mayor

____
Susie Quinn, Interim City Secretary

On a motion by Councilor Roberts, seconded by Mayor Pro Tem Durbin the above and foregoing instrument was passed and approved.

AGENDA ITEM NO. 10C

LAGO VISTA TEXAS

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Councilor Benefield, City Council

SUBJECT: Action approving **Resolution No. 25-2146** the installation of a mural on the exterior wall of the Lago Vista Golf Clubhouse and authorizing the City Manager to execute the necessary agreements.

BACKGROUND: Keep Lago Vista Beautiful (KLVB), in coordination with the Head Golf Professional and the Golf Course Advisory Committee, has developed a mural design for the exterior wall of the Lago Vista Golf Clubhouse. The design, created by artist Aaron Darling, has been approved by:

- Head Golf Professional
- Golf Course Advisory Committee
- KLVB

The mural depicts a scenic view of Lake Travis with golf elements and the Lago Vista brand, enhancing the aesthetic appeal of the clubhouse and promoting community pride.

The proposed installation location is on the west-facing upper wall of the clubhouse building, visible from the golf course and surrounding areas.

FINDINGS: KLVB seeks formal City Council approval to proceed with installation of the approved mural on the Lago Vista Golf Clubhouse exterior wall. The design has received prior approval from relevant stakeholders and will be funded and maintained by KLVB.

City Council approve the mural design and authorize installation at the designated location on the Golf Clubhouse.

FINANCIAL IMPACT: The mural is being donated and funded by KLVB, with no cost to the City for artwork, materials, or installation. Maintenance will be handled by KLVB in cooperation with City staff.

RECOMMENDATION: "I move to approve the Golf Clubhouse mural design as presented by Keep Lago Vista Beautiful, authorize installation at the designated location, and authorize the City Manager to execute any necessary agreements related to the project."

ATTACHMENTS:
RES No 25-2146 - Golf Course Mural.pdf
Artist picture of the proposed mural.pdf

DRAFT RESOLUTION
Resolution No. 2025-XX-XX
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, APPROVING THE INSTALLATION OF A MURAL ON THE EXTERIOR WALL OF THE LAGO VISTA GOLF CLUBHOUSE; AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista recognizes the value of public art in enhancing community spaces, promoting tourism, and fostering civic pride; and

WHEREAS, Keep Lago Vista Beautiful (KLVB), in coordination with the Head Golf Professional and the Golf Course Advisory Committee, has proposed the installation of a mural on the exterior wall of the Lago Vista Golf Clubhouse; and

WHEREAS, the mural design, created by artist Aaron Darling, has been approved by the Head Golf Professional, the Golf Course Advisory Committee, and a polling of KLVB members; and

WHEREAS, KLVB will fund and coordinate the mural installation at no cost to the City, and has committed to ongoing maintenance in cooperation with City staff;

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

1. The City Council hereby approves the mural design and authorizes its installation on the designated west-facing upper wall of the Lago Vista Golf Clubhouse.

2. The City Manager is authorized to execute any necessary agreements or approvals to facilitate the installation and maintenance of the mural.

3. This Resolution shall take effect immediately upon its adoption.

PASSED AND APPROVED this 17th day of August, 2025.

Mayor Kevin Sullivan

ATTEST:

Susie Quinn, Interim City Secretary

AGENDA ITEM SUMMARY

Meeting Date: August 17, 2025
Agenda Item: Approval of Golf Clubhouse Mural – Keep Lago Vista Beautiful
Type: Action Item

Summary:

KLVB seeks formal City Council approval to proceed with installation of the approved mural on the Lago Vista Golf Clubhouse exterior wall. The design has received prior approval from relevant stakeholders and will be funded and maintained by KLVB.

AGENDA ITEM NO. 10D

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Brad Bullock, City Attorney

SUBJECT: Action approving **Ordinance No. 25-08-21-02** repealing the City's Code of Ordinances, Chapter 6, Property Maintenance and Nuisances; Article 6.300 Noise; and providing a new Ordinance for the regulation of noise disturbance; providing for incorporation of premises, providing findings, providing for a repeal, providing a purpose, providing for enforcement, providing for territorial application, providing for compliance by contractors and proposed developments, providing for city contracts to be conditioned upon compliance, providing definitions, providing for specific noise disturbance prohibited, providing for affirmative defenses, providing for permits or variance, providing for appeals, providing for penalty not to exceed $2,000 per offense per day, providing for injunctive relief, providing cumulative repealer, savings, and severability clauses, providing for publication, engrossment and enrollment and providing an effective date.

BACKGROUND: Several months ago it was noted that the City's Noise Ordinance was not in compliance. This Ordinance repeals Article 6.300 of the Code of Ordinances and replaces it with a new Article 6.300.

FINANCIAL IMPACT: N/A

RECOMMENDATION: Approval or Ordinance No. 25-09-17-02 repealing the City's Code of Ordinances, Chapter 6, Property Maintenance and Nuisances; Article 6.300 Noise; and providing a new Ordinance for the regulation of noise disturbance; providing for incorporation of premises, providing findings, providing for a repeal, providing a purpose, providing for enforcement, providing for territorial application, providing for compliance by contractors and proposed developments, providing for city contracts to be conditioned upon compliance, providing definitions, providing for specific noise disturbance prohibited, providing for affirmative defenses, providing for permits or variance, providing for appeals, providing for penalty not to exceed $2,000 per offense per day, providing for injunctive relief, providing cumulative repealer, savings, and severability clauses, providing for publication, engrossment and enrollment and providing an effective date.

ATTACHMENTS:
ORD NO 25-21-08-02 Lago Vista Noise Ordinance - Article 6.300

CITY OF LAGO VISTA, TEXAS

ORDINANCE NO. 25-08-21-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS, REPEALING THE CITY'S CODE OF ORDINANCES, CHAPTER 6, PROPERTY MAINTENANCE AND NUISANCES; ARTICLE 6.300 NOISE; AND PROVIDING A NEW ORDINANCE FOR THE REGULATION OF NOISE DISTURBANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR A REPEAL; PROVIDING A PURPOSE; PROVIDING FOR ENFORCEMENT; PROVIDING FOR TERRITORIAL APPLICATION; PROVIDING FOR COMPLIANCE BY CONTRACTORS AND PROPOSED DEVELOPMENTS; PROVIDING FOR CITY CONTRACTS TO BE CONDITIONED UPON COMPLIANCE; PROVIDING DEFINITIONS; PROVIDING FOR SPECIFIC NOISE DISTURBANCE PROHIBITED; PROVIDING FOR AFFIRMATIVE DEFENSES; PROVIDING FOR PERMITS OF VARIANCE; PROVIDING FOR APPEALS; PROVIDING FOR PENALTY NOT TO EXCEED $2,000 PER OFFENSE PER DAY; PROVIDING FOR INJUNCTIVE RELIEF; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION, ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lago Vista is a Home Rule City; and

WHEREAS, the City Council has determined that Chapter 6, Property Maintenance and Nuisance, Article 6.300 of the City's Code of Ordinances, containing the noise ordinance, should be repealed in its entirety to be updated to minimize exposure to the physiological and psychological harm of excessive noise and to protect, promote, and preserve the public health, comfort, convenience, safety, and welfare; and

WHEREAS, it is the express intent of the City Council to control the level of noise in a manner which promotes commerce, protects the sleep and repose of citizens, and preserves the quality of life and the environment; and

WHEREAS, after due deliberation and consideration, the City Council has determined that the Ordinance set forth herein should be adopted, and that such Ordinance is in the best interest of the public health, safety, and welfare of the citizens of the city.

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

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations, the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Lago Vista, Texas and of the public health, safety, and welfare.

SECTION 3
REPEAL AND ADOPTION OF NEW SECTION 8.04

Chapter 6, Property Maintenance and Nuisance, Article 6.300, Noise, is repealed in its entirety and the following Article 6.300 is hereby enacted:

ARTICLE 6.300 NOISE

Sec. 6.301 Territorial Application

This article shall be applicable within the corporate limits of the city and further within the area immediately contiguous and adjacent to the city limits, extended for a total distance of 5,000 feet; provided, however, that this article shall not apply within any portion of said 5,000-feet area which is contained within the territory of any other municipal corporation. Any reference to the "city" within this article shall apply to the area described herein.

Sec. 6.302 Compliance By Contractors and Proposed Developments

It is the policy of the city that all contractors and subcontractors be required to comply with the provisions and intent of this article in their operations.

Sec. 6.303 City Contracts To Be Conditioned Upon Compliance

Any written agreement, purchase order, or instrument committing an expenditure of city funds in return for work, labor, services, supplies, equipment, materials, or any combination of the foregoing, shall be subject to the provisions of this article, and the person or entity entering into the contract must operate, construct, conduct, or manufacture its business without violating this article including current contracts entered into prior to the adoption of this section.

Sec. 6.304 Definitions

(a) The following words, terms, and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City. For purposes of this article 6.300 city shall include the corporate limits and the area described by Section 6.301 and above.

Construction. Any site preparation, assembly, erection, substantial repair, alteration, or similar action (excluding demolition) of, to or on structures, improvements, utilities, property, public or private right-of-way surfaces, or similar property.

Demolition. Any dismantling, intentional destruction, or removal of structures, improvements, utilities, property, public or private right-of-way surfaces, or similar property.

Device. Any mechanism which is intended to produce, or which actually produces, noise when operated or handled.

Emergency vehicle. A motor vehicle used in response to a public calamity or to protect persons or property from imminent exposure to danger.

Motor vehicle. Any vehicle propelled by mechanical power, such as, but not limited to, any passenger car, truck, truck-trailer, semi-trailer, camper, motorcycle, mini-bike, go-cart, dune buggy, or racing vehicle.

Noise disturbance. Any sound which disturbs, or which causes or tends to cause an adverse psychological or physiological effect upon, the sensibilities of a reasonable, prudent, adult person; any unreasonably loud or disturbing noise which is offensive to the sensibilities of a reasonable, prudent, adult person; and any unreasonably loud or disturbing noise which renders the enjoyment of life or property uncomfortable or interferes with public peace and comfort.

Noise disturbance per se. Not requiring extraneous evidence or support to establish the existence of a noise disturbance.

Nonresidential district. Any district not classified by the city's zoning ordinance as containing residential homes, apartments, townhomes, condominiums, or similar property.

Person. Any individual, firm, association, partnership, corporation, or any other entity, public or private.

Power equipment. Any motorized electric or fuel powered equipment, including but not limited to, tractors, lawnmowers, and other similar devices or equipment.

Powered model vehicle. Any self-propelled airborne, waterborne, or land borne plane, vessel, or vehicle, which is not designed to carry persons, including, but not limited to, any model airplane, boat, car, or rocket, including but not limited to those powered by internal combustion engines, whether tethered or not.

Property boundary. An imaginary line exterior to any enclosed structure, at the ground surface and its vertical extension, which separates the real property owned by one person from that owned by another person.

Quiet zone. Property on which a school, hospital, clinic, library, or other noise disturbance sensitive facility is operated.

Residential district. Any district classified by the city's zoning ordinance as containing residential homes, apartments, townhomes, condominiums, mixed-use development, or similar property.

(b) All terminology used in this article and not specifically defined above shall retain its meaning in conformance with applicable publications of the American National Standards Institute (ANSI) or its successor body and/or the latest volume of Webster's Collegiate Dictionary.

Sec. 6.305 Specific Noise Disturbance Prohibited

(a) No person shall allow, make, or cause to be made any unreasonably loud or disturbing noise in the city, which is offensive to the sensibilities of a reasonable, prudent, adult person, renders the enjoyment of life or property uncomfortable, interferes with public peace and comfort, or causes a noise disturbance as defined herein.

(b) The following list includes, but is not limited to, activities which can create unreasonably loud or disturbing noises in violation of this article, including activities which are noise disturbances per se, unless an exemption exists pursuant to section 6.306 or a permit of variance was first obtained as provided in section 6.307.

(1) Animals. Owning, keeping, possessing, or harboring any animal or animals which, by frequent or habitual noise making, unreasonably disturbs or interferes with the peace, comfort, or repose of the citizens of the city, or causes a noise disturbance as defined herein. The provisions of this article shall apply to all private or public facilities including any animal shelter or commercial kennel, which hold or treat animals.

(2) Radios, television sets, musical instruments, loud speaking amplifiers, and similar devices.

a. The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device for the producing or reproducing of sound, in such manner as to cause a noise disturbance.

Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. The using, operating, or permitting to be played, used, or operated any sound production or reproduction device, radio, receiving set, musical instrument, drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device that produces or reproduces sound for the purpose of attracting attention to any cause or demonstration, or to any performance, show, sale or display of merchandise so as to attract attention to such cause, demonstration or premises when such use is done in a manner which causes a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

c. The using, operating or permitting to be played, used or operated any sound production or reproduction device, radio, receiving set, musical instrument drums, phonograph, television set, loudspeakers and sound amplifiers or other machine or device on trucks or other moving vehicles for the purpose of attracting attention to any cause or demonstration, or for advertising any show, sale or display of merchandise when such use is done in a manner which causes a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

(3) Outdoor Music Venue.

a. For purposes of this subsection(b)(3), the term outdoor music venue means a property in a non-residential district allowing outdoor music venue as a use and where sound equipment is used to amplify sound that is not fully enclosed by permanent, solid walls and a roof. Prior to construction of an outdoor music venue, the owner must submit to the city of its approval a sound impact plan which must include sound mitigating design features, prescribed decibel levels and hours of operation, and any other elements required by the city manager or designee.

b. For outdoor music venues receiving a permit prior to the adoption of this subsection (b)(3), a second violation of this article by the owner or its agent shall entitle the city to require a sound impact plan and the construction of sound mitigation design features as determined by the city manager or designee.

(4) Vehicular sound amplification systems. Operating or controlling a motor vehicle in either a public or private place within the city and operating any sound device which is part of, or connected to, any radio, stereo receiver, compact disc player, cassette tape player, or

other similar device in the motor vehicle, in such a manner that, when operated, it is audible at a distance of 30 feet, or when operated, causes a person to be aware of the vibration accompanying the sound at a distance of 30 feet from the source when such operation is done in a manner which causes a noise disturbance.

(5) Yelling, shouting, etc. The yelling, shouting, crying, hooting, whistling, or singing of peddlers, hawkers, or any other person within the city in such a manner as to cause a noise disturbance.

(6) Loading operations. The loading or unloading of any vehicle within the city in such a manner as to cause a noise disturbance.

(7) Construction/maintenance/industrial work.

a. Operating or permitting to be operated any motorized or non-motorized equipment used in construction, maintenance, repair, alteration, erection or demolition of buildings, structures, improvements, streets, alleys, lawns, golf courses, or appurtenances thereto within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 7:00 p.m. and 7:00 a.m.

b. Operating or permitting to be operated any motorized or non-motorized equipment used in construction, maintenance, repair, alteration, or demolition work on buildings, structures, streets, alleys, lawns, golf courses, or appurtenances thereto within a nonresidential district in such a manner as to cause a noise disturbance.

c. Operating or permitting to be operated any gravel pit, rock crusher, or other machinery for the separation, gathering, grading, loading, or unloading of sand, rock, or gravel, within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 7:00 p.m. and 7:00 a.m.

d. Operating or permitting to be operated any gravel pit, rock crusher, or other machinery, equipment, and/or motor vehicle used for the separation, gathering, grading, loading or unloading of sand, rock, or gravel, and/or any other machinery, equipment, and/or motor vehicle used in the production of concrete or asphalt within a nonresidential district in such a manner as to cause a noise disturbance.

e. Operating or permitting the maintenance, servicing, and fueling of construction equipment, and the delivery of construction-related materials and/or equipment within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 7:00 p.m. and 7:00 a.m.

f. It is the responsibility of the developer/contractor to use good judgment when scheduling work in construction zones located in close proximity to residences, schools, churches, businesses, etc. This is to ensure that citizens are not subjected to undesirable or excessive construction noise. In addition to any other penalties provided by city ordinance, at locations where compliance is not being observed the city may issue written stop-work orders or may issue citations if it is determined that a violation of the ordinance exists.

g. For batch plants established prior to the adoption of this subsection (b)(7), a second violation of this article by the owner or its agent shall entitle the city to require a sound impact plan and the construction of sound mitigation design features as determined by the city manager or designee. To the extent the hours of operation in a planned development zoning ordinance, adopted by the city council prior to June 14, 2022, allowing a batch plant use conflict with the hours of operation in this article, the hours of operation in the planned development ordinance shall control.

(8) Power equipment.

a. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated by subsection (b)(7) above) within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated by subsection (b)(7) above) within a non-residential district in such a manner as to cause a noise disturbance.

(9) Motor vehicles – repairs or testing.

a. The repairing, rebuilding, modifying, or testing of any motor vehicle (including off-road vehicles) or watercraft within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. The repairing, rebuilding, modifying, or testing of any motor vehicle (including off-road vehicles) or watercraft within a non-residential district in such a manner as to cause a noise disturbance.

(10) Motor vehicles – running loud or out of repair.

a. The use of any motor vehicle or other vehicle so out of repair, so modified, or so loaded, which emits or creates loud or unnecessary grading, grinding, or rasping noise, the excessive spinning of the tires, or the racing of a motor vehicle engine unnecessarily within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. The use of any motor vehicle or other vehicle so out of repair, so modified, or so loaded, which emits or creates loud or unnecessary grading, grinding, or rasping noise, the excessive spinning of the tires, or the racing of a motor vehicle engine unnecessarily within a nonresidential district in such a manner as to cause a noise disturbance.

(11) Motor vehicles – Exhaust. The discharge into the open air of the exhaust of any motor vehicle in such a manner as to cause a noise disturbance, except as discharged through a muffler or other device which effectively and efficiently prevents loud and unusual noises and annoying smoke.

(12) Impulsive sources. Causing impulsive sound sources including, but not limited to, the use of fireworks, explosives, the firing of guns, or other explosive devices within the city in such a manner as to cause a noise disturbance. This is not intended to preclude, repeal or amend any existing ordinances prohibiting such acts.

(13) Powered model mechanical devices.

a. The flying of powered model vehicles, the firing or operating of model vehicles, or other similar noise producing devices, within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. The flying of powered model vehicles, the firing or operating of model vehicles, or other similar noise-producing devices within a nonresidential district in such a manner as to cause a noise disturbance.

(14) Refuse compacting vehicles. Operating or permitting to be operated any refuse compacting, processing, or collection vehicle or parking lot sweeper in any residential district or quiet zone, or within 500 feet of any residence or quiet zone in such a manner as to cause a noise disturbance between the hours of 10:00 p.m. and 7:00 a.m.

(15) Quiet zone. Creating a noise disturbance within or on any street adjacent to any quiet zone.

(16) Vibration. Using or causing the use of any device that creates any ground vibration which is perceptible without instruments at any point on or beyond the property boundary of the source.

(17) Stationary nonemergency signaling devices. Sounding or permitting the sounding of any electronically activated or amplified signal from any stationary bell, chime, siren, whistle, or similar device, intended primarily for non-emergency purposes, from any place for more than five minutes during any consecutive 60-minute period which causes a noise disturbance. Except such signaling device is allowed if used as a danger signal, and/or as required by law if vehicle is backing, starting, or turning in such a way as to likely cause a collision, unless conducted between the hours of 10:00 p.m. and 7:00 a.m.

Sec. 6.306 Affirmative Defenses

The following shall be an affirmative defense to prosecution for a violation of this article:

(a) The sound was produced by safety signals, storm warning sirens or horns, and the testing of such equipment, emergency vehicle sirens or horns used when responding to an emergency, and emergency pressure relief valves;

(b) The emission of any sound was caused in the performance of emergency or public service work, including police, fire, and public utility operations, acting in the performance of lawful duties to protect the health, safety, or welfare of the community;

(c) The sound was generated by natural phenomena;

(d) Activities conducted in or upon public parks or public property that are approved, sponsored, and/or sanctioned by the city in writing; and/or

(e) The sound was generated as authorized under the terms of a permit issued under section 6.307 below.

Sec. 6.307 Permits of Variance

(a) The city manager, or his or her designated representative, is authorized to grant permits for relief of any provision in this article on the basis of undue hardship in cases where:

(1) The sound source will be of short duration, and the activity cannot be conducted in a manner as to comply with this article;

(2) Additional time is necessary for the applicant to alter or modify their activity or operation to comply with this article; or

(3) No reasonable alternative is available to the applicant.

(b) The city manager, or his or her designated representative, may prescribe any reasonable conditions or requirements deemed necessary to minimize adverse effects and may suspend any permit issued for violating any provisions prescribed in the permit of variance.

(d) The fee to be charged to each applicant for processing permit applications shall be established by the city manager or adopted into the fee schedule.

Sec. 6.308 Appeals

(a) Any applicant who has been denied a permit of variance or any permittee whose permit has been suspended, shall have the right to a hearing before the City Council.

(b) Requests for a hearing shall be made in writing and received by the city manager, or his or her designated representative, within ten days of the date of the denial or the date of the notice of the suspension. The City Manager may review the appeal at a staff level and has the authority to reject the action of his or her designated representative and order that a permit be granted or to reinstate a suspended permit. However, should the City Manager uphold the denial or suspension of a permit, he or she shall, or his or her designated representative shall, schedule a hearing before the City Council within 30 days of receipt of the request.

(c) The City Council shall have the authority to review all pertinent files and information regarding the applicant/permittee which are in the custody of the city manager or his or her designated representative. Additionally, the City Council shall have the authority to accept written and verbal testimony from the city manager, his or her designated representative, any appropriate city staff member, applicant/permittee, and interested citizens. The City Council shall also have the authority to place time restrictions on the testimony to be given at the hearing.

(d) The City Council shall have the authority to assess whether the City Manager, or his or her designated representative, acted properly within the powers granted under this article in the denial or suspension of a permit. A majority vote of a quorum of the City Council shall determine whether to uphold or reject the city manager's or his or her designated representative's action. Upholding the action of the city manager, or his or her designated representative, shall affirm the denial or suspension. Rejection of the City Manager's or his or her designated representative's action shall automatically grant a permit or reinstate a suspended permit. The decision of the City Council shall be final.

(e) No person whose permit has been denied or suspended, shall create or allow the creation of the noise disturbance in dispute prior to final determination by the City Council.

Sec. 6.309 Penalty

A violation of this ordinance shall be a Class C misdemeanor and the penalty for any person violating any of the provisions of this article for which no specific penalty is prescribed shall be subject to section 1.109 of the Code of Ordinances of the City of Lago Vista Code of Ordinance, which shall be a fine of not less than one dollar ($1.00) and no more than five hundred dollars ($500), and each day a violation exists shall be a separate offense.

Sec. 6.310 Injunctive Relief

In addition to and accumulative of all other penalties, the city shall have the right to seek injunctive relief for any and all violations of this article.

Sec. 6.311 Purpose

The purpose of this article is to make it unlawful for any person or entity to make, cause to be made, or allow any unreasonably loud and disturbing noise of such a character, intensity, and duration as to be detrimental or offensive to the ordinary sensibilities of the citizens of the city, and/or which renders the enjoyment of life, health, or property uncomfortable, or interferes with the public peace and comfort.

Sec. 6.312 Enforcement

The City Council authorizes all law enforcement officers and code enforcement officers of the city to enforce this article and authorizes all actions allowed by law to be taken to ensure compliance. The city manager and chief of police shall have the authority and responsibility to oversee that proper enforcement actions are taken by authorized city personnel.

<u>SECTION 4</u>
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

<u>SECTION 5</u>
SAVINGS

All rights and remedies of the City of Lago Vista, Texas are expressly saved as to any and all violations of this provision of any other ordinance affecting the City's Code of Ordinances, "Article 6.300, Noise" which have secured at the time of the effective date of this Ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but maybe prosecuted until final disposition by the court.

<u>SECTION 6</u>
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal, or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

<u>SECTION 7</u>
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Lago Vista, Texas this the 21st day of August 2025.

City of Lago Vista

____
Kevin Sullivan, Mayor

ATTEST:

____
Susie Quinn, Interim City Secretary

On a motion by Councilor _________________, seconded by Councilor __________________, the foregoing document was passed and approved.

AGENDA ITEM NO. 10E

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Charles West, City Manager

SUBJECT: Action approving **Resolution No. 25-2147** releasing easement in document number 2008043815.

FINANCIAL IMPACT: To be determined.

AGENDA ITEM NO. 11A

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Charles West, City Manager
SUBJECT:	Discussion, consideration, and possible action on **Ordinance 25-08-21-01**, an ordinance of the City of Lago Vista, Texas, approving an annual Service Plan update and amendment to the Service and Assessment Plan for the Tessera on Lake Travis Public Improvement District.
BACKGROUND:	The City's PID Administrator, Rob Hayslip, with P3Works, will present the annual update to the SAP for Tessera's PID, including Improvement Areas 1, 2, 3, and the Major Improvement Area. The update documents the outstanding Assessments that are necessary for the tax roll that must be approved prior to sending to Travis County by October 1st.
FINANCIAL IMPACT:	There is no financial impact to the City. Assessments are billed to and collected from the property owners in the Tessera on Lake Travis community.
RECOMMENDATION:	To accept or deny Ordinance 25-08-21-01, an ordinance of the City of Lago Vista, Texas, approving an annual Service Plan update and amendment to the Service and Assessment Plan for the Tessera on Lake Travis Public Improvement District.

ATTACHMENTS:
ORD 25-08-21-01 Tessera Annual Service Plan with Exhibit

ORDINANCE NO. 25-08-21-01

AN ORDINANCE OF THE CITY OF LAGO VISTA, TEXAS APPROVING AN ANNUAL SERVICE PLAN UPDATE AND AMENDMENT TO THE SERVICE AND ASSESSMENT PLAN FOR THE TESSERA ON LAKE TRAVIS PUBLIC IMPROVEMENT DISTRICT

THE STATE OF TEXAS	§
COUNTY OF TRAVIS	§
CITY OF LAGO VISTA	§

WHEREAS, the City of Lago Vista, Texas (the "City") is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district;

WHEREAS, after providing all notices, holding all public hearings and complying with all prerequisites required by the Act and otherwise required by the laws of the State of Texas, the City Council of the City (the "City Council") created a public improvement district known as the Tessera on Lake Travis Public Improvement District (the "District");

WHEREAS, on November 1, 2012, the City Council passed and adopted Ordinance No. 12-11-01-01 (the "Assessment Ordinance") levying special assessments for platted land within the District (the "Assessed Property"), approving a service and assessment plan for the platted land (the "Original Service and Assessment Plan") attached as Exhibit A to the Assessment Ordinance, and approving an assessment roll for such platted land within the District;

WHEREAS, the Original Service and Assessment Plan is required to be reviewed and updated annually for the purpose of determining the annual budget for improvements in the District and the assessment for each property owner may be adjusted at that time;

WHEREAS, there has been presented to the City Council an update and amendment to the Service and Assessment Plan, Tessera On Lake Travis Public Improvement District 2024 Annual Service Plan Update (the "2025 Update") which identifies the portion of the District constituting the Major Improvement Area of the District (the "Major Improvement Area"), Improvement Area #1 of the District (the "Improvement Area #1 "), Improvement Area #2 of the District (the "Improvement Area #2"), and Improvement Area #3 of the District (the "improvement Area #3") and identifying costs of the Major Improvement Area improvements, Improvement Area #1 improvements, Improvement Area #2 improvements, and Improvement Area #3 improvements within the District, and updating the assessment roll for the assessed property in the District;

WHEREAS, pursuant to the Act, the proposed 2025 Update may only be approved by ordinance or order; and

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.

Section 2. The 2025 Update in substantially the form and content attached as Exhibit "A" hereto is hereby approved. The assessment rolls for Improvement Area #1, Improvement Area #2, Improvement Area #3, and the Major Improvement Area, attached to the 2024 Update as Exhibit A-1 for Improvement Area #1, Exhibit A-2 for Improvement Area #2, Exhibit A-3 for Improvement Area #3, and Exhibit A-4 for the Major Improvement Area are hereby ratified and approved by the City Council.

Section 3. This ordinance incorporates by reference all provisions and requirements of the Act.

Section 4. 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 po1iions of this Ordinance; and the City Council hereby declares it would have passed such remaining portion of this Ordinance, despite such invalidity, which remaining p01iions shall remain in full force and effect.

Section 5. This Ordinance shall take effect immediately from and after its passage and it is accordingly so ordained.

PASSED, APPROVED, AND ADOPTED on the 21st day of August 2025.

CITY OF LAGO VISTA, TEXAS

ATTEST

Kevin Sullivan, Mayor

Robin Smith, City Secretary

On a motion by Councilor _______________, seconded by Councilor __________________, the foregoing instrument was passed and approved.

TESSERA ON LAKE TRAVIS
PUBLIC IMPROVEMENT DISTRICT
2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 21, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings given to them in the 2024 Amended and Restated Service and Assessment Plan (the "2024 A&R SAP") unless otherwise defined in this 2025 Annual Service Plan Update or unless the context in which a term is used clearly requires a different meaning.

The District was created pursuant to the PID Act by a resolution of the City Council on August 16, 2012, to finance certain Authorized Improvements for the benefit of the property in the District.

On November 1, 2012, the City Council approved the Original Service and Assessment Plan for the District by adopting an ordinance, which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Rolls.

On December 7, 2017, the City Council approved the 2017 Service and Assessment Plan Update for Improvement Area #2 by adopting Ordinance No. 17-12-07-01 which (1) added Improvement Area #2, (2) identified the budgets for Authorized Improvements in Improvement Area #2, (3) identified the Assessments for Assessed Property within Improvement Area #2, (4) reallocated Improvement Area #2's allocable share of the Major Improvement Area Assessments from the Major Improvement Area Assessment Roll to the Improvement Area #2 Assessment Roll, and (5) reflected the revised Major Improvement Area Assessment Roll.

On July 5, 2018, the City Council approved the 2018 Annual Service Plan Update for the District which also updated the Assessment Rolls.

On May 16, 2019, the City Council approved the 2019 Annual Service Plan Update for the District which also updated the Assessment Rolls.

On July 23, 2020, the City Council approved the 2020 Amended and Restated Service and Assessment Plan which served to amend and restate the Original Service and Assessment Plan in its entirety for the purposes of (1) amending and restating the Original Service and Assessment Plan, as updated, amended, and supplemented from time to time, in its entirety, (2) identifying the budget for certain Supplemental Major Improvements benefitting the entire District, (3) allocating the costs of such Supplemental Major Improvements among the Parcels within the District, (4) identifying 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, (5) reflecting the issuance of the Improvement Area #1 2020 Bonds to refund the Improvement Area #1 2012 Bonds, (6) reflecting 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 (7) updating the Assessment Rolls for the District.

On July 15, 2021, the City Council approved the 2021 Annual Service Plan Update for the District which updated the Assessment Rolls for 2021.

On September 15, 2022, the City Council approved the 2022 Annual Service Plan Update for the District by adopting Ordinance No. 22-09-15-04, which updated the Assessment Rolls for 2022.

On September 21, 2023, the City Council approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 23-09-21-02, which updated the Assessment Rolls for 2023.

On January 4, 2024, the City approved the 2024 A&R SAP for the District by adopting Ordinance No. 24-01-04-02. The 2024 A&R SAP served to amend and restate the 2020 Amended and Restated Service and Assessment Plan in its entirety for the purposes of: (1) amending and restating the 2020 Amended and Restated Service and Assessment Plan, as updated, amended, and supplemented from time to time, in its entirety, (2) identifying the budget for the Improvement Area #3 Improvements, (3) identifying the Improvement Area #3 Special Assessments to be levied on Improvement Area #3 Assessed Property, (4) reflecting the issuance of the Improvement Area #3 2024 Bonds to pay for a portion of the costs of the Improvement Area #3 Projects, and (5) updating the Assessment Rolls for the District.

On August 15, 2024, the City Council approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 24-08-15-01, which updated the Assessment Rolls for 2024.

The 2024 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2024 Amended and Restated SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Tessera on Lake Travis Phase 1A was filed and recorded with the County on April 1, 2014, and consists of 212 residential Lots, 33 Lots of Non-Benefited Property, and 2 Commercial Lots.
- The final plat of Tessera on Lake Travis Phase 1B1 was filed and recorded with the County on July 3, 2018, and consists of 45 residential Lots and 4 Lots of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 1B2 was filed and recorded with the County on September 16, 2021, and consists of 49 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Lots 8R thru 11R, Block D of Tessera on Lake Travis Phase 1A was filed and recorded with the County on November 12, 2021, and re-platted lots 8R, 9R, 10R and 11R within Phase 1A.

See the completed Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	**Number of Units**
1	80
2	35
3	34
4	12
5	20
6	21
7	12
8	45
13	49
Total	**308**

Improvement Area #2

- The final plat of Tessera on Lake Travis Phase 3A1 was filed and recorded with the County on July 3, 2018, and consists of 58 residential Lots and 1 Lot of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 3A2 was filed and recorded with the County on November 28, 2018, and consists of 92 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 3A3 was filed and recorded with the County on November 28, 2018, and consists of 29 residential Lots and 2 Lots of Non-Benefited Property.

- The final plat of Tessera on Lake Travis Phase 3B was filed and recorded with the County on July 16, 2021, and consists of 92 residential Lots and 3 Lots of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 4A was filed and recorded with the County on December 20, 2022, and consists of 70 residential Lots and 3 Lots of Non-Benefited Property.

See the completed Lot Type classification summary within Improvement Area #2 below:

Improvement Area #2	
Lot Type	**Number of Units**
9	119
10	60
11	52
12	40
19	70
Total	**341**

Improvement Area #3

- The final plat of Tessera on Lake Travis Phase 2A, was filed and recorded with the County on December 28, 2023, and consists of 206 residential Lots and 6 Lots of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 2B, was filed and recorded with the County on January 4, 2024, and consists of 181 residential Lots and 5 Lots of Non-Benefited Property.
- The final plat of Tessera on Lake Travis Phase 3C, was filed and recorded with the County on December 28, 2023, and consists of 24 residential Lots and 1 Lot of Non-Benefited Property.

See the anticipated Lot Type classification summary within Improvement Area #3 below:

Improvement Area #3	
Lot Type	**Number of Units**
14	201
15	97
16	89
17	24
18	157
Total	**568**

Major Improvement Area

- There have not been any recorded plats in the Major Improvement Area.

LOT AND HOME SALES

Improvement Area #1

Per the Travis Central Appraisal District records, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 1: 0 Lots
  - Lot Type 2: 1 Lot
  - Lot Type 3: 0 Lots
  - Lot Type 4: 0 Lots
  - Lot Type 5: 0 Lots
  - Lot Type 6: 5 Lots
  - Lot Type 7: 1 Lots
  - Lot Type 8: 0 Lots
  - Lot Type 13: 0 Lots
- Homebuilder Owned:
  - Lot Type 1: 5 Lot
  - Lot Type 2: 0 Lots
  - Lot Type 3: 0 Lots
  - Lot Type 4: 0 Lots
  - Lot Type 5: 0 Lots
  - Lot Type 6: 7 Lots
  - Lot Type 7: 0 Lots
  - Lot Type 8: 1 Lot
  - Lot Type 13: 2 Lots
- End-User Owner:
  - Lot Type 1: 75 Lots
  - Lot Type 2: 34 Lots
  - Lot Type 3: 34 Lots
  - Lot Type 4: 12 Lots
  - Lot Type 5: 20 Lots

- Lot Type 6: 12 Lots
- Lot Type 7: 11 Lots
- Lot Type 8: 44 Lots
- Lot Type 13: 47 Lots

Improvement Area #2

Per the Per the Travis Central Appraisal District records, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 9: 0 Lots
  - Lot Type 10: 0 Lots
  - Lot Type 11: 1 Lot
  - Lot Type 12: 0 Lots
  - Lot Type 19: 0 Lots
- Homebuilder Owned:
  - Lot Type 9: 0 Lots
  - Lot Type 10: 0 Lots
  - Lot Type 11: 0 Lots
  - Lot Type 12: 6 Lots
  - Lot Type 19: 31 Lots
- End-User Owner:
  - Lot Type 9: 119 Lots
  - Lot Type 10: 60 Lots
  - Lot Type 11: 51 Lots
  - Lot Type 12: 40 Lots
  - Lot Type 19: 39 Lots

Improvement Area #3

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type 14: 178 Lots
  - Lot Type 15: 49 Lots
  - Lot Type 16: 89 Lots
  - Lot Type 17: 0 Lots
  - Lot Type 18: 157 Lot

- Homebuilder Owned:
  - Lot Type 14: 23 Lots
  - Lot Type 15: 47 Lots
  - Lot Type 16: 0 Lots
  - Lot Type 17: 24 Lots
  - Lot Type 18: 0 Lots
- End-User Owner:
  - Lot Type 14: 0 Lots
  - Lot Type 15: 1 Lots
  - Lot Type 16: 0 Lots
  - Lot Type 17: 0 Lots
  - Lot Type 18: 0 Lots

See **Exhibit C** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the 2012 SAP and they were dedicated to the City on September 11, 2014.

Improvement Area #2

The Developer has completed the Authorized Improvements listed in the 2012 SAP and they were dedicated to the City on January 31, 2019.

Improvement Area #3

Per the Quarterly Report dated March 31, 2025, the Authorized Improvements listed in the 2024 A&R SAP for Improvement Area #3 are currently under construction and projected to be completed in the third quarter of 2026 The budget for the Authorized Improvements remains unchanged as shown on the table below.

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Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent of Budget Spent	Forecast Completion Date
Phase 2 Improvements				
Water & Sanitary Sewer	$4,128,280.00	$3,606,322.95	87.36%	February 2024
Roadway	$15,866,700.00	$16,833,380.87	106.09%	May 2024
Drainage	$3,535,260.00	$3,148,398.79	89.06%	February 2024
Landscaping	$1,302,300.00	$939,076.30	72.11%	May 2024
Total Phase 2 Improvements	$24,832,540.00	$24,527,178.91	98.77%	May 2024
Phase 3C Improvements				
Water & Sanitary Sewer	$235,266.00	$32,760.00	13.92%	March 2024
Roadway	$759,394.00	$477,072.43	62.82%	March 2024
Drainage	$123,257.50	$0.00	0.00%	March 2024
Landscaping	$117,880.00	$3,847.50	3.26%	March 2024
Total Phase 3C Improvements	$1,235,797.50	$513,679.93	41.57%	March 2024
Phase 4B Improvements				
Water & Sanitary Sewer	$1,337,600.00	$0.00	0.00%	September 2026
Roadway	$4,310,380.00	$582,557.00	13.52%	September 2026
Drainage	$1,687,100.00	$0.00	0.00%	September 2026
Landscaping	$633,000.00	$0.00	0.00%	September 2026
Total Phase 4B Improvements	$7,968,080.00	$582,557.00	7.31%	September 2026
IA#3 PID Community Infrastructure	$8,445,167.20	$7,793,355.34	92.28%	September 2026
Total IA#3 Improvements	$42,481,584.70	$33,416,771.18	78.66%	September 2026

Major Improvement Area

The Developer has completed the Authorized Improvements listed in the 2012 SAP and they were dedicated to the City on September 11, 2014. The pool and park area are being operated according to the Public Park Facilities Operating and Maintenance Agreement.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of $3,389,136.89. The outstanding Assessment is less than the $3,450,000.00 in outstanding Improvement Area #1 Bonds due to prepayment of Assessment for which Improvement Area Bonds #1 have not yet been redeemed.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of $4,167,748.79 The outstanding Assessment is less than the $4,260,000.00 in outstanding Improvement Area #2 Bonds due to prepayment of Assessment for which Improvement Area Bonds #2 have not yet been redeemed.

Improvement Area #3

Improvement Area #3 has an outstanding Assessment of $13,047,000.00.

Major Improvement Area

The Major Improvement Area has an outstanding Assessment of $14,464,999.94, of which $13,720,959.39 is attributable to the Major Improvement Area Initial Bonds and $746,525.40 is attributable to the Major Improvement Area Supplemental Bonds.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- ***Principal and Interest*** - The total principal and interest required for the Annual Installment is $289,000.00.
- ***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 $23,325.40.

Improvement Area #1 Administrative Expenses		
PID Administrator	$	6,663.40
City Auditor		301.59
Filing Fees		100.53
County Collection		100.53
Trustee Fees		3,500.00
Dissemination Agent Fees		1,500.00
P3Works Dev/Issuer CDA Review		2,300.00
Financial Advisor Annual fee		1,000.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(3,640.65)
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	**$**	**23,325.40**

Improvement Area #1 Annual Installment		
Due January 31, 2026		
Principal	$	165,000.00
Interest		124,000.00
Administrative Expenses		23,325.40
Total Annual Installment	**$**	**312,325.40**

See the Limited Offering Memorandum for the pay period. See **Exhibit B-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the Limited Offering Memorandum.

Improvement Area #2

- ***Principal and Interest*** - The total principal and interest required for the Annual Installment is $326,850.00.
- ***Delinquency and Prepayment Reserve*** – The Delinquency and Prepayment Reserve Requirement, as defined in the applicable Indenture, is equal to 5.5% of the outstanding bonds or $234,300.00 and has not been met. As such, the Delinquency and Prepayment Reserve will be funded with additional interest on the outstanding assessment, resulting in a Delinquency and Prepayment Reserve amount due of $21,300.00.
- ***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 $8,480.98.

Improvement Area #2 Administrative Expenses		
PID Administrator	$	8,066.22
City Auditor		365.08
Filing Fees		121.69
County Collection		121.69
Trustee Fees		3,500.00
Dissemination Agent Fees		1,500.00
P3Works Dev/Issuer CDA Review		2,300.00
Financial Advisor Annual fee		1,000.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(19,993.70)
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	**$**	**8,480.98**

Improvement Area #2 Annual Installment		
Due January 31, 2026		
Principal	$	115,000.00
Interest		211,850.00
Additional Interest		21,300.00
Administrative Expenses		8,480.98
Total Annual Installment	**$**	**356,630.98**

See the Official Statement for the pay period. See **Exhibit B-2** for the debt service schedule for the Improvement Area #2 Bonds as shown in the Official Statement.

Improvement Area #3

- ***2024 Bonds Principal and Interest*** - The total principal and interest required for the 2024 Bonds Annual Installment is $908,771.00.
- ***Reimbursement Obligation Principal and Interest*** - The total principal and interest required for the Improvement Area #3 Reimbursement Obligation is $1,408,820.
- ***Delinquency and Prepayment Reserve*** – The Delinquency and Prepayment Reserve Requirement, as defined in the applicable Indenture, is equal to 5.5% of the outstanding bonds or $717,585.00 and has not been met. As such, the Delinquency and Prepayment Reserve will be funded with additional interest on the outstanding assessment, resulting in a Delinquency and Prepayment Reserve amount due of $65,235.00.
- ***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 $105,771.48.

Improvement Area #3 Administrative Expenses		
PID Administrator	$	24,346.33
City Auditor		1,101.92
Filing Fees		367.31
County Collection		367.31
Trustee Fees		3,500.00
Dissemination Agent Fees		1,500.00
Draw Request Review		10,000.00
P3Works Dev/Issuer CDA Review		3,500.00
Financial Advisor Annual fee		1,000.00
Past Due P3Worksc LLC Invoices		58,588.61
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	**$**	**105,771.48**

Improvement Area #3 Annual Installment		
Due January 31, 2026		
2024 Bonds Principal	$	150,000.00
2024 Bonds Interest		758,771.00
2024 Bonds Additional Interest		65,235.00
Reimbursement Obligation Principal		242,000.00
Reimbursement Obligation Interest		1,166,820.00
Administrative Expenses		105,771.48
Total Annual Installment	**$**	**2,488,597.48**

See the Limited Offering Memorandum for the pay period. See **Exhibit B-3** for the debt service schedule for the Improvement Area #3 Bonds as shown in the Limited Offering Memorandum. See **Exhibit B-4** for the annual installment schedule for the Improvement Area #3 Reimbursement Obligation.

Major Improvement Area

- ***Principal and Interest*** - The total principal and interest required for the Annual Installment is $1,019,318.76.
- ***Accreted Interest*** – There is no accreted interest required for the Annual Installment.
- ***Delinquency and Prepayment Reserve*** – The Delinquency and Prepayment Reserve Requirement, as defined in the applicable Indenture, is equal to 5.5% of the outstanding bonds or $795,575.00 and has not been met. As such, the Delinquency and Prepayment Reserve will be funded with additional interest on the outstanding assessment, resulting in a Delinquency and Prepayment Reserve amount due of $72,325.00.
- ***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 $29,059.70.

Major Improvement Area Administrative Expenses		
PID Administrator	$	27,207.35
City Auditor		1,231.41
Filing Fees		410.47
County Collection		410.47
Trustee Fees		3,500.00
Dissemination Agent Fees		1,500.00
P3Works Dev/Issuer CDA Review		2,300.00
Financial Advisor Annual fee		1,000.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(20,000.00)
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	**$**	**29,059.70**

Major Improvement Area Annual Installment		
Due January 31, 2026		
Principal	$	290,000.00
Interest		729,318.76
Additional Interest		72,325.00
Administrative Expenses		29,059.70
Total Annual Installment	**$**	**1,120,703.46**

See the Limited Offering Memorandum for the pay period. See **Exhibit B-5** for the debt service schedule for the Major Improvement Area Bonds as shown in the Limited Offering Memorandum.

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Exhibit "A"

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

The following is a list of all Parcels or Lots that made a Prepayment in full within Improvement Area #1:

Improvement Area #1 - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
842220	1	20-Jan-17
842162	2	25-May-17
877916	7	30-Jan-18
842157	2	3-Dec-18
842196	3	5-Dec-18
842229	1	31-Dec-18
842160	2	12-Feb-19
842155	2	12-Mar-19
842203	2	9-Feb-22
908672	8	28-Jan-22
908682	8	13-Aug-22
842098	5	3-Nov-22
908688	8	10-May-24

Improvement Area #2

The following is a list of all Parcels or Lots that made a Prepayment in full within Improvement Area #2:

Improvement Area #2 - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
918839	9	12-Jun-20
909017	9	31-Jan-21
918804	10	23-Dec-20
909021	9	29-Mar-21
909069	9	26-Feb-21
909053	9	25-Mar-21
915537	9	16-Dec-24
918812	10	2-Jun-25

Improvement Area #3

No full prepayments of Assessments have occurred within Improvement Area #3.

Major Improvement Area

No full prepayments of Assessments have occurred within the Major Improvement Area.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

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

Improvement Area #1 - Partial Prepayments		
Property ID	Lot Type	Amount Prepaid
842120	5	$ 1,775.06
842146	1	$ 4,227.48
842212	1	$ 791.03
842231	1	$ 9.48
842375	1	$ 1,727.48
842225	1	$ 9.54
842153	2	$ 0.20
842217	1	$ 781.49
842223	1	$ 792.12
842156	2	$ 1,003.37
842106	5	$ 1,777.52
Total		**$ 12,894.77**

Improvement Area #2

No partial prepayments of Assessments have occurred within Improvement Area #2.

Improvement Area #3

No partial prepayments of Assessments have occurred within Improvement Area #3.

Major Improvement Area

No partial prepayments of Assessments have occurred within the Major Improvement Area.

Exhibit "A"

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized 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		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 165,000.00	$ 165,000.00	$ 175,000.00	$ 175,000.00	$ 180,000.00
Interest		124,000.00	118,843.76	113,687.50	108,218.76	102,750.00
	(1)	$ 289,000.00	$ 283,843.76	$ 288,687.50	$ 283,218.76	$ 282,750.00
Administrative Expenses	(2)	$ 23,325.40	$ 23,791.91	$ 24,267.75	$ 24,753.10	$ 25,248.16
Total Annual Installments	**(3) = (1)+(2)**	**$ 312,325.40**	**$ 307,635.67**	**$ 312,955.25**	**$ 307,971.86**	**$ 307,998.16**

Improvement Area #2						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 115,000.00	$ 115,000.00	$ 120,000.00	$ 125,000.00	$ 135,000.00
Interest		211,850.00	206,675.00	201,500.00	195,500.00	189,250.00
	(1)	$ 326,850.00	$ 321,675.00	$ 321,500.00	$ 320,500.00	$ 324,250.00
Additional Interest	(2)	$ 21,300.00	$ 20,500.00	$ 1,475.00	$ -	$ -
Administrative Expenses	(3)	$ 8,480.98	$ 8,650.60	$ 8,823.61	$ 9,000.08	$ 9,180.09
Total Annual Installments	**(4) = (1)+(2)+(3)**	**$ 356,630.98**	**$ 350,825.60**	**$ 331,798.61**	**$ 329,500.08**	**$ 333,430.09**

Improvement Area #3						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Improvement Area #3 2024 Bonds						
Principal		$ 150,000.00	$ 157,000.00	$ 166,000.00	$ 175,000.00	$ 183,000.00
Interest		758,771.00	751,646.00	744,189.00	736,304.00	727,991.00
	(1)	$ 908,771.00	$ 908,646.00	$ 910,189.00	$ 911,304.00	$ 910,991.00
Additional Interest	(3)	$ 65,235.00	$ 64,485.00	$ 63,700.00	$ 62,870.00	$ 61,995.00
Improvement Area #3 Reimbursement Obligation						
Principal		$ 242,000.00	$ 258,000.00	$ 275,000.00	$ 293,000.00	$ 311,000.00
Interest		1,166,820.00	1,152,300.00	1,136,820.00	1,120,320.00	1,102,740.00
	(2)	$ 1,408,820.00	$ 1,410,300.00	$ 1,411,820.00	$ 1,413,320.00	$ 1,413,740.00
Administrative Expenses	(4)	$ 105,771.48	$ 107,886.91	$ 110,044.65	$ 112,245.54	$ 114,490.45
Total Annual Installments	**(5) = (1)+(2)+(3)+(4)**	**$ 2,488,597.48**	**$ 2,491,317.91**	**$ 2,495,753.65**	**$ 2,499,739.54**	**$ 2,501,216.45**

Major Improvement Area						
Annual Installments Due		**1/31/2026**	**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**
Principal		$ 290,000.00	$ 305,000.00	$ 320,000.00	$ 335,000.00	$ 355,000.00
Interest		729,318.76	714,818.76	699,568.76	683,568.76	666,818.76
Accreted Interest		-	-	-	-	-
	(1)	$ 1,019,318.76	$ 1,019,818.76	$ 1,019,568.76	$ 1,018,568.76	$ 1,021,818.76
Additional Interest	(2)	$ 72,325.00	$ 70,875.00	$ 69,350.00	$ 67,750.00	$ 66,075.00
Administrative Expenses	(3)	$ 29,059.70	$ 29,640.89	$ 30,233.71	$ 30,838.39	$ 31,455.15
Total Annual Installments	**(4) = (1)+(2)+(3)**	**$ 1,120,703.46**	**$ 1,120,334.65**	**$ 1,119,152.47**	**$ 1,117,157.15**	**$ 1,119,348.91**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Rolls attached hereto as **Exhibit A-1**, **Exhibit A-2**, **Exhibit A-3**, and **Exhibit A-4**. The Parcels or Lots shown on the Assessment Rolls will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

Exhibit "A"

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

				Improvement Area #1	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[d]
842093	01828301010000		5	$ 17,284.22	$ 1,566.45
842094	01828301020000		5	$ 17,284.22	$ 1,566.45
842095	01828601010000		5	$ 17,284.22	$ 1,566.45
842096	01828601020000		5	$ 17,284.22	$ 1,566.45
842097	01828601030000		5	$ 17,284.22	$ 1,566.45
842098	01828601040000	[c]	5	$ -	$ -
842100	01828303010000		5	$ 17,284.22	$ 1,566.45
842101	01828303020000		4	$ 15,821.98	$ 1,433.93
842102	01828303030000		4	$ 15,821.98	$ 1,433.93
842103	01828303040000		4	$ 15,821.98	$ 1,433.93
842104	01828303050000		5	$ 17,284.22	$ 1,566.45
842105	01828303060000		5	$ 17,284.22	$ 1,566.45
842107	01828303080000		5	$ 17,284.22	$ 1,566.45
842108	01828303090000		5	$ 17,284.22	$ 1,566.45
842109	01828303100000		5	$ 17,284.22	$ 1,566.45
842110	01828303110000		5	$ 17,284.22	$ 1,566.45
842115	01828304050000		Non-Benefited	$ -	$ -
842121	01828304110000		5	$ 17,284.22	$ 1,566.45
842122	01828304120000		5	$ 17,284.22	$ 1,566.45
842123	01828304130000		4	$ 15,821.98	$ 1,433.93
842124	01828304140000		4	$ 15,821.98	$ 1,433.93
842125	01828304150000		4	$ 15,821.98	$ 1,433.93
842126	01828304160000		4	$ 15,821.98	$ 1,433.93
842127	01828304170000		4	$ 15,821.98	$ 1,433.93
842128	01828304180000		4	$ 15,821.98	$ 1,433.93
842129	01828304190000		4	$ 15,821.98	$ 1,433.93
842130	01828304200000		4	$ 15,821.98	$ 1,433.93
842131	01828304210000		4	$ 15,821.98	$ 1,433.93
842132	01828305010000		Non-Benefited	$ -	$ -
842133	01828306010000		Non-Benefited	$ -	$ -
842134	01848301010000		Non-Benefited	$ -	$ -
842135	01848301020000		Non-Benefited	$ -	$ -
842136	01848301030000		Non-Benefited	$ -	$ -
842137	01848302010000		1	$ 7,702.44	$ 698.06
842138	01848302020000		1	$ 7,702.44	$ 698.06
842139	01848303010000		2	$ 9,889.34	$ 893.92
842140	01848303020000		2	$ 9,889.34	$ 893.92
842141	01848303030000		1	$ 7,702.44	$ 698.06
842142	01848303040000		1	$ 7,702.44	$ 698.06
842143	01848303050000		1	$ 7,702.44	$ 698.06
842144	01848303060000		1	$ 7,702.44	$ 698.06
842145	01848303070000		1	$ 7,702.44	$ 698.06
842147	01848304010000		Non-Benefited	$ -	$ -
842148	01848305010000		2	$ 9,889.34	$ 893.92
842149	01848305020000		2	$ 9,889.34	$ 893.92
842150	01848305030000		2	$ 9,889.34	$ 893.92
842151	01848305040000		2	$ 9,889.34	$ 893.92
842152	01848305050000		2	$ 9,889.34	$ 893.92
842154	01848305070000		2	$ 9,889.34	$ 893.92
842155	01848305080000	[c]	2	$ -	$ -

Exhibit "A"

				Improvement Area #1	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[d]
842157	01848305100000	[c]	2	$ -	$ -
842158	01848306010000		2	$ 9,889.34	$ 893.92
842159	01848306020000		2	$ 9,889.34	$ 893.92
842160	01848306030000	[c]	2	$ -	$ -
842161	01848306040000		2	$ 9,889.34	$ 893.92
842162	01848306050000	[c]	2	$ -	$ -
842163	01848306060000		Non-Benefited	$ -	$ -
842164	01848306070000		3	$ 12,809.53	$ 1,160.91
842165	01848306080000		3	$ 12,809.53	$ 1,160.91
842166	01848306090000		3	$ 12,809.53	$ 1,160.91
842167	01848306100000		3	$ 12,809.53	$ 1,160.91
842168	01848306110000		3	$ 12,809.53	$ 1,160.91
842169	01848306120000		3	$ 12,809.53	$ 1,160.91
842170	01848306130000		3	$ 12,809.53	$ 1,160.91
842171	01848306140000		Non-Benefited	$ -	$ -
842172	01848306150000		3	$ 12,809.53	$ 1,160.91
842173	01848306160000		3	$ 12,809.53	$ 1,160.91
842174	01848306170000		3	$ 12,809.53	$ 1,160.91
842175	01848306180000		3	$ 12,809.53	$ 1,160.91
842176	01848306190000		3	$ 12,809.53	$ 1,160.91
842177	01848306200000		3	$ 12,809.53	$ 1,160.91
842178	01848306210000		3	$ 12,809.53	$ 1,160.91
842179	01828601050000		Non-Benefited	$ -	$ -
842180	01848307010000		3	$ 12,809.53	$ 1,160.91
842181	01848307020000		3	$ 12,809.53	$ 1,160.91
842182	01848307030000		3	$ 12,809.53	$ 1,160.91
842183	01848307040000		3	$ 12,809.53	$ 1,160.91
842184	01848307050000		3	$ 12,809.53	$ 1,160.91
842185	01848307060000		3	$ 12,809.53	$ 1,160.91
842186	01848307070000		3	$ 12,809.53	$ 1,160.91
842187	01848307080000		3	$ 12,809.53	$ 1,160.91
842188	01848307090000		Non-Benefited	$ -	$ -
842189	01848307100000		5	$ 17,284.22	$ 1,566.45
842190	01848307110000		5	$ 17,284.22	$ 1,566.45
842191	01848308010000		3	$ 12,809.53	$ 1,160.91
842192	01848308020000		3	$ 12,809.53	$ 1,160.91
842193	01848308030000		Non-Benefited	$ -	$ -
842194	01848308040000		3	$ 12,809.53	$ 1,160.91
842195	01848308050000		3	$ 12,809.53	$ 1,160.91
842196	01848308060000	[c]	3	$ -	$ -
842197	01848308070000		3	$ 12,809.53	$ 1,160.91
842198	01848308080000		3	$ 12,809.53	$ 1,160.91
842199	01848308090000		3	$ 12,809.53	$ 1,160.91
842200	01848308100000		3	$ 12,809.53	$ 1,160.91
842201	01848308110000		3	$ 12,809.53	$ 1,160.91
842202	01848308120000		2	$ 9,889.34	$ 893.92
842203	01848308130000	[c]	2	$ -	$ -
842204	01848308140000		2	$ 9,889.34	$ 893.92
842205	01848308150000		2	$ 9,889.34	$ 893.92
842206	01848308160000		1	$ 7,702.44	$ 698.06

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Annual Installment Due 1/31/2026[d]
842207	01848308170000		1	$ 7,702.44	$ 698.06
842213	01848308190000		1	$ 7,702.44	$ 698.06
842214	01848308200000		1	$ 7,702.44	$ 698.06
842215	01848308210000		1	$ 7,702.44	$ 698.06
842216	01848308220000		1	$ 7,702.44	$ 698.06
842218	01848308240000		1	$ 7,702.44	$ 698.06
842219	01848308250000		3	$ 12,809.53	$ 1,160.91
842220	01848308260000	[c]	1	$ -	$ -
842221	01848308270000		1	$ 7,702.44	$ 698.06
842222	01848308280000		1	$ 7,702.44	$ 698.06
842224	01848308300000		1	$ 7,702.44	$ 698.06
842226	01848308320000		3	$ 12,809.53	$ 1,160.91
842227	01848308330000		1	$ 7,702.44	$ 698.06
842228	01848308340000		1	$ 7,702.44	$ 698.06
842229	01848308350000	[c]	1	$ -	$ -
842230	01848308360000		1	$ 7,702.44	$ 698.06
842232	01848308380000		1	$ 7,702.44	$ 698.06
842233	01848308390000		1	$ 7,702.44	$ 698.06
842234	01848308400000		2	$ 9,889.34	$ 893.92
842235	01848308410000		2	$ 9,889.34	$ 893.92
842247	01848308510000		Non-Benefited	$ -	$ -
842252	01848308560000		Non-Benefited	$ -	$ -
842261	01848308650000		Non-Benefited	$ -	$ -
842289	01848309010000		Non-Benefited	$ -	$ 893.92
842290	01848310010000		Non-Benefited	$ -	$ 893.92
842299	01848001230000		Non-Benefited	$ -	$ 893.92
842300	01848001240000		Non-Benefited	$ -	$ 893.92
842318	01848001250000		2	$ 9,889.34	$ 698.06
842319	01848001260000		2	$ 9,889.34	$ 698.06
842320	01848001270000		2	$ 9,889.34	$ 698.06
842321	01848001280000		2	$ 9,889.34	$ -
842322	01848001290000		2	$ 9,889.34	$ 698.06
842323	01848001300000		2	$ 9,889.34	$ 698.06
842324	01848001310000		2	$ 9,889.34	$ 893.92
842325	01848001320000		2	$ 9,889.34	$ 893.92
842326	01848001330000		2	$ 9,889.34	$ 893.92
842327	01848001340000		2	$ 9,889.34	$ 893.92
842328	01848007010000		1	$ 7,702.44	$ 698.06
842329	01848007020000		1	$ 7,702.44	$ 698.06
842330	01848007030000		1	$ 7,702.44	$ 698.06
842331	01848007040000		Non-Benefited	$ -	$ -
842332	01848007050000		1	$ 7,702.44	$ 698.06
842333	01848007060000		1	$ 7,702.44	$ 698.06
842334	01848007070000		1	$ 7,702.44	$ 698.06
842335	01848007080000		2	$ 9,889.34	$ 893.92
842336	01848007090000		2	$ 9,889.34	$ 893.92
842337	01848008010000		Non-Benefited	$ -	$ -
842338	01868001010000		1	$ 7,702.44	$ 698.06
842339	01868001020000		1	$ 7,702.44	$ 698.06
842340	01868001030000		1	$ 7,702.44	$ 698.06

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Annual Installment Due 1/31/2026[d]
842341	01868001040000		1	$ 7,702.44	$ 698.06
842342	01868001050000		1	$ 7,702.44	$ 698.06
842343	01868001060000		1	$ 7,702.44	$ 698.06
842344	01868001070000		1	$ 7,702.44	$ 698.06
842345	01868001080000		1	$ 7,702.44	$ 698.06
842346	01868002010000		1	$ 7,702.44	$ 698.06
842347	01868002020000		1	$ 7,702.44	$ 698.06
842348	01868002030000		1	$ 7,702.44	$ 698.06
842349	01868002040000		1	$ 7,702.44	$ 698.06
842350	01868002050000		1	$ 7,702.44	$ 698.06
842351	01868002060000		1	$ 7,702.44	$ 698.06
842352	01868002070000		1	$ 7,702.44	$ 698.06
842353	01868002080000		1	$ 7,702.44	$ 698.06
842354	01868002090000		1	$ 7,702.44	$ 698.06
842355	01868002100000		Non-Benefited	$ -	$ -
842356	01868002110000		1	$ 7,702.44	$ 698.06
842357	01868002120000		1	$ 7,702.44	$ 698.06
842358	01868002130000		1	$ 7,702.44	$ 698.06
842359	01868002140000		Non-Benefited	$ -	$ -
842360	01868002150000		1	$ 7,702.44	$ 698.06
842361	01868002160000		1	$ 7,702.44	$ 698.06
842362	01868002170000		1	$ 7,702.44	$ 698.06
842363	01868002180000		1	$ 7,702.44	$ 698.06
842364	01868002190000		1	$ 7,702.44	$ 698.06
842365	01868003010000		Non-Benefited	$ -	$ -
842366	01868301010000		1	$ 7,702.44	$ 698.06
842367	01868301020000		1	$ 7,702.44	$ 698.06
842368	01868301030000		1	$ 7,702.44	$ 698.06
842369	01868301040000		1	$ 7,702.44	$ 698.06
842370	01868302010000		1	$ 7,702.44	$ 698.06
842371	01868302020000		1	$ 7,702.44	$ 698.06
842372	01868302030000		1	$ 7,702.44	$ 698.06
842373	01868302040000		1	$ 7,702.44	$ 698.06
842374	01868302050000		1	$ 7,702.44	$ 698.06
842376	01868302070000		1	$ 7,702.44	$ 698.06
842377	01868302080000		Non-Benefited	$ -	$ -
842380	01868302090000		1	$ 7,702.44	$ 698.06
842381	01868302100000		1	$ 7,702.44	$ 698.06
842382	01868302110000		1	$ 7,702.44	$ 698.06
842383	01868302120000		1	$ 7,702.44	$ 698.06
842384	01868302130000		1	$ 7,702.44	$ 698.06
842385	01868302140000		1	$ 7,702.44	$ 698.06
842386	01868302150000		1	$ 7,702.44	$ 698.06
842387	01868302160000		1	$ 7,702.44	$ 698.06
842388	01868303010000		Non-Benefited	$ -	$ -
842389	01868304010000		Non-Benefited	$ -	$ -
842390	01888001010000		Non-Benefited	$ -	$ -
842392	01908001020000		Non-Benefited	$ -	$ -
842394	01908003010000		Non-Benefited	$ -	$ -
842395	01908003020000		Non-Benefited	$ -	$ -

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Annual Installment Due 1/31/2026[d]
842396	01908003030000		Non-Benefited	$ -	$ -
842397	01908003040000		Non-Benefited	$ -	$ -
877894	01848308670000		6	$ 16,050.89	$ 1,454.67
877895	01848308680000		6	$ 16,050.89	$ 1,454.67
877896	01848308690000		6	$ 16,050.89	$ 1,454.67
877897	01848308700000		6	$ 16,050.89	$ 1,454.67
877898	01848308710000		6	$ 16,050.89	$ 1,454.67
877899	01848308720000		6	$ 16,050.89	$ 1,454.67
877900	01848308730000		6	$ 16,050.89	$ 1,454.67
877901	01848308740000		6	$ 16,050.89	$ 1,454.67
877902	01848308750000		6	$ 16,050.89	$ 1,454.67
877903	01848308760000		6	$ 16,050.89	$ 1,454.67
877904	01848308770000		7	$ 17,834.33	$ 1,606.11
877905	01848308780000		7	$ 17,834.33	$ 1,606.11
877906	01848308790000		7	$ 17,834.33	$ 1,606.11
877907	01848308800000		7	$ 17,834.33	$ 1,606.11
877908	01848308810000		7	$ 17,834.33	$ 1,606.11
877909	01848308820000		7	$ 17,834.33	$ 1,606.11
877910	01828304220000		7	$ 17,834.33	$ 1,606.11
877911	01828304230000		7	$ 17,834.33	$ 1,606.11
877912	01828304240000		7	$ 17,834.33	$ 1,606.11
877913	01828304250000		7	$ 17,834.33	$ 1,606.11
877914	01828304260000		7	$ 17,834.33	$ 1,606.11
877915	01828304270000		7	$ 17,834.33	$ 1,606.11
877916	01828304280000	[c]	5	$ -	$ -
904587	01848310040000		6	$ 16,050.89	$ 1,454.67
904588	01848310050000		6	$ 16,050.89	$ 1,454.67
904589	01848310060000		6	$ 16,050.89	$ 1,454.67
904590	01848310070000		6	$ 16,050.89	$ 1,454.67
904591	01848001350000		6	$ 16,050.89	$ 1,454.67
904592	01848001360000		6	$ 16,050.89	$ 1,454.67
904593	01848001370000		6	$ 16,050.89	$ 1,454.67
908663	01848311010000		Non-Benefited	$ -	$ -
908664	01848306220000		Non-Benefited	$ -	$ -
908665	01848306230000		8	$ 11,229.85	$ 1,014.32
908666	01848306240000		8	$ 11,229.85	$ 1,014.32
908667	01848306250000		8	$ 11,229.85	$ 1,014.32
908668	01848306260000		8	$ 11,229.85	$ 1,014.32
908669	01848306270000		8	$ 11,229.85	$ 1,014.32
908670	01848306280000		8	$ 11,229.85	$ 1,014.32
908671	01848306290000		8	$ 11,229.85	$ 1,014.32
908672	01848306300000	[c]	8	$ -	$ -
908673	01848306310000		8	$ 11,229.85	$ 1,014.32
908674	01848306320000		8	$ 11,229.85	$ 1,014.32
908675	01848306330000		8	$ 11,229.85	$ 1,014.32
908676	01848305110000		8	$ 11,229.85	$ 1,014.32
908677	01848305120000		8	$ 11,229.85	$ 1,014.32
908678	01848305130000		8	$ 11,229.85	$ 1,014.32
908679	01848305140000		8	$ 11,229.85	$ 1,014.32
908680	01848305150000		8	$ 11,229.85	$ 1,014.32

Exhibit "A"

				Improvement Area #1	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[d]
908681	01848305160000		8	$ 11,229.85	$ 1,014.32
908682	01848305170000	[c]	8	$ -	$ -
908683	01848305180000		8	$ 11,229.85	$ 1,014.32
908684	01848305190000		8	$ 11,229.85	$ 1,014.32
908685	01848305200000		8	$ 11,229.85	$ 1,014.32
908686	01848305210000		8	$ 11,229.85	$ 1,014.32
908687	01848305220000		8	$ 11,229.85	$ 1,014.32
908688	01848305230000	[c]	8	$ -	$ -
908689	01848305240000		8	$ 11,229.85	$ 1,014.32
908690	01848305250000		8	$ 11,229.85	$ 1,014.32
908691	01848305260000		8	$ 11,229.85	$ 1,014.32
908692	01848305270000		8	$ 11,229.85	$ 1,014.32
908693	01848305280000		8	$ 11,229.85	$ 1,014.32
908694	01848305290000		8	$ 11,229.85	$ 1,014.32
908695	01848312010000		Non-Benefited	$ -	$ -
908696	01848313010000		Non-Benefited	$ -	$ -
908697	01848313020000		8	$ 11,229.85	$ 1,014.32
908698	01848313030000		8	$ 11,229.85	$ 1,014.32
908699	01848313040000		8	$ 11,229.85	$ 1,014.32
908700	01848313050000		8	$ 11,229.85	$ 1,014.32
908701	01848313060000		8	$ 11,229.85	$ 1,014.32
908702	01848313070000		8	$ 11,229.85	$ 1,014.32
908703	01848313080000		8	$ 11,229.85	$ 1,014.32
908704	01848313090000		8	$ 11,229.85	$ 1,014.32
908705	01848313100000		8	$ 11,229.85	$ 1,014.32
908706	01848313110000		8	$ 11,229.85	$ 1,014.32
908707	01848313120000		8	$ 11,229.85	$ 1,014.32
908708	01848313130000		8	$ 11,229.85	$ 1,014.32
908709	01848313140000		8	$ 11,229.85	$ 1,014.32
908710	01848313150000		8	$ 11,229.85	$ 1,014.32
908711	01848313160000		8	$ 11,229.85	$ 1,014.32
937440	01828302020000		Non-Benefited	$ -	$ -
937441	01828302030000		Non-Benefited	$ -	$ -
955279	01868001090000		13	$ 11,340.93	$ 1,027.82
955280	01868001100000		13	$ 11,340.93	$ 1,027.82
955281	01868001110000		13	$ 11,340.93	$ 1,027.82
955282	01868001120000		13	$ 11,340.93	$ 1,027.82
955283	01868001130000		13	$ 11,340.93	$ 1,027.82
955284	01868001140000		13	$ 11,340.93	$ 1,027.82
955285	01868002200000		13	$ 11,340.93	$ 1,027.82
955286	01868002210000		13	$ 11,340.93	$ 1,027.82
955287	01868002220000		13	$ 11,340.93	$ 1,027.82
955288	01868002230000		13	$ 11,340.93	$ 1,027.82
955289	01868002240000		13	$ 11,340.93	$ 1,027.82
955290	01868002250000		13	$ 11,340.93	$ 1,027.82
955291	01868002260000		13	$ 11,340.93	$ 1,027.82
955292	01868002270000		13	$ 11,340.93	$ 1,027.82
955293	01868002280000		13	$ 11,340.93	$ 1,027.82
955294	01868002290000		13	$ 11,340.93	$ 1,027.82
955295	01868002300000		13	$ 11,340.93	$ 1,027.82

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Annual Installment Due 1/31/2026[d]
955296	01868002310000		13	$ 11,340.93	$ 1,027.82
955297	01868002320000		13	$ 11,340.93	$ 1,027.82
955298	01868002330000		13	$ 11,340.93	$ 1,027.82
955299	01868002340000		13	$ 11,340.93	$ 1,027.82
955300	01868002350000		13	$ 11,340.93	$ 1,027.82
955301	01868002360000		13	$ 11,340.93	$ 1,027.82
955302	01868002370000		13	$ 11,340.93	$ 1,027.82
955303	01868002380000		Non-Benefited	$ -	$ -
955304	01868005010000		Non-Benefited	$ -	$ -
955305	01868005020000		13	$ 11,340.93	$ 1,027.82
955306	01868005030000		13	$ 11,340.93	$ 1,027.82
955307	01868005040000		13	$ 11,340.93	$ 1,027.82
955308	01868005050000		13	$ 11,340.93	$ 1,027.82
955309	01868005060000		13	$ 11,340.93	$ 1,027.82
955310	01868005070000		13	$ 11,340.93	$ 1,027.82
955311	01868005080000		13	$ 11,340.93	$ 1,027.82
955312	01868005090000		13	$ 11,340.93	$ 1,027.82
955313	01868005100000		13	$ 11,340.93	$ 1,027.82
955314	01868005110000		13	$ 11,340.93	$ 1,027.82
955315	01868005120000		13	$ 11,340.93	$ 1,027.82
955316	01868005130000		13	$ 11,340.93	$ 1,027.82
955317	01868005140000		13	$ 11,340.93	$ 1,027.82
955318	01868005150000		13	$ 11,340.93	$ 1,027.82
955319	01868005160000		13	$ 11,340.93	$ 1,027.82
955320	01868005170000		13	$ 11,340.93	$ 1,027.82
955321	01868005180000		13	$ 11,340.93	$ 1,027.82
955322	01868005190000		13	$ 11,340.93	$ 1,027.82
955323	01868005200000		13	$ 11,340.93	$ 1,027.82
955324	01868005210000		13	$ 11,340.93	$ 1,027.82
955325	01868005220000		13	$ 11,340.93	$ 1,027.82
955326	01868005230000		13	$ 11,340.93	$ 1,027.82
955327	01868005240000		13	$ 11,340.93	$ 1,027.82
955328	01868302220000		Non-Benefited	$ -	$ -
955329	01868302230000		13	$ 11,340.93	$ 1,027.82
955330	01868302240000		13	$ 11,340.93	$ 1,027.82
960032	01848310080000		6	$ 16,050.89	$ 1,454.67
960033	01848310090000		6	$ 16,050.89	$ 1,454.67
960034	01848310100000		6	$ 16,050.89	$ 1,454.67
960035	01848310110000		6	$ 16,050.89	$ 1,454.67
987278	01868005350000		Non-Benefited	$ -	$ -
842120	01828304100000	[b]	5	$ 15,843.29	$ 1,435.86
842146	01848303080000	[b]	1	$ 4,270.72	$ 387.05
842212	01848308180000	[b]	1	$ 7,060.31	$ 639.87
842231	01848308370000	[b]	1	$ 7,694.74	$ 697.37
842375	01868302060000	[b]	1	$ 6,300.13	$ 570.97
842225	01848308310000	[b]	1	$ 7,694.70	$ 697.36
842153	01848305060000	[b]	2	$ 9,889.17	$ 896.25
842217	01848308230000	[b]	1	$ 7,068.05	$ 640.57
842223	01848308290000	[b]	1	$ 7,059.42	$ 639.79
842156	01848305090000	[b]	2	$ 9,074.84	$ 822.44

Exhibit "A"

				Improvement Area #1	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[d]
842106	01828303070000	[b]	5	$ 15,841.30	$ 1,435.68
Total				**$ 3,389,136.89**	**$ 308,524.09**

Note:

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

[b] Property ID has partially prepaid their Assessment.

[c] Property ID paid their Assessment in full.

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

Exhibit "A"

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Annual Installment Due 1/31/2026[c]
842491	01888001030000		Non-Benefited	$ -	$ -
909013	01868301050000		9	$ 10,853.05	$ 908.58
909014	01868301060000		9	$ 10,853.05	$ 908.58
909015	01868301070000		9	$ 10,853.05	$ 908.58
909016	01868301080000		9	$ 10,853.05	$ 908.58
909017	01868301090000	[b]	9	$ -	$ -
909018	01868301100000		9	$ 10,853.05	$ 908.58
909021	01868305010000	[b]	9	$ -	$ -
909022	01868305020000		9	$ 10,853.05	$ 908.58
909023	01868305030000		9	$ 10,853.05	$ 908.58
909024	01868305040000		9	$ 10,853.05	$ 908.58
909025	01868305050000		9	$ 10,853.05	$ 908.58
909026	01868305060000		9	$ 10,853.05	$ 908.58
909027	01868305070000		9	$ 10,853.05	$ 908.58
909028	01868305080000		9	$ 10,853.05	$ 908.58
909029	01868305090000		9	$ 10,853.05	$ 908.58
909030	01868305100000		9	$ 10,853.05	$ 908.58
909031	01868305110000		9	$ 10,853.05	$ 908.58
909032	01868305120000		9	$ 10,853.05	$ 908.58
909033	01868305130000		9	$ 10,853.05	$ 908.58
909034	01868305140000		9	$ 10,853.05	$ 908.58
909035	01868305150000		9	$ 10,853.05	$ 908.58
909036	01868305160000		9	$ 10,853.05	$ 908.58
909037	01868305170000		9	$ 10,853.05	$ 908.58
909038	01868305180000		9	$ 10,853.05	$ 908.58
909039	01868305190000		9	$ 10,853.05	$ 908.58
909040	01868305200000		9	$ 10,853.05	$ 908.58
909042	01868306010000		Non-Benefited	$ -	$ -
909043	01868307010000		9	$ 10,853.05	$ 908.58
909044	01868307020000		9	$ 10,853.05	$ 908.58
909045	01868307030000		9	$ 10,853.05	$ 908.58
909046	01868307040000		9	$ 10,853.05	$ 908.58
909047	01868307050000		9	$ 10,853.05	$ 908.58
909048	01868307060000		9	$ 10,853.05	$ 908.58
909049	01868307070000		9	$ 10,853.05	$ 908.58
909050	01868307080000		9	$ 10,853.05	$ 908.58
909051	01868307090000		9	$ 10,853.05	$ 908.58
909052	01868307100000		9	$ 10,853.05	$ 908.58
909053	01868307110000	[b]	9	$ -	$ -
909054	01868307120000		9	$ 10,853.05	$ 908.58
909055	01868307130000		9	$ 10,853.05	$ 908.58
909056	01868307140000		9	$ 10,853.05	$ 908.58
909057	01868307150000		9	$ 10,853.05	$ 908.58
909058	01868307160000		9	$ 10,853.05	$ 908.58
909059	01868307170000		9	$ 10,853.05	$ 908.58
909060	01868307180000		9	$ 10,853.05	$ 908.58
909061	01868307190000		9	$ 10,853.05	$ 908.58
909062	01868307200000		9	$ 10,853.05	$ 908.58
909063	01868307210000		9	$ 10,853.05	$ 908.58
909064	01868307220000		9	$ 10,853.05	$ 908.58

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Annual Installment Due 1/31/2026[c]
909065	01868307230000		9	$ 10,853.05	$ 908.58
909066	01868307240000		9	$ 10,853.05	$ 908.58
909067	01868307250000		9	$ 10,853.05	$ 908.58
909068	01868307260000		9	$ 10,853.05	$ 908.58
909069	01868307270000	[b]	9	$ -	$ -
909070	01868307280000		9	$ 10,853.05	$ 908.58
909071	01868307290000		9	$ 10,853.05	$ 908.58
909072	01868307300000		9	$ 10,853.05	$ 908.58
909073	01868307310000		9	$ 10,853.05	$ 908.58
909074	01868307320000		9	$ 10,853.05	$ 908.58
915507	01848313170000		9	$ 10,853.05	$ 908.58
915508	01848313180000		9	$ 10,853.05	$ 908.58
915509	01848313190000		9	$ 10,853.05	$ 908.58
915510	01848313200000		9	$ 10,853.05	$ 908.58
915511	01848313210000		Non-Benefited	$ -	$ -
915512	01848313220000		9	$ 10,853.05	$ 908.58
915513	01848313230000		9	$ 10,853.05	$ 908.58
915514	01848313240000		9	$ 10,853.05	$ 908.58
915515	01848313250000		9	$ 10,853.05	$ 908.58
915516	01848313260000		9	$ 10,853.05	$ 908.58
915517	01848313270000		9	$ 10,853.05	$ 908.58
915518	01848314010000		9	$ 10,853.05	$ 908.58
915519	01848314020000		9	$ 10,853.05	$ 908.58
915520	01848314030000		9	$ 10,853.05	$ 908.58
915521	01848314040000		9	$ 10,853.05	$ 908.58
915522	01848314050000		9	$ 10,853.05	$ 908.58
915523	01848314060000		9	$ 10,853.05	$ 908.58
915524	01848314070000		9	$ 10,853.05	$ 908.58
915525	01848314080000		9	$ 10,853.05	$ 908.58
915526	01848314090000		9	$ 10,853.05	$ 908.58
915527	01848601010000		9	$ 10,853.05	$ 908.58
915528	01848601020000		9	$ 10,853.05	$ 908.58
915529	01848601030000		9	$ 10,853.05	$ 908.58
915530	01848601040000		9	$ 10,853.05	$ 908.58
915531	01848601050000		9	$ 10,853.05	$ 908.58
915532	01848601060000		9	$ 10,853.05	$ 908.58
915533	01848601070000		Non-Benefited	$ -	$ -
915534	01848602010000		9	$ 10,853.05	$ 908.58
915535	01848602020000		9	$ 10,853.05	$ 908.58
915536	01848602030000		9	$ 10,853.05	$ 908.58
915537	01848602040000	[b]	9	$ -	$ -
918798	01848313280000		10	$ 13,566.31	$ 1,135.72
918799	01848313290000		10	$ 13,566.31	$ 1,135.72
918800	01848313300000		10	$ 13,566.31	$ 1,135.72
918801	01848313310000		10	$ 13,566.31	$ 1,135.72
918802	01848313320000		10	$ 13,566.31	$ 1,135.72
918803	01848313330000		10	$ 13,566.31	$ 1,135.72
918804	01848313340000	[b]	10	$ -	$ -
918805	01848313350000		10	$ 13,566.31	$ 1,135.72
918806	01848313360000		10	$ 13,566.31	$ 1,135.72

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Annual Installment Due 1/31/2026[c]
918807	01848313370000		10	$ 13,566.31	$ 1,135.72
918808	01848313380000		10	$ 13,566.31	$ 1,135.72
918809	01848313390000		10	$ 13,566.31	$ 1,135.72
918810	01848313400000		10	$ 13,566.31	$ 1,135.72
918811	01868308010000		10	$ 13,566.31	$ 1,135.72
918812	01868308020000	[b]	10	$ -	$ -
918813	01868308030000		10	$ 13,566.31	$ 1,135.72
918814	01868308040000		10	$ 13,566.31	$ 1,135.72
918815	01868308050000		Non-Benefited	$ -	$ -
918817	01868309010000		10	$ 13,566.31	$ 1,135.72
918818	01868309020000		10	$ 13,566.31	$ 1,135.72
918819	01868309030000		10	$ 13,566.31	$ 1,135.72
918820	01868309040000		10	$ 13,566.31	$ 1,135.72
918821	01868309050000		10	$ 13,566.31	$ 1,135.72
918822	01868309060000		10	$ 13,566.31	$ 1,135.72
918823	01868309070000		10	$ 13,566.31	$ 1,135.72
918824	01868309080000		10	$ 13,566.31	$ 1,135.72
918825	01868309090000		10	$ 13,566.31	$ 1,135.72
918826	01868309100000		10	$ 13,566.31	$ 1,135.72
918827	01868309110000		10	$ 13,566.31	$ 1,135.72
918828	01868309120000		9	$ 10,853.05	$ 908.58
918829	01868309130000		9	$ 10,853.05	$ 908.58
918830	01868309140000		9	$ 10,853.05	$ 908.58
918831	01868309150000		9	$ 10,853.05	$ 908.58
918832	01868309160000		9	$ 10,853.05	$ 908.58
918833	01868309170000		9	$ 10,853.05	$ 908.58
918834	01868309180000		9	$ 10,853.05	$ 908.58
918835	01868309190000		9	$ 10,853.05	$ 908.58
918836	01868309200000		9	$ 10,853.05	$ 908.58
918837	01868309210000		9	$ 10,853.05	$ 908.58
918838	01868309220000		9	$ 10,853.05	$ 908.58
918839	01868310010000	[b]	9	$ -	$ -
918840	01868310020000		9	$ 10,853.05	$ 908.58
918841	01868310030000		Non-Benefited	$ -	$ -
918842	01868310040000		9	$ 10,853.05	$ 908.58
918843	01868310050000		9	$ 10,853.05	$ 908.58
918844	01868310060000		9	$ 10,853.05	$ 908.58
918845	01868310070000		9	$ 10,853.05	$ 908.58
918847	01868311010000		9	$ 10,853.05	$ 908.58
918848	01868311020000		9	$ 10,853.05	$ 908.58
918849	01868311030000		9	$ 10,853.05	$ 908.58
918850	01868311040000		9	$ 10,853.05	$ 908.58
918851	01868311050000		9	$ 10,853.05	$ 908.58
918852	01868311060000		9	$ 10,853.05	$ 908.58
918853	01868311070000		9	$ 10,853.05	$ 908.58
918854	01868311080000		9	$ 10,853.05	$ 908.58
918855	01868311090000		9	$ 10,853.05	$ 908.58
918856	01868311100000		9	$ 10,853.05	$ 908.58
918857	01868311110000		Non-Benefited	$ -	$ -
918858	01868311120000		9	$ 10,853.05	$ 908.58

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment		Improvement Area #2 Annual Installment Due 1/31/2026[c]	
918859	01868311130000		9	$	10,853.05	$	908.58
918860	01868311140000		9	$	10,853.05	$	908.58
918861	01868311150000		9	$	10,853.05	$	908.58
918862	01868311160000		9	$	10,853.05	$	908.58
918863	01868311170000		10	$	13,566.31	$	1,135.72
918864	01868311180000		10	$	13,566.31	$	1,135.72
918865	01868311190000		10	$	13,566.31	$	1,135.72
918866	01868311200000		10	$	13,566.31	$	1,135.72
918867	01868311210000		10	$	13,566.31	$	1,135.72
918868	01868311220000		10	$	13,566.31	$	1,135.72
918869	01868311230000		10	$	13,566.31	$	1,135.72
918870	01868311240000		10	$	13,566.31	$	1,135.72
918871	01868311250000		10	$	13,566.31	$	1,135.72
918872	01848314100000		10	$	13,566.31	$	1,135.72
918873	01848314110000		10	$	13,566.31	$	1,135.72
918874	01848314120000		10	$	13,566.31	$	1,135.72
918875	01848314130000		10	$	13,566.31	$	1,135.72
918876	01848314140000		10	$	13,566.31	$	1,135.72
918877	01848314150000		10	$	13,566.31	$	1,135.72
918878	01848314160000		10	$	13,566.31	$	1,135.72
918879	01848314170000		10	$	13,566.31	$	1,135.72
918880	01848315010000		10	$	13,566.31	$	1,135.72
918881	01848315020000		10	$	13,566.31	$	1,135.72
918882	01848315030000		10	$	13,566.31	$	1,135.72
918883	01848315040000		10	$	13,566.31	$	1,135.72
918884	01848315050000		10	$	13,566.31	$	1,135.72
918885	01848315060000		10	$	13,566.31	$	1,135.72
918886	01848315070000		10	$	13,566.31	$	1,135.72
918887	01868312010000		10	$	13,566.31	$	1,135.72
918888	01868312020000		10	$	13,566.31	$	1,135.72
918889	01868312030000		10	$	13,566.31	$	1,135.72
918890	01868312040000		10	$	13,566.31	$	1,135.72
918891	01868312050000		10	$	13,566.31	$	1,135.72
918892	01868312060000		10	$	13,566.31	$	1,135.72
918893	01868312070000		10	$	13,566.31	$	1,135.72
918894	01868312080000		10	$	13,566.31	$	1,135.72
955173	01868302170000		12	$	13,995.79	$	1,171.67
955174	01868302180000		12	$	13,995.79	$	1,171.67
955175	01868302190000		12	$	13,995.79	$	1,171.67
955176	01868302200000		12	$	13,995.79	$	1,171.67
955177	01868302210000		12	$	13,995.79	$	1,171.67
955178	01868301110000		12	$	13,995.79	$	1,171.67
955179	01868301120000		12	$	13,995.79	$	1,171.67
955180	01868301130000		12	$	13,995.79	$	1,171.67
955181	01868301140000		12	$	13,995.79	$	1,171.67
955182	01868301150000		12	$	13,995.79	$	1,171.67
955183	01868301160000		11	$	12,371.28	$	1,035.68
955184	01868301170000		11	$	12,371.28	$	1,035.68
955185	01868301180000		11	$	12,371.28	$	1,035.68
955186	01868301190000		11	$	12,371.28	$	1,035.68

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Annual Installment Due 1/31/2026[c]
955187	01868301200000		11	$ 12,371.28	$ 1,035.68
955188	01868301210000		11	$ 12,371.28	$ 1,035.68
955189	01868301220000		11	$ 12,371.28	$ 1,035.68
955190	01868301230000		11	$ 12,371.28	$ 1,035.68
955191	01868301240000		Non-Benefited	$ -	$ -
955192	01868301250000		12	$ 13,995.79	$ 1,171.67
955193	01868301260000		12	$ 13,995.79	$ 1,171.67
955194	01868301270000		12	$ 13,995.79	$ 1,171.67
955195	01868301280000		12	$ 13,995.79	$ 1,171.67
955196	01868301290000		12	$ 13,995.79	$ 1,171.67
955197	01868301300000		12	$ 13,995.79	$ 1,171.67
955198	01868301310000		12	$ 13,995.79	$ 1,171.67
955199	01868301320000		12	$ 13,995.79	$ 1,171.67
955200	01868301330000		12	$ 13,995.79	$ 1,171.67
955201	01868301340000		12	$ 13,995.79	$ 1,171.67
955202	01868301350000		12	$ 13,995.79	$ 1,171.67
955203	01868301360000		12	$ 13,995.79	$ 1,171.67
955204	01868301370000		12	$ 13,995.79	$ 1,171.67
955205	01868301380000		12	$ 13,995.79	$ 1,171.67
955206	01868301390000		12	$ 13,995.79	$ 1,171.67
955207	01868301400000		12	$ 13,995.79	$ 1,171.67
955208	01868301410000		12	$ 13,995.79	$ 1,171.67
955209	01868301420000		12	$ 13,995.79	$ 1,171.67
955210	01868301430000		12	$ 13,995.79	$ 1,171.67
955211	01868301440000		12	$ 13,995.79	$ 1,171.67
955212	01868301450000		11	$ 12,371.28	$ 1,035.68
955213	01868301460000		11	$ 12,371.28	$ 1,035.68
955214	01868301470000		11	$ 12,371.28	$ 1,035.68
955215	01868301480000		11	$ 12,371.28	$ 1,035.68
955216	01868301490000		11	$ 12,371.28	$ 1,035.68
955217	01868301500000		11	$ 12,371.28	$ 1,035.68
955218	01868301510000		11	$ 12,371.28	$ 1,035.68
955219	01868301520000		11	$ 12,371.28	$ 1,035.68
955220	01868301530000		11	$ 12,371.28	$ 1,035.68
955221	01868301540000		11	$ 12,371.28	$ 1,035.68
955222	01868301550000		11	$ 12,371.28	$ 1,035.68
955223	01868301560000		11	$ 12,371.28	$ 1,035.68
955224	01868301570000		11	$ 12,371.28	$ 1,035.68
955225	01868305210000		11	$ 12,371.28	$ 1,035.68
955226	01868305220000		11	$ 12,371.28	$ 1,035.68
955227	01868305230000		11	$ 12,371.28	$ 1,035.68
955228	01868305240000		11	$ 12,371.28	$ 1,035.68
955229	01868305250000		11	$ 12,371.28	$ 1,035.68
955230	01868305260000		11	$ 12,371.28	$ 1,035.68
955231	01868305270000		11	$ 12,371.28	$ 1,035.68
955232	01868305280000		11	$ 12,371.28	$ 1,035.68
955233	01868305290000		11	$ 12,371.28	$ 1,035.68
955234	01868305300000		11	$ 12,371.28	$ 1,035.68
955235	01868305310000		11	$ 12,371.28	$ 1,035.68
955236	01868305320000		11	$ 12,371.28	$ 1,035.68

Exhibit "A"

Property ID[a]	Geographic ID	Note	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Annual Installment Due 1/31/2026[c]
955237	01868305330000		11	$ 12,371.28	$ 1,035.68
955238	01868305340000		11	$ 12,371.28	$ 1,035.68
955239	01868305350000		11	$ 12,371.28	$ 1,035.68
955240	01868305360000		11	$ 12,371.28	$ 1,035.68
955241	01868305370000		11	$ 12,371.28	$ 1,035.68
955242	01868305380000		12	$ 13,995.79	$ 1,171.67
955243	01868305390000		12	$ 13,995.79	$ 1,171.67
955244	01868305400000		12	$ 13,995.79	$ 1,171.67
955245	01868305410000		12	$ 13,995.79	$ 1,171.67
955246	01868305420000		12	$ 13,995.79	$ 1,171.67
955247	01868305430000		12	$ 13,995.79	$ 1,171.67
955248	01868305440000		12	$ 13,995.79	$ 1,171.67
955249	01868305450000		12	$ 13,995.79	$ 1,171.67
955250	01868305460000		12	$ 13,995.79	$ 1,171.67
955251	01868305470000		12	$ 13,995.79	$ 1,171.67
955252	01868313010000		Non-Benefited	$ -	$ -
955253	01868311260000		11	$ 12,371.28	$ 1,035.68
955254	01868311270000		11	$ 12,371.28	$ 1,035.68
955255	01868311280000		11	$ 12,371.28	$ 1,035.68
955256	01868311290000		11	$ 12,371.28	$ 1,035.68
955257	01868311300000		11	$ 12,371.28	$ 1,035.68
955258	01868311310000		11	$ 12,371.28	$ 1,035.68
955259	01868311320000		11	$ 12,371.28	$ 1,035.68
955260	01868311330000		Non-Benefited	$ -	$ -
955261	01868311340000		11	$ 12,371.28	$ 1,035.68
955262	01868311350000		11	$ 12,371.28	$ 1,035.68
955263	01868311360000		11	$ 12,371.28	$ 1,035.68
955264	01868311370000		11	$ 12,371.28	$ 1,035.68
955265	01868311380000		11	$ 12,371.28	$ 1,035.68
955266	01868311390000		11	$ 12,371.28	$ 1,035.68
955267	01868311400000		11	$ 12,371.28	$ 1,035.68
973385	01908002050000		19	$ 13,591.00	$ 1,137.79
973386	01908002060000		19	$ 13,591.00	$ 1,137.79
973387	01908002070000		19	$ 13,591.00	$ 1,137.79
973388	01908002080000		19	$ 13,591.00	$ 1,137.79
973389	01908002090000		19	$ 13,591.00	$ 1,137.79
973390	01908002100000		19	$ 13,591.00	$ 1,137.79
973391	01908002110000		19	$ 13,591.00	$ 1,137.79
973392	01908002120000		19	$ 13,591.00	$ 1,137.79
973393	01908002130000		19	$ 13,591.00	$ 1,137.79
973394	01908002140000		19	$ 13,591.00	$ 1,137.79
973395	01908002150000		19	$ 13,591.00	$ 1,137.79
973396	01908002160000		Non-Benefited	$ -	$ -
973397	01908002170000		19	$ 13,591.00	$ 1,137.79
973398	01908002180000		19	$ 13,591.00	$ 1,137.79
973399	01908002190000		19	$ 13,591.00	$ 1,137.79
973400	01908002200000		19	$ 13,591.00	$ 1,137.79
973401	01908002210000		19	$ 13,591.00	$ 1,137.79
973402	01908002220000		19	$ 13,591.00	$ 1,137.79
973403	01908002230000		19	$ 13,591.00	$ 1,137.79

Exhibit "A"

				Improvement Area #2	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[c]
973404	01908002240000		19	$ 13,591.00	$ 1,137.79
973405	01908004010000		Non-Benefited	$ -	$ -
973406	01908004020000		19	$ 13,591.00	$ 1,137.79
973407	01908004030000		19	$ 13,591.00	$ 1,137.79
973408	01908004040000		19	$ 13,591.00	$ 1,137.79
973409	01908004050000		19	$ 13,591.00	$ 1,137.79
973410	01908004060000		19	$ 13,591.00	$ 1,137.79
973411	01908004070000		19	$ 13,591.00	$ 1,137.79
973412	01908005010000		19	$ 13,591.00	$ 1,137.79
973413	01908005020000		19	$ 13,591.00	$ 1,137.79
973414	01908005030000		19	$ 13,591.00	$ 1,137.79
973415	01908005040000		19	$ 13,591.00	$ 1,137.79
973416	01908005050000		19	$ 13,591.00	$ 1,137.79
973417	01908005060000		19	$ 13,591.00	$ 1,137.79
973418	01908005070000		19	$ 13,591.00	$ 1,137.79
973419	01888002010000		19	$ 13,591.00	$ 1,137.79
973420	01888002020000		19	$ 13,591.00	$ 1,137.79
973421	01888002030000		19	$ 13,591.00	$ 1,137.79
973422	01888002040000		Non-Benefited	$ -	$ -
973423	01888002050000		19	$ 13,591.00	$ 1,137.79
973424	01888002060000		19	$ 13,591.00	$ 1,137.79
973425	01888002070000		19	$ 13,591.00	$ 1,137.79
973426	01888002080000		19	$ 13,591.00	$ 1,137.79
973427	01888002090000		19	$ 13,591.00	$ 1,137.79
973428	01888002100000		19	$ 13,591.00	$ 1,137.79
973429	01888002110000		19	$ 13,591.00	$ 1,137.79
973430	01888002120000		19	$ 13,591.00	$ 1,137.79
973431	01888002130000		19	$ 13,591.00	$ 1,137.79
973432	01888002140000		19	$ 13,591.00	$ 1,137.79
973433	01888002150000		19	$ 13,591.00	$ 1,137.79
973434	01888002160000		19	$ 13,591.00	$ 1,137.79
973435	01888003010000		19	$ 13,591.00	$ 1,137.79
973436	01888003020000		19	$ 13,591.00	$ 1,137.79
973437	01888003030000		19	$ 13,591.00	$ 1,137.79
973438	01888003040000		19	$ 13,591.00	$ 1,137.79
973439	01888003050000		19	$ 13,591.00	$ 1,137.79
973440	01888003060000		19	$ 13,591.00	$ 1,137.79
973441	01888003070000		19	$ 13,591.00	$ 1,137.79
973442	01888003080000		19	$ 13,591.00	$ 1,137.79
973443	01888003090000		19	$ 13,591.00	$ 1,137.79
973444	01888003100000		19	$ 13,591.00	$ 1,137.79
973445	01888003110000		19	$ 13,591.00	$ 1,137.79
973446	01888003120000		19	$ 13,591.00	$ 1,137.79
973447	01888003130000		19	$ 13,591.00	$ 1,137.79
973448	01888003140000		19	$ 13,591.00	$ 1,137.79
973449	01888003150000		19	$ 13,591.00	$ 1,137.79
973450	01888003160000		19	$ 13,591.00	$ 1,137.79
973451	01888003170000		19	$ 13,591.00	$ 1,137.79
973452	01888003180000		19	$ 13,591.00	$ 1,137.79
973453	01888003190000		19	$ 13,591.00	$ 1,137.79

Exhibit "A"

				Improvement Area #2	
Property ID[a]	Geographic ID	Note	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2026[c]
973454	01888003200000		19	$ 13,591.00	$ 1,137.79
973455	01888003210000		19	$ 13,591.00	$ 1,137.79
973456	01888004010000		19	$ 13,591.00	$ 1,137.79
973457	01888004020000		19	$ 13,591.00	$ 1,137.79
973458	01888005010000		Non-Benefited	$ -	$ -
	Total			**$ 4,167,748.79**	**$ 348,908.76**

Note:

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

[b] Property ID paid their Assessment in full.

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

EXHIBIT A-3 – IMPROVEMENT AREA #3 ASSESSMENT ROLL

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
902475	01838703010000	Initial Parcel	$ 3,477,336.90	$ 5,183,089.66	$ 606,229.88
842490	01868004020000	Non-Benefited	$ -	$ -	$ -
842526	01888001020000	Non-Benefited	$ -	$ -	$ -
843633	01868004030000	Non-Benefited	$ -	$ -	$ -
985153	01848601080000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985154	01848601090000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985155	01848601100000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985156	01848601110000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985157	01848601120000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985158	01848601130000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985159	01848601140000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985160	01848601150000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985161	01848601160000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985162	01848601170000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985163	01848601180000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985164	01848601190000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985165	01848601200000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985166	01848601210000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985167	01848601220000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985168	01848601230000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985169	01848601240000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985170	01848601250000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985171	01848601260000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985172	01848601270000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985173	01848601280000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985174	01848601290000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985175	01848601300000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985176	01848601310000	Lot Type 17	$ 26,615.67	$ 39,671.56	$ 5,076.70
985180	01838701200000	Non-Benefited	$ -	$ -	$ -
987082	01888301010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987083	01888301020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987084	01888301030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987085	01888301040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987086	01888301050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987087	01888301060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987088	01888301070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987089	01888301080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987090	01888301090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987091	01888301100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987092	01888301110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987093	01888301120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987094	01888301130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987095	01888301140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987096	01888301150000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987097	01888301160000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987098	01888301170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987099	01888301180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987100	01888301190000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987101	01888301200000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987103	01888302010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987104	01888302020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987105	01888302030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987106	01888302040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987107	01888303010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987108	01888303020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987109	01888303030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987110	01888303040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987111	01888303050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987112	01888303060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987113	01888303070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987114	01888303080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987115	01888303090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987116	01888303100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987117	01888303110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987118	01888303120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987119	01888303130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987120	01888303140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987121	01888303150000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987122	01888303160000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987123	01888303170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987124	01888303180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987125	01888303190000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987126	01888303200000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987127	01888303210000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987128	01888303220000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987129	01888304010000	Non-Benefited	$ -	$ -	$ -
987130	01888304020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987131	01888304030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987132	01888305010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987133	01888305020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987134	01888305030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987135	01888305040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987136	01888305050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987137	01888305060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987138	01888305070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987139	01888305080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987140	01888305090000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987141	01888306010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987142	01888306020000	Non-Benefited	$ -	$ -	$ -
987192	01888307010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987193	01888307020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987194	01888307030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987195	01888307040000	Non-Benefited	$ -	$ -	$ -
987196	01888307050000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987197	01888307060000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987198	01888307070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987199	01888307080000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987200	01888307090000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987201	01888307100000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987202	01888307110000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987203	01888308010000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987204	01888308020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987205	01888308030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987206	01888309010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987207	01888309020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987208	01888309030000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987209	01888309040000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987210	01868311410000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987211	01868311420000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987212	01868311430000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987213	01868311440000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987214	01868311450000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987215	01868311460000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987216	01868311470000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987217	01868311480000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987218	01868311490000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987219	01868311500000	Non-Benefited	$ -	$ -	$ -
987221	01868301580000	Non-Benefited	$ -	$ -	$ -
987222	01868301590000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987223	01868301600000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987224	01868301610000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987225	01868301620000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987226	01868301630000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
987227	01868301640000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987228	01868301650000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987229	01868301660000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987230	01868301670000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987231	01868301680000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987233	01868314010000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987234	01868314020000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987235	01868314030000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987236	01868314040000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987237	01868314050000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987238	01868314060000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987239	01868314070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987240	01868314080000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987241	01868314090000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987242	01868314100000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987243	01868314110000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987244	01868314120000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987245	01868314130000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987246	01868314140000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987247	01868314150000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987248	01868315010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987249	01868315020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987250	01868315030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987251	01868316010000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987252	01868316020000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987255	01868317010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987256	01868317020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987257	01868317030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987258	01868317040000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987259	01868317050000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987260	01868317060000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987261	01868317070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987262	01868317080000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987263	01868317090000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987264	01888006010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987265	01888007010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987266	01888007020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987268	01868005250000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987269	01868005260000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987270	01868005270000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987271	01868005280000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987272	01868005290000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987273	01868005300000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987274	01868005310000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987275	01868005320000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987276	01868005330000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987277	01868005340000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987278	01868005350000	Non-Benefited	$ -	$ -	$ -
987280	01868005360000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987281	01868005370000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987282	01868005380000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987283	01868005390000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987284	01868005400000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987285	01868005410000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987286	01868005420000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987287	01868005430000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987288	01868005440000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987289	01868005450000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987290	01868005460000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987291	01868005470000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987296	01868005480000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987297	01868005490000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987298	01868005500000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987299	01868005510000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987300	01868005520000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987301	01868005530000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987302	01868005540000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987303	01868005550000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987304	01868005560000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987305	01868005570000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987306	01868005580000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987307	01868005590000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987309	01868005600000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987310	01868005610000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987311	01868005620000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987312	01868005630000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987313	01868005640000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987314	01868005650000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987315	01868005660000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987316	01868005670000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987317	01868005680000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987318	01868005690000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987319	01868005700000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987320	01868005710000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987321	01868005720000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987322	01868005730000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987324	01868006010000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987325	01868006020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987326	01868006030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987327	01868006040000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987328	01868006050000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987329	01868006060000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987330	01868006070000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987331	01868006080000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987332	01868006090000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987333	01868006100000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987334	01868006110000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987335	01868006120000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987336	01868006130000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
987338	01868006140000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987339	01868006150000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987340	01868006160000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987341	01868006170000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987342	01868006180000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987343	01868006190000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987344	01868006200000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987345	01868006210000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987346	01868006220000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987347	01868006230000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987348	01868006240000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987349	01868006250000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987350	01868007010000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987351	01868007020000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987352	01868007030000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987353	01868007040000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987354	01868007050000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
987355	01868007060000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
987356	01868007070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990261	01888007030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990262	01888007040000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990263	01888007050000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990264	01888007060000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990265	01888007070000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990266	01888007080000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990268	01888007090000	Non-Benefited	$ -	$ -	$ -
990269	01888007100000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990270	01888007110000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990271	01888007120000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990272	01888007130000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990273	01888007140000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990274	01888007150000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990275	01888007160000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990276	01888007170000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990277	01888007180000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990278	01888007190000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990282	01888310010000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990283	01888310020000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990284	01888310030000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990285	01888310040000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990286	01888310050000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990287	01888310060000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990288	01888310070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990289	01888311010000	Non-Benefited	$ -	$ -	$ -
990290	01888311020000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990291	01888311030000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990292	01888311040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990293	01888311050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990294	01888311060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990295	01888311070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990296	01888311080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990297	01888311090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990298	01888311100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990299	01888311110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990300	01888311120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990301	01888311130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990302	01888311140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990303	01888311150000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
990304	01888311160000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990305	01888311170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990306	01888311180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990307	01888301210000	Non-Benefited	$ -	$ -	$ -
990308	01888301220000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990309	01888301230000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990310	01888301240000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990311	01888301250000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990312	01888301260000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990313	01888301270000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990314	01888301280000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990315	01888301290000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990316	01888301300000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990317	01888301310000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990318	01888301320000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990319	01888301330000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990320	01888301340000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990321	01888301350000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990322	01888301360000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990323	01888301370000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990324	01888301380000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990325	01888301390000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990326	01888301400000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990327	01888301410000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990328	01888301420000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990329	01888301430000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990330	01888301440000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990331	01888301450000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990332	01888301460000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990333	01888301470000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990334	01888302050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990335	01888302060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990336	01888302070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990337	01888302080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990338	01888302090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990339	01888302100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990340	01888302110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990341	01888302120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990342	01888302130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990343	01888302140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
990344	01888302150000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990345	01888302160000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990346	01888302170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990347	01888302180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990348	01888302190000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990349	01888302200000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990350	01888302210000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990351	01888302220000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990352	01888302230000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990353	01888302240000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990354	01888302250000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990355	01888302260000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990356	01888302270000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990357	01888302280000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990358	01888302290000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990359	01888302300000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990360	01888302310000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990361	01888302320000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990362	01888302330000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990363	01888304040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990364	01888304050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990365	01888304060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990366	01888304070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990367	01888304080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990368	01888304090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990369	01888304100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990370	01888304110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990371	01888304120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990372	01888304130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990373	01888304140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990374	01888304150000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990375	01888304160000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990376	01888304170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990377	01888304180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990378	01888304190000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990379	01888304200000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990380	01888304210000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990381	01888304220000	Non-Benefited	$ -	$ -	$ -
990382	01888306030000	Non-Benefited	$ -	$ -	$ -
990383	01888306040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
990384	01888306050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990385	01888306060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990386	01888306070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990387	01888306080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990388	01888306090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990389	01888306100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990390	01888306110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990391	01888306120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990392	01888306130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990393	01888306140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990394	01888308040000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990395	01888308050000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990396	01888308060000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990397	01888308070000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990398	01888308080000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990399	01888308090000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990400	01888308100000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990401	01888308110000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990402	01888308120000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990403	01888308130000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990404	01888308140000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990405	01888308150000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990406	01888308160000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990407	01888308170000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990408	01888308180000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990409	01888308190000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990410	01888308200000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990411	01888308210000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990412	01888308220000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990413	01888308230000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990414	01888308240000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990415	01888308250000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990416	01888308260000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990417	01888308270000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990418	01888308280000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990419	01888308290000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990420	01888308300000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990421	01888308310000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990422	01888308320000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75
990423	01888308330000	Lot Type 14	$ 20,848.94	$ 31,076.06	$ 3,976.75

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	IA #3 2024 Bonds Outstanding Assessment	IA #3 Reimbursement Obligation Outstanding Assessment	Annual Installment Due 1/31/2026[b]
990424	01888309050000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990425	01888309060000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990426	01888309070000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990427	01888309080000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990428	01888309090000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990429	01888309100000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990430	01888309110000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990431	01888309120000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990432	01888309130000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990433	01888309140000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990434	01888309150000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990435	01888309160000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990436	01888309170000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990437	01888309180000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990438	01888309190000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990439	01888309200000	Lot Type 15	$ 24,397.69	$ 36,365.60	$ 4,653.64
990440	01888006020000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990441	01888006030000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990442	01888006040000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990443	01888006050000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990444	01888006060000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990445	01888006070000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990446	01888006080000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990447	01888006090000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990448	01888006100000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990449	01888006110000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
990450	01888006120000	Lot Type 16	$ 26,615.67	$ 39,671.56	$ 5,076.70
Total			**$ 13,047,000.00**	**$ 19,447,000.00**	**$ 2,431,557.53**

Note:

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

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

Exhibit "A"

EXHIBIT A-4 – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
902475	01838703010000	Phase 4B Initial Parcel	$ 1,771,383.02	$ 96,376.93	$ 144,708.26
825203	01928702120000	Phase 5 Initial Parcel	$ 4,989,870.71	$ 271,487.53	$ 407,633.76
825203	01928702120000	Phase 6 Initial Parcel	$ 2,053,721.57	$ 111,738.32	$ 167,773.13
842391	01908001010000	Phase 6A Initial Parcel	$ 102,883.93	$ 5,597.68	$ 8,404.82
842393	01908002010000	Phase 7 Initial Parcel	$ 206,954.99	$ 11,259.95	$ 16,906.62
825201	01838701120000	Non-Benefited	$ -	$ -	$ -
973507	01868004040000	Non-Benefited	$ -	$ -	$ -
842489	01868004010000	Non-Benefited	$ -	$ -	$ -
842490	01868004020000	Non-Benefited	$ -	$ -	$ -
842495	01908001030000	Non-Benefited	$ -	$ -	$ -
842526	01888001020000	Non-Benefited	$ -	$ -	$ -
843633	01868004030000	Non-Benefited	$ -	$ -	$ -
985153	01848601080000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985154	01848601090000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985155	01848601100000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985156	01848601110000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985157	01848601120000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985158	01848601130000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985159	01848601140000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985160	01848601150000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985161	01848601160000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985162	01848601170000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985163	01848601180000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985164	01848601190000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985165	01848601200000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985166	01848601210000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985167	01848601220000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985168	01848601230000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985169	01848601240000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985170	01848601250000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985171	01848601260000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985172	01848601270000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985173	01848601280000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985174	01848601290000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985175	01848601300000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985176	01848601310000	Lot Type 17	$ 11,809.23	$ 642.51	$ 964.72
985180	01838701200000	Non-Benefited	$ -	$ -	$ -
987082	01888301010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987083	01888301020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987084	01888301030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987085	01888301040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987086	01888301050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987087	01888301060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987088	01888301070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987089	01888301080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987090	01888301090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987091	01888301100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987092	01888301110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987093	01888301120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987094	01888301130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
987095	01888301140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987096	01888301150000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987097	01888301160000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987098	01888301170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987099	01888301180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987100	01888301190000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987101	01888301200000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987103	01888302010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987104	01888302020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987105	01888302030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987106	01888302040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987107	01888303010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987108	01888303020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987109	01888303030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987110	01888303040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987111	01888303050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987112	01888303060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987113	01888303070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987114	01888303080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987115	01888303090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987116	01888303100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987117	01888303110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987118	01888303120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987119	01888303130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987120	01888303140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987121	01888303150000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987122	01888303160000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987123	01888303170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987124	01888303180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987125	01888303190000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987126	01888303200000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987127	01888303210000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987128	01888303220000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987129	01888304010000	Non-Benefited	$ -	$ -	$ -
987130	01888304020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987131	01888304030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987132	01888305010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987133	01888305020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987134	01888305030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987135	01888305040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987136	01888305050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987137	01888305060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987138	01888305070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987139	01888305080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987140	01888305090000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987141	01888306010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987142	01888306020000	Non-Benefited	$ -	$ -	$ -
987192	01888307010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987193	01888307020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987194	01888307030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
987195	01888307040000	Non-Benefited	$ -	$ -	$ -
987196	01888307050000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987197	01888307060000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987198	01888307070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987199	01888307080000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987200	01888307090000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987201	01888307100000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987202	01888307110000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987203	01888308010000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987204	01888308020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987205	01888308030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987206	01888309010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987207	01888309020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987208	01888309030000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987209	01888309040000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987210	01868311410000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987211	01868311420000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987212	01868311430000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987213	01868311440000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987214	01868311450000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987215	01868311460000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987216	01868311470000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987217	01868311480000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987218	01868311490000	Lot Type 14	$ 10,067.95	$ 547.77	$ 1,049.97
987219	01868311500000	Non-Benefited	$ -	$ -	$ 1,049.97
987221	01868301580000	Non-Benefited	$ -	$ -	$ 1,049.97
987222	01868301590000	Lot Type 16	$ 12,852.70	$ 699.29	$ 962.47
987223	01868301600000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987224	01868301610000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987225	01868301620000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987226	01868301630000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
987227	01868301640000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987228	01868301650000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987229	01868301660000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987230	01868301670000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987231	01868301680000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987233	01868314010000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987234	01868314020000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987235	01868314030000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987236	01868314040000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987237	01868314050000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987238	01868314060000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987239	01868314070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987240	01868314080000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987241	01868314090000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987242	01868314100000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987243	01868314110000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987244	01868314120000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987245	01868314130000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987246	01868314140000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
987247	01868314150000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987248	01868315010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987249	01868315020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987250	01868315030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987251	01868316010000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987252	01868316020000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987255	01868317010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987256	01868317020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987257	01868317030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987258	01868317040000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987259	01868317050000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987260	01868317060000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987261	01868317070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987262	01868317080000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987263	01868317090000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987264	01888006010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987265	01888007010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987266	01888007020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987268	01868005250000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987269	01868005260000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987270	01868005270000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987271	01868005280000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987272	01868005290000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987273	01868005300000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987274	01868005310000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987275	01868005320000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987276	01868005330000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987277	01868005340000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987278	01868005350000	Non-Benefited	$ -	$ -	$ -
987280	01868005360000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987281	01868005370000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987282	01868005380000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987283	01868005390000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987284	01868005400000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987285	01868005410000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987286	01868005420000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987287	01868005430000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987288	01868005440000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987289	01868005450000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987290	01868005460000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987291	01868005470000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987296	01868005480000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987297	01868005490000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987298	01868005500000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987299	01868005510000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987300	01868005520000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987301	01868005530000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987302	01868005540000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987303	01868005550000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987304	01868005560000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	Major Improvement Area: Outstanding Major Improvement Area Initial Assessment	Major Improvement Area: Outstanding Major Improvement Area Supplemental Assessment	Major Improvement Area: Annual Installment due 1/31/2026[b]
987305	01868005570000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987306	01868005580000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987307	01868005590000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987309	01868005600000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987310	01868005610000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987311	01868005620000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987312	01868005630000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987313	01868005640000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987314	01868005650000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987315	01868005660000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987316	01868005670000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987317	01868005680000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987318	01868005690000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987319	01868005700000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987320	01868005710000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987321	01868005720000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987322	01868005730000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987324	01868006010000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987325	01868006020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987326	01868006030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987327	01868006040000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987328	01868006050000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987329	01868006060000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987330	01868006070000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987331	01868006080000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987332	01868006090000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987333	01868006100000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987334	01868006110000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987335	01868006120000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987336	01868006130000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
987338	01868006140000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987339	01868006150000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987340	01868006160000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987341	01868006170000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987342	01868006180000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987343	01868006190000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987344	01868006200000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987345	01868006210000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987346	01868006220000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987347	01868006230000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987348	01868006240000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987349	01868006250000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987350	01868007010000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987351	01868007020000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987352	01868007030000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987353	01868007040000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987354	01868007050000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987355	01868007060000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
987356	01868007070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990261	01888007030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
990262	01888007040000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990263	01888007050000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990264	01888007060000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990265	01888007070000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990266	01888007080000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990268	01888007090000	Non-Benefited	$ -	$ -	$ -
990269	01888007100000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990270	01888007110000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990271	01888007120000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990272	01888007130000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990273	01888007140000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990274	01888007150000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990275	01888007160000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990276	01888007170000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990277	01888007180000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990278	01888007190000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990282	01888310010000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990283	01888310020000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990284	01888310030000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990285	01888310040000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990286	01888310050000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990287	01888310060000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990288	01888310070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990289	01888311010000	Non-Benefited	$ -	$ -	$ -
990290	01888311020000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990291	01888311030000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990292	01888311040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990293	01888311050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990294	01888311060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990295	01888311070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990296	01888311080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990297	01888311090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990298	01888311100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990299	01888311110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990300	01888311120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990301	01888311130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990302	01888311140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990303	01888311150000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990304	01888311160000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990305	01888311170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990306	01888311180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990307	01888301210000	Non-Benefited	$ -	$ -	$ -
990308	01888301220000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990309	01888301230000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990310	01888301240000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990311	01888301250000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990312	01888301260000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990313	01888301270000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990314	01888301280000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990315	01888301290000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47

Exhibit "A"

Property ID[a]	Geographic ID	Lot Type	Major Improvement Area: Outstanding Major Improvement Area Initial Assessment	Major Improvement Area: Outstanding Major Improvement Area Supplemental Assessment	Major Improvement Area: Annual Installment due 1/31/2026[b]
990316	01888301300000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990317	01888301310000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990318	01888301320000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990319	01888301330000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990320	01888301340000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990321	01888301350000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990322	01888301360000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990323	01888301370000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990324	01888301380000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990325	01888301390000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990326	01888301400000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990327	01888301410000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990328	01888301420000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990329	01888301430000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990330	01888301440000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990331	01888301450000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990332	01888301460000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990333	01888301470000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990334	01888302050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990335	01888302060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990336	01888302070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990337	01888302080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990338	01888302090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990339	01888302100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990340	01888302110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990341	01888302120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990342	01888302130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990343	01888302140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990344	01888302150000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990345	01888302160000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990346	01888302170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990347	01888302180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990348	01888302190000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990349	01888302200000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990350	01888302210000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990351	01888302220000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990352	01888302230000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990353	01888302240000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990354	01888302250000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990355	01888302260000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990356	01888302270000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990357	01888302280000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990358	01888302290000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990359	01888302300000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990360	01888302310000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990361	01888302320000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990362	01888302330000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990363	01888304040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990364	01888304050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990365	01888304060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
990366	01888304070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990367	01888304080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990368	01888304090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990369	01888304100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990370	01888304110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990371	01888304120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990372	01888304130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990373	01888304140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990374	01888304150000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990375	01888304160000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990376	01888304170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990377	01888304180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990378	01888304190000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990379	01888304200000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990380	01888304210000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990381	01888304220000	Non-Benefited	$ -	$ -	$ -
990382	01888306030000	Non-Benefited	$ -	$ -	$ -
990383	01888306040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990384	01888306050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990385	01888306060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990386	01888306070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990387	01888306080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990388	01888306090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990389	01888306100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990390	01888306110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990391	01888306120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990392	01888306130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990393	01888306140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990394	01888308040000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990395	01888308050000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990396	01888308060000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990397	01888308070000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990398	01888308080000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990399	01888308090000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990400	01888308100000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990401	01888308110000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990402	01888308120000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990403	01888308130000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990404	01888308140000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990405	01888308150000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990406	01888308160000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990407	01888308170000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990408	01888308180000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990409	01888308190000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990410	01888308200000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990411	01888308210000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990412	01888308220000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990413	01888308230000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990414	01888308240000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990415	01888308250000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47

Exhibit "A"

			Major Improvement Area		
Property ID[a]	Geographic ID	Lot Type	Outstanding Major Improvement Area Initial Assessment	Outstanding Major Improvement Area Supplemental Assessment	Annual Installment due 1/31/2026[b]
990416	01888308260000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990417	01888308270000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990418	01888308280000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990419	01888308290000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990420	01888308300000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990421	01888308310000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990422	01888308320000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990423	01888308330000	Lot Type 14	$ 10,067.95	$ 547.77	$ 822.47
990424	01888309050000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990425	01888309060000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990426	01888309070000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990427	01888309080000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990428	01888309090000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990429	01888309100000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990430	01888309110000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990431	01888309120000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990432	01888309130000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990433	01888309140000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990434	01888309150000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990435	01888309160000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990436	01888309170000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990437	01888309180000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990438	01888309190000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990439	01888309200000	Lot Type 15	$ 11,781.64	$ 641.01	$ 962.47
990440	01888006020000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990441	01888006030000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990442	01888006040000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990443	01888006050000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990444	01888006060000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990445	01888006070000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990446	01888006080000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990447	01888006090000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990448	01888006100000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990449	01888006110000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
990450	01888006120000	Lot Type 16	$ 12,852.70	$ 699.29	$ 1,049.97
	Total		**$ 13,720,959.39**	**$ 746,525.40**	**$ 1,124,273.20**

Note:

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

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

EXHIBIT B-1 – IMPROVEMENT AREA #1 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2021	$ 69,998.75	$ 220,752.92	$ 290,751.67
2022	150,000.00	141,050.00	291,050.00
2023	155,000.00	136,925.00	291,925.00
2024	155,000.00	132,662.50	287,662.50
2025	160,000.00	128,400.00	288,400.00
2026	165,000.00	124,000.00	289,000.00
2027	165,000.00	118,843.76	283,843.76
2028	175,000.00	113,687.50	288,687.50
2029	175,000.00	108,218.76	283,218.76
2030	180,000.00	102,750.00	282,750.00
2031	185,000.00	97,125.00	282,125.00
2032	190,000.00	90,187.50	280,187.50
2033	200,000.00	83,062.50	283,062.50
2034	210,000.00	75,562.50	285,562.50
2035	215,000.00	67,687.50	282,687.50
2036	220,000.00	59,625.00	279,625.00
2037	230,000.00	51,375.00	281,375.00
2038	235,000.00	42,750.00	277,750.00
2039	245,000.00	33,937.50	278,937.50
2040	250,000.00	24,750.00	274,750.00
2041	260,000.00	15,375.00	275,375.00
2042	150,000.00	5,625.00	155,625.00
Total	$4,139,998.75	$1,974,352.94	$6,114,351.69

EXHIBIT B-2 – IMPROVEMENT AREA #2 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

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

Exhibit "A"

EXHIBIT B-3 - IMPROVEMENT AREA #3 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2024[1]	$ -	$ 448,705	$ 448,705
2025	143,000	765,564	908,564
2026	150,000	758,771	908,771
2027	157,000	751,646	908,646
2028	166,000	744,189	910,189
2029	175,000	736,304	911,304
2030	183,000	727,991	910,991
2031	194,000	719,299	913,299
2032	205,000	708,386	913,386
2033	215,000	696,855	911,855
2034	229,000	684,761	913,761
2035	242,000	671,880	913,880
2036	257,000	658,268	915,268
2037	274,000	643,811	917,811
2038	290,000	628,399	918,399
2039	305,000	612,086	917,086
2040	325,000	594,930	919,930
2041	347,000	576,649	923,649
2042	369,000	557,130	926,130
2043	391,000	536,374	927,374
2044	413,000	514,380	927,380
2045	439,000	489,600	928,600
2046	467,000	463,260	930,260
2047	496,000	435,240	931,240
2048	528,000	405,480	933,480
2049	563,000	373,800	936,800
2050	599,000	340,020	939,020
2051	1,151,000	304,080	1,455,080
2052	1,225,000	235,020	1,460,020
2053	1,304,000	161,520	1,465,520
2054	1,388,000	83,280	1,471,280
Total[2]	**$13,190,000**	**$17,027,678**	**$30,217,678**

(1) Interest due in 2024 will be paid from amounts on deposit in the Capitalized Interest Account.
(2) Totals may not add due to rounding.

EXHIBIT B-4 - IMPROVEMENT AREA #3 REIMBURSEMENT OBLIGATION ANNUAL INSTALLMENT SCHEDULE

Annual Installment Due	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [a]	Annual Installment[b]
01/31/26	$ 242,000.00	$ 1,166,820.00	$ 1,408,820.00
01/31/27	$ 258,000.00	$ 1,152,300.00	$ 1,410,300.00
01/31/28	$ 275,000.00	$ 1,136,820.00	$ 1,411,820.00
01/31/29	$ 293,000.00	$ 1,120,320.00	$ 1,413,320.00
01/31/30	$ 311,000.00	$ 1,102,740.00	$ 1,413,740.00
01/31/31	$ 332,000.00	$ 1,084,080.00	$ 1,416,080.00
01/31/32	$ 354,000.00	$ 1,064,160.00	$ 1,418,160.00
01/31/33	$ 377,000.00	$ 1,042,920.00	$ 1,419,920.00
01/31/34	$ 402,000.00	$ 1,020,300.00	$ 1,422,300.00
01/31/35	$ 428,000.00	$ 996,180.00	$ 1,424,180.00
01/31/36	$ 455,000.00	$ 970,500.00	$ 1,425,500.00
01/31/37	$ 484,000.00	$ 943,200.00	$ 1,427,200.00
01/31/38	$ 516,000.00	$ 914,160.00	$ 1,430,160.00
01/31/39	$ 550,000.00	$ 883,200.00	$ 1,433,200.00
01/31/40	$ 586,000.00	$ 850,200.00	$ 1,436,200.00
01/31/41	$ 624,000.00	$ 815,040.00	$ 1,439,040.00
01/31/42	$ 665,000.00	$ 777,600.00	$ 1,442,600.00
01/31/43	$ 708,000.00	$ 737,700.00	$ 1,445,700.00
01/31/44	$ 754,000.00	$ 695,220.00	$ 1,449,220.00
01/31/45	$ 803,000.00	$ 649,980.00	$ 1,452,980.00
01/31/46	$ 855,000.00	$ 601,800.00	$ 1,456,800.00
01/31/47	$ 911,000.00	$ 550,500.00	$ 1,461,500.00
01/31/48	$ 970,000.00	$ 495,840.00	$ 1,465,840.00
01/31/49	$ 1,033,000.00	$ 437,640.00	$ 1,470,640.00
01/31/50	$ 1,100,000.00	$ 375,660.00	$ 1,475,660.00
01/31/51	$ 1,171,000.00	$ 309,660.00	$ 1,480,660.00
01/31/52	$ 1,247,000.00	$ 239,400.00	$ 1,486,400.00
01/31/53	$ 1,328,000.00	$ 164,580.00	$ 1,492,580.00
01/31/54	$ 1,415,000.00	$ 84,900.00	$ 1,499,900.00
Total	**$ 19,447,000.00**	**$ 22,383,420.00**	**$ 41,830,420.00**

Footnotes:

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

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

EXHIBIT B-5 – MAJOR IMPROVEMENT AREA BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

	Series 2020A Bonds			Series 2020B Bonds			
Year Ending September 30)	Principal	Interest	Total	Principal	Interest	Total	Total Debt Service
2021	$ 143,135.90	$ 461,357.02	$ 604,492.92	$ -	$ 406,778.13	$ 406,778.13	$ 1,011,271.05
2022	102,247.60	520,164.90	622,412.50	-	393,656.26	393,656.26	1,016,068.76
2023	64,612.60	557,799.90	622,412.50	-	393,656.26	393,656.26	1,016,068.76
2024	260,000.00	362,412.50	622,412.50	-	393,656.26	393,656.26	1,016,068.76
2025	275,000.00	349,412.50	624,412.50	-	393,656.26	393,656.26	1,018,068.76
2026	290,000.00	335,662.50	625,662.50	-	393,656.26	393,656.26	1,019,318.76
2027	305,000.00	321,162.50	626,162.50	-	393,656.26	393,656.26	1,019,818.76
2028	320,000.00	305,912.50	625,912.50	-	393,656.26	393,656.26	1,019,568.76
2029	335,000.00	289,912.50	624,912.50	-	393,656.26	393,656.26	1,018,568.76
2030	355,000.00	273,162.50	628,162.50	-	393,656.26	393,656.26	1,021,818.76
2031	370,000.00	255,412.50	625,412.50	-	393,656.26	393,656.26	1,019,068.76
2032	390,000.00	236,450.00	626,450.00	-	393,656.26	393,656.26	1,020,106.26
2033	415,000.00	216,462.50	631,462.50	-	393,656.26	393,656.26	1,025,118.76
2034	435,000.00	195,193.76	630,193.76	-	393,656.26	393,656.26	1,023,850.02
2035	460,000.00	172,900.00	632,900.00	-	393,656.26	393,656.26	1,026,556.26
2036	485,000.00	149,325.00	634,325.00	-	393,656.26	393,656.26	1,027,981.26
2037	510,000.00	122,650.00	632,650.00	-	393,656.26	393,656.26	1,026,306.26
2038	540,000.00	94,600.00	634,600.00	-	393,656.26	393,656.26	1,028,256.26
2039	575,000.00	64,900.00	639,900.00	-	393,656.26	393,656.26	1,033,556.26
2040	605,000.00	33,275.00	638,275.00	-	393,656.26	393,656.26	1,031,931.26
2041	-	-	-	635,000.00	393,656.26	1,028,656.26	1,028,656.26
2042	-	-	-	665,000.00	362,700.00	1,027,700.00	1,027,700.00
2043	-	-	-	700,000.00	330,281.26	1,030,281.26	1,030,281.26
2044	-	-	-	740,000.00	296,156.26	1,036,156.26	1,036,156.26
2045	-	-	-	780,000.00	260,081.26	1,040,081.26	1,040,081.26
2046	-	-	-	820,000.00	222,056.26	1,042,056.26	1,042,056.26
2047	-	-	-	865,000.00	182,081.26	1,047,081.26	1,047,081.26
2048	-	-	-	910,000.00	139,912.50	1,049,912.50	1,049,912.50
2049	-	-	-	955,000.00	95,550.00	1,050,550.00	1,050,550.00
2050	-	-	-	1,005,000.00	48,993.76	1,053,993.76	1,053,993.76
Total	**$7,234,996.10**	**$5,318,128.08**	**$12,553,124.18**	**$8,075,000.00**	**$10,217,715.89**	**$18,292,715.89**	**$30,845,840.07**

EXHIBIT C – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
  - Lot Type 1
  - Lot Type 2
  - Lot Type 3
  - Lot Type 4
  - Lot Type 5
  - Lot Type 6
  - Lot Type 7
  - Lot Type 8
  - Lot Type 13
  - Property ID 842217
  - Property ID 842223
  - Property ID 842146
  - Property ID842212
  - Property ID 842231
  - Property ID 842375
  - Property ID 842225
  - Property ID 842156
  - Property ID 842153
  - Property ID 842120
  - Property ID 842106
- Improvement Area #2
  - Lot Type 9
  - Lot Type 10
  - Lot Type 11
  - Lot Type 12
  - Lot Type 19
- Improvement Area #3
  - Lot Type 14
  - Lot Type 15
  - Lot Type 16
  - Lot Type 17
  - Lot Type 18

- Major Improvement Area
  - Phase 4B
  - Phase 5
  - Phase 6
  - Phase 6A
  - Phase 7

Note: Improvement Area #3 is contained within the Major Improvement Area. All Improvement Area #3 lots carry an assessment for the Improvement Area #3 Assessment levies and the Major Improvement Area Assessment levies as reflected in the Annual Installment tables.

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____

PROPERTY ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $7,702.44

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*** (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:

SIGNATURE OF PURCHASER

DATE:

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:

SIGNATURE OF SELLER

DATE:

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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 368.38	$ 276.84	$ 52.84	$ 698.06
01/31/27	$ 368.38	$ 265.33	$ 39.21	$ 672.91
01/31/28	$ 390.70	$ 253.82	$ 39.99	$ 684.51
01/31/29	$ 390.70	$ 241.61	$ 40.79	$ 673.10
01/31/30	$ 401.87	$ 229.40	$ 41.61	$ 672.87
01/31/31	$ 413.03	$ 216.84	$ 42.44	$ 672.31
01/31/32	$ 424.19	$ 201.35	$ 43.29	$ 668.83
01/31/33	$ 446.52	$ 185.44	$ 44.15	$ 676.12
01/31/34	$ 468.84	$ 168.70	$ 45.04	$ 682.58
01/31/35	$ 480.01	$ 151.12	$ 45.94	$ 677.06
01/31/36	$ 491.17	$ 133.12	$ 46.85	$ 671.14
01/31/37	$ 513.50	$ 114.70	$ 47.79	$ 675.99
01/31/38	$ 524.66	$ 95.44	$ 48.75	$ 668.85
01/31/39	$ 546.98	$ 75.77	$ 49.72	$ 672.48
01/31/40	$ 558.15	$ 55.26	$ 50.72	$ 664.12
01/31/41	$ 580.47	$ 34.33	$ 51.73	$ 666.53
01/31/42	$ 334.89	$ 12.56	$ 52.77	$ 400.21
Total	**$ 7,702.44**	**$ 2,711.62**	**$ 783.62**	**$ 11,197.68**

Footnotes:

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

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

<u>**Exhibit "A"**</u>

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $9,889.34

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 2

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 472.97	$ 355.44	$ 65.51	$ 893.92
01/31/27	$ 472.97	$ 340.66	$ 48.60	$ 862.23
01/31/28	$ 501.63	$ 325.88	$ 49.57	$ 877.09
01/31/29	$ 501.63	$ 310.21	$ 50.57	$ 862.40
01/31/30	$ 515.97	$ 294.53	$ 51.58	$ 862.07
01/31/31	$ 530.30	$ 278.41	$ 52.61	$ 861.31
01/31/32	$ 544.63	$ 258.52	$ 53.66	$ 856.81
01/31/33	$ 573.29	$ 238.10	$ 54.73	$ 866.13
01/31/34	$ 601.96	$ 216.60	$ 55.83	$ 874.39
01/31/35	$ 616.29	$ 194.02	$ 56.94	$ 867.26
01/31/36	$ 630.62	$ 170.91	$ 58.08	$ 859.62
01/31/37	$ 659.29	$ 147.27	$ 59.25	$ 865.80
01/31/38	$ 673.62	$ 122.54	$ 60.43	$ 856.59
01/31/39	$ 702.29	$ 97.28	$ 61.64	$ 861.21
01/31/40	$ 716.62	$ 70.95	$ 62.87	$ 850.44
01/31/41	$ 745.28	$ 44.07	$ 64.13	$ 853.48
01/31/42	$ 429.97	$ 16.12	$ 65.41	$ 511.51
Total	**$ 9,889.34**	**$ 3,481.51**	**$ 971.41**	**$ 14,342.26**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $12,809.53

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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 3

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 612.63	$ 460.40	$ 87.88	$ 1,160.91
01/31/27	$ 612.63	$ 441.26	$ 65.20	$ 1,119.09
01/31/28	$ 649.76	$ 422.11	$ 66.51	$ 1,138.38
01/31/29	$ 649.76	$ 401.81	$ 67.84	$ 1,119.40
01/31/30	$ 668.32	$ 381.50	$ 69.19	$ 1,119.02
01/31/31	$ 686.89	$ 360.62	$ 70.58	$ 1,118.08
01/31/32	$ 705.45	$ 334.86	$ 71.99	$ 1,112.30
01/31/33	$ 742.58	$ 308.40	$ 73.43	$ 1,124.41
01/31/34	$ 779.71	$ 280.56	$ 74.90	$ 1,135.16
01/31/35	$ 798.27	$ 251.32	$ 76.39	$ 1,125.99
01/31/36	$ 816.84	$ 221.38	$ 77.92	$ 1,116.14
01/31/37	$ 853.97	$ 190.75	$ 79.48	$ 1,124.20
01/31/38	$ 872.53	$ 158.73	$ 81.07	$ 1,112.33
01/31/39	$ 909.66	$ 126.01	$ 82.69	$ 1,118.36
01/31/40	$ 928.23	$ 91.89	$ 84.35	$ 1,104.47
01/31/41	$ 965.36	$ 57.09	$ 86.03	$ 1,108.47
01/31/42	$ 556.94	$ 20.89	$ 87.75	$ 665.57
Total	**$ 12,809.53**	**$ 4,509.56**	**$ 1,303.20**	**$ 18,622.28**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: $15,821.98

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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:

____
SIGNATURE OF PURCHASER

DATE:

____
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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 756.70	$ 568.67	$ 108.55	$ 1,433.93
01/31/27	$ 756.70	$ 545.03	$ 80.54	$ 1,382.27
01/31/28	$ 802.56	$ 521.38	$ 82.15	$ 1,406.09
01/31/29	$ 802.56	$ 496.30	$ 83.79	$ 1,382.65
01/31/30	$ 825.49	$ 471.22	$ 85.46	$ 1,382.18
01/31/31	$ 848.42	$ 445.42	$ 87.17	$ 1,381.02
01/31/32	$ 871.36	$ 413.61	$ 88.92	$ 1,373.88
01/31/33	$ 917.22	$ 380.93	$ 90.70	$ 1,388.84
01/31/34	$ 963.08	$ 346.54	$ 92.51	$ 1,402.12
01/31/35	$ 986.01	$ 310.42	$ 94.36	$ 1,390.79
01/31/36	$ 1,008.94	$ 273.45	$ 96.25	$ 1,378.63
01/31/37	$ 1,054.80	$ 235.61	$ 98.17	$ 1,388.58
01/31/38	$ 1,077.73	$ 196.05	$ 100.14	$ 1,373.92
01/31/39	$ 1,123.59	$ 155.64	$ 102.14	$ 1,381.37
01/31/40	$ 1,146.52	$ 113.51	$ 104.18	$ 1,364.21
01/31/41	$ 1,192.38	$ 70.51	$ 106.26	$ 1,369.16
01/31/42	$ 687.91	$ 25.80	$ 108.39	$ 822.10
Total	**$ 15,821.98**	**$ 5,570.08**	**$ 1,609.67**	**$ 23,001.73**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: $17,284.22

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 5

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 826.64	$ 621.23	$ 118.58	$ 1,566.45
01/31/27	$ 826.64	$ 595.40	$ 87.98	$ 1,510.01
01/31/28	$ 876.74	$ 569.57	$ 89.74	$ 1,536.04
01/31/29	$ 876.74	$ 542.17	$ 91.53	$ 1,510.44
01/31/30	$ 901.79	$ 514.77	$ 93.36	$ 1,509.92
01/31/31	$ 926.84	$ 486.59	$ 95.23	$ 1,508.65
01/31/32	$ 951.88	$ 451.83	$ 97.14	$ 1,500.85
01/31/33	$ 1,001.98	$ 416.14	$ 99.08	$ 1,517.20
01/31/34	$ 1,052.08	$ 378.56	$ 101.06	$ 1,531.70
01/31/35	$ 1,077.13	$ 339.11	$ 103.08	$ 1,519.32
01/31/36	$ 1,102.18	$ 298.72	$ 105.14	$ 1,506.04
01/31/37	$ 1,152.28	$ 257.38	$ 107.24	$ 1,516.91
01/31/38	$ 1,177.33	$ 214.17	$ 109.39	$ 1,500.90
01/31/39	$ 1,227.43	$ 170.02	$ 111.58	$ 1,509.03
01/31/40	$ 1,252.48	$ 124.00	$ 113.81	$ 1,490.28
01/31/41	$ 1,302.58	$ 77.03	$ 116.09	$ 1,495.69
01/31/42	$ 751.49	$ 28.18	$ 118.41	$ 898.08
Total	**$ 17,284.22**	**$ 6,084.86**	**$ 1,758.43**	**$ 25,127.52**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

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____

____

____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 6 PRINCIPAL ASSESSMENT: $16,050.89

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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 6

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 767.65	$ 576.90	$ 110.12	$ 1,454.67
01/31/27	$ 767.65	$ 552.91	$ 81.70	$ 1,402.26
01/31/28	$ 814.18	$ 528.92	$ 83.33	$ 1,426.43
01/31/29	$ 814.18	$ 503.48	$ 85.00	$ 1,402.66
01/31/30	$ 837.44	$ 478.04	$ 86.70	$ 1,402.18
01/31/31	$ 860.70	$ 451.87	$ 88.44	$ 1,401.00
01/31/32	$ 883.96	$ 419.59	$ 90.20	$ 1,393.76
01/31/33	$ 930.49	$ 386.44	$ 92.01	$ 1,408.94
01/31/34	$ 977.01	$ 351.55	$ 93.85	$ 1,422.41
01/31/35	$ 1,000.27	$ 314.91	$ 95.73	$ 1,410.91
01/31/36	$ 1,023.53	$ 277.40	$ 97.64	$ 1,398.58
01/31/37	$ 1,070.06	$ 239.02	$ 99.59	$ 1,408.67
01/31/38	$ 1,093.32	$ 198.89	$ 101.58	$ 1,393.80
01/31/39	$ 1,139.85	$ 157.89	$ 103.62	$ 1,401.35
01/31/40	$ 1,163.11	$ 115.15	$ 105.69	$ 1,383.94
01/31/41	$ 1,209.63	$ 71.53	$ 107.80	$ 1,388.97
01/31/42	$ 697.86	$ 26.17	$ 109.96	$ 833.99
Total	**$ 16,050.89**	**$ 5,650.67**	**$ 1,632.96**	**$ 23,334.52**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

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____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 7 PRINCIPAL ASSESSMENT: $17,834.33

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 7

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 852.95	$ 641.00	$ 112.16	$ 1,606.11
01/31/27	$ 852.95	$ 614.35	$ 83.21	$ 1,550.51
01/31/28	$ 904.64	$ 587.69	$ 84.88	$ 1,577.21
01/31/29	$ 904.64	$ 559.42	$ 86.58	$ 1,550.64
01/31/30	$ 930.49	$ 531.15	$ 88.31	$ 1,549.95
01/31/31	$ 956.33	$ 502.08	$ 90.07	$ 1,548.48
01/31/32	$ 982.18	$ 466.21	$ 91.87	$ 1,540.27
01/31/33	$ 1,033.87	$ 429.38	$ 93.71	$ 1,556.97
01/31/34	$ 1,085.57	$ 390.61	$ 95.59	$ 1,571.76
01/31/35	$ 1,111.41	$ 349.90	$ 97.50	$ 1,558.81
01/31/36	$ 1,137.26	$ 308.22	$ 99.45	$ 1,544.93
01/31/37	$ 1,188.96	$ 265.58	$ 101.44	$ 1,555.97
01/31/38	$ 1,214.80	$ 220.99	$ 103.47	$ 1,539.26
01/31/39	$ 1,266.50	$ 175.44	$ 105.53	$ 1,547.47
01/31/40	$ 1,292.34	$ 127.94	$ 107.65	$ 1,527.93
01/31/41	$ 1,344.04	$ 79.48	$ 109.80	$ 1,533.31
01/31/42	$ 775.41	$ 29.08	$ 111.99	$ 916.48
Total	**$ 17,834.33**	**$ 6,278.52**	**$ 1,663.20**	**$ 25,776.05**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

LOT TYPE 8 PRINCIPAL ASSESSMENT: $11,229.85

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*** (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.

Exhibit "A"

[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 8

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 537.08	$ 403.62	$ 73.62	$ 1,014.32
01/31/27	$ 537.08	$ 386.84	$ 54.62	$ 978.54
01/31/28	$ 569.63	$ 370.06	$ 55.71	$ 995.40
01/31/29	$ 569.63	$ 352.26	$ 56.83	$ 978.71
01/31/30	$ 585.91	$ 334.45	$ 57.96	$ 978.32
01/31/31	$ 602.18	$ 316.14	$ 59.12	$ 977.45
01/31/32	$ 618.46	$ 293.56	$ 60.31	$ 972.32
01/31/33	$ 651.01	$ 270.37	$ 61.51	$ 982.89
01/31/34	$ 683.56	$ 245.96	$ 62.74	$ 992.26
01/31/35	$ 699.83	$ 220.32	$ 64.00	$ 984.15
01/31/36	$ 716.11	$ 194.08	$ 65.28	$ 975.46
01/31/37	$ 748.66	$ 167.23	$ 66.58	$ 982.47
01/31/38	$ 764.93	$ 139.15	$ 67.91	$ 972.00
01/31/39	$ 797.48	$ 110.47	$ 69.27	$ 977.22
01/31/40	$ 813.76	$ 80.56	$ 70.66	$ 964.98
01/31/41	$ 846.31	$ 50.05	$ 72.07	$ 968.42
01/31/42	$ 488.25	$ 18.31	$ 73.51	$ 580.08
Total	**$ 11,229.85**	**$ 3,953.44**	**$ 1,091.71**	**$ 16,274.99**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #2 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 9 PRINCIPAL ASSESSMENT: $10,853.05

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 9

Annual Installment Due	Principal	Interest[a]	Delinquency & Prepayment Reserve	Administrative Expenses	Annual Installment[b]
01/31/26	$ 292.98	$ 539.72	$ 54.27	$ 21.61	$ 908.58
01/31/27	$ 292.98	$ 526.54	$ 52.23	$ 48.01	$ 919.76
01/31/28	$ 305.72	$ 513.35	$ 3.76	$ 48.97	$ 871.80
01/31/29	$ 318.46	$ 498.07	$ -	$ 49.95	$ 866.47
01/31/30	$ 343.93	$ 482.15	$ -	$ 50.95	$ 877.03
01/31/31	$ 356.67	$ 464.95	$ -	$ 51.97	$ 873.59
01/31/32	$ 369.41	$ 447.12	$ -	$ 53.01	$ 869.53
01/31/33	$ 407.63	$ 428.64	$ -	$ 54.07	$ 890.34
01/31/34	$ 420.36	$ 408.26	$ -	$ 55.15	$ 883.77
01/31/35	$ 433.10	$ 387.24	$ -	$ 56.25	$ 876.60
01/31/36	$ 458.58	$ 365.59	$ -	$ 57.37	$ 881.54
01/31/37	$ 484.06	$ 342.66	$ -	$ 58.52	$ 885.24
01/31/38	$ 496.79	$ 318.46	$ -	$ 59.69	$ 874.95
01/31/39	$ 535.01	$ 293.62	$ -	$ 60.89	$ 889.51
01/31/40	$ 560.49	$ 266.87	$ -	$ 62.10	$ 889.46
01/31/41	$ 585.96	$ 238.84	$ -	$ 63.35	$ 888.15
01/31/42	$ 611.44	$ 209.55	$ -	$ 64.61	$ 885.60
01/31/43	$ 649.65	$ 178.97	$ -	$ 65.91	$ 894.53
01/31/44	$ 675.13	$ 146.49	$ -	$ 67.22	$ 888.85
01/31/45	$ 713.35	$ 112.73	$ -	$ 68.57	$ 894.65
01/31/46	$ 751.56	$ 77.07	$ -	$ 69.94	$ 898.57
01/31/47	$ 789.78	$ 39.49	$ -	$ 71.34	$ 900.60
Total	**$ 10,853.05**	**$ 7,286.38**	**$ 110.25**	**$ 1,259.43**	**$ 19,509.11**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #2 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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____

____

____

____

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

____

PROPERTY ADDRESS

LOT TYPE 10 PRINCIPAL ASSESSMENT: $13,566.31

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 10

Annual Installment Due	Principal	Interest[a]	Delinquency & Prepayment Reserve	Administrative Expenses	Annual Installment[b]
01/31/26	$ 366.23	$ 674.65	$ 67.83	$ 27.01	$ 1,135.72
01/31/27	$ 366.23	$ 658.17	$ 65.28	$ 60.01	$ 1,149.69
01/31/28	$ 382.15	$ 641.69	$ 4.70	$ 61.21	$ 1,089.75
01/31/29	$ 398.07	$ 622.59	$ -	$ 62.44	$ 1,083.09
01/31/30	$ 429.92	$ 602.68	$ -	$ 63.68	$ 1,096.28
01/31/31	$ 445.84	$ 581.19	$ -	$ 64.96	$ 1,091.98
01/31/32	$ 461.76	$ 558.89	$ -	$ 66.26	$ 1,086.91
01/31/33	$ 509.53	$ 535.81	$ -	$ 67.58	$ 1,112.92
01/31/34	$ 525.46	$ 510.33	$ -	$ 68.93	$ 1,104.72
01/31/35	$ 541.38	$ 484.06	$ -	$ 70.31	$ 1,095.75
01/31/36	$ 573.22	$ 456.99	$ -	$ 71.72	$ 1,101.93
01/31/37	$ 605.07	$ 428.33	$ -	$ 73.15	$ 1,106.55
01/31/38	$ 620.99	$ 398.07	$ -	$ 74.62	$ 1,093.68
01/31/39	$ 668.76	$ 367.02	$ -	$ 76.11	$ 1,111.89
01/31/40	$ 700.61	$ 333.58	$ -	$ 77.63	$ 1,111.82
01/31/41	$ 732.45	$ 298.55	$ -	$ 79.18	$ 1,110.19
01/31/42	$ 764.30	$ 261.93	$ -	$ 80.77	$ 1,107.00
01/31/43	$ 812.07	$ 223.72	$ -	$ 82.38	$ 1,118.17
01/31/44	$ 843.91	$ 183.11	$ -	$ 84.03	$ 1,111.06
01/31/45	$ 891.68	$ 140.92	$ -	$ 85.71	$ 1,118.31
01/31/46	$ 939.45	$ 96.33	$ -	$ 87.42	$ 1,123.21
01/31/47	$ 987.22	$ 49.36	$ -	$ 89.17	$ 1,125.75
Total	**$ 13,566.31**	**$ 9,107.98**	**$ 137.81**	**$ 1,574.29**	**$ 24,386.39**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #2 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

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____

____

____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 11 PRINCIPAL ASSESSMENT: $12,371.28

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 11

Annual Installment Due	Principal	Interest[a]	Delinquency & Prepayment Reserve	Administrative Expenses	Annual Installment[b]
01/31/26	$ 333.97	$ 615.22	$ 61.86	$ 24.63	$ 1,035.68
01/31/27	$ 333.97	$ 600.20	$ 59.53	$ 54.72	$ 1,048.42
01/31/28	$ 348.49	$ 585.17	$ 4.28	$ 55.82	$ 993.76
01/31/29	$ 363.01	$ 567.74	$ -	$ 56.94	$ 987.69
01/31/30	$ 392.05	$ 549.59	$ -	$ 58.07	$ 999.71
01/31/31	$ 406.57	$ 529.99	$ -	$ 59.24	$ 995.79
01/31/32	$ 421.09	$ 509.66	$ -	$ 60.42	$ 991.17
01/31/33	$ 464.65	$ 488.61	$ -	$ 61.63	$ 1,014.89
01/31/34	$ 479.17	$ 465.37	$ -	$ 62.86	$ 1,007.41
01/31/35	$ 493.69	$ 441.42	$ -	$ 64.12	$ 999.22
01/31/36	$ 522.73	$ 416.73	$ -	$ 65.40	$ 1,004.86
01/31/37	$ 551.77	$ 390.60	$ -	$ 66.71	$ 1,009.08
01/31/38	$ 566.29	$ 363.01	$ -	$ 68.04	$ 997.34
01/31/39	$ 609.85	$ 334.69	$ -	$ 69.40	$ 1,013.95
01/31/40	$ 638.89	$ 304.20	$ -	$ 70.79	$ 1,013.88
01/31/41	$ 667.93	$ 272.26	$ -	$ 72.21	$ 1,012.40
01/31/42	$ 696.97	$ 238.86	$ -	$ 73.65	$ 1,009.48
01/31/43	$ 740.53	$ 204.01	$ -	$ 75.13	$ 1,019.67
01/31/44	$ 769.57	$ 166.98	$ -	$ 76.63	$ 1,013.19
01/31/45	$ 813.14	$ 128.50	$ -	$ 78.16	$ 1,019.80
01/31/46	$ 856.70	$ 87.85	$ -	$ 79.72	$ 1,024.27
01/31/47	$ 900.26	$ 45.01	$ -	$ 81.32	$ 1,026.59
Total	**$ 12,371.28**	**$ 8,305.67**	**$ 125.67**	**$ 1,435.61**	**$ 22,238.23**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #2 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____
____
____
____
____

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

____

PROPERTY ADDRESS

LOT TYPE 12 PRINCIPAL ASSESSMENT: $13,995.79

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 12

Annual Installment Due	Principal	Interest[a]	Delinquency & Prepayment Reserve	Administrative Expenses	Annual Installment[b]
01/31/26	$ 377.82	$ 696.01	$ 69.98	$ 27.86	$ 1,171.67
01/31/27	$ 377.82	$ 679.01	$ 67.35	$ 61.91	$ 1,186.09
01/31/28	$ 394.25	$ 662.01	$ 4.85	$ 63.15	$ 1,124.25
01/31/29	$ 410.67	$ 642.30	$ -	$ 64.41	$ 1,117.38
01/31/30	$ 443.53	$ 621.76	$ -	$ 65.70	$ 1,130.99
01/31/31	$ 459.96	$ 599.58	$ -	$ 67.01	$ 1,126.55
01/31/32	$ 476.38	$ 576.59	$ -	$ 68.35	$ 1,121.32
01/31/33	$ 525.66	$ 552.77	$ -	$ 69.72	$ 1,148.15
01/31/34	$ 542.09	$ 526.48	$ -	$ 71.12	$ 1,139.69
01/31/35	$ 558.52	$ 499.38	$ -	$ 72.54	$ 1,130.44
01/31/36	$ 591.37	$ 471.45	$ -	$ 73.99	$ 1,136.81
01/31/37	$ 624.23	$ 441.89	$ -	$ 75.47	$ 1,141.58
01/31/38	$ 640.65	$ 410.67	$ -	$ 76.98	$ 1,128.30
01/31/39	$ 689.93	$ 378.64	$ -	$ 78.52	$ 1,147.09
01/31/40	$ 722.79	$ 344.15	$ -	$ 80.09	$ 1,147.02
01/31/41	$ 755.64	$ 308.01	$ -	$ 81.69	$ 1,145.34
01/31/42	$ 788.50	$ 270.22	$ -	$ 83.32	$ 1,142.04
01/31/43	$ 837.78	$ 230.80	$ -	$ 84.99	$ 1,153.57
01/31/44	$ 870.63	$ 188.91	$ -	$ 86.69	$ 1,146.23
01/31/45	$ 919.91	$ 145.38	$ -	$ 88.42	$ 1,153.71
01/31/46	$ 969.19	$ 99.38	$ -	$ 90.19	$ 1,158.77
01/31/47	$ 1,018.47	$ 50.92	$ -	$ 92.00	$ 1,161.39
Total	**$ 13,995.79**	**$ 9,396.32**	**$ 142.18**	**$ 1,624.12**	**$ 25,158.41**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____

PROPERTY ADDRESS

LOT TYPE 13 PRINCIPAL ASSESSMENT: $11,340.93

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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]

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[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.

Exhibit "A"

[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[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 542.39	$ 407.62	$ 77.81	$ 1,027.82
01/31/27	$ 542.39	$ 390.67	$ 57.73	$ 990.79
01/31/28	$ 575.26	$ 373.72	$ 58.88	$ 1,007.86
01/31/29	$ 575.26	$ 355.74	$ 60.06	$ 991.06
01/31/30	$ 591.70	$ 337.76	$ 61.26	$ 990.72
01/31/31	$ 608.14	$ 319.27	$ 62.48	$ 989.89
01/31/32	$ 624.57	$ 296.47	$ 63.73	$ 984.77
01/31/33	$ 657.45	$ 273.05	$ 65.01	$ 995.50
01/31/34	$ 690.32	$ 248.39	$ 66.31	$ 1,005.02
01/31/35	$ 706.75	$ 222.50	$ 67.64	$ 996.89
01/31/36	$ 723.19	$ 196.00	$ 68.99	$ 988.18
01/31/37	$ 756.06	$ 168.88	$ 70.37	$ 995.31
01/31/38	$ 772.50	$ 140.53	$ 71.78	$ 984.80
01/31/39	$ 805.37	$ 111.56	$ 73.21	$ 990.14
01/31/40	$ 821.81	$ 81.36	$ 74.68	$ 977.84
01/31/41	$ 854.68	$ 50.54	$ 76.17	$ 981.39
01/31/42	$ 493.08	$ 18.49	$ 77.69	$ 589.27
Total	**$ 11,340.93**	**$ 3,992.54**	**$ 1,153.79**	**$ 16,487.26**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #3 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 14 PRINCIPAL ASSESSMENT: $62,540.72

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*** (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.

Exhibit "A"

[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.

<u>**Exhibit "A"**</u>

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 14

	Major Improvement Area Bonds				Improvement Area #3 - Bonds & Reimbursement Obligation						
Annual Installment Due	Principal	Interest [a]	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses	Total Annual Installment[e]
01/31/26	$ 212.83	$ 535.24	$ 53.08	$ 21.33	$ 239.70	$ 1,212.51	$ 104.24	$ 386.71	$ 1,864.56	$ 169.02	$ 4,799.22
01/31/27	$ 223.84	$ 524.60	$ 52.01	$ 29.24	$ 250.88	$ 1,201.12	$ 103.05	$ 412.28	$ 1,841.36	$ 76.91	$ 4,715.29
01/31/28	$ 234.84	$ 513.41	$ 50.90	$ 29.82	$ 265.27	$ 1,189.20	$ 101.79	$ 439.45	$ 1,816.62	$ 78.44	$ 4,719.75
01/31/29	$ 245.85	$ 501.66	$ 49.72	$ 30.42	$ 279.65	$ 1,176.60	$ 100.47	$ 468.21	$ 1,790.26	$ 80.01	$ 4,722.86
01/31/30	$ 260.53	$ 489.37	$ 48.49	$ 31.03	$ 292.43	$ 1,163.32	$ 99.07	$ 496.97	$ 1,762.16	$ 81.61	$ 4,724.99
01/31/31	$ 271.54	$ 476.35	$ 47.19	$ 31.65	$ 310.01	$ 1,149.43	$ 97.61	$ 530.53	$ 1,732.35	$ 83.25	$ 4,729.89
01/31/32	$ 286.22	$ 462.43	$ 45.83	$ 32.28	$ 327.59	$ 1,131.99	$ 96.06	$ 565.69	$ 1,700.51	$ 84.91	$ 4,733.51
01/31/33	$ 304.56	$ 447.76	$ 44.40	$ 32.93	$ 343.57	$ 1,113.57	$ 94.42	$ 602.44	$ 1,666.57	$ 86.61	$ 4,736.82
01/31/34	$ 319.24	$ 432.15	$ 42.88	$ 33.59	$ 365.94	$ 1,094.24	$ 92.70	$ 642.39	$ 1,630.43	$ 88.34	$ 4,741.89
01/31/35	$ 337.59	$ 415.79	$ 41.28	$ 34.26	$ 386.71	$ 1,073.66	$ 90.87	$ 683.94	$ 1,591.88	$ 90.11	$ 4,746.09
01/31/36	$ 355.94	$ 398.49	$ 39.59	$ 34.94	$ 410.68	$ 1,051.90	$ 88.94	$ 727.08	$ 1,550.85	$ 91.91	$ 4,750.32
01/31/37	$ 374.28	$ 378.91	$ 37.81	$ 35.64	$ 437.85	$ 1,028.80	$ 86.88	$ 773.43	$ 1,507.22	$ 93.75	$ 4,754.58
01/31/38	$ 396.30	$ 358.33	$ 35.94	$ 36.35	$ 463.42	$ 1,004.17	$ 84.69	$ 824.56	$ 1,460.82	$ 95.62	$ 4,760.21
01/31/39	$ 421.99	$ 336.53	$ 33.96	$ 37.08	$ 487.39	$ 978.11	$ 82.38	$ 878.89	$ 1,411.34	$ 97.53	$ 4,765.20
01/31/40	$ 444.00	$ 313.32	$ 31.85	$ 37.82	$ 519.35	$ 950.69	$ 79.94	$ 936.42	$ 1,358.61	$ 99.49	$ 4,771.49
01/31/41	$ 466.02	$ 288.90	$ 29.63	$ 38.58	$ 554.50	$ 921.48	$ 77.34	$ 997.14	$ 1,302.42	$ 101.48	$ 4,777.50
01/31/42	$ 488.04	$ 266.18	$ 27.30	$ 39.35	$ 589.66	$ 890.29	$ 74.57	$ 1,062.66	$ 1,242.59	$ 103.50	$ 4,784.15
01/31/43	$ 513.72	$ 242.39	$ 24.86	$ 40.14	$ 624.81	$ 857.12	$ 71.62	$ 1,131.37	$ 1,178.84	$ 105.57	$ 4,790.45
01/31/44	$ 543.08	$ 217.35	$ 22.29	$ 40.94	$ 659.97	$ 821.97	$ 68.50	$ 1,204.88	$ 1,110.95	$ 107.69	$ 4,797.62
01/31/45	$ 572.43	$ 190.87	$ 19.58	$ 41.76	$ 701.52	$ 782.37	$ 65.20	$ 1,283.18	$ 1,038.66	$ 109.84	$ 4,805.41
01/31/46	$ 601.79	$ 162.96	$ 16.71	$ 42.60	$ 746.26	$ 740.28	$ 61.69	$ 1,366.28	$ 961.67	$ 112.04	$ 4,812.28
01/31/47	$ 634.81	$ 133.63	$ 13.71	$ 43.45	$ 792.60	$ 695.51	$ 57.96	$ 1,455.77	$ 879.69	$ 114.28	$ 4,821.40
01/31/48	$ 667.84	$ 102.68	$ 10.53	$ 44.32	$ 843.74	$ 647.95	$ 54.00	$ 1,550.05	$ 792.35	$ 116.56	$ 4,830.01
01/31/49	$ 700.87	$ 70.12	$ 7.19	$ 45.20	$ 899.67	$ 597.33	$ 49.78	$ 1,650.72	$ 699.34	$ 118.89	$ 4,839.11
01/31/50	$ 737.56	$ 35.96	$ 3.69	$ 46.11	$ 957.19	$ 543.35	$ 45.28	$ 1,757.79	$ 600.30	$ 121.27	$ 4,848.49
01/31/51	$ -	$ -	$ -	$ -	$ 1,839.28	$ 485.92	$ 40.49	$ 1,871.24	$ 494.83	$ 123.70	$ 4,855.47
01/31/52	$ -	$ -	$ -	$ -	$ 1,957.53	$ 375.56	$ 31.30	$ 1,992.69	$ 382.56	$ 126.17	$ 4,865.81
01/31/53	$ -	$ -	$ -	$ -	$ 2,083.78	$ 258.11	$ 21.51	$ 2,122.13	$ 263.00	$ 128.70	$ 4,877.21
01/31/54	$ -	$ -	$ -	$ -	$ 2,218.01	$ 133.08	$ 11.09	$ 2,261.15	$ 135.67	$ 131.27	$ 4,890.27
Total	**$ 10,615.72**	**$ 8,295.38**	**$ 830.43**	**$ 910.83**	**$ 20,848.94**	**$ 25,269.63**	**$ 2,133.41**	**$ 31,076.06**	**$ 35,768.42**	**$ 3,018.47**	**$ 138,767.27**

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 2024 Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate. Additional Interest not being changed on the Reimbursement Obligation.

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

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #3 – 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.

<u>**Exhibit "A"**</u>

AFTER RECORDING[1] RETURN TO:

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____

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

____

PROPERTY ADDRESS

LOT TYPE 15 PRINCIPAL ASSESSMENT: $73,185.95

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*** (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.

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[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.

Exhibit "A"

[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.

Exhibit "A"

[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]

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[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 15

	Major Improvement Area Bonds				Improvement Area #3 - Bonds & Reimbursement Obligation						
Annual Installment Due	Principal	Interest [a]	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses	Total Annual Installment[e]
01/31/26	$ 249.05	$ 626.34	$ 62.11	$ 24.96	$ 280.50	$ 1,418.89	$ 121.99	$ 452.54	$ 2,181.94	$ 197.79	$ 5,616.11
01/31/27	$ 261.94	$ 613.89	$ 60.87	$ 34.22	$ 293.59	$ 1,405.57	$ 120.59	$ 482.46	$ 2,154.78	$ 90.00	$ 5,517.89
01/31/28	$ 274.82	$ 600.79	$ 59.56	$ 34.90	$ 310.42	$ 1,391.62	$ 119.12	$ 514.25	$ 2,125.84	$ 91.80	$ 5,523.11
01/31/29	$ 287.70	$ 587.05	$ 58.18	$ 35.60	$ 327.25	$ 1,376.88	$ 117.57	$ 547.91	$ 2,094.98	$ 93.63	$ 5,526.75
01/31/30	$ 304.88	$ 572.67	$ 56.75	$ 36.31	$ 342.21	$ 1,361.33	$ 115.93	$ 581.57	$ 2,062.11	$ 95.50	$ 5,529.25
01/31/31	$ 317.76	$ 557.43	$ 55.22	$ 37.04	$ 362.78	$ 1,345.08	$ 114.22	$ 620.84	$ 2,027.21	$ 97.41	$ 5,534.98
01/31/32	$ 334.93	$ 541.14	$ 53.63	$ 37.78	$ 383.35	$ 1,324.67	$ 112.40	$ 661.97	$ 1,989.96	$ 99.36	$ 5,539.21
01/31/33	$ 356.41	$ 523.97	$ 51.96	$ 38.53	$ 402.05	$ 1,303.11	$ 110.49	$ 704.98	$ 1,950.24	$ 101.35	$ 5,543.09
01/31/34	$ 373.58	$ 505.71	$ 50.18	$ 39.30	$ 428.23	$ 1,280.49	$ 108.48	$ 751.73	$ 1,907.95	$ 103.38	$ 5,549.02
01/31/35	$ 395.05	$ 486.56	$ 48.31	$ 40.09	$ 452.54	$ 1,256.41	$ 106.34	$ 800.35	$ 1,862.84	$ 105.44	$ 5,553.93
01/31/36	$ 416.52	$ 466.32	$ 46.33	$ 40.89	$ 480.59	$ 1,230.95	$ 104.07	$ 850.84	$ 1,814.82	$ 107.55	$ 5,558.89
01/31/37	$ 437.99	$ 443.41	$ 44.25	$ 41.71	$ 512.38	$ 1,203.92	$ 101.67	$ 905.07	$ 1,763.77	$ 109.70	$ 5,563.87
01/31/38	$ 463.76	$ 419.32	$ 42.06	$ 42.54	$ 542.30	$ 1,175.10	$ 99.11	$ 964.91	$ 1,709.47	$ 111.90	$ 5,570.46
01/31/39	$ 493.81	$ 393.81	$ 39.74	$ 43.39	$ 570.35	$ 1,144.59	$ 96.40	$ 1,028.49	$ 1,651.57	$ 114.14	$ 5,576.29
01/31/40	$ 519.58	$ 366.65	$ 37.27	$ 44.26	$ 607.75	$ 1,112.51	$ 93.55	$ 1,095.81	$ 1,589.86	$ 116.42	$ 5,583.66
01/31/41	$ 545.34	$ 338.07	$ 34.67	$ 45.15	$ 648.88	$ 1,078.33	$ 90.51	$ 1,166.87	$ 1,524.11	$ 118.75	$ 5,590.69
01/31/42	$ 571.11	$ 311.49	$ 31.95	$ 46.05	$ 690.02	$ 1,041.82	$ 87.26	$ 1,243.54	$ 1,454.10	$ 121.12	$ 5,598.47
01/31/43	$ 601.17	$ 283.65	$ 29.09	$ 46.97	$ 731.16	$ 1,003.01	$ 83.81	$ 1,323.95	$ 1,379.49	$ 123.55	$ 5,605.85
01/31/44	$ 635.52	$ 254.34	$ 26.09	$ 47.91	$ 772.30	$ 961.88	$ 80.16	$ 1,409.97	$ 1,300.05	$ 126.02	$ 5,614.23
01/31/45	$ 669.87	$ 223.36	$ 22.91	$ 48.87	$ 820.92	$ 915.54	$ 76.30	$ 1,501.60	$ 1,215.45	$ 128.54	$ 5,623.36
01/31/46	$ 704.22	$ 190.70	$ 19.56	$ 49.85	$ 873.28	$ 866.29	$ 72.19	$ 1,598.84	$ 1,125.36	$ 131.11	$ 5,631.40
01/31/47	$ 742.87	$ 156.37	$ 16.04	$ 50.84	$ 927.51	$ 813.89	$ 67.82	$ 1,703.56	$ 1,029.43	$ 133.73	$ 5,642.06
01/31/48	$ 781.51	$ 120.16	$ 12.32	$ 51.86	$ 987.35	$ 758.24	$ 63.19	$ 1,813.89	$ 927.21	$ 136.40	$ 5,652.14
01/31/49	$ 820.16	$ 82.06	$ 8.42	$ 52.90	$ 1,052.80	$ 699.00	$ 58.25	$ 1,931.69	$ 818.38	$ 139.13	$ 5,662.79
01/31/50	$ 863.10	$ 42.08	$ 4.32	$ 53.95	$ 1,120.12	$ 635.83	$ 52.99	$ 2,056.98	$ 702.48	$ 141.91	$ 5,673.76
01/31/51	$ -	$ -	$ -	$ -	$ 2,152.35	$ 568.63	$ 47.39	$ 2,189.75	$ 579.06	$ 144.75	$ 5,681.93
01/31/52	$ -	$ -	$ -	$ -	$ 2,290.73	$ 439.48	$ 36.62	$ 2,331.87	$ 447.67	$ 147.65	$ 5,694.03
01/31/53	$ -	$ -	$ -	$ -	$ 2,438.46	$ 302.04	$ 25.17	$ 2,483.34	$ 307.76	$ 150.60	$ 5,707.37
01/31/54	$ -	$ -	$ -	$ -	$ 2,595.54	$ 155.73	$ 12.98	$ 2,646.03	$ 158.76	$ 153.61	$ 5,722.65
Total	**$ 12,422.65**	**$ 9,707.35**	**$ 971.78**	**$ 1,065.86**	**$ 24,397.69**	**$ 29,570.84**	**$ 2,496.54**	**$ 36,365.60**	**$ 41,856.66**	**$ 3,532.25**	**$ 162,387.23**

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 2024 Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate. Additional Interest not being changed on the Reimbursement Obligation.

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #3 – 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.

<u>**Exhibit "A"**</u>

AFTER RECORDING[1] RETURN TO:

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____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 16 PRINCIPAL ASSESSMENT: $79,839.21

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*** (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.

Exhibit "A"

[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.

<u>**Exhibit "A"**</u>

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 16

	Major Improvement Area Bonds				Improvement Area #3 - Bonds & Reimbursement Obligation						
Annual Installment Due	Principal	Interest [a]	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses	Total Annual Installment[e]
01/31/26	$ 271.70	$ 683.28	$ 67.76	$ 27.23	$ 306.00	$ 1,547.88	$ 133.08	$ 493.68	$ 2,380.29	$ 215.77	$ 6,126.66
01/31/27	$ 285.75	$ 669.70	$ 66.40	$ 37.33	$ 320.28	$ 1,533.35	$ 131.55	$ 526.32	$ 2,350.67	$ 98.18	$ 6,019.51
01/31/28	$ 299.80	$ 655.41	$ 64.97	$ 38.07	$ 338.64	$ 1,518.13	$ 129.95	$ 561.00	$ 2,319.09	$ 100.14	$ 6,025.21
01/31/29	$ 313.86	$ 640.42	$ 63.47	$ 38.83	$ 357.00	$ 1,502.05	$ 128.25	$ 597.72	$ 2,285.43	$ 102.14	$ 6,029.18
01/31/30	$ 332.59	$ 624.73	$ 61.90	$ 39.61	$ 373.32	$ 1,485.09	$ 126.47	$ 634.43	$ 2,249.57	$ 104.19	$ 6,031.91
01/31/31	$ 346.65	$ 608.10	$ 60.24	$ 40.40	$ 395.76	$ 1,467.36	$ 124.60	$ 677.27	$ 2,211.51	$ 106.27	$ 6,038.16
01/31/32	$ 365.38	$ 590.33	$ 58.51	$ 41.21	$ 418.20	$ 1,445.10	$ 122.62	$ 722.15	$ 2,170.87	$ 108.40	$ 6,042.77
01/31/33	$ 388.81	$ 571.61	$ 56.68	$ 42.04	$ 438.60	$ 1,421.57	$ 120.53	$ 769.07	$ 2,127.54	$ 110.56	$ 6,047.01
01/31/34	$ 407.54	$ 551.68	$ 54.74	$ 42.88	$ 467.16	$ 1,396.90	$ 118.34	$ 820.07	$ 2,081.40	$ 112.77	$ 6,053.48
01/31/35	$ 430.97	$ 530.80	$ 52.70	$ 43.73	$ 493.68	$ 1,370.62	$ 116.00	$ 873.11	$ 2,032.19	$ 115.03	$ 6,058.83
01/31/36	$ 454.39	$ 508.71	$ 50.54	$ 44.61	$ 524.28	$ 1,342.86	$ 113.54	$ 928.19	$ 1,979.80	$ 117.33	$ 6,064.24
01/31/37	$ 477.81	$ 483.72	$ 48.27	$ 45.50	$ 558.96	$ 1,313.36	$ 110.91	$ 987.35	$ 1,924.11	$ 119.68	$ 6,069.68
01/31/38	$ 505.92	$ 457.44	$ 45.88	$ 46.41	$ 591.60	$ 1,281.92	$ 108.12	$ 1,052.63	$ 1,864.87	$ 122.07	$ 6,076.86
01/31/39	$ 538.71	$ 429.61	$ 43.35	$ 47.34	$ 622.20	$ 1,248.65	$ 105.16	$ 1,121.99	$ 1,801.71	$ 124.51	$ 6,083.23
01/31/40	$ 566.81	$ 399.98	$ 40.66	$ 48.29	$ 662.99	$ 1,213.65	$ 102.05	$ 1,195.43	$ 1,734.39	$ 127.00	$ 6,091.26
01/31/41	$ 594.92	$ 368.81	$ 37.83	$ 49.25	$ 707.87	$ 1,176.35	$ 98.74	$ 1,272.95	$ 1,662.67	$ 129.54	$ 6,098.93
01/31/42	$ 623.03	$ 339.81	$ 34.85	$ 50.24	$ 752.75	$ 1,136.54	$ 95.20	$ 1,356.59	$ 1,586.29	$ 132.13	$ 6,107.42
01/31/43	$ 655.82	$ 309.43	$ 31.74	$ 51.24	$ 797.63	$ 1,094.19	$ 91.43	$ 1,444.31	$ 1,504.90	$ 134.78	$ 6,115.47
01/31/44	$ 693.29	$ 277.46	$ 28.46	$ 52.27	$ 842.51	$ 1,049.33	$ 87.44	$ 1,538.15	$ 1,418.24	$ 137.47	$ 6,124.62
01/31/45	$ 730.77	$ 243.67	$ 24.99	$ 53.31	$ 895.55	$ 998.78	$ 83.23	$ 1,638.11	$ 1,325.95	$ 140.22	$ 6,134.57
01/31/46	$ 768.24	$ 208.04	$ 21.34	$ 54.38	$ 952.67	$ 945.04	$ 78.75	$ 1,744.19	$ 1,227.66	$ 143.03	$ 6,143.34
01/31/47	$ 810.40	$ 170.59	$ 17.50	$ 55.46	$ 1,011.83	$ 887.88	$ 73.99	$ 1,858.43	$ 1,123.01	$ 145.89	$ 6,154.98
01/31/48	$ 852.56	$ 131.08	$ 13.44	$ 56.57	$ 1,077.11	$ 827.17	$ 68.93	$ 1,978.78	$ 1,011.51	$ 148.80	$ 6,165.97
01/31/49	$ 894.72	$ 89.52	$ 9.18	$ 57.71	$ 1,148.51	$ 762.55	$ 63.55	$ 2,107.30	$ 892.78	$ 151.78	$ 6,177.59
01/31/50	$ 941.57	$ 45.90	$ 4.71	$ 58.86	$ 1,221.95	$ 693.64	$ 57.80	$ 2,243.98	$ 766.34	$ 154.82	$ 6,189.56
01/31/51	$ -	$ -	$ -	$ -	$ 2,348.02	$ 620.32	$ 51.69	$ 2,388.82	$ 631.70	$ 157.91	$ 6,198.47
01/31/52	$ -	$ -	$ -	$ -	$ 2,498.98	$ 479.44	$ 39.95	$ 2,543.86	$ 488.37	$ 161.07	$ 6,211.67
01/31/53	$ -	$ -	$ -	$ -	$ 2,660.14	$ 329.50	$ 27.46	$ 2,709.10	$ 335.74	$ 164.29	$ 6,226.23
01/31/54	$ -	$ -	$ -	$ -	$ 2,831.50	$ 169.89	$ 14.16	$ 2,886.58	$ 173.19	$ 167.58	$ 6,242.89
Total	**$ 13,551.98**	**$ 10,589.84**	**$ 1,060.13**	**$ 1,162.76**	**$ 26,615.67**	**$ 32,259.10**	**$ 2,723.50**	**$ 39,671.56**	**$ 45,661.81**	**$ 3,853.36**	**$ 177,149.71**

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 2024 Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate. Additional Interest not being changed on the Reimbursement Obligation.

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #3 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____
____
____
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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 17 PRINCIPAL ASSESSMENT: $78,738.97

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 17

	Major Improvement Area Bonds				Improvement Area #3 - Bonds & Reimbursement Obligation						
Annual Installment Due	Principal	Interest [a]	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses	Total Annual Installment[e]
01/31/26	$ 249.64	$ 627.81	$ 62.26	$ 25.02	$ 306.00	$ 1,547.88	$ 133.08	$ 493.68	$ 2,380.29	$ 215.77	$ 6,041.42
01/31/27	$ 262.55	$ 615.33	$ 61.01	$ 34.30	$ 320.28	$ 1,533.35	$ 131.55	$ 526.32	$ 2,350.67	$ 98.18	$ 5,933.52
01/31/28	$ 275.46	$ 602.20	$ 59.70	$ 34.98	$ 338.64	$ 1,518.13	$ 129.95	$ 561.00	$ 2,319.09	$ 100.14	$ 5,939.29
01/31/29	$ 288.37	$ 588.43	$ 58.32	$ 35.68	$ 357.00	$ 1,502.05	$ 128.25	$ 597.72	$ 2,285.43	$ 102.14	$ 5,943.40
01/31/30	$ 305.59	$ 574.01	$ 56.88	$ 36.39	$ 373.32	$ 1,485.09	$ 126.47	$ 634.43	$ 2,249.57	$ 104.19	$ 5,945.94
01/31/31	$ 318.50	$ 558.73	$ 55.35	$ 37.12	$ 395.76	$ 1,467.36	$ 124.60	$ 677.27	$ 2,211.51	$ 106.27	$ 5,952.47
01/31/32	$ 335.72	$ 542.41	$ 53.76	$ 37.87	$ 418.20	$ 1,445.10	$ 122.62	$ 722.15	$ 2,170.87	$ 108.40	$ 5,957.08
01/31/33	$ 357.24	$ 525.20	$ 52.08	$ 38.62	$ 438.60	$ 1,421.57	$ 120.53	$ 769.07	$ 2,127.54	$ 110.56	$ 5,961.02
01/31/34	$ 374.46	$ 506.89	$ 50.29	$ 39.40	$ 467.16	$ 1,396.90	$ 118.34	$ 820.07	$ 2,081.40	$ 112.77	$ 5,967.68
01/31/35	$ 395.98	$ 487.70	$ 48.42	$ 40.18	$ 493.68	$ 1,370.62	$ 116.00	$ 873.11	$ 2,032.19	$ 115.03	$ 5,972.92
01/31/36	$ 417.50	$ 467.41	$ 46.44	$ 40.99	$ 524.28	$ 1,342.86	$ 113.54	$ 928.19	$ 1,979.80	$ 117.33	$ 5,978.33
01/31/37	$ 439.02	$ 444.45	$ 44.35	$ 41.81	$ 558.96	$ 1,313.36	$ 110.91	$ 987.35	$ 1,924.11	$ 119.68	$ 5,984.00
01/31/38	$ 464.84	$ 420.30	$ 42.16	$ 42.64	$ 591.60	$ 1,281.92	$ 108.12	$ 1,052.63	$ 1,864.87	$ 122.07	$ 5,991.16
01/31/39	$ 494.97	$ 394.73	$ 39.83	$ 43.50	$ 622.20	$ 1,248.65	$ 105.16	$ 1,121.99	$ 1,801.71	$ 124.51	$ 5,997.25
01/31/40	$ 520.80	$ 367.51	$ 37.36	$ 44.37	$ 662.99	$ 1,213.65	$ 102.05	$ 1,195.43	$ 1,734.39	$ 127.00	$ 6,005.55
01/31/41	$ 546.62	$ 338.87	$ 34.76	$ 45.25	$ 707.87	$ 1,176.35	$ 98.74	$ 1,272.95	$ 1,662.67	$ 129.54	$ 6,013.62
01/31/42	$ 572.44	$ 312.22	$ 32.02	$ 46.16	$ 752.75	$ 1,136.54	$ 95.20	$ 1,356.59	$ 1,586.29	$ 132.13	$ 6,022.34
01/31/43	$ 602.57	$ 284.31	$ 29.16	$ 47.08	$ 797.63	$ 1,094.19	$ 91.43	$ 1,444.31	$ 1,504.90	$ 134.78	$ 6,030.37
01/31/44	$ 637.01	$ 254.94	$ 26.15	$ 48.02	$ 842.51	$ 1,049.33	$ 87.44	$ 1,538.15	$ 1,418.24	$ 137.47	$ 6,039.25
01/31/45	$ 671.44	$ 223.88	$ 22.96	$ 48.98	$ 895.55	$ 998.78	$ 83.23	$ 1,638.11	$ 1,325.95	$ 140.22	$ 6,049.10
01/31/46	$ 705.87	$ 191.15	$ 19.61	$ 49.96	$ 952.67	$ 945.04	$ 78.75	$ 1,744.19	$ 1,227.66	$ 143.03	$ 6,057.93
01/31/47	$ 744.61	$ 156.74	$ 16.08	$ 50.96	$ 1,011.83	$ 887.88	$ 73.99	$ 1,858.43	$ 1,123.01	$ 145.89	$ 6,069.41
01/31/48	$ 783.35	$ 120.44	$ 12.35	$ 51.98	$ 1,077.11	$ 827.17	$ 68.93	$ 1,978.78	$ 1,011.51	$ 148.80	$ 6,080.43
01/31/49	$ 822.08	$ 82.25	$ 8.44	$ 53.02	$ 1,148.51	$ 762.55	$ 63.55	$ 2,107.30	$ 892.78	$ 151.78	$ 6,092.25
01/31/50	$ 865.12	$ 42.17	$ 4.33	$ 54.08	$ 1,221.95	$ 693.64	$ 57.80	$ 2,243.98	$ 766.34	$ 154.82	$ 6,104.23
01/31/51	$ -	$ -	$ -	$ -	$ 2,348.02	$ 620.32	$ 51.69	$ 2,388.82	$ 631.70	$ 157.91	$ 6,198.47
01/31/52	$ -	$ -	$ -	$ -	$ 2,498.98	$ 479.44	$ 39.95	$ 2,543.86	$ 488.37	$ 161.07	$ 6,211.67
01/31/53	$ -	$ -	$ -	$ -	$ 2,660.14	$ 329.50	$ 27.46	$ 2,709.10	$ 335.74	$ 164.29	$ 6,226.23
01/31/54	$ -	$ -	$ -	$ -	$ 2,831.50	$ 169.89	$ 14.16	$ 2,886.58	$ 173.19	$ 167.58	$ 6,242.89
Total	**$ 12,451.74**	**$ 9,730.09**	**$ 974.06**	**$ 1,068.36**	**$ 26,615.67**	**$ 32,259.10**	**$ 2,723.50**	**$ 39,671.56**	**$ 45,661.81**	**$ 3,853.36**	**$ 175,009.24**

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 2024 Bonds.
[c] Additional Interest is calculated at the Additional Interest Rate. Additional Interest not being changed on the Reimbursement Obligation.
[d] Interest is calculated at a rate of 6.00%.
[e] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #3 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 18 PRINCIPAL ASSESSMENT: $67,135.92

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - LOT TYPE 18

	Major Improvement Area Bonds				Improvement Area #3 - Bonds & Reimbursement Obligation						
Annual Installment Due	Principal	Interest [a]	Additional Interest [c]	Administrative Expenses	2024 Bonds Principal	2024 Bonds Interest [b]	2024 Bonds Additional Interest [c]	Reimbursement Obligation - Principal	Reimbursement Obligation - Interest [d]	Administrative Expenses	Total Annual Installment[e]
01/31/26	$ 238.51	$ 599.82	$ 59.48	$ 23.90	$ 255.00	$ 1,289.90	$ 110.90	$ 411.40	$ 1,983.58	$ 179.81	$ 5,152.29
01/31/27	$ 250.84	$ 587.89	$ 58.29	$ 32.77	$ 266.90	$ 1,277.79	$ 109.62	$ 438.60	$ 1,958.89	$ 81.81	$ 5,063.41
01/31/28	$ 263.18	$ 575.35	$ 57.04	$ 33.42	$ 282.20	$ 1,265.11	$ 108.29	$ 467.50	$ 1,932.58	$ 83.45	$ 5,068.11
01/31/29	$ 275.52	$ 562.19	$ 55.72	$ 34.09	$ 297.50	$ 1,251.71	$ 106.88	$ 498.10	$ 1,904.53	$ 85.12	$ 5,071.35
01/31/30	$ 291.97	$ 548.42	$ 54.34	$ 34.77	$ 311.10	$ 1,237.57	$ 105.39	$ 528.70	$ 1,874.64	$ 86.82	$ 5,073.72
01/31/31	$ 304.30	$ 533.82	$ 52.88	$ 35.47	$ 329.80	$ 1,222.80	$ 103.84	$ 564.40	$ 1,842.92	$ 88.56	$ 5,078.78
01/31/32	$ 320.75	$ 518.22	$ 51.36	$ 36.18	$ 348.50	$ 1,204.25	$ 102.19	$ 601.80	$ 1,809.06	$ 90.33	$ 5,082.62
01/31/33	$ 341.31	$ 501.78	$ 49.76	$ 36.90	$ 365.50	$ 1,184.64	$ 100.44	$ 640.89	$ 1,772.95	$ 92.14	$ 5,086.32
01/31/34	$ 357.76	$ 484.29	$ 48.05	$ 37.64	$ 389.30	$ 1,164.08	$ 98.62	$ 683.39	$ 1,734.50	$ 93.98	$ 5,091.61
01/31/35	$ 378.32	$ 465.96	$ 46.26	$ 38.39	$ 411.40	$ 1,142.19	$ 96.67	$ 727.59	$ 1,693.49	$ 95.86	$ 5,096.13
01/31/36	$ 398.88	$ 446.57	$ 44.37	$ 39.16	$ 436.90	$ 1,119.05	$ 94.61	$ 773.49	$ 1,649.84	$ 97.78	$ 5,100.64
01/31/37	$ 419.44	$ 424.63	$ 42.38	$ 39.94	$ 465.80	$ 1,094.47	$ 92.43	$ 822.79	$ 1,603.43	$ 99.73	$ 5,105.04
01/31/38	$ 444.12	$ 401.56	$ 40.28	$ 40.74	$ 493.00	$ 1,068.27	$ 90.10	$ 877.19	$ 1,554.06	$ 101.73	$ 5,111.04
01/31/39	$ 472.90	$ 377.13	$ 38.06	$ 41.56	$ 518.50	$ 1,040.54	$ 87.63	$ 934.99	$ 1,501.43	$ 103.76	$ 5,116.50
01/31/40	$ 497.57	$ 351.12	$ 35.69	$ 42.39	$ 552.50	$ 1,011.37	$ 85.04	$ 996.19	$ 1,445.33	$ 105.84	$ 5,123.05
01/31/41	$ 522.25	$ 323.76	$ 33.21	$ 43.23	$ 589.90	$ 980.30	$ 82.28	$ 1,060.79	$ 1,385.56	$ 107.95	$ 5,129.22
01/31/42	$ 546.92	$ 298.30	$ 30.59	$ 44.10	$ 627.29	$ 947.11	$ 79.33	$ 1,130.49	$ 1,321.91	$ 110.11	$ 5,136.16
01/31/43	$ 575.71	$ 271.64	$ 27.86	$ 44.98	$ 664.69	$ 911.83	$ 76.19	$ 1,203.59	$ 1,254.08	$ 112.31	$ 5,142.88
01/31/44	$ 608.60	$ 243.57	$ 24.98	$ 45.88	$ 702.09	$ 874.44	$ 72.87	$ 1,281.79	$ 1,181.86	$ 114.56	$ 5,150.65
01/31/45	$ 641.50	$ 213.90	$ 21.94	$ 46.80	$ 746.29	$ 832.31	$ 69.36	$ 1,365.09	$ 1,104.96	$ 116.85	$ 5,159.00
01/31/46	$ 674.40	$ 182.63	$ 18.73	$ 47.73	$ 793.89	$ 787.54	$ 65.63	$ 1,453.49	$ 1,023.05	$ 119.19	$ 5,166.28
01/31/47	$ 711.41	$ 149.75	$ 15.36	$ 48.69	$ 843.19	$ 739.90	$ 61.66	$ 1,548.69	$ 935.84	$ 121.57	$ 5,176.06
01/31/48	$ 748.42	$ 115.07	$ 11.80	$ 49.66	$ 897.59	$ 689.31	$ 57.44	$ 1,648.99	$ 842.92	$ 124.00	$ 5,185.21
01/31/49	$ 785.43	$ 78.58	$ 8.06	$ 50.66	$ 957.09	$ 635.45	$ 52.95	$ 1,756.09	$ 743.98	$ 126.48	$ 5,194.78
01/31/50	$ 826.55	$ 40.29	$ 4.13	$ 51.67	$ 1,018.29	$ 578.03	$ 48.17	$ 1,869.99	$ 638.62	$ 129.01	$ 5,204.75
01/31/51	$ -	$ -	$ -	$ -	$ 1,956.68	$ 516.93	$ 43.08	$ 1,990.68	$ 526.42	$ 131.59	$ 5,165.39
01/31/52	$ -	$ -	$ -	$ -	$ 2,082.48	$ 399.53	$ 33.29	$ 2,119.88	$ 406.98	$ 134.23	$ 5,176.39
01/31/53	$ -	$ -	$ -	$ -	$ 2,216.78	$ 274.58	$ 22.88	$ 2,257.58	$ 279.78	$ 136.91	$ 5,188.52
01/31/54	$ -	$ -	$ -	$ -	$ 2,359.58	$ 141.57	$ 11.80	$ 2,405.48	$ 144.33	$ 139.65	$ 5,202.41
Total	**$ 11,896.56**	**$ 9,296.25**	**$ 930.63**	**$ 1,020.72**	**$ 22,179.72**	**$ 26,882.58**	**$ 2,269.58**	**$ 33,059.64**	**$ 38,051.51**	**$ 3,211.13**	**$ 148,798.33**

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 2024 Bonds.

[c] Additional Interest is calculated at the Additional Interest Rate. Additional Interest not being changed on the Reimbursement Obligation.

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #2 – 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

LOT TYPE 19 PRINCIPAL ASSESSMENT: $13,591.00

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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[a]	Delinquency & Prepayment Reserve	Administrative Expenses	Annual Installment[b]
01/31/26	$ 366.89	$ 675.88	$ 67.96	$ 27.06	$ 1,137.79
01/31/27	$ 366.89	$ 659.37	$ 65.40	$ 60.12	$ 1,151.79
01/31/28	$ 382.85	$ 642.86	$ 4.71	$ 61.32	$ 1,091.73
01/31/29	$ 398.80	$ 623.72	$ -	$ 62.55	$ 1,085.06
01/31/30	$ 430.70	$ 603.78	$ -	$ 63.80	$ 1,098.28
01/31/31	$ 446.65	$ 582.24	$ -	$ 65.08	$ 1,093.97
01/31/32	$ 462.60	$ 559.91	$ -	$ 66.38	$ 1,088.89
01/31/33	$ 510.46	$ 536.78	$ -	$ 67.70	$ 1,114.95
01/31/34	$ 526.41	$ 511.26	$ -	$ 69.06	$ 1,106.73
01/31/35	$ 542.36	$ 484.94	$ -	$ 70.44	$ 1,097.74
01/31/36	$ 574.27	$ 457.82	$ -	$ 71.85	$ 1,103.94
01/31/37	$ 606.17	$ 429.11	$ -	$ 73.29	$ 1,108.56
01/31/38	$ 622.12	$ 398.80	$ -	$ 74.75	$ 1,095.67
01/31/39	$ 669.98	$ 367.69	$ -	$ 76.25	$ 1,113.92
01/31/40	$ 701.88	$ 334.19	$ -	$ 77.77	$ 1,113.85
01/31/41	$ 733.79	$ 299.10	$ -	$ 79.33	$ 1,112.21
01/31/42	$ 765.69	$ 262.41	$ -	$ 80.91	$ 1,109.01
01/31/43	$ 813.55	$ 224.12	$ -	$ 82.53	$ 1,120.20
01/31/44	$ 845.45	$ 183.45	$ -	$ 84.18	$ 1,113.08
01/31/45	$ 893.31	$ 141.17	$ -	$ 85.87	$ 1,120.35
01/31/46	$ 941.16	$ 96.51	$ -	$ 87.58	$ 1,125.25
01/31/47	$ 989.02	$ 49.45	$ -	$ 89.34	$ 1,127.80
Total	**$ 13,591.00**	**$ 9,124.56**	**$ 138.06**	**$ 1,577.15**	**$ 24,430.78**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842217 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

R842217 PRINCIPAL ASSESSMENT: $7,068.05

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - R842217

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 338.04	$ 254.04	$ 48.49	$ 640.57
01/31/27	$ 338.04	$ 243.48	$ 35.98	$ 617.49
01/31/28	$ 358.52	$ 232.91	$ 36.70	$ 628.13
01/31/29	$ 358.52	$ 221.71	$ 37.43	$ 617.66
01/31/30	$ 368.77	$ 210.51	$ 38.18	$ 617.45
01/31/31	$ 379.01	$ 198.98	$ 38.94	$ 616.94
01/31/32	$ 389.26	$ 184.77	$ 39.72	$ 613.74
01/31/33	$ 409.74	$ 170.17	$ 40.52	$ 620.43
01/31/34	$ 430.23	$ 154.81	$ 41.33	$ 626.36
01/31/35	$ 440.47	$ 138.67	$ 42.15	$ 621.30
01/31/36	$ 450.72	$ 122.15	$ 43.00	$ 615.87
01/31/37	$ 471.20	$ 105.25	$ 43.86	$ 620.31
01/31/38	$ 481.45	$ 87.58	$ 44.73	$ 613.76
01/31/39	$ 501.93	$ 69.53	$ 45.63	$ 617.09
01/31/40	$ 512.18	$ 50.71	$ 46.54	$ 609.42
01/31/41	$ 532.66	$ 31.50	$ 47.47	$ 611.63
01/31/42	$ 307.31	$ 11.52	$ 48.42	$ 367.25
Total	**$ 7,068.05**	**$ 2,488.29**	**$ 719.08**	**$ 10,275.42**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842223 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842223 PRINCIPAL ASSESSMENT: $7,059.42

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - R842223

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 337.62	$ 253.73	$ 48.43	$ 639.79
01/31/27	$ 337.62	$ 243.18	$ 35.93	$ 616.74
01/31/28	$ 358.09	$ 232.63	$ 36.65	$ 627.37
01/31/29	$ 358.09	$ 221.44	$ 37.38	$ 616.91
01/31/30	$ 368.32	$ 210.25	$ 38.13	$ 616.70
01/31/31	$ 378.55	$ 198.74	$ 38.90	$ 616.18
01/31/32	$ 388.78	$ 184.54	$ 39.67	$ 613.00
01/31/33	$ 409.24	$ 169.96	$ 40.47	$ 619.67
01/31/34	$ 429.70	$ 154.62	$ 41.28	$ 625.60
01/31/35	$ 439.94	$ 138.50	$ 42.10	$ 620.54
01/31/36	$ 450.17	$ 122.01	$ 42.94	$ 615.11
01/31/37	$ 470.63	$ 105.12	$ 43.80	$ 619.55
01/31/38	$ 480.86	$ 87.48	$ 44.68	$ 613.01
01/31/39	$ 501.32	$ 69.44	$ 45.57	$ 616.34
01/31/40	$ 511.55	$ 50.64	$ 46.48	$ 608.68
01/31/41	$ 532.01	$ 31.46	$ 47.41	$ 610.89
01/31/42	$ 306.93	$ 11.51	$ 48.36	$ 366.80
Total	**$ 7,059.42**	**$ 2,485.25**	**$ 718.20**	**$ 10,262.88**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842146 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

R842146 PRINCIPAL ASSESSMENT: $4,270.72

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - R842146

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 204.25	$ 153.50	$ 29.30	$ 387.05
01/31/27	$ 204.25	$ 147.12	$ 21.74	$ 373.11
01/31/28	$ 216.63	$ 140.73	$ 22.17	$ 379.54
01/31/29	$ 216.63	$ 133.96	$ 22.62	$ 373.21
01/31/30	$ 222.82	$ 127.19	$ 23.07	$ 373.08
01/31/31	$ 229.01	$ 120.23	$ 23.53	$ 372.77
01/31/32	$ 235.20	$ 111.64	$ 24.00	$ 370.84
01/31/33	$ 247.58	$ 102.82	$ 24.48	$ 374.88
01/31/34	$ 259.96	$ 93.54	$ 24.97	$ 378.47
01/31/35	$ 266.15	$ 83.79	$ 25.47	$ 375.41
01/31/36	$ 272.34	$ 73.81	$ 25.98	$ 372.12
01/31/37	$ 284.71	$ 63.60	$ 26.50	$ 374.81
01/31/38	$ 290.90	$ 52.92	$ 27.03	$ 370.85
01/31/39	$ 303.28	$ 42.01	$ 27.57	$ 372.86
01/31/40	$ 309.47	$ 30.64	$ 28.12	$ 368.23
01/31/41	$ 321.85	$ 19.03	$ 28.68	$ 369.57
01/31/42	$ 185.68	$ 6.96	$ 29.26	$ 221.90
Total	**$ 4,270.72**	**$ 1,503.49**	**$ 434.49**	**$ 6,208.70**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842212 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842212 PRINCIPAL ASSESSMENT: $7,060.31

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 - R842212

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 337.67	$ 253.76	$ 48.44	$ 639.87
01/31/27	$ 337.67	$ 243.21	$ 35.94	$ 616.81
01/31/28	$ 358.13	$ 232.66	$ 36.66	$ 627.45
01/31/29	$ 358.13	$ 221.47	$ 37.39	$ 616.99
01/31/30	$ 368.36	$ 210.27	$ 38.14	$ 616.78
01/31/31	$ 378.60	$ 198.76	$ 38.90	$ 616.26
01/31/32	$ 388.83	$ 184.57	$ 39.68	$ 613.07
01/31/33	$ 409.29	$ 169.98	$ 40.47	$ 619.75
01/31/34	$ 429.76	$ 154.64	$ 41.28	$ 625.68
01/31/35	$ 439.99	$ 138.52	$ 42.11	$ 620.62
01/31/36	$ 450.22	$ 122.02	$ 42.95	$ 615.19
01/31/37	$ 470.69	$ 105.14	$ 43.81	$ 619.63
01/31/38	$ 480.92	$ 87.49	$ 44.68	$ 613.09
01/31/39	$ 501.38	$ 69.45	$ 45.58	$ 616.41
01/31/40	$ 511.62	$ 50.65	$ 46.49	$ 608.76
01/31/41	$ 532.08	$ 31.46	$ 47.42	$ 610.96
01/31/42	$ 306.97	$ 11.51	$ 48.37	$ 366.85
Total	**$ 7,060.31**	**$ 2,485.56**	**$ 718.29**	**$ 10,264.16**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842231 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

R842231 PRINCIPAL ASSESSMENT: $7,694.74

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 - R842231

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 368.01	$ 276.56	$ 52.79	$ 697.37
01/31/27	$ 368.01	$ 265.06	$ 39.17	$ 672.24
01/31/28	$ 390.31	$ 253.56	$ 39.95	$ 683.83
01/31/29	$ 390.31	$ 241.37	$ 40.75	$ 672.43
01/31/30	$ 401.46	$ 229.17	$ 41.56	$ 672.20
01/31/31	$ 412.62	$ 216.62	$ 42.40	$ 671.64
01/31/32	$ 423.77	$ 201.15	$ 43.24	$ 668.16
01/31/33	$ 446.07	$ 185.26	$ 44.11	$ 675.44
01/31/34	$ 468.38	$ 168.53	$ 44.99	$ 681.90
01/31/35	$ 479.53	$ 150.97	$ 45.89	$ 676.39
01/31/36	$ 490.68	$ 132.99	$ 46.81	$ 670.47
01/31/37	$ 512.98	$ 114.58	$ 47.74	$ 675.31
01/31/38	$ 524.13	$ 95.35	$ 48.70	$ 668.18
01/31/39	$ 546.44	$ 75.69	$ 49.67	$ 671.80
01/31/40	$ 557.59	$ 55.20	$ 50.67	$ 663.46
01/31/41	$ 579.89	$ 34.29	$ 51.68	$ 665.87
01/31/42	$ 334.55	$ 12.55	$ 52.71	$ 399.81
Total	**$ 7,694.74**	**$ 2,708.91**	**$ 782.84**	**$ 11,186.49**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842375 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842375 PRINCIPAL ASSESSMENT: $6,300.13

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*** (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.

Exhibit "A"

[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]

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[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.

Exhibit "A"

[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 - R842375

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 301.31	$ 226.44	$ 43.22	$ 570.97
01/31/27	$ 301.31	$ 217.02	$ 32.07	$ 550.40
01/31/28	$ 319.57	$ 207.61	$ 32.71	$ 559.89
01/31/29	$ 319.57	$ 197.62	$ 33.36	$ 550.56
01/31/30	$ 328.70	$ 187.63	$ 34.03	$ 550.37
01/31/31	$ 337.83	$ 177.36	$ 34.71	$ 549.91
01/31/32	$ 346.96	$ 164.69	$ 35.41	$ 547.06
01/31/33	$ 365.23	$ 151.68	$ 36.11	$ 553.02
01/31/34	$ 383.49	$ 137.99	$ 36.84	$ 558.31
01/31/35	$ 392.62	$ 123.61	$ 37.57	$ 553.80
01/31/36	$ 401.75	$ 108.88	$ 38.32	$ 548.95
01/31/37	$ 420.01	$ 93.82	$ 39.09	$ 552.92
01/31/38	$ 429.14	$ 78.07	$ 39.87	$ 547.08
01/31/39	$ 447.40	$ 61.97	$ 40.67	$ 550.05
01/31/40	$ 456.53	$ 45.20	$ 41.48	$ 543.21
01/31/41	$ 474.79	$ 28.08	$ 42.31	$ 545.18
01/31/42	$ 273.92	$ 10.27	$ 43.16	$ 327.35
Total	**$ 6,300.13**	**$ 2,217.94**	**$ 640.95**	**$ 9,159.03**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842225 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 RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842225 PRINCIPAL ASSESSMENT: $7,694.70

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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 - R842225

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 368.01	$ 276.56	$ 52.79	$ 697.36
01/31/27	$ 368.01	$ 265.06	$ 39.17	$ 672.24
01/31/28	$ 390.31	$ 253.56	$ 39.95	$ 683.82
01/31/29	$ 390.31	$ 241.37	$ 40.75	$ 672.43
01/31/30	$ 401.46	$ 229.17	$ 41.56	$ 672.19
01/31/31	$ 412.61	$ 216.62	$ 42.40	$ 671.63
01/31/32	$ 423.77	$ 201.15	$ 43.24	$ 668.16
01/31/33	$ 446.07	$ 185.26	$ 44.11	$ 675.44
01/31/34	$ 468.37	$ 168.53	$ 44.99	$ 681.89
01/31/35	$ 479.52	$ 150.97	$ 45.89	$ 676.38
01/31/36	$ 490.68	$ 132.98	$ 46.81	$ 670.47
01/31/37	$ 512.98	$ 114.58	$ 47.74	$ 675.31
01/31/38	$ 524.13	$ 95.35	$ 48.70	$ 668.18
01/31/39	$ 546.43	$ 75.69	$ 49.67	$ 671.80
01/31/40	$ 557.59	$ 55.20	$ 50.67	$ 663.45
01/31/41	$ 579.89	$ 34.29	$ 51.68	$ 665.86
01/31/42	$ 334.55	$ 12.55	$ 52.71	$ 399.81
Total	**$ 7,694.70**	**$ 2,708.90**	**$ 782.83**	**$ 11,186.42**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842156 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.

<u>**Exhibit "A"**</u>

AFTER RECORDING[1] RETURN TO:

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____

____

____

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

____

PROPERTY ADDRESS

R842156 PRINCIPAL ASSESSMENT: $9,074.84

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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 - R842156

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 434.01	$ 326.17	$ 62.26	$ 822.44
01/31/27	$ 434.01	$ 312.61	$ 46.19	$ 792.81
01/31/28	$ 460.32	$ 299.04	$ 47.12	$ 806.48
01/31/29	$ 460.32	$ 284.66	$ 48.06	$ 793.03
01/31/30	$ 473.47	$ 270.27	$ 49.02	$ 792.76
01/31/31	$ 486.62	$ 255.48	$ 50.00	$ 792.10
01/31/32	$ 499.77	$ 237.23	$ 51.00	$ 788.00
01/31/33	$ 526.08	$ 218.49	$ 52.02	$ 796.58
01/31/34	$ 552.38	$ 198.76	$ 53.06	$ 804.20
01/31/35	$ 565.53	$ 178.04	$ 54.12	$ 797.70
01/31/36	$ 578.69	$ 156.84	$ 55.20	$ 790.73
01/31/37	$ 604.99	$ 135.14	$ 56.31	$ 796.43
01/31/38	$ 618.14	$ 112.45	$ 57.43	$ 788.02
01/31/39	$ 644.44	$ 89.27	$ 58.58	$ 792.30
01/31/40	$ 657.60	$ 65.10	$ 59.75	$ 782.45
01/31/41	$ 683.90	$ 40.44	$ 60.95	$ 785.29
01/31/42	$ 394.56	$ 14.80	$ 62.17	$ 471.52
Total	**$ 9,074.84**	**$ 3,194.77**	**$ 923.24**	**$ 13,192.85**

Footnotes:

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

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

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842153 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

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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842153 PRINCIPAL ASSESSMENT: $9,889.17

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - R842153

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 472.96	$ 355.44	$ 67.85	$ 896.25
01/31/27	$ 472.96	$ 340.66	$ 50.34	$ 863.95
01/31/28	$ 501.62	$ 325.88	$ 51.34	$ 878.85
01/31/29	$ 501.62	$ 310.20	$ 52.37	$ 864.20
01/31/30	$ 515.96	$ 294.53	$ 53.42	$ 863.90
01/31/31	$ 530.29	$ 278.40	$ 54.49	$ 863.18
01/31/32	$ 544.62	$ 258.52	$ 55.58	$ 858.71
01/31/33	$ 573.29	$ 238.09	$ 56.69	$ 868.07
01/31/34	$ 601.95	$ 216.59	$ 57.82	$ 876.37
01/31/35	$ 616.28	$ 194.02	$ 58.98	$ 869.28
01/31/36	$ 630.61	$ 170.91	$ 60.16	$ 861.68
01/31/37	$ 659.28	$ 147.26	$ 61.36	$ 867.90
01/31/38	$ 673.61	$ 122.54	$ 62.59	$ 858.74
01/31/39	$ 702.27	$ 97.28	$ 63.84	$ 863.39
01/31/40	$ 716.61	$ 70.94	$ 65.12	$ 852.67
01/31/41	$ 745.27	$ 44.07	$ 66.42	$ 855.76
01/31/42	$ 429.96	$ 16.12	$ 67.75	$ 513.83
Total	**$ 9,889.17**	**$ 3,481.46**	**$ 1,006.09**	**$ 14,376.72**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842120 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

R842120 PRINCIPAL ASSESSMENT: $15,843.29

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*** (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.

Exhibit "A"

[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:

____
SIGNATURE OF PURCHASER

DATE:

____
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:

____
SIGNATURE OF SELLER

DATE:

____
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.

Exhibit "A"

[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 - R842120

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 757.72	$ 569.44	$ 108.70	$ 1,435.86
01/31/27	$ 757.72	$ 545.76	$ 80.64	$ 1,384.13
01/31/28	$ 803.65	$ 522.08	$ 82.26	$ 1,407.98
01/31/29	$ 803.65	$ 496.97	$ 83.90	$ 1,384.52
01/31/30	$ 826.61	$ 471.85	$ 85.58	$ 1,384.04
01/31/31	$ 849.57	$ 446.02	$ 87.29	$ 1,382.88
01/31/32	$ 872.53	$ 414.16	$ 89.04	$ 1,375.73
01/31/33	$ 918.45	$ 381.44	$ 90.82	$ 1,390.71
01/31/34	$ 964.37	$ 347.00	$ 92.63	$ 1,404.01
01/31/35	$ 987.34	$ 310.84	$ 94.49	$ 1,392.66
01/31/36	$ 1,010.30	$ 273.81	$ 96.38	$ 1,380.49
01/31/37	$ 1,056.22	$ 235.93	$ 98.30	$ 1,390.45
01/31/38	$ 1,079.18	$ 196.32	$ 100.27	$ 1,375.77
01/31/39	$ 1,125.10	$ 155.85	$ 102.28	$ 1,383.23
01/31/40	$ 1,148.06	$ 113.66	$ 104.32	$ 1,366.04
01/31/41	$ 1,193.99	$ 70.61	$ 106.41	$ 1,371.00
01/31/42	$ 688.84	$ 25.83	$ 108.54	$ 823.21
Total	**$ 15,843.29**	**$ 5,577.59**	**$ 1,611.84**	**$ 23,032.72**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – IMPROVEMENT AREA #1 – PROPERTY ID R842106 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

R842106 PRINCIPAL ASSESSMENT: $15,841.30

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS - R842106

Annual Installment Due	Principal	Interest[a]	Administrative Expenses	Annual Installment[b]
01/31/26	$ 757.63	$ 569.37	$ 108.68	$ 1,435.68
01/31/27	$ 757.63	$ 545.69	$ 80.63	$ 1,383.95
01/31/28	$ 803.54	$ 522.02	$ 82.25	$ 1,407.81
01/31/29	$ 803.54	$ 496.91	$ 83.89	$ 1,384.34
01/31/30	$ 826.50	$ 471.80	$ 85.57	$ 1,383.87
01/31/31	$ 849.46	$ 445.97	$ 87.28	$ 1,382.71
01/31/32	$ 872.42	$ 414.11	$ 89.03	$ 1,375.56
01/31/33	$ 918.34	$ 381.40	$ 90.81	$ 1,390.54
01/31/34	$ 964.25	$ 346.96	$ 92.62	$ 1,403.83
01/31/35	$ 987.21	$ 310.80	$ 94.48	$ 1,392.49
01/31/36	$ 1,010.17	$ 273.78	$ 96.36	$ 1,380.31
01/31/37	$ 1,056.09	$ 235.90	$ 98.29	$ 1,390.28
01/31/38	$ 1,079.04	$ 196.29	$ 100.26	$ 1,375.60
01/31/39	$ 1,124.96	$ 155.83	$ 102.26	$ 1,383.05
01/31/40	$ 1,147.92	$ 113.64	$ 104.31	$ 1,365.87
01/31/41	$ 1,193.84	$ 70.60	$ 106.39	$ 1,370.83
01/31/42	$ 688.75	$ 25.83	$ 108.52	$ 823.10
Total	**$ 15,841.30**	**$ 5,576.88**	**$ 1,611.64**	**$ 23,029.81**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – MAJOR IMPROVEMENT AREA – PHASE 4B 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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

____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA PHASE 4B PRINCIPAL ASSESSMENT: $1,867,759.95

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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 – MAJOR IMPROVEMENT AREA PHASE 4B

Annual Installment Due	Principal	Interest[a]	Additional Interest	Administrative Expenses	Annual Installment[b]
01/31/26	$ 37,445.58	$ 94,171.61	$ 9,338.80	$ 3,752.27	$ 144,708.26
01/31/27	$ 39,382.43	$ 92,299.33	$ 9,151.57	$ 5,144.36	$ 145,977.69
01/31/28	$ 41,319.27	$ 90,330.21	$ 8,954.66	$ 5,247.25	$ 145,851.39
01/31/29	$ 43,256.11	$ 88,264.25	$ 8,748.06	$ 5,352.20	$ 145,620.61
01/31/30	$ 45,838.56	$ 86,101.44	$ 8,531.78	$ 5,459.24	$ 145,931.03
01/31/31	$ 47,775.40	$ 83,809.51	$ 8,302.59	$ 5,568.43	$ 145,455.93
01/31/32	$ 50,357.86	$ 81,361.03	$ 8,063.71	$ 5,679.79	$ 145,462.39
01/31/33	$ 53,585.92	$ 78,780.19	$ 7,811.92	$ 5,793.39	$ 145,971.42
01/31/34	$ 56,168.38	$ 76,033.91	$ 7,543.99	$ 5,909.26	$ 145,655.54
01/31/35	$ 59,396.44	$ 73,155.28	$ 7,263.15	$ 6,027.44	$ 145,842.32
01/31/36	$ 62,624.51	$ 70,111.21	$ 6,966.17	$ 6,147.99	$ 145,849.88
01/31/37	$ 65,852.58	$ 66,666.86	$ 6,653.05	$ 6,270.95	$ 145,443.44
01/31/38	$ 69,726.26	$ 63,044.97	$ 6,323.78	$ 6,396.37	$ 145,491.39
01/31/39	$ 74,245.56	$ 59,210.03	$ 5,975.15	$ 6,524.30	$ 145,955.03
01/31/40	$ 78,119.24	$ 55,126.52	$ 5,603.93	$ 6,654.78	$ 145,504.47
01/31/41	$ 81,992.92	$ 50,829.96	$ 5,213.33	$ 6,787.88	$ 144,824.09
01/31/42	$ 85,866.60	$ 46,832.81	$ 4,803.36	$ 6,923.64	$ 144,426.41
01/31/43	$ 90,385.89	$ 42,646.81	$ 4,374.03	$ 7,062.11	$ 144,468.85
01/31/44	$ 95,550.80	$ 38,240.50	$ 3,922.10	$ 7,203.35	$ 144,916.75
01/31/45	$ 100,715.71	$ 33,582.40	$ 3,444.35	$ 7,347.42	$ 145,089.87
01/31/46	$ 105,880.62	$ 28,672.51	$ 2,940.77	$ 7,494.37	$ 144,988.26
01/31/47	$ 111,691.14	$ 23,510.83	$ 2,411.37	$ 7,644.25	$ 145,257.59
01/31/48	$ 117,501.66	$ 18,065.88	$ 1,852.91	$ 7,797.14	$ 145,217.59
01/31/49	$ 123,312.18	$ 12,337.67	$ 1,265.40	$ 7,953.08	$ 144,868.34
01/31/50	$ 129,768.32	$ 6,326.21	$ 648.84	$ 8,112.14	$ 144,855.51
Total	**$ 1,867,759.95**	**$ 1,459,511.91**	**$ 146,108.80**	**$ 160,253.40**	**$ 3,633,634.06**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – MAJOR IMPROVEMENT AREA – PHASE 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA PHASE 5 PRINCIPAL ASSESSMENT: $5,261,358.23

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS – MAJOR IMPROVEMENT AREA PHASE 5

Annual Installment Due	Principal	Interest[a]	Additional Interest	Administrative Expenses	Annual Installment[b]
01/31/26	$ 105,481.78	$ 265,275.30	$ 26,306.79	$ 10,569.89	$ 407,633.76
01/31/27	$ 110,937.73	$ 260,001.21	$ 25,779.38	$ 14,491.34	$ 411,209.67
01/31/28	$ 116,393.68	$ 254,454.33	$ 25,224.69	$ 14,781.17	$ 410,853.87
01/31/29	$ 121,849.64	$ 248,634.64	$ 24,642.73	$ 15,076.79	$ 410,203.80
01/31/30	$ 129,124.24	$ 242,542.16	$ 24,033.48	$ 15,378.32	$ 411,078.21
01/31/31	$ 134,580.20	$ 236,085.95	$ 23,387.86	$ 15,685.89	$ 409,739.89
01/31/32	$ 141,854.80	$ 229,188.71	$ 22,714.95	$ 15,999.61	$ 409,758.08
01/31/33	$ 150,948.06	$ 221,918.66	$ 22,005.68	$ 16,319.60	$ 411,192.00
01/31/34	$ 158,222.66	$ 214,182.57	$ 21,250.94	$ 16,645.99	$ 410,302.17
01/31/35	$ 167,315.92	$ 206,073.66	$ 20,459.83	$ 16,978.91	$ 410,828.32
01/31/36	$ 176,409.18	$ 197,498.72	$ 19,623.25	$ 17,318.49	$ 410,849.63
01/31/37	$ 185,502.43	$ 187,796.21	$ 18,741.20	$ 17,664.86	$ 409,704.71
01/31/38	$ 196,414.34	$ 177,593.58	$ 17,813.69	$ 18,018.16	$ 409,839.77
01/31/39	$ 209,144.90	$ 166,790.79	$ 16,831.62	$ 18,378.52	$ 411,145.83
01/31/40	$ 220,056.81	$ 155,287.82	$ 15,785.89	$ 18,746.09	$ 409,876.61
01/31/41	$ 230,968.72	$ 143,184.69	$ 14,685.61	$ 19,121.01	$ 407,960.03
01/31/42	$ 241,880.62	$ 131,924.97	$ 13,530.77	$ 19,503.43	$ 406,839.79
01/31/43	$ 254,611.18	$ 120,133.29	$ 12,321.36	$ 19,893.50	$ 406,959.34
01/31/44	$ 269,160.39	$ 107,720.99	$ 11,048.31	$ 20,291.37	$ 408,221.07
01/31/45	$ 283,709.60	$ 94,599.42	$ 9,702.50	$ 20,697.20	$ 408,708.73
01/31/46	$ 298,258.81	$ 80,768.58	$ 8,283.96	$ 21,111.14	$ 408,422.50
01/31/47	$ 314,626.68	$ 66,228.46	$ 6,792.66	$ 21,533.37	$ 409,181.17
01/31/48	$ 330,994.54	$ 50,890.41	$ 5,219.53	$ 21,964.03	$ 409,068.51
01/31/49	$ 347,362.40	$ 34,754.43	$ 3,564.56	$ 22,403.32	$ 408,084.70
01/31/50	$ 365,548.91	$ 17,820.51	$ 1,827.74	$ 22,851.38	$ 408,048.55
Total	**$ 5,261,358.23**	**$ 4,111,350.08**	**$ 411,578.98**	**$ 451,423.41**	**$ 10,235,710.70**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – MAJOR IMPROVEMENT AREA – PHASE 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA PHASE 6 PRINCIPAL ASSESSMENT: $2,165,459.89

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS – MAJOR IMPROVEMENT AREA PHASE 6

Annual Installment Due	Principal	Interest[a]	Additional Interest	Administrative Expenses	Annual Installment[b]
01/31/26	$ 43,413.99	$ 109,181.51	$ 10,827.30	$ 4,350.34	$ 167,773.13
01/31/27	$ 45,659.54	$ 107,010.81	$ 10,610.23	$ 5,964.32	$ 169,244.90
01/31/28	$ 47,905.09	$ 104,727.83	$ 10,381.93	$ 6,083.60	$ 169,098.46
01/31/29	$ 50,150.64	$ 102,332.58	$ 10,142.41	$ 6,205.28	$ 168,830.90
01/31/30	$ 53,144.71	$ 99,825.05	$ 9,891.65	$ 6,329.38	$ 169,190.79
01/31/31	$ 55,390.26	$ 97,167.81	$ 9,625.93	$ 6,455.97	$ 168,639.97
01/31/32	$ 58,384.33	$ 94,329.06	$ 9,348.98	$ 6,585.09	$ 168,647.46
01/31/33	$ 62,126.92	$ 91,336.86	$ 9,057.06	$ 6,716.79	$ 169,237.63
01/31/34	$ 65,120.99	$ 88,152.86	$ 8,746.42	$ 6,851.13	$ 168,871.39
01/31/35	$ 68,863.57	$ 84,815.41	$ 8,420.82	$ 6,988.15	$ 169,087.94
01/31/36	$ 72,606.16	$ 81,286.15	$ 8,076.50	$ 7,127.91	$ 169,096.72
01/31/37	$ 76,348.74	$ 77,292.81	$ 7,713.47	$ 7,270.47	$ 168,625.49
01/31/38	$ 80,839.84	$ 73,093.63	$ 7,331.72	$ 7,415.88	$ 168,681.08
01/31/39	$ 86,079.46	$ 68,647.44	$ 6,927.53	$ 7,564.20	$ 169,218.62
01/31/40	$ 90,570.57	$ 63,913.07	$ 6,497.13	$ 7,715.48	$ 168,696.24
01/31/41	$ 95,061.67	$ 58,931.69	$ 6,044.28	$ 7,869.79	$ 167,907.42
01/31/42	$ 99,552.77	$ 54,297.43	$ 5,568.97	$ 8,027.19	$ 167,446.35
01/31/43	$ 104,792.39	$ 49,444.23	$ 5,071.20	$ 8,187.73	$ 167,495.56
01/31/44	$ 110,780.53	$ 44,335.60	$ 4,547.24	$ 8,351.48	$ 168,014.86
01/31/45	$ 116,768.66	$ 38,935.05	$ 3,993.34	$ 8,518.51	$ 168,215.57
01/31/46	$ 122,756.80	$ 33,242.58	$ 3,409.50	$ 8,688.88	$ 168,097.76
01/31/47	$ 129,493.45	$ 27,258.19	$ 2,795.71	$ 8,862.66	$ 168,410.01
01/31/48	$ 136,230.11	$ 20,945.38	$ 2,148.24	$ 9,039.92	$ 168,363.65
01/31/49	$ 142,966.76	$ 14,304.16	$ 1,467.09	$ 9,220.71	$ 167,958.73
01/31/50	$ 150,451.93	$ 7,334.53	$ 752.26	$ 9,405.13	$ 167,943.85
Total	**$ 2,165,459.89**	**$ 1,692,141.70**	**$ 169,396.90**	**$ 185,795.99**	**$ 4,212,794.49**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – MAJOR IMPROVEMENT AREA – PHASE 6A 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA PHASE 6A PRINCIPAL ASSESSMENT: $108,481.62

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*** (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:

____
SIGNATURE OF PURCHASER

DATE:

____
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:

____
SIGNATURE OF SELLER

DATE:

____
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.

Exhibit "A"

[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.

Exhibit "A"

[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.

Exhibit "A"

ANNUAL INSTALLMENTS – MAJOR IMPROVEMENT AREA PHASE 6A

Annual Installment Due	Principal	Interest[a]	Additional Interest	Administrative Expenses	Annual Installment[b]
01/31/26	$ 2,174.88	$ 5,469.59	$ 542.41	$ 217.94	$ 8,404.82
01/31/27	$ 2,287.38	$ 5,360.85	$ 531.53	$ 298.79	$ 8,478.55
01/31/28	$ 2,399.87	$ 5,246.48	$ 520.10	$ 304.77	$ 8,471.21
01/31/29	$ 2,512.36	$ 5,126.49	$ 508.10	$ 310.86	$ 8,457.81
01/31/30	$ 2,662.36	$ 5,000.87	$ 495.54	$ 317.08	$ 8,475.84
01/31/31	$ 2,774.85	$ 4,867.75	$ 482.22	$ 323.42	$ 8,448.25
01/31/32	$ 2,924.84	$ 4,725.54	$ 468.35	$ 329.89	$ 8,448.62
01/31/33	$ 3,112.33	$ 4,575.64	$ 453.73	$ 336.49	$ 8,478.19
01/31/34	$ 3,262.32	$ 4,416.14	$ 438.16	$ 343.22	$ 8,459.84
01/31/35	$ 3,449.81	$ 4,248.94	$ 421.85	$ 350.08	$ 8,470.69
01/31/36	$ 3,637.30	$ 4,072.14	$ 404.60	$ 357.08	$ 8,471.13
01/31/37	$ 3,824.79	$ 3,872.09	$ 386.42	$ 364.22	$ 8,447.52
01/31/38	$ 4,049.78	$ 3,661.72	$ 367.29	$ 371.51	$ 8,450.30
01/31/39	$ 4,312.27	$ 3,438.99	$ 347.04	$ 378.94	$ 8,477.23
01/31/40	$ 4,537.25	$ 3,201.81	$ 325.48	$ 386.52	$ 8,451.06
01/31/41	$ 4,762.24	$ 2,952.26	$ 302.80	$ 394.25	$ 8,411.55
01/31/42	$ 4,987.23	$ 2,720.10	$ 278.98	$ 402.13	$ 8,388.45
01/31/43	$ 5,249.72	$ 2,476.98	$ 254.05	$ 410.18	$ 8,390.91
01/31/44	$ 5,549.70	$ 2,221.05	$ 227.80	$ 418.38	$ 8,416.93
01/31/45	$ 5,849.68	$ 1,950.50	$ 200.05	$ 426.75	$ 8,426.98
01/31/46	$ 6,149.67	$ 1,665.33	$ 170.80	$ 435.28	$ 8,421.08
01/31/47	$ 6,487.15	$ 1,365.54	$ 140.05	$ 443.99	$ 8,436.73
01/31/48	$ 6,824.63	$ 1,049.29	$ 107.62	$ 452.87	$ 8,434.40
01/31/49	$ 7,162.11	$ 716.59	$ 73.50	$ 461.92	$ 8,414.12
01/31/50	$ 7,537.09	$ 367.43	$ 37.69	$ 471.16	$ 8,413.37
Total	**$ 108,481.62**	**$ 84,770.11**	**$ 8,486.16**	**$ 9,307.70**	**$ 211,045.59**

Footnotes:

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

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

Exhibit "A"

TESSERA ON LAKE TRAVIS PID – MAJOR IMPROVEMENT AREA – PHASE 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.

Exhibit "A"

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

THE CITY OF LAGO VISTA, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA PHASE 7 PRINCIPAL ASSESSMENT: $218,214.94

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*** (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.

Exhibit "A"

[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.

Exhibit "A"

[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 – MAJOR IMPROVEMENT AREA PHASE 7

Annual Installment Due	Principal	Interest[a]	Additional Interest	Administrative Expenses	Annual Installment[b]
01/31/26	$ 4,374.86	$ 11,002.30	$ 1,091.07	$ 438.39	$ 16,906.62
01/31/27	$ 4,601.14	$ 10,783.56	$ 1,069.20	$ 601.03	$ 17,054.93
01/31/28	$ 4,827.43	$ 10,553.50	$ 1,046.19	$ 613.05	$ 17,040.17
01/31/29	$ 5,053.72	$ 10,312.13	$ 1,022.06	$ 625.31	$ 17,013.21
01/31/30	$ 5,355.43	$ 10,059.44	$ 996.79	$ 637.82	$ 17,049.48
01/31/31	$ 5,581.72	$ 9,791.67	$ 970.01	$ 650.57	$ 16,993.97
01/31/32	$ 5,883.43	$ 9,505.61	$ 942.10	$ 663.58	$ 16,994.72
01/31/33	$ 6,260.57	$ 9,204.08	$ 912.69	$ 676.86	$ 17,054.20
01/31/34	$ 6,562.29	$ 8,883.23	$ 881.38	$ 690.39	$ 17,017.29
01/31/35	$ 6,939.43	$ 8,546.91	$ 848.57	$ 704.20	$ 17,039.11
01/31/36	$ 7,316.57	$ 8,191.26	$ 813.87	$ 718.28	$ 17,040.00
01/31/37	$ 7,693.72	$ 7,788.85	$ 777.29	$ 732.65	$ 16,992.51
01/31/38	$ 8,146.29	$ 7,365.70	$ 738.82	$ 747.30	$ 16,998.11
01/31/39	$ 8,674.29	$ 6,917.65	$ 698.09	$ 762.25	$ 17,052.28
01/31/40	$ 9,126.86	$ 6,440.57	$ 654.72	$ 777.49	$ 16,999.64
01/31/41	$ 9,579.43	$ 5,938.59	$ 609.09	$ 793.04	$ 16,920.15
01/31/42	$ 10,032.00	$ 5,471.59	$ 561.19	$ 808.91	$ 16,873.69
01/31/43	$ 10,560.00	$ 4,982.53	$ 511.03	$ 825.08	$ 16,878.65
01/31/44	$ 11,163.43	$ 4,467.73	$ 458.23	$ 841.59	$ 16,930.98
01/31/45	$ 11,766.86	$ 3,923.51	$ 402.41	$ 858.42	$ 16,951.20
01/31/46	$ 12,370.29	$ 3,349.88	$ 343.58	$ 875.59	$ 16,939.33
01/31/47	$ 13,049.15	$ 2,746.83	$ 281.73	$ 893.10	$ 16,970.80
01/31/48	$ 13,728.01	$ 2,110.68	$ 216.48	$ 910.96	$ 16,966.12
01/31/49	$ 14,406.86	$ 1,441.44	$ 147.84	$ 929.18	$ 16,925.32
01/31/50	$ 15,161.15	$ 739.11	$ 75.81	$ 947.76	$ 16,923.82
Total	**$ 218,214.94**	**$ 170,518.33**	**$ 17,070.25**	**$ 18,722.79**	**$ 424,526.31**

Footnotes:

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

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

AGENDA ITEM NO. 11B

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE:	August 21, 2025
SUBMITTED BY:	Susie Quinn, City Secretary
SUBJECT:	Discussion, consideration, and possible action regarding **Resolution No, 25-2148**; appointing individuals to the 2025 City of Lago Vista Charter Review Commission.
BACKGROUND:	Section 11.14 Charter Review. The Council shall appoint a Citizens Review Committee comprised of residents of the City to periodically review the Charter after its adoption. Charter reviews shall be conducted at least every four (4) years. The Council shall appoint a minimum of three (3) members and no more than six (6) members to serve for a twelve (12) month term, and such term may be extended by the Council. The Committee shall inquire into the operations of the City government as related to the Charter and review the Charter to determine if amendments should be recommended. Public hearings may be held, and the Committee shall have the power to compel the attendance of City officers or employees and may require the submission of the City records necessary to review. The Charter Review Committee shall make a written report of its findings and recommendations to the Council, including any proposed amendments.
FINDINGS:	The Charter Review Committee was appointed December 19, 2024, and had fifteen (15) meetings over the past eight (8) months. After presenting to Council the major items to update the current Charter, it was determined that the ballot might create ballot fatigue and that all those propositions would not completely update the City Charter. Therefore, Council has requested the Charter Review Committee to continue their work but this time frame a new City Charter for the voters to approve. Two of the members resigned due to time constraints. Council can appoint to fill those vacancies or leave them open. It has been suggested that since this will be a new City Charter that the committee be renamed Charter Review Commission and that all their meetings will be held in strict compliance with the Texas Open Meetings Act (TOMA).
FINANCIAL IMPACT:	Additional legal fees for the City Attorney's involvement in

making recommendations and creating the ballot language.

RECOMMENDATION: Appoint up to three (3) individuals to the 2025-2026 City of Lago Vista Charter Review Committee (Commission).The current Committee consists of Lynda Aird, Chair, Robert Owen Secretary and Gene Harris, Member. Council may appoint up to three additional members.

ATTACHMENTS:

Summary Matrix for applications

Resolution No. 25-2148 for Charter Review Commission Appointments

Summary 3 openings 12 applications

Charter Review				
	Liaisons		Prince & Saum	
	Openings		3	
Active Charter Applications for 2025-2026				
Composite Summary (3 Openings and 13 Applications)				
	Lynda Aird		Chair	
1	Steven Bernstein	CO		
2	Mark Douglas	N		
3	Lorrie Fish	CO		
4	Jen Grunewald	N		
	Gene Harris		Member	
6	Jeff Hewgley	CO		
7	Jim Little	CO		
8	Chelaine Marion	CO		
	Jennifer Minton		resigned	
	Robert Owen		Member	
	Tracey Pitts		resigned	
9	Frank Robbins	CO/N		served in 2021
	Mike Slaughter		resigned	
10	Joy Smith	N		
11	Edward Tidwell	CO/N		
12	Laura Zotter	CO		
C/O - Carryover application filed				
CO/N Carryover and New application filed				
N - New application filed				

2021 Members
Frank Robbins
Paul Roberts
Gage Hunt
Christina Lucero
Carter Tannehill
Robert Durbin
Christina Lucero
Carter Tannehill
Robert Durbin

2025 Members
Lynda Aird
Gene Harris
Robert Owen
Tracey Pitts
Mike Slaughter

RESOLUTION 25-2148

A RESOLUTION BY THE CITY COUNCIL OF THE CITY OF LAGO VISTA, TEXAS APPOINTING ADDITIONAL INDIVIDUALS TO SERVE AS MEMBERS ON THE CHARTER REVIEW COMMITTEE

WHEREAS, Section 11.14 of the City Charter requires a review of the Charter at least every four (4) years by a Citizens Review Committee appointed by the City Council, and

WHEREAS, the Council appointed six (6) members by Resolution No.24-2097 to serve for a twelve (12) month term, and such term is being extended by the Council for the three (3) remaining members; and

WHEREAS, Council may appoint up to three (3) additional members to be current Charter Review Committee

WHEREAS, the Committee shall be tasked to rewrite the Charter and issue a written report of its findings and recommendations to the Council, including any proposed new charter; and

WHEREAS, Council desires to rename the Charter Review Committee to the Charter Review Commission, which will be subject to the Texas Open Meetings Act (TOMA) laws; and

WHEREAS, it is Council's desire to appoint up to three (3) additional Commission Members to work with the current Charter Review Commission to rewrite the Charter, and

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

THAT, the City Council of the City of Lago Vista, Texas, does hereby appoint, _________________, __________________**,** and _________________ as members of the Charter Review Commission with terms that expire in January of 2027, unless extended by the City Council.

AND, IT IS SO RESOLVED.

PASSED AND APPROVED this 21st day of August 2025.

CITY OF LAGO VISTA, TEXAS

____
Kevin Sullivan, Mayor

ATTEST;

____
Robin Smith, City Secretary

On a motion by ________________, seconded by __________________, the above and foregoing Resolution was passed and approved.

AGENDA ITEM NO. 11C

Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: August 21, 2025

SUBMITTED BY: Eric DeLaCruz, Finance

SUBJECT: Discussion, consideration, and possible action on the decision and approval of the golf course irrigation design contract and authorizing city manager to sign the contract.

BACKGROUND: On the August 7th council meeting, council asked staff to reach out to Les Hill to see if he is willing to utilize the retainer that was paid on the previous contract that was not completed. Les responded to staff stating that the retainer was not a refundable/unearned retainer, but was a "true" retainer for work that was completed in the the preliminary meetings with staff which included:

- preliminary inspection and meetings with Owner/Owner's representative to determine system requirements and general desire of Owner for system performance and budget.

FINDINGS: Based on this response we believe the retainer was used for the scope of work outlined in the contract and it was not specifically called out to be refundable if project was not completed.

The City Council will consider the approval of the proposed golf course irrigation design contract from Les Hill.

FINANCIAL IMPACT: Contract for golf course irrigation design will be in the amount of $55,000.

RECOMMENDATION: Approve contract.

ATTACHMENTS:
Les_Hill-_Lago_Vista_proposal_8.1.25.pdf
Les Hill Original Contract w. COLV.pdf

LES HILL
IRRIGATION
CONSULTANT

Proposal
For Lago Vista GC
Lago Vista, TX

8/1/25

Mr. Victor Manzano
City Manager
Lago Vista, TX

Victor,
Per your request, the following is my proposal for the revised scope of work for the irrigation system at Lago Vista Golf Course. This proposal encompasses all the requirements as specified, a copy of which is attached to this proposal.

1.	Project meetings and Coordination-	$ 5.000.00
2.	Design services/deliverables-	$ 14,000.00
3.	Bidding services-	$ 3,500.00
4.	Construction support services-	$ 33,000.00
	Total for all services requested-	$ 55,000.00

This proposal includes all expenses, both office and travel.
Sincerely,

4260 CR 324
Navasota, TX 77868
(832) 725-3214
leshilltx@gmail.com

LES HILL
IRRIGATION
CONSULTANT

Revised scope of work:

1. Project Meetings and Coordination
- Document Collection: Obtain existing design drawings and as-built documentation for the current irrigation system.
- Preliminary Site Coordination: Conduct coordination meetings with the Owner, Owner's Representative, and Golf Course Superintendent to determine system requirements, performance expectations, and budget considerations.
  - Site Visit #1: Review each hole to assess existing equipment, site conditions, and identify deficiencies or opportunities for improvement.
  - Site Visit #2: Review and discuss the 50% Construction Document (CD) plan set.
- Ongoing Virtual Coordination: Conduct monthly virtual meetings throughout the design and construction phases to discuss project progression, milestone achievements, schedule updates, design or construction issues, coordination items, and any other relevant matters. Meeting agendas and summaries shall be prepared to document key decisions and action items.

2. Design Services
- Sprinkler Coverage Plans: Provide both preliminary and final sprinkler coverage layouts for the entire golf course.
- Irrigation System Design: Deliver complete design drawings and technical specifications for a new irrigation system at three stages:
  - 50% CD (Design Development)
  - 95% CD (Final Review)
  - 100% CD (Final Design)
- Pump House Design at Pond #2: Include full design and specifications at 50%, 95%, and 100% CD stages.
- Booster Pump Station at Pond #14: Provide evaluation for booster pump station components.
- Pump Capacity Evaluation: Evaluate and design the pump system to ensure it can meet both average and peak irrigation demands. The Texas Commission on Environmental Quality (TCEQ) allows for an average daily discharge of 430,000 gallons per day. However, the pump system must be capable of delivering a maximum of approximately 800,000 gallons per day to accommodate periods when irrigation is restricted or delayed. This capacity requirement is to be further evaluated and confirmed to ensure the system can discharge the maximum annual volume within regulatory and operational constraints.

3. Deliverables
- CAD Drawings: Submit detailed CAD-generated drawings including:

4260 CR 324
Navasota, TX 77868

(832) 725-3214
leshilltx@gmail.com

- Pump station layout and controls
- Booster station components (if evaluated deems necessary)
- Suction piping, air relief valves, filtration equipment
- Building layout and critical dimensions
- Notes and technical specifications

- Opinion of Probable Construction Cost (OPCC): Provide an OPCC for budgeting and planning.
- Drawing Submittals: Submit drawings at the following project milestones:
    - 50% CD
    - 95% CD
    - 100% CD
    - Issued for Construction (IFC)

4. Bidding Services

- Provide a bid tabulation to include each component as a line item.
- Pre-Bid Meeting: Attend one pre-bid meeting to present and discuss the design intent, construction documents, and site considerations.
- Contractor Clarifications: Respond to contractor questions during the bidding period, and issue addenda as required to clarify design intent.
- Bid Tabulation: Provide a comprehensive bid tabulation that includes each system component as a separate line item for ease of comparison and evaluation.

5. Construction Support Services

- Pre-Construction Meeting: Attend one pre-construction meeting with Contractor and Owner's representative.
- RFI and Submittal Review: Provide timely review and response to RFIs and submittals from Contractor.
- Field Staking: Stake all major components including sprinkler heads, quick coupler valves (QCVs), controllers, air relief valves, isolation valves, and mainline routing.
- Construction Observation: Conduct a minimum of four (4) on-site visits during construction to review progress and confirm adherence to plans and specifications.
- Final Inspection: Perform a final inspection upon substantial completion and prepare a punch list of outstanding work items.
- As-Built Drawings: Provide a final as-built drawing package based on GPS documentation submitted by the Contractor.

4260 CR 324
Navasota, TX 77868
(832) 725-3214
leshilltx@gmail.com

IRRIGATION CONSULTANT AGREEMENT

THIS AGREEMENT made the 20th day of October, 2022, by and between Les Hill, hereinafter called the Irrigation Consultant, and The City of Lago Vista, TX, hereinafter called the Owner.

Witnesseth, that the Irrigation Consultant and the Owner for the considerations named agree as follows:

Article 1. Scope of Work

The Irrigation Consultant shall perform all of the work as described below, to be performed on **Lago Vista Golf Course, Lago Vista, TX.**

Specific work covered under this contract is:

- Preliminary site inspection and meeting with Owner/Owner's representative to determine system requirements and general desire of Owner for system performance and budget.
- Complete design and specifications for a new irrigation system for the above-mentioned property. Said design to be generated in electronic format (AutoCAD) and delivered in PDF. Design to include the entire property and landscaped areas around clubhouse.
- Conduct a pre-construction meeting with the Contractor
- Stake all components (heads, QCVs, controllers, air relief valves, isolation valves and main line) on site.
- Inspect installation for compliance to plans and specifications.
- Conduct a final inspection and prepare a punch list for completion.
- Provide an as built of the completed project based on Contractor's GPS documentation.

Article 2. Time of Completion

The work to be performed under this Contract shall be commenced within 2 days of the date of signature on this Agreement and be completed in the following time schedule:

1.	Preliminary inspection and meeting with Owner/Owner's Representative	Completed
2.	Preliminary head layout and coverage	15 days
3.	Design and specifications	30 days
4.	Design revisions per Owner's input	5 days
5.	Pre-construction meeting	per Owner's schedule
6.	Staking	per Contractor's schedule
7.	Inspections	as needed
8.	Final inspection	per Contractor's schedule
9.	Final As-built	15 days after receipt of all data

Article 3. The Contract Price

The Owner shall pay the Irrigation Consultant for the Work to be performed under the Contract for a lump sum of **Eighty-eight thousand and no/100** Dollars ($ **88,000.00**), subject to additions or deductions pursuant to authorized change orders. Contract price includes all travel expenses.

Article 4. Payment

Payments of the Contract Price shall be paid in the manner following:

Retainer-	$ 10,000.00
Completion of approved plans and specifications	$ 30,000.00
Staking & inspections (four visits)-	$ 38,000.00
As-built plans	$ 10,000.00

All payments shall be made within ten days of the date of the invoice. Invoicing for staking and inspection to be on a pro-rated monthly basis. Any visits over the seven visits in the contract will be billed to the Contractor at $4,000.00 per additional visit.

Article 5. General Provisions

Any additions or deletions from the above noted Scope of Work will be executed only upon a written order for same, signed by Owner and Irrigation Consultant, and any additional charge for said addition or deletion, the additional charge will be added to the contract price of this contract.

If payment is not made when due, Irrigation Consultant may suspend work on the job until such time as all payments due have been made. A failure to make payment for a period in excess of fifteen (15) days from the due date of the payment shall be deemed a material breach of this contract.

In addition, the following general provisions apply:

1. All design work shall be completed in compliance with all Federal, State and local building codes and other applicable laws.
2. To the extent required by law all design work shall be performed by individuals duly licensed and authorized by the law to perform said work.
3. Irrigation Consultant may at his discretion engage subcontractors to perform work hereunder, provided Irrigation Consultant shall fully pay said subcontractor and in all instances remain responsible for the proper completion of this Contract.
4. All change orders shall be in writing and signed by both by Owner and Irrigation Consultant, and shall be incorporated in, and become a part of this contract.
5. In the event Owner shall fail to pay any periodic or installment payment due hereunder, Irrigation Consultant may cease work without breach pending payment or resolution of any dispute.
6. Irrigation Consultant shall not be liable for any delay due to circumstances beyond his control including strikes, casualty or any other suspension of the project.
7. This contract and any disputes thereto shall be governed by the laws of the State of Texas.

Article 6. Additional Terms

1. Work not included in this contract is:
   - Any and all engineering requiring an engineer's seal..

Agreed to this day;

City of Lago Vista, TX

By: Ed Tidwell
Signature

Title Mayor.

5803 Thunderbird St.
Lago Vista, TX 78645

Les Hill, Irrigation Consultant TX Irr. #285

Les Hill
Signature

4260 CR 324
Navasota, TX 77868