



HUNTERS CROSSING
PUBLIC IMPROVEMENT DISTRICT
FY 2023 ANNUAL SERVICE PLAN UPDATE

June 28, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Hunters Crossing Public Improvement District 2019 Amended and Restated Service and Assessment Plan, dated September 24, 2019 (the “2019 Amended and Restated SAP”).

On September 11, 2001, the City passed and approved Resolution No. R-2001-19 authorizing the establishment of the Bastrop Hunters Crossing Public Improvement District in accordance with the Act, which authorization was effective upon publication as required by the Act. On November 11, 2003, the City Council approved Resolution No. R-2003-34 amending the Original Creation Authorization by reducing the estimated costs of the Authorized Improvements from \$14,500,000 to \$12,476,000 and modifying the method of assessment.

On December 9, 2003 the City passed and approved Ordinance No. 2003-35, the initial levy of assessments on the approximately 283.001 acre parcel comprising the District, at \$11,961,260 for Capital Assessments and \$5,400,000 for the operation and maintenance of the District (Assessment levied is a grand total of \$17,361,260 in the aggregate). The purpose of the District is to finance certain public improvement projects that confer a special benefit on approximately 283.001 acres within the corporate limits of the City, located south of State Highway No. 71, west of State Highway No. 304, and east of Bear Hunter Drive.

Incorporated in the Original Assessment Ordinance was the 2003 SAP and Assessment Roll for the District and levied in lump sum the assessments shown on the 2003 Assessment Roll. On December 14, 2004, the City Council passed and approved Ordinance No. 2004-42 to correct omissions or mistakes discovered in the Assessment Roll consisting of scrivener's and mathematical errors as well as a failure to denote the effects of rounding in the conversion of square feet. Section 4 of Ordinance No. 2004-42 states: All ordinances, parts of ordinances or resolutions in conflict herewith are expressly repealed.

Under the 2003 SAP, assessments were levied in lump sum on a 283.001-acre parcel of property comprising the District. Under the 2019 Amended and Restated SAP, the assessments were allocated on a parcel-by-parcel basis to 27.434 acres of commercial property, 24.523 acres of multi-family property, 510 single family lots, and 37.937 acres of undeveloped land. Parcel 90301 was excluded from the Capital Assessment portion of the 2019 Amended and Restated SAP because that property's Capital Assessment was reduced to zero by a developer contribution payment. Parcel 98555 was also excluded from the 2019 Amended and Restated SAP because its use is limited to drainage, so its Assessment was reduced to zero as it is non-benefitted property. The 37.937 acres of undeveloped property is anticipated to be developed with multi-family uses.

In the Fall of 2017, property owner inquiries regarding the operation of the District resulted in the Hunters Crossing Local Government Corporation and the new City Council to engage professionals to examine the state of the District and engage with the Original Developer and subsequently the current Developer to reconcile the District operation. Contemporaneously, approximately 15 residents of the District initiated legal action against a host of civil defendants alleging liability for flood damage to their homes in the District. The legal action placed the City, Hunters Crossing Local Government Corporation, the Original Developer, among several others in litigation as Defendants.

Municipal records prior to the Fall of 2017 do not clearly demonstrate statutory compliance in the operation of the District. Legal counsel for the City, the Hunters Crossing Local Government Corporation and the Developer found several provisions of the existing 2003 SAP unworkable, necessitating the 2019 Amended and Restated SAP.

The Original Developer issued written notice of assignment of the District Development and Reimbursement Agreement to TF Hunters Crossing, LP., the current Developer in February 2018, placing additional complexities into the examination. After months of examination, evaluation, and development of materials to reconcile the District operation, the preparation of amended and restated documentation including the 2019 Amended and Restated SAP, were necessary to support the continued operation of the District to its conclusion.

On September 10, 2019, the City Council approved Ordinance No. 2019-40, and on September 24, 2019, City Council adopted Ordinance No. 2019-40, which approved and accepted the 2019 Amended and Restated SAP, including the updated Assessment Roll, which replaced the 2003 SAP in its entirety.

On October 29, 2019, three property owners within the District challenged Ordinance No. 2019, by filing claims in the U.S. District Court, Western District, Austin Division.

On August 25, 2020, the City Council approved Ordinance No. 2020-23 which updated the Assessment Roll for 2020.

On July 13, 2021, the City Council approved Ordinance No. 2021-08 which updated the Assessment Roll for 2021.

On September 29, 2021, U.S. District Judge Pitman entered judgment in favor of the city and the District, dismissing all claims.

On October 28, 2021, two of the three property owners who challenged the ordinance, appealed the judgment in favor of the city and the District to the U.S. Fifth Circuit Court of appeals. Oral argument in this matter is set to take place on July 6, 2022, as the appeal is still pending.

Pursuant to the PID Act, the 2019 Amended and Restated SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

AUTHORIZED IMPROVEMENTS

The Authorized Improvements consist of water distribution system improvements, wastewater collection system improvements, storm drainage and detention improvements, public street improvements, and landscaping, open space, recreational, and park improvements. The Authorized Improvements are all complete.

OUTSTANDING ASSESSMENTS

The Fiscal Year 2022 SAP Update identified the total unpaid Capital Assessment as \$4,201,304.33. A total of \$351,287.12¹ in Capital Assessment installments were billed for FY 2022, resulting in \$3,850,017.21 in Capital Assessments outstanding. The outstanding Capital Assessment per parcel is shown in the table below.

Property ID	Capital Assessment Unpaid	Capital Assessment FY 2022 Installment	Capital Assessment Unpaid After FY 2022 Installment
Commercial Lots			
.071/square foot			
90301	\$ -	\$ -	\$ -
90754	\$ 28,354.40	\$ 3,544.30	\$ 24,810.10
90302	\$ 25,014.24	\$ 3,126.78	\$ 21,887.46
97463	\$ 14,622.56	\$ 1,827.82	\$ 12,794.74
97464	\$ 23,801.92	\$ 2,975.24	\$ 20,826.68
90303	\$ 47,906.84	\$ 4,790.69	\$ 43,116.15
92325	\$ 31,397.68	\$ 3,924.71	\$ 27,472.97
95378	\$ 27,250.31	\$ 3,027.81	\$ 24,222.50
95379	\$ 38,597.68	\$ 4,824.71	\$ 33,772.97
115192	\$ 55,706.80	\$ 4,642.23	\$ 51,064.57
30102	\$ 238,390.20	\$ 19,862.96	\$ 218,527.24
114958	\$ 271,526.62	\$ 22,626.63	\$ 248,899.99
127995 [a]	\$ 175,158.09	\$ 9,593.74	\$ 165,564.35
114957	\$ 1,045.33	\$ 80.41	\$ 964.92
Multi-Family Lots			
.068/square foot			
104899	\$ 718,875.11	\$ 37,141.52	\$ 681,733.59
113268 [b]	\$ 759,456.55	\$ 35,497.57	\$ 723,958.98
Undeveloped Lots			
.068/square foot			
47760	\$ -	\$ -	\$ -
Single Family Lots			
Per Lot	\$ 3,420.00	\$ 380.00	\$ 3,040.00
Total (510 Lots)	\$ 1,744,200.00	\$ 193,800.00	\$ 1,550,400.00
DISTRICT TOTAL	\$ 4,201,304.33	\$ 351,287.12	\$ 3,850,017.21

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

¹ Does not account for delinquencies.

ANNUAL INSTALLMENTS DUE 1/31/2023

- **Capital Assessment** - The Fiscal Year 2022 SAP Update identified annual installment for each property type for the Capital Assessment. Commercial Property is billed at \$0.071 per square foot of land area, Multifamily Property is billed at \$0.068 per square foot of land area, and residential lots are billed at \$380 per unit. The undeveloped lot prepaid the Capital Assessment. The total installment relating to the Capital Assessment due January 31, 2023 equals \$351,287.12, and a breakdown by parcel is shown in the table below.
- **Operation and Maintenance Supplemental Services Assessment** - The Fiscal Year 2022 SAP Update identified annual installment for each property type for the Operation and Maintenance Supplemental Services Assessment. Commercial, Multifamily, and Undeveloped Property is billed at \$0.045 per square foot of land area, and residential lots are billed at \$35.00 per unit. The total installment relating to the Operation and Maintenance Supplemental Services Assessment due January 31, 2023 equals \$221,566.54, and a breakdown by parcel is shown in the table below. A summary of the anticipated operation and maintenance expenses for Fiscal Year 2023 is attached as **Exhibit B**.

Property ID	Square Feet	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
Commercial Lots				
		.071/square foot	.045/square foot	
90301	611,233.92	\$ -	\$ 27,505.53	\$ 27,505.53
90754	49,919.76	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	44,039.16	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	25,743.96	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	41,904.72	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	67,474.44	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	55,277.64	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	42,645.24	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	67,953.60	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	65,383.56	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	279,760.00	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	318,684.96	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995	135,123.12	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	1,132.56	\$ 80.41	\$ 50.97	\$ 131.38
Multi-Family Lots				
		.068/square foot	.045/square foot	
104899	546,198.84	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268	522,023.04	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
Undeveloped Lots				
		.068/square foot	.045/square foot	
47760	1,652,535.72	\$ -	\$ 74,364.11	\$ 74,364.11
Single Family Lots				
Per Lot	NA	\$ 380.00	\$ 35.00	\$ 415.00
Total (510 Lots)	NA	\$ 193,800.00	\$ 17,850.00	\$ 211,650.00
DISTRICT TOTAL		\$ 351,287.12	\$ 221,566.54	\$ 572,853.66

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

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

Installment Due	1/31/2023		1/31/2024		1/31/2025		1/31/2026		1/31/2027	
Capital Assessment Installment	\$	351,287.12	\$	351,287.12	\$	351,287.12	\$	351,287.12	\$	351,287.12
O&M Assessment Installment	\$	221,566.54	\$	221,566.54	\$	221,566.54	\$	221,566.54	\$	221,566.54
	\$	572,853.66	\$	572,853.66	\$	572,853.66	\$	572,853.66	\$	572,853.66

ASSESSMENT ROLL

The list of Parcels within the District, the corresponding outstanding Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the FY 2023 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
90301	\$ -	\$ -	\$ 27,505.53	\$ 27,505.53
90754	\$ 24,810.10	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	\$ 21,887.46	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	\$ 12,794.74	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	\$ 20,826.68	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	\$ 43,116.15	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	\$ 27,472.97	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	\$ 24,222.50	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	\$ 33,772.97	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	\$ 51,064.57	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	\$ 218,527.24	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	\$ 248,899.99	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995 [a]	\$ 165,564.35	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	\$ 964.92	\$ 80.41	\$ 50.97	\$ 131.38
104899	\$ 681,733.59	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268 [b]	\$ 723,958.98	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
47760	\$ -	\$ -	\$ 74,364.11	\$ 74,364.11
98372	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98370	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95416	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98355	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98380	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98354	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95395	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95386	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98373	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95415	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95390	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98356	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95396	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98374	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95414	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95389	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98359	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98352	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95397	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95384	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98351	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95398	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95412	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
95387	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98350	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95399	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95411	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98627	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95400	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95410	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98626	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95401	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95409	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98625	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95402	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98601	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95408	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95407	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95404	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98622	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98621	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98619	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98617	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104777	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98338	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98346	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104871	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95391	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98361	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98369	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95392	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98347	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98337	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98345	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104870	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98371	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98360	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98379	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104854	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98353	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95381	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95385	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95393	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98336	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98344	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98357	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98378	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95394	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98335	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98343	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98375	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95413	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95388	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
98358	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98377	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98366	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98342	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98376	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98365	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98333	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98341	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98364	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98340	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98602	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98339	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104857	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104856	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98624	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95403	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98600	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98623	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98599	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95405	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98598	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98638	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98620	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98628	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98597	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98604	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98639	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98596	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98640	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98618	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98630	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98595	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98641	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98631	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98594	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98616	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98632	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98593	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98643	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98615	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98592	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98644	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98614	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98634	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98591	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98645	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98613	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98635	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98590	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98646	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
98612	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98647	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98611	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98637	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98648	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95202	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104881	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99616	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98362	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104855	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104889	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104872	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104863	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104882	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99617	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104890	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98368	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104873	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104869	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104862	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104883	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99618	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104853	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104891	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98367	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104874	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104868	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104861	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104884	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99619	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104852	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104892	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104875	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98334	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104867	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104860	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104885	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99620	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104851	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104893	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104876	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104859	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104886	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99621	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104850	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109244	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104877	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104865	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104858	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104887	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
99622	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104849	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109243	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104846	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104878	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104888	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
99623	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104847	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104879	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109241	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104848	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109240	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95406	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98629	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98605	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98606	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98607	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98642	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98608	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109258	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98633	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98609	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98610	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98636	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98589	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104809	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104766	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104773	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104767	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104774	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104768	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104791	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104812	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104769	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104792	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104813	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104793	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104814	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104771	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104794	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104815	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104772	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104795	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104796	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104834	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104797	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104833	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104798	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104832	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104799	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
104831	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104800	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104830	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104801	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104829	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104828	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104802	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104827	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104803	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104826	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104804	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104825	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104806	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104866	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104864	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95380	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95383	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
95382	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104845	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109242	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109263	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109251	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109239	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109262	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109252	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109238	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109261	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109253	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109237	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109260	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109254	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109236	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109259	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109250	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109255	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109235	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109249	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109256	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109234	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109248	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109221	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109233	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104819	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104810	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109222	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109228	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109232	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104820	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104811	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109223	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
103255	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104786	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104775	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109227	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109231	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104821	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109224	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109246	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104787	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104776	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109226	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109230	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104822	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104770	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109225	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109247	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109229	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104823	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104778	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104824	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104779	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104816	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104780	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104817	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104781	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104818	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104782	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104783	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104785	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104805	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
98603	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104788	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104789	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104790	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
104784	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111961	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111986	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111987	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111974	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111988	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111973	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111989	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111971	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111970	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111991	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111964	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111966	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111968	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111983	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111969	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
111982	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111980	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111979	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111978	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115217	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115218	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115219	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115220	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115221	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115222	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115240	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115223	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115224	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115242	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115243	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115226	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111976	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115227	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111975	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111972	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111990	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
109644	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111962	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111992	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111963	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111965	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111967	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111984	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111981	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
111977	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115215	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115230	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115213	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115231	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115214	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115254	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115253	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115256	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115252	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115216	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115257	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115234	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115251	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115258	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115235	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115250	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115259	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115236	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115249	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115260	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
115237	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115261	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115238	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115247	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115262	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115239	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115246	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115263	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115245	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115241	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115244	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115229	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115228	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124637	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124639	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124640	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124642	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124643	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124644	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124645	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124648	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115233	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115248	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115265	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124660	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124673	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124661	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124674	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124659	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124662	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124638	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124675	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124663	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124676	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124657	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124664	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124677	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124656	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124665	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124641	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124678	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124655	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124666	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124679	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124654	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124667	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124680	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124653	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124668	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124681	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
124652	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124669	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124682	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124651	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124670	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124646	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124650	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124671	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124647	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124684	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124649	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124685	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127971	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127978	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127946	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127917	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127990	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127979	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127922	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127947	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127969	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127918	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127989	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127980	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127921	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127948	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127968	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127919	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127988	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127949	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127967	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127966	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127951	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127965	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127952	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127964	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127953	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127955	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127987	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127945	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
115232	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127986	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127944	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127957	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127985	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127943	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127984	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127942	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127959	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127983	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2023 Installment	O&M Assessment FY 2023 Installment	Total FY 2023 Installment
127941	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127960	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127991	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127982	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127940	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127961	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127981	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127939	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127962	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
113267	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127938	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127963	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127937	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127935	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127934	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127933	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124658	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
124683	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127924	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127923	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127910	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127911	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127915	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127914	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127913	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127936	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127970	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127920	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127950	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127954	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127956	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127958	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127992	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127908	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127909	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127916	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
127912	\$ 3,040.00	\$ 380.00	\$ 35.00	\$ 415.00
Total	\$ 3,850,017.21	\$ 351,287.12	\$ 221,566.54	\$ 572,853.66

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2023 [a]
Maintenance & Repairs	
Irrigation	\$ 10,000
Miscellaneous Repairs	1,000
Miscellaneous Projects	-
Total Maintenance & Repairs	\$ 11,000
 Contractual Services	
Mowing Services	\$ 81,476
Maintenance Services	4,290
Professional Services/ Audit	6,000
Legal Fees	5,000
Legal Fees-Taxes	250
Admin Support-PID Consultant	10,000
Property Tax Fees	1,725
Total Contractual Services:	\$ 108,741
 Occupancy	
Utilities	\$ 9,500
Well User Fees	764
Total Occupancy:	\$ 10,264
 Miscellaneous & Other	
Miscellaneous Expenses	\$ 500
	\$ 500
 Transfers Out	
Transfer to Debt Service	\$ 66,900
	\$ 66,900
 Contingency	
Contingency	\$ 24,162
	\$ 24,162
 Total	\$ 221,567

[a] Expenditures were determined by proposed Fiscal Year 2023 budget provided by City on 5/8/22.

HOMEBUYER DISCLOSURES

Homebuyer Disclosures for each Parcel within the District are found in this Exhibit:

- Residential Lot
- Parcel 90301
- Parcel 90754
- Parcel 90302
- Parcel 97463
- Parcel 97464
- Parcel 90303
- Parcel 92325
- Parcel 95378
- Parcel 95379
- Parcel 115192
- Parcel 30102
- Parcel 114958
- Parcel 127995
- Parcel 114957
- Parcel 104899
- Parcel 113268
- Parcel 47760

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$3,075.00²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 380.00	\$ 35.00	\$ 415.00
2024	\$ 380.00	\$ 35.00	\$ 415.00
2025	\$ 380.00	\$ 35.00	\$ 415.00
2026	\$ 380.00	\$ 35.00	\$ 415.00
2027	\$ 380.00	\$ 35.00	\$ 415.00
2028	\$ 380.00	\$ 35.00	\$ 415.00
2029	\$ 380.00	\$ 35.00	\$ 415.00
2030	\$ 380.00	\$ 35.00	\$ 415.00
Total	\$ 3,040.00	\$ 280.00	\$ 3,320.00

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2022 SAP Update showed an outstanding balance of \$3,420 per lot, with an annual installment of \$380. Following the payment due 1/31/22, \$3,040 remains outstanding per residential lot.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90301 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90301 PRINCIPAL ASSESSMENT: \$27,505.53²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90301

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ -	\$ 27,505.53	\$ 27,505.53
2024	\$ -	\$ 27,505.53	\$ 27,505.53
2025	\$ -	\$ 27,505.53	\$ 27,505.53
2026	\$ -	\$ 27,505.53	\$ 27,505.53
2027	\$ -	\$ 27,505.53	\$ 27,505.53
2028	\$ -	\$ 27,505.53	\$ 27,505.53
2029	\$ -	\$ 27,505.53	\$ 27,505.53
2030	\$ -	\$ 27,505.53	\$ 27,505.53
2031	\$ -	\$ 27,505.53	\$ 27,505.53
2032	\$ -	\$ 27,505.53	\$ 27,505.53
2033	\$ -	\$ 27,505.53	\$ 27,505.53
2034	\$ -	\$ 27,505.53	\$ 27,505.53
Total	\$ -	\$ 330,066.32	\$ 330,066.32

[a] Parcel 90301 assessment was reduced to zero by a developer contribution payment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90754 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90754 PRINCIPAL ASSESSMENT: \$27,056.49²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop 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 BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 90754

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2024	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2025	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2026	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2027	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2028	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2029	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2030	\$ -	\$ 2,246.39	\$ 2,246.39
2031	\$ -	\$ 2,246.39	\$ 2,246.39
2032	\$ -	\$ 2,246.39	\$ 2,246.39
2033	\$ -	\$ 2,246.39	\$ 2,246.39
2034	\$ -	\$ 2,246.39	\$ 2,246.39
Total	\$ 24,810.10	\$ 26,956.67	\$ 51,766.77

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90302 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90302 PRINCIPAL ASSESSMENT: \$23,869.22²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90302

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2024	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2025	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2026	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2027	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2028	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2029	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2030	\$ -	\$ 1,981.76	\$ 1,981.76
2031	\$ -	\$ 1,981.76	\$ 1,981.76
2032	\$ -	\$ 1,981.76	\$ 1,981.76
2033	\$ -	\$ 1,981.76	\$ 1,981.76
2034	\$ -	\$ 1,981.76	\$ 1,981.76
Total	\$ 21,887.46	\$ 23,781.15	\$ 45,668.61

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97463 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 97463 PRINCIPAL ASSESSMENT: \$13,953.22²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 97463

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2024	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2025	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2026	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2027	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2028	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2029	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2030	\$ -	\$ 1,158.48	\$ 1,158.48
2031	\$ -	\$ 1,158.48	\$ 1,158.48
2032	\$ -	\$ 1,158.48	\$ 1,158.48
2033	\$ -	\$ 1,158.48	\$ 1,158.48
2034	\$ -	\$ 1,158.48	\$ 1,158.48
Total	\$ 12,794.74	\$ 13,901.74	\$ 26,696.48

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97464 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 97464 PRINCIPAL ASSESSMENT: \$22,712.39²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

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COUNTY OF BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 97464

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2024	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2025	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2026	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2027	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2028	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2029	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2030	\$ -	\$ 1,885.71	\$ 1,885.71
2031	\$ -	\$ 1,885.71	\$ 1,885.71
2032	\$ -	\$ 1,885.71	\$ 1,885.71
2033	\$ -	\$ 1,885.71	\$ 1,885.71
2034	\$ -	\$ 1,885.71	\$ 1,885.71
Total	\$ 20,826.68	\$ 22,628.55	\$ 43,455.23

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90303 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90303 PRINCIPAL ASSESSMENT: \$46,152.50²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90303

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2024	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2025	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2026	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2027	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2028	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2029	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2030	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2031	\$ 4,790.63	\$ 3,036.35	\$ 7,826.98
2032	\$ -	\$ 3,036.35	\$ 3,036.35
2033	\$ -	\$ 3,036.35	\$ 3,036.35
2034	\$ -	\$ 3,036.35	\$ 3,036.35
Total	\$ 43,116.15	\$ 36,436.20	\$ 79,552.35

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 92325 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 92325 PRINCIPAL ASSESSMENT: \$29,960.46²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 92325

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2024	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2025	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2026	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2027	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2028	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2029	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2030	\$ -	\$ 2,487.49	\$ 2,487.49
2031	\$ -	\$ 2,487.49	\$ 2,487.49
2032	\$ -	\$ 2,487.49	\$ 2,487.49
2033	\$ -	\$ 2,487.49	\$ 2,487.49
2034	\$ -	\$ 2,487.49	\$ 2,487.49
Total	\$ 27,472.97	\$ 29,849.93	\$ 57,322.90

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95378 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 95378 PRINCIPAL ASSESSMENT: \$26,141.54²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 95378

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2024	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2025	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2026	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2027	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2028	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2029	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2030	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2031	\$ 0.02	\$ 1,919.04	\$ 1,919.06
2032	\$ -	\$ 1,919.04	\$ 1,919.04
2033	\$ -	\$ 1,919.04	\$ 1,919.04
2034	\$ -	\$ 1,919.04	\$ 1,919.04
Total	\$ 24,222.50	\$ 23,028.43	\$ 47,250.93

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95379 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 95379 PRINCIPAL ASSESSMENT: \$36,830.88²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 95379

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2024	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2025	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2026	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2027	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2028	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2029	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2030	\$ -	\$ 3,057.91	\$ 3,057.91
2031	\$ -	\$ 3,057.91	\$ 3,057.91
2032	\$ -	\$ 3,057.91	\$ 3,057.91
2033	\$ -	\$ 3,057.91	\$ 3,057.91
2034	\$ -	\$ 3,057.91	\$ 3,057.91
Total	\$ 33,772.97	\$ 36,694.94	\$ 70,467.91

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 115192 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 115192 PRINCIPAL ASSESSMENT: \$54,006.83²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 115192

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2024	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2025	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2026	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2027	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2028	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2029	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2030	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2031	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2032	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2033	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2034	\$ 0.04	\$ 2,942.26	\$ 2,942.30
Total	\$ 51,064.57	\$ 35,307.12	\$ 86,371.69

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 30102 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 30102 PRINCIPAL ASSESSMENT: \$231,116.44²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 30102

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2024	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2025	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2026	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2027	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2028	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2029	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2030	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2031	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2032	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2033	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2034	\$ 34.68	\$ 12,589.20	\$ 12,623.88
Total	\$ 218,527.24	\$ 151,070.40	\$ 369,597.64

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114958 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 114958 PRINCIPAL ASSESSMENT: \$263,240.81²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 114958

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2024	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2025	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2026	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2027	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2028	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2029	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2030	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2031	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2032	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2033	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2034	\$ 7.06	\$ 14,340.82	\$ 14,347.88
Total	\$ 248,899.99	\$ 172,089.88	\$ 420,989.87

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 127995 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 127995 PRINCIPAL ASSESSMENT: \$171,644.89²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 127995

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2024	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2025	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2026	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2027	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2028	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2029	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2030	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2031	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2032	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2033	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2034	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
Total	\$ 115,124.88	\$ 72,966.48	\$ 188,091.36

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114957 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 114957 PRINCIPAL ASSESSMENT: \$1,015.89²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 114957

Installment Due 1/31	Capital Assessment Installments [a]		O&M Assessment Installments [b]		Total
2023	\$	80.41	\$	50.97	\$ 131.38
2024	\$	80.41	\$	50.97	\$ 131.38
2025	\$	80.41	\$	50.97	\$ 131.38
2026	\$	80.41	\$	50.97	\$ 131.38
2027	\$	80.41	\$	50.97	\$ 131.38
2028	\$	80.41	\$	50.97	\$ 131.38
2029	\$	80.41	\$	50.97	\$ 131.38
2030	\$	80.41	\$	50.97	\$ 131.38
2031	\$	80.41	\$	50.97	\$ 131.38
2032	\$	80.41	\$	50.97	\$ 131.38
2033	\$	80.41	\$	50.97	\$ 131.38
2034	\$	80.41	\$	50.97	\$ 131.38
Total	\$	964.92	\$	611.58	\$ 1,576.50

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 104899 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 104899 PRINCIPAL ASSESSMENT: \$706,312.54²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 104899

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2024	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2025	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2026	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2027	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2028	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2029	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2030	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2031	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2032	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2033	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2034	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2035	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2036	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2037	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2038	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2039	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2040	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2041	\$ 13,186.23	\$ 24,578.95	\$ 37,765.18
Total	\$ 681,733.59	\$ 467,000.01	\$ 1,148,733.60

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 113268 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 113268 PRINCIPAL ASSESSMENT: \$747,450.02²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 113268

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2024	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2025	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2026	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2027	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2028	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2029	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2030	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2031	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2032	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2033	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2034	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2035	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2036	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2037	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2038	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2039	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2040	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2041	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
Total	\$ 674,453.83	\$ 446,329.70	\$ 1,120,783.53

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2023 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 47760 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 47760 PRINCIPAL ASSESSMENT: \$74,364.11²

As the purchaser of the real property described above, you are obligated to pay assessments to Bastrop, 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 ***Hunters Crossing 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 Bastrop. The exact amount of each annual installment will be approved each year by the Bastrop 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 Bastrop.

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 Bastrop County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/23. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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 Bastrop 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 BASTROP

§

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 Bastrop County.

ANNUAL INSTALLMENTS - PARCEL 47760

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2023	\$ -	\$ 74,364.11	\$ 74,364.11
2024	\$ -	\$ 74,364.11	\$ 74,364.11
2025	\$ -	\$ 74,364.11	\$ 74,364.11
2026	\$ -	\$ 74,364.11	\$ 74,364.11
2027	\$ -	\$ 74,364.11	\$ 74,364.11
2028	\$ -	\$ 74,364.11	\$ 74,364.11
2029	\$ -	\$ 74,364.11	\$ 74,364.11
2030	\$ -	\$ 74,364.11	\$ 74,364.11
2031	\$ -	\$ 74,364.11	\$ 74,364.11
2032	\$ -	\$ 74,364.11	\$ 74,364.11
2033	\$ -	\$ 74,364.11	\$ 74,364.11
2034	\$ -	\$ 74,364.11	\$ 74,364.11
2035	\$ -	\$ 74,364.11	\$ 74,364.11
2036	\$ -	\$ 74,364.11	\$ 74,364.11
2037	\$ -	\$ 74,364.11	\$ 74,364.11
2038	\$ -	\$ 74,364.11	\$ 74,364.11
2039	\$ -	\$ 74,364.11	\$ 74,364.11
2040	\$ -	\$ 74,364.11	\$ 74,364.11
2041	\$ -	\$ 74,364.11	\$ 74,364.11
Total	\$ -	\$ 1,412,918.04	\$ 1,412,918.04

[a] Parcel 47760 prepaid the Capital Assessment and is only subject to the O&M Assessment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. It is anticipated to be levied in the same amount each year unless the City Council determines that the Costs of the Operational and Maintenance Supplemental Services should be adjusted in an Annual Service Plan Update. To date, the District has collected \$1,791,103.68 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 66.83% of remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied may be adjusted annually by City Council.