



HERITAGE PUBLIC IMPROVEMENT DISTRICT

2025 ANNUAL SERVICE PLAN UPDATE

AUGUST 19, 2025

INTRODUCTION

Capitalized terms used in this 2025 Service and Assessment Plan Update shall have the meanings set forth in the 2024 Amended and Restated Service and Assessment Plan (the “2024 A&R SAP”).

The District was created pursuant to the PID Act by Resolution No. 2017-74 on November 14, 2017 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On June 6, 2023, the City approved the 2023 SAP for the District by adopting Ordinance No. 2023-17 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

On July 2, 2024, the City approved Ordinance No. 2024-25 approving the 2024 Annual Service Plan Update which updated the Improvement Area #1 Assessment Roll for 2024.

On September 17, 2024, the City approved the 2024 A&R SAP for the District by adopting Ordinance No. 2024-29 which (1) identified the Improvement Area #2 Authorized Improvements and the estimated costs thereof; (2) levied the Improvement Area #2 Assessments; (3) issued the Improvement Area #2 Bonds; and (4) approved the Improvement Area #2 Assessment Roll.

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

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2024 A&R SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Heritage – Dripping Springs – Phase I was filed and recorded with the County on July 7, 2022, and consists of 158 residential Lots and 4 Lots of Non-Benefited Property.

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

Improvement Area #1	
Lot Type	Number of Lots
1	12
2	100
3	46
Total	158

Improvement Area #2

- The final plat of Heritage – Dripping Springs – Phase II was filed and recorded with the County on April 4, 2024, and consists of 160 residential Lots and 6 Lots of Non-Benefited Property.

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

Improvement Area #2	
Lot Type	Number of Lots
4	6
5	68
6	74
7	12
Total	160

See **Exhibit C** for the Lot Type classification map.

LOT AND HOME SALES

Improvement Area #1

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

- Homebuilder Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 6 Lots
 - Lot Type 3: 4 Lots
- End-User Owner:
 - Lot Type 1: 12 Lots
 - Lot Type 2: 94 Lots
 - Lot Type 3: 42 Lots

Improvement Area #2

Per the Owner, the lot ownership composition is provided below:

- Homebuilder Owned:
 - Lot Type 4: 6
 - Lot Type 5: 44
 - Lot Type 6: 55
 - Lot Type 7: 9
- End-User Owner:
 - Lot Type 4: 0
 - Lot Type 5: 24
 - Lot Type 6: 19
 - Lot Type 7: 3

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

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Developer has completed the Authorized Improvements listed in the 2023 SAP and they were dedicated to the City in January of 2023.

Improvement Area #2

The Developer has completed the Authorized Improvements listed in the 2024 SAP and they were dedicated to the City in June 2024.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 1, Improvement Area #1 has an outstanding Assessment of \$6,843,356.33. The outstanding Assessment is less than the \$6,886,000.00 in outstanding Improvement Area #1 Bonds due to prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Improvement Area #2

Net of the principal bond payment due September 1, the Improvement Area #2 has an outstanding Assessment of \$6,873,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$485,156.26.
- **Additional Interest** – The total Prepayment and Delinquency Reserve Requirement, as defined in the Indenture, is equal to \$292,655.00 and has not been met. As such, the Prepayment and Delinquency Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$34,430.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$59,953.49.

Annual Collection Costs Breakdown Improvement Area #1		
PID Administrator	\$	23,393.34
City Auditor		502.95
Filing Fees		502.95
County Collection		502.95
PID Trustee Fees		4,500.00
P3 Works Dev.Issuer CDA Review		3,500.00
Past Due P3 Works, LLC Invoices		15,551.30
Collection Cost Maintenance Balance		10,000.00
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	\$	59,953.49

Improvement Area #1		
Due January 31, 2026		
Principal	\$	116,000.00
Interest	\$	369,156.26
Additional Interest	\$	34,430.00
Annual Collection Costs	\$	59,953.49
Total Annual Installment	\$	579,539.75

See the limited offering memorandum for the pay period. See **Exhibit B-1** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$461,705.00.
- **Additional Interest** – The total Prepayment and Delinquency Reserve Requirement, as defined in the Indenture, is equal to \$292,102.50 and has not been met. As such, the Prepayment and Delinquency Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$34,365.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$34,109.81.

Annual Collection Costs Breakdown Improvement Area #2	
PID Administrator	\$ 23,118.66
City Auditor	497.05
Filing Fees	497.05
County Collection	497.05
PID Trustee Fees	4,500.00
Draw Request Review	10,000.00
P3 Works Dev.Issuer CDA Review	3,500.00
Collection Cost Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(20,000.00)
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	\$ 34,109.81

Improvement Area #2	
Due January 31, 2026	
Principal	\$ 115,000.00
Interest	\$ 346,705.00
Additional Interest	\$ 34,365.00
Annual Collection Costs	\$ 34,109.81
Total Annual Installment	\$ 530,179.81

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

PREPAYMENT OF ASSESSMENTS IN FULL

Improvement Area #1

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

Improvement Area #1			
Property ID	Address	Lot Type	Prepayment Date
R186746	261 Kings Pine Dr	2	1/7/2024

Improvement Area #2

No full Prepayments of Assessments have occurred within Improvement Area #2.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial Prepayments of Assessments have occurred within Improvement Area #1.

Improvement Area #2

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

No extraordinary optional redemptions have occurred within Improvement Area #1.

Improvement Area #2

No extraordinary optional redemptions have occurred within Improvement Area #2.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Improvement Area #1						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 116,000.00	\$ 121,000.00	\$ 126,000.00	\$ 132,000.00	\$ 138,000.00
Interest		369,156.26	363,936.26	358,491.26	352,821.26	346,881.26
Capitalized Interest		-	-	-	-	-
	(1)	\$ 485,156.26	\$ 484,936.26	\$ 484,491.26	\$ 484,821.26	\$ 484,881.26
Annual Collection Costs	(2)	\$ 59,953.49	\$ 33,560.23	\$ 34,231.44	\$ 34,916.07	\$ 35,614.39
Additional Interest	(3)	\$ 34,430.00	\$ 33,850.00	\$ 33,245.00	\$ 32,615.00	\$ 31,955.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 579,539.75	\$ 552,346.49	\$ 551,967.70	\$ 552,352.33	\$ 552,450.65
Improvement Area #2						
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
Principal		\$ 115,000.00	\$ 120,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00
Interest		346,705.00	341,817.50	336,717.50	331,405.00	325,880.00
Capitalized Interest		-	-	-	-	-
	(1)	\$ 461,705.00	\$ 461,817.50	\$ 461,717.50	\$ 461,405.00	\$ 460,880.00
Annual Collection Costs	(2)	\$ 34,109.81	\$ 43,462.01	\$ 44,331.25	\$ 45,217.88	\$ 46,122.23
Additional Interest	(3)	\$ 34,365.00	\$ 33,790.00	\$ 33,190.00	\$ 32,565.00	\$ 31,915.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 530,179.81	\$ 539,069.51	\$ 539,238.75	\$ 539,187.88	\$ 538,917.23

ASSESSMENT ROLL

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

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R186658	Non-Benefited		\$ -	\$ -
R186659	3		\$ 46,351.64	\$ 3,903.56
R186660	3		\$ 46,351.64	\$ 3,903.56
R186661	3		\$ 46,351.64	\$ 3,903.56
R186662	3		\$ 46,351.64	\$ 3,903.56
R186663	3		\$ 46,351.64	\$ 3,903.56
R186664	3		\$ 46,351.64	\$ 3,903.56
R186665	3		\$ 46,351.64	\$ 3,903.56
R186666	3		\$ 46,351.64	\$ 3,903.56
R186667	3		\$ 46,351.64	\$ 3,903.56
R186668	3		\$ 46,351.64	\$ 3,903.56
R186669	2		\$ 42,643.51	\$ 3,591.28
R186670	3		\$ 46,351.64	\$ 3,903.56
R186671	3		\$ 46,351.64	\$ 3,903.56
R186672	2		\$ 42,643.51	\$ 3,591.28
R186673	3		\$ 46,351.64	\$ 3,903.56
R186674	3		\$ 46,351.64	\$ 3,903.56
R186675	Non-Benefited		\$ -	\$ -
R186676	3		\$ 46,351.64	\$ 3,903.56
R186677	2		\$ 42,643.51	\$ 3,591.28
R186678	2		\$ 42,643.51	\$ 3,591.28
R186679	2		\$ 42,643.51	\$ 3,591.28
R186680	2		\$ 42,643.51	\$ 3,591.28
R186681	2		\$ 42,643.51	\$ 3,591.28
R186682	2		\$ 42,643.51	\$ 3,591.28
R186683	2		\$ 42,643.51	\$ 3,591.28
R186684	2		\$ 42,643.51	\$ 3,591.28
R186685	2		\$ 42,643.51	\$ 3,591.28
R186686	3		\$ 46,351.64	\$ 3,903.56
R186687	3		\$ 46,351.64	\$ 3,903.56
R186688	2		\$ 42,643.51	\$ 3,591.28
R186689	2		\$ 42,643.51	\$ 3,591.28
R186690	2		\$ 42,643.51	\$ 3,591.28
R186691	2		\$ 42,643.51	\$ 3,591.28
R186692	2		\$ 42,643.51	\$ 3,591.28

			Improvement Area #1	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R186693	2		\$ 42,643.51	\$ 3,591.28
R186694	2		\$ 42,643.51	\$ 3,591.28
R186695	2		\$ 42,643.51	\$ 3,591.28
R186696	2		\$ 42,643.51	\$ 3,591.28
R186697	2		\$ 42,643.51	\$ 3,591.28
R186698	2		\$ 42,643.51	\$ 3,591.28
R186699	2		\$ 42,643.51	\$ 3,591.28
R186700	2		\$ 42,643.51	\$ 3,591.28
R186701	2		\$ 42,643.51	\$ 3,591.28
R186702	2		\$ 42,643.51	\$ 3,591.28
R186703	2		\$ 42,643.51	\$ 3,591.28
R186704	2		\$ 42,643.51	\$ 3,591.28
R186705	2		\$ 42,643.51	\$ 3,591.28
R186706	2		\$ 42,643.51	\$ 3,591.28
R186707	Non-Benefited		\$ -	\$ -
R186708	3		\$ 46,351.64	\$ 3,903.56
R186709	3		\$ 46,351.64	\$ 3,903.56
R186710	3		\$ 46,351.64	\$ 3,903.56
R186711	3		\$ 46,351.64	\$ 3,903.56
R186712	3		\$ 46,351.64	\$ 3,903.56
R186713	3		\$ 46,351.64	\$ 3,903.56
R186714	3		\$ 46,351.64	\$ 3,903.56
R186715	3		\$ 46,351.64	\$ 3,903.56
R186716	3		\$ 46,351.64	\$ 3,903.56
R186717	2		\$ 42,643.51	\$ 3,591.28
R186718	2		\$ 42,643.51	\$ 3,591.28
R186719	2		\$ 42,643.51	\$ 3,591.28
R186720	2		\$ 42,643.51	\$ 3,591.28
R186721	2		\$ 42,643.51	\$ 3,591.28
R186722	2		\$ 42,643.51	\$ 3,591.28
R186723	2		\$ 42,643.51	\$ 3,591.28
R186724	2		\$ 42,643.51	\$ 3,591.28
R186725	2		\$ 42,643.51	\$ 3,591.28
R186726	2		\$ 42,643.51	\$ 3,591.28
R186727	2		\$ 42,643.51	\$ 3,591.28

			Improvement Area #1	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Annual Installment Due ^[b] 1/31/2026
R186728	2		\$ 42,643.51	\$ 3,591.28
R186729	2		\$ 42,643.51	\$ 3,591.28
R186730	2		\$ 42,643.51	\$ 3,591.28
R186731	2		\$ 42,643.51	\$ 3,591.28
R186732	2		\$ 42,643.51	\$ 3,591.28
R186733	2		\$ 42,643.51	\$ 3,591.28
R186734	2		\$ 42,643.51	\$ 3,591.28
R186735	2		\$ 42,643.51	\$ 3,591.28
R186736	2		\$ 42,643.51	\$ 3,591.28
R186737	2		\$ 42,643.51	\$ 3,591.28
R186738	2		\$ 42,643.51	\$ 3,591.28
R186739	2		\$ 42,643.51	\$ 3,591.28
R186740	2		\$ 42,643.51	\$ 3,591.28
R186741	2		\$ 42,643.51	\$ 3,591.28
R186742	2		\$ 42,643.51	\$ 3,591.28
R186743	2		\$ 42,643.51	\$ 3,591.28
R186744	2		\$ 42,643.51	\$ 3,591.28
R186745	2		\$ 42,643.51	\$ 3,591.28
R186746	2	[c]	\$ -	\$ -
R186747	2		\$ 42,643.51	\$ 3,591.28
R186748	2		\$ 42,643.51	\$ 3,591.28
R186749	2		\$ 42,643.51	\$ 3,591.28
R186750	2		\$ 42,643.51	\$ 3,591.28
R186751	2		\$ 42,643.51	\$ 3,591.28
R186752	2		\$ 42,643.51	\$ 3,591.28
R186753	2		\$ 42,643.51	\$ 3,591.28
R186754	2		\$ 42,643.51	\$ 3,591.28
R186755	2		\$ 42,643.51	\$ 3,591.28
R186756	2		\$ 42,643.51	\$ 3,591.28
R186757	2		\$ 42,643.51	\$ 3,591.28
R186758	2		\$ 42,643.51	\$ 3,591.28
R186759	2		\$ 42,643.51	\$ 3,591.28
R186760	2		\$ 42,643.51	\$ 3,591.28
R186761	2		\$ 42,643.51	\$ 3,591.28
R186762	2		\$ 42,643.51	\$ 3,591.28

			Improvement Area #1	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due
			^[b]	1/31/2026 ^[b]
R186763	2		\$ 42,643.51	\$ 3,591.28
R186764	2		\$ 42,643.51	\$ 3,591.28
R186765	2		\$ 42,643.51	\$ 3,591.28
R186766	2		\$ 42,643.51	\$ 3,591.28
R186767	2		\$ 42,643.51	\$ 3,591.28
R186768	2		\$ 42,643.51	\$ 3,591.28
R186769	2		\$ 42,643.51	\$ 3,591.28
R186770	2		\$ 42,643.51	\$ 3,591.28
R186771	2		\$ 42,643.51	\$ 3,591.28
R186772	2		\$ 42,643.51	\$ 3,591.28
R186773	2		\$ 42,643.51	\$ 3,591.28
R186774	2		\$ 42,643.51	\$ 3,591.28
R186775	2		\$ 42,643.51	\$ 3,591.28
R186776	2		\$ 42,643.51	\$ 3,591.28
R186777	2		\$ 42,643.51	\$ 3,591.28
R186778	2		\$ 42,643.51	\$ 3,591.28
R186779	2		\$ 42,643.51	\$ 3,591.28
R186780	2		\$ 42,643.51	\$ 3,591.28
R186781	2		\$ 42,643.51	\$ 3,591.28
R186782	2		\$ 42,643.51	\$ 3,591.28
R186783	1		\$ 40,789.45	\$ 3,435.14
R186784	1		\$ 40,789.45	\$ 3,435.14
R186785	1		\$ 40,789.45	\$ 3,435.14
R186786	1		\$ 40,789.45	\$ 3,435.14
R186787	1		\$ 40,789.45	\$ 3,435.14
R186788	1		\$ 40,789.45	\$ 3,435.14
R186789	Non-Benefited		\$ -	\$ -
R186790	1		\$ 40,789.45	\$ 3,435.14
R186791	1		\$ 40,789.45	\$ 3,435.14
R186792	1		\$ 40,789.45	\$ 3,435.14
R186793	1		\$ 40,789.45	\$ 3,435.14
R186794	1		\$ 40,789.45	\$ 3,435.14
R186795	1		\$ 40,789.45	\$ 3,435.14
R186796	3		\$ 46,351.64	\$ 3,903.56
R186797	3		\$ 46,351.64	\$ 3,903.56

			Improvement Area #1	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R186798	3		\$ 46,351.64	\$ 3,903.56
R186799	3		\$ 46,351.64	\$ 3,903.56
R186800	3		\$ 46,351.64	\$ 3,903.56
R186801	3		\$ 46,351.64	\$ 3,903.56
R186802	3		\$ 46,351.64	\$ 3,903.56
R186803	3		\$ 46,351.64	\$ 3,903.56
R186804	3		\$ 46,351.64	\$ 3,903.56
R186805	3		\$ 46,351.64	\$ 3,903.56
R186806	2		\$ 42,643.51	\$ 3,591.28
R186807	2		\$ 42,643.51	\$ 3,591.28
R186808	2		\$ 42,643.51	\$ 3,591.28
R186809	2		\$ 42,643.51	\$ 3,591.28
R186810	3		\$ 46,351.64	\$ 3,903.56
R186811	3		\$ 46,351.64	\$ 3,903.56
R186812	3		\$ 46,351.64	\$ 3,903.56
R186813	3		\$ 46,351.64	\$ 3,903.56
R186814	3		\$ 46,351.64	\$ 3,903.56
R186815	3		\$ 46,351.64	\$ 3,903.56
R186816	3		\$ 46,351.64	\$ 3,903.56
R186817	3		\$ 46,351.64	\$ 3,903.56
R186818	3		\$ 46,351.64	\$ 3,903.56
R186819	3		\$ 46,351.64	\$ 3,903.56
Total			\$ 6,843,356.33	\$ 576,322.16

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

[c] Parcel prepaid the outstanding Improvement Area #1 Assessment in full.

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

		Improvement Area #2	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R205106	7	\$ 47,413.08	\$ 3,657.42
R205107	7	\$ 47,413.08	\$ 3,657.42
R205108	7	\$ 47,413.08	\$ 3,657.42
R205109	7	\$ 47,413.08	\$ 3,657.42
R205110	7	\$ 47,413.08	\$ 3,657.42
R205111	7	\$ 47,413.08	\$ 3,657.42
R205112	4	\$ 39,826.99	\$ 3,072.23
R205113	4	\$ 39,826.99	\$ 3,072.23
R205114	4	\$ 39,826.99	\$ 3,072.23
R205115	4	\$ 39,826.99	\$ 3,072.23
R205116	4	\$ 39,826.99	\$ 3,072.23
R205117	5	\$ 41,723.51	\$ 3,218.53
R205118	5	\$ 41,723.51	\$ 3,218.53
R205119	5	\$ 41,723.51	\$ 3,218.53
R205120	5	\$ 41,723.51	\$ 3,218.53
R205121	5	\$ 41,723.51	\$ 3,218.53
R205122	5	\$ 41,723.51	\$ 3,218.53
R205123	5	\$ 41,723.51	\$ 3,218.53
R205124	5	\$ 41,723.51	\$ 3,218.53
R205125	5	\$ 41,723.51	\$ 3,218.53
R205126	5	\$ 41,723.51	\$ 3,218.53
R205127	5	\$ 41,723.51	\$ 3,218.53
R205128	5	\$ 41,723.51	\$ 3,218.53
R205129	5	\$ 41,723.51	\$ 3,218.53
R205130	5	\$ 41,723.51	\$ 3,218.53
R205131	5	\$ 41,723.51	\$ 3,218.53
R205132	5	\$ 41,723.51	\$ 3,218.53
R205133	5	\$ 41,723.51	\$ 3,218.53
R205134	5	\$ 41,723.51	\$ 3,218.53
R205135	5	\$ 41,723.51	\$ 3,218.53
R205136	5	\$ 41,723.51	\$ 3,218.53
R205137	5	\$ 41,723.51	\$ 3,218.53
R205138	5	\$ 41,723.51	\$ 3,218.53
R205139	5	\$ 41,723.51	\$ 3,218.53
R205140	5	\$ 41,723.51	\$ 3,218.53
R205141	5	\$ 41,723.51	\$ 3,218.53
R205142	5	\$ 41,723.51	\$ 3,218.53
R205143	5	\$ 41,723.51	\$ 3,218.53
R205144	5	\$ 41,723.51	\$ 3,218.53
R205145	5	\$ 41,723.51	\$ 3,218.53

		Improvement Area #2	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R205146	7	\$ 47,413.08	\$ 3,657.42
R205147	6	\$ 43,620.03	\$ 3,364.83
R205148	6	\$ 43,620.03	\$ 3,364.83
R205149	6	\$ 43,620.03	\$ 3,364.83
R205150	6	\$ 43,620.03	\$ 3,364.83
R205151	6	\$ 43,620.03	\$ 3,364.83
R205152	6	\$ 43,620.03	\$ 3,364.83
R205153	6	\$ 43,620.03	\$ 3,364.83
R205154	6	\$ 43,620.03	\$ 3,364.83
R205155	6	\$ 43,620.03	\$ 3,364.83
R205156	6	\$ 43,620.03	\$ 3,364.83
R205157	6	\$ 43,620.03	\$ 3,364.83
R205158	6	\$ 43,620.03	\$ 3,364.83
R205159	6	\$ 43,620.03	\$ 3,364.83
R205160	6	\$ 43,620.03	\$ 3,364.83
R205161	6	\$ 43,620.03	\$ 3,364.83
R205162	6	\$ 43,620.03	\$ 3,364.83
R205163	6	\$ 43,620.03	\$ 3,364.83
R205164	6	\$ 43,620.03	\$ 3,364.83
R205165	6	\$ 43,620.03	\$ 3,364.83
R205166	6	\$ 43,620.03	\$ 3,364.83
R205167	6	\$ 43,620.03	\$ 3,364.83
R205168	6	\$ 43,620.03	\$ 3,364.83
R205169	6	\$ 43,620.03	\$ 3,364.83
R205170	6	\$ 43,620.03	\$ 3,364.83
R205171	6	\$ 43,620.03	\$ 3,364.83
R205172	6	\$ 43,620.03	\$ 3,364.83
R205173	6	\$ 43,620.03	\$ 3,364.83
R205174	6	\$ 43,620.03	\$ 3,364.83
R205175	6	\$ 43,620.03	\$ 3,364.83
R205176	6	\$ 43,620.03	\$ 3,364.83
R205177	6	\$ 43,620.03	\$ 3,364.83
R205178	Non-Benefited	\$ -	\$ -
R205179	5	\$ 41,723.51	\$ 3,218.53
R205180	5	\$ 41,723.51	\$ 3,218.53
R205181	5	\$ 41,723.51	\$ 3,218.53
R205182	5	\$ 41,723.51	\$ 3,218.53
R205183	5	\$ 41,723.51	\$ 3,218.53
R205184	5	\$ 41,723.51	\$ 3,218.53
R205185	5	\$ 41,723.51	\$ 3,218.53

		Improvement Area #2	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R205186	5	\$ 41,723.51	\$ 3,218.53
R205187	5	\$ 41,723.51	\$ 3,218.53
R205188	5	\$ 41,723.51	\$ 3,218.53
R205189	5	\$ 41,723.51	\$ 3,218.53
R205190	5	\$ 41,723.51	\$ 3,218.53
R205191	5	\$ 41,723.51	\$ 3,218.53
R205192	5	\$ 41,723.51	\$ 3,218.53
R205193	Non-Benefited	\$ -	\$ -
R205194	7	\$ 47,413.08	\$ 3,657.42
R205195	7	\$ 47,413.08	\$ 3,657.42
R205196	Non-Benefited	\$ -	\$ -
R205197	6	\$ 43,620.03	\$ 3,364.83
R205198	6	\$ 43,620.03	\$ 3,364.83
R205199	6	\$ 43,620.03	\$ 3,364.83
R205200	6	\$ 43,620.03	\$ 3,364.83
R205201	6	\$ 43,620.03	\$ 3,364.83
R205202	6	\$ 43,620.03	\$ 3,364.83
R205203	6	\$ 43,620.03	\$ 3,364.83
R205204	6	\$ 43,620.03	\$ 3,364.83
R205205	6	\$ 43,620.03	\$ 3,364.83
R205206	6	\$ 43,620.03	\$ 3,364.83
R205207	6	\$ 43,620.03	\$ 3,364.83
R205208	6	\$ 43,620.03	\$ 3,364.83
R205209	Non-Benefited	\$ -	\$ -
R205210	6	\$ 43,620.03	\$ 3,364.83
R205211	6	\$ 43,620.03	\$ 3,364.83
R205212	6	\$ 43,620.03	\$ 3,364.83
R205213	6	\$ 43,620.03	\$ 3,364.83
R205214	6	\$ 43,620.03	\$ 3,364.83
R205215	6	\$ 43,620.03	\$ 3,364.83
R205216	6	\$ 43,620.03	\$ 3,364.83
R205217	6	\$ 43,620.03	\$ 3,364.83
R205218	6	\$ 43,620.03	\$ 3,364.83
R205219	6	\$ 43,620.03	\$ 3,364.83
R205220	6	\$ 43,620.03	\$ 3,364.83
R205221	6	\$ 43,620.03	\$ 3,364.83
R205222	6	\$ 43,620.03	\$ 3,364.83
R205223	6	\$ 43,620.03	\$ 3,364.83
R205224	6	\$ 43,620.03	\$ 3,364.83
R205225	6	\$ 43,620.03	\$ 3,364.83

		Improvement Area #2	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R205226	6	\$ 43,620.03	\$ 3,364.83
R205227	6	\$ 43,620.03	\$ 3,364.83
R205228	6	\$ 43,620.03	\$ 3,364.83
R205229	6	\$ 43,620.03	\$ 3,364.83
R205230	6	\$ 43,620.03	\$ 3,364.83
R205231	6	\$ 43,620.03	\$ 3,364.83
R205232	5	\$ 41,723.51	\$ 3,218.53
R205233	5	\$ 41,723.51	\$ 3,218.53
R205234	5	\$ 41,723.51	\$ 3,218.53
R205235	5	\$ 41,723.51	\$ 3,218.53
R205236	5	\$ 41,723.51	\$ 3,218.53
R205237	5	\$ 41,723.51	\$ 3,218.53
R205238	5	\$ 41,723.51	\$ 3,218.53
R205239	5	\$ 41,723.51	\$ 3,218.53
R205240	5	\$ 41,723.51	\$ 3,218.53
R205241	5	\$ 41,723.51	\$ 3,218.53
R205242	5	\$ 41,723.51	\$ 3,218.53
R205243	5	\$ 41,723.51	\$ 3,218.53
R205244	5	\$ 41,723.51	\$ 3,218.53
R205245	5	\$ 41,723.51	\$ 3,218.53
R205246	5	\$ 41,723.51	\$ 3,218.53
R205247	5	\$ 41,723.51	\$ 3,218.53
R205248	5	\$ 41,723.51	\$ 3,218.53
R205249	5	\$ 41,723.51	\$ 3,218.53
R205250	5	\$ 41,723.51	\$ 3,218.53
R205251	5	\$ 41,723.51	\$ 3,218.53
R205252	5	\$ 41,723.51	\$ 3,218.53
R205253	5	\$ 41,723.51	\$ 3,218.53
R205254	5	\$ 41,723.51	\$ 3,218.53
R205255	5	\$ 41,723.51	\$ 3,218.53
R205256	5	\$ 41,723.51	\$ 3,218.53
R205257	Non-Benefited	\$ -	\$ -
R205258	6	\$ 43,620.03	\$ 3,364.83
R205259	6	\$ 43,620.03	\$ 3,364.83
R205260	6	\$ 43,620.03	\$ 3,364.83
R205261	6	\$ 43,620.03	\$ 3,364.83
R205262	6	\$ 43,620.03	\$ 3,364.83
R205263	6	\$ 43,620.03	\$ 3,364.83
R205264	6	\$ 43,620.03	\$ 3,364.83
R205265	6	\$ 43,620.03	\$ 3,364.83

		Improvement Area #2	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2026 ^[b]
R205266	6	\$ 43,620.03	\$ 3,364.83
R205267	7	\$ 47,413.08	\$ 3,657.42
R205268	7	\$ 47,413.08	\$ 3,657.42
R205269	7	\$ 47,413.08	\$ 3,657.42
R205270	Non-Benefited	\$ -	\$ -
R205272	4	\$ 39,826.99	\$ 3,072.23
Total		\$ 6,873,000.00	\$ 530,179.88

Footnotes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Outstanding Assessment prior to 1/31/2026 Annual Installment.

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

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2024	\$ 45,000	\$ 441,015	\$ 486,015
2025	112,000	374,196	486,196
2026	116,000	369,156	485,156
2027	121,000	363,936	484,936
2028	126,000	358,491	484,491
2029	132,000	352,821	484,821
2030	138,000	346,881	484,881
2031	144,000	340,671	484,671
2032	151,000	332,931	483,931
2033	159,000	324,815	483,815
2034	168,000	316,269	484,269
2035	176,000	307,239	483,239
2036	186,000	297,779	483,779
2037	196,000	287,781	483,781
2038	206,000	277,246	483,246
2039	217,000	266,174	483,174
2040	229,000	254,510	483,510
2041	241,000	242,201	483,201
2042	254,000	229,248	483,248
2043	268,000	215,595	483,595
2044	283,000	201,190	484,190
2045	298,000	185,625	483,625
2046	315,000	169,235	484,235
2047	333,000	151,910	484,910
2048	351,000	133,595	484,595
2049	371,000	114,290	485,290
2050	392,000	93,885	485,885
2051	414,000	72,325	486,325
2052	438,000	49,555	487,555
2053	463,000	25,465	488,465
Total⁽¹⁾	\$7,043,000	\$7,496,031	\$14,539,031

⁽¹⁾ Totals may not add due to rounding.

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

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal	Interest	Total
2025 ⁽¹⁾	\$ -	\$303,366.88	\$303,366.88
2026	115,000.00	346,705.00	461,705.00
2027	120,000.00	341,817.50	461,817.50
2028	125,000.00	336,717.50	461,717.50
2029	130,000.00	331,405.00	461,405.00
2030	135,000.00	325,880.00	460,880.00
2031	141,000.00	320,142.50	461,142.50
2032	147,000.00	314,150.00	461,150.00
2033	154,000.00	306,800.00	460,800.00
2034	161,000.00	299,100.00	460,100.00
2035	169,000.00	291,050.00	460,050.00
2036	178,000.00	282,600.00	460,600.00
2037	186,000.00	273,700.00	459,700.00
2038	196,000.00	264,400.00	460,400.00
2039	205,000.00	254,600.00	459,600.00
2040	215,000.00	244,350.00	459,350.00
2041	226,000.00	233,600.00	459,600.00
2042	238,000.00	222,300.00	460,300.00
2043	250,000.00	210,400.00	460,400.00
2044	262,000.00	197,900.00	459,900.00
2045	275,000.00	184,800.00	459,800.00
2046	290,000.00	170,362.50	460,362.50
2047	305,000.00	155,137.50	460,137.50
2048	322,000.00	139,125.00	461,125.00
2049	339,000.00	122,220.00	461,220.00
2050	357,000.00	104,422.50	461,422.50
2051	376,000.00	85,680.00	461,680.00
2052	397,000.00	65,940.00	462,940.00
2053	418,000.00	45,097.50	463,097.50
2054	441,000.00	23,152.50	464,152.50
Total	<u>\$6,873,000.00</u>	<u>\$6,796,921.88</u>	<u>\$13,669,921.88</u>

⁽¹⁾ Interest due in 2025 will be paid from amounts on deposit in the Capitalized Interest Account.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

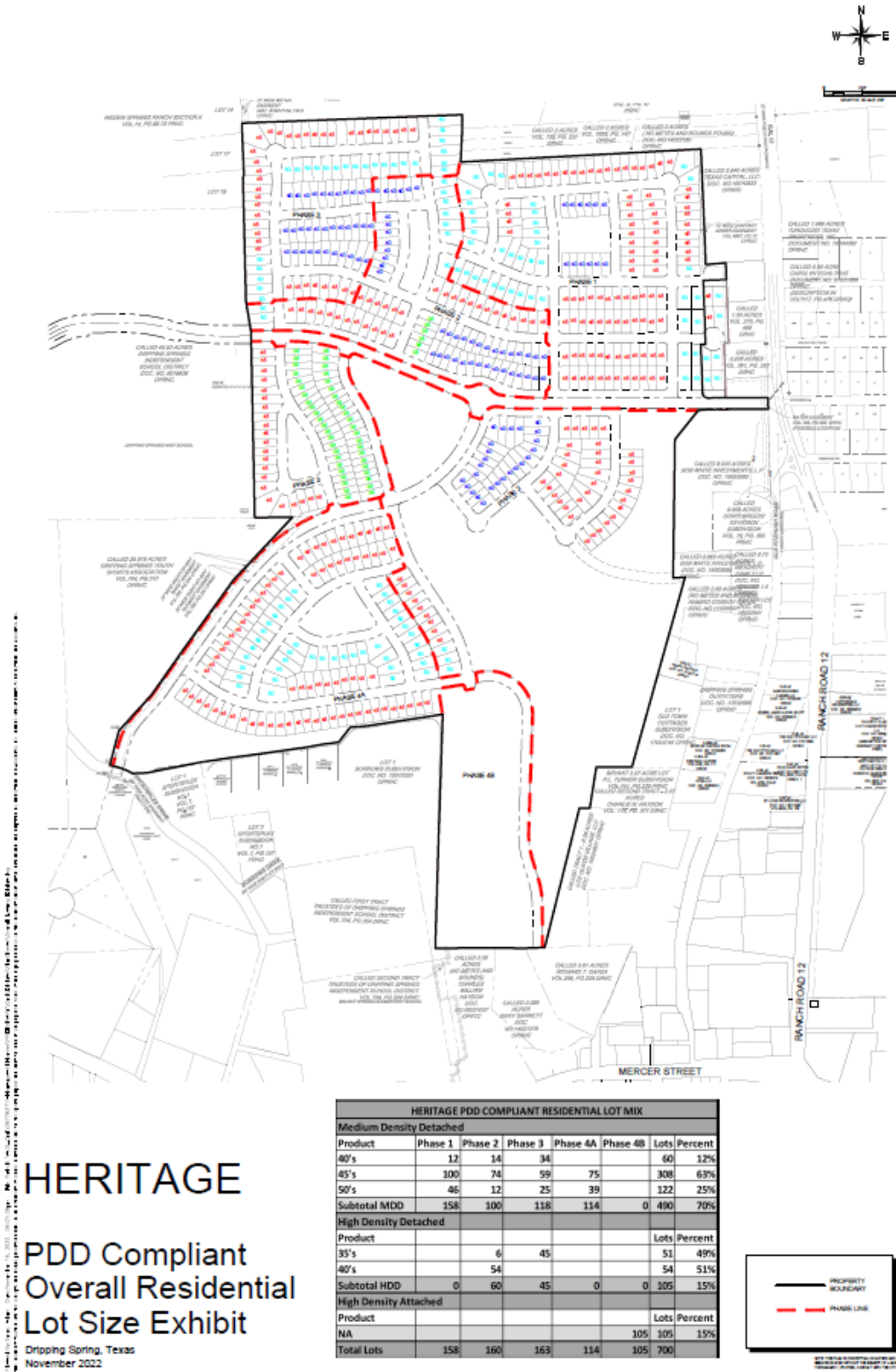


EXHIBIT D – HOMEBUYER DISCLOSURES

Homebuyer disclosures for the following lot types are contained in this Exhibit:

- Improvement Area #1
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3

- Improvement Area #2
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6
 - Lot Type 7

HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT TYPE 1 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,789.45

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	687.13	2,186.71	357.35	203.95	3,435.14
2027	716.75	2,155.79	200.03	200.51	3,273.08
2028	746.37	2,123.53	204.03	196.93	3,270.86
2029	781.91	2,089.95	208.12	193.20	3,273.17
2030	817.45	2,054.76	212.28	189.29	3,273.77
2031	852.99	2,017.98	216.52	185.20	3,272.69
2032	894.45	1,972.13	220.85	180.93	3,268.37
2033	941.84	1,924.05	225.27	176.46	3,267.63
2034	995.15	1,873.43	229.78	171.75	3,270.11
2035	1,042.54	1,819.94	234.37	166.78	3,263.63
2036	1,101.78	1,763.90	239.06	161.56	3,266.30
2037	1,161.01	1,704.68	243.84	156.06	3,265.59
2038	1,220.25	1,642.28	248.72	150.25	3,261.49
2039	1,285.41	1,576.69	253.69	144.15	3,259.94
2040	1,356.49	1,507.60	258.77	137.72	3,260.57
2041	1,427.57	1,434.69	263.94	130.94	3,257.14
2042	1,504.58	1,357.96	269.22	123.80	3,255.55
2043	1,587.51	1,277.08	274.60	116.28	3,255.47
2044	1,676.36	1,191.76	280.10	108.34	3,256.55
2045	1,765.21	1,099.56	285.70	99.96	3,250.43
2046	1,865.91	1,002.47	291.41	91.13	3,250.93
2047	1,972.54	899.84	297.24	81.80	3,251.42
2048	2,079.16	791.35	303.18	71.94	3,245.64
2049	2,197.63	677.00	309.25	61.55	3,245.42
2050	2,322.02	556.13	315.43	50.56	3,244.15
2051	2,452.34	428.42	321.74	38.95	3,241.45
2052	2,594.51	293.54	328.18	26.69	3,242.91
2053	2,742.60	150.84	334.74	13.71	3,241.89
Total	\$ 40,789.45	\$ 39,574.06	\$ 7,427.41	\$ 3,630.39	\$ 91,421.30

Footnotes:

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

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

HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT TYPE 2 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$42,643.51

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	718.36	2,286.11	373.59	213.22	3,591.28
2027	749.33	2,253.78	209.13	209.63	3,421.86
2028	780.29	2,220.06	213.31	205.88	3,419.54
2029	817.45	2,184.95	217.58	201.98	3,421.95
2030	854.60	2,148.16	221.93	197.89	3,422.58
2031	891.76	2,109.70	226.37	193.62	3,421.45
2032	935.11	2,061.77	230.89	189.16	3,416.93
2033	984.65	2,011.51	235.51	184.48	3,416.16
2034	1,040.39	1,958.58	240.22	179.56	3,418.75
2035	1,089.93	1,902.66	245.02	174.36	3,411.98
2036	1,151.86	1,844.08	249.93	168.91	3,414.77
2037	1,213.79	1,782.17	254.92	163.15	3,414.03
2038	1,275.71	1,716.93	260.02	157.08	3,409.74
2039	1,343.83	1,648.36	265.22	150.70	3,408.11
2040	1,418.15	1,576.13	270.53	143.98	3,408.78
2041	1,492.46	1,499.90	275.94	136.89	3,405.19
2042	1,572.97	1,419.68	281.46	129.43	3,403.53
2043	1,659.67	1,335.13	287.09	121.56	3,403.45
2044	1,752.56	1,245.93	292.83	113.27	3,404.58
2045	1,845.45	1,149.54	298.68	104.50	3,398.17
2046	1,950.73	1,048.04	304.66	95.28	3,398.70
2047	2,062.20	940.75	310.75	85.52	3,399.22
2048	2,173.67	827.32	316.97	75.21	3,393.17
2049	2,297.52	707.77	323.31	64.34	3,392.94
2050	2,427.57	581.41	329.77	52.86	3,391.61
2051	2,563.81	447.89	336.37	40.72	3,388.79
2052	2,712.44	306.88	343.09	27.90	3,390.32
2053	2,867.26	157.70	349.96	14.34	3,389.25
Total	\$ 42,643.51	\$ 41,372.88	\$ 7,765.02	\$ 3,795.40	\$ 95,576.81

Footnotes:

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

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

HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT TYPE 3 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$46,351.64

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	780.83	2,484.90	406.08	231.76	3,903.56
2027	814.49	2,449.76	227.31	227.85	3,719.41
2028	848.14	2,413.11	231.86	223.78	3,716.89
2029	888.53	2,374.94	236.49	219.54	3,719.51
2030	928.92	2,334.96	241.22	215.10	3,720.20
2031	969.31	2,293.16	246.05	210.45	3,718.96
2032	1,016.42	2,241.06	250.97	205.61	3,714.06
2033	1,070.27	2,186.42	255.99	200.53	3,713.21
2034	1,130.86	2,128.90	261.11	195.17	3,716.03
2035	1,184.71	2,068.11	266.33	189.52	3,708.67
2036	1,252.02	2,004.43	271.66	183.60	3,711.71
2037	1,319.33	1,937.14	277.09	177.34	3,710.90
2038	1,386.65	1,866.22	282.63	170.74	3,706.24
2039	1,460.69	1,791.69	288.29	163.81	3,704.47
2040	1,541.46	1,713.18	294.05	156.50	3,705.20
2041	1,622.24	1,630.33	299.93	148.80	3,701.29
2042	1,709.75	1,543.13	305.93	140.68	3,699.49
2043	1,803.98	1,451.23	312.05	132.14	3,699.40
2044	1,904.95	1,354.27	318.29	123.12	3,700.63
2045	2,005.92	1,249.50	324.66	113.59	3,693.67
2046	2,120.36	1,139.17	331.15	103.56	3,694.24
2047	2,241.52	1,022.55	337.77	92.96	3,694.80
2048	2,362.68	899.27	344.53	81.75	3,688.23
2049	2,497.31	769.32	351.42	69.94	3,687.98
2050	2,638.66	631.97	358.45	57.45	3,686.53
2051	2,786.75	486.84	365.62	44.26	3,683.47
2052	2,948.30	333.57	372.93	30.32	3,685.13
2053	3,116.59	171.41	380.39	15.58	3,683.97
Total	\$ 46,351.64	\$ 44,970.52	\$ 8,440.24	\$ 4,125.44	\$ 103,887.84

Footnotes:

[a] Interest rate on Improvement Area #1 Bonds is 4.500% for term bonds due September 1, 2030, and 5.500% for term bonds due September 1, 2053.

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

**HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – LOT
TYPE 4 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,826.99

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]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 _____

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 Hays County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 4

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	666.39	2,009.05	197.66	199.13	3,072.23
2027	695.36	1,980.73	251.85	195.80	3,123.75
2028	724.34	1,951.18	256.89	192.33	3,124.73
2029	753.31	1,920.39	262.02	188.70	3,124.43
2030	782.28	1,888.38	267.26	184.94	3,122.86
2031	817.05	1,855.13	272.61	181.03	3,125.82
2032	851.82	1,820.41	278.06	176.94	3,127.23
2033	892.38	1,777.81	283.62	172.68	3,126.50
2034	932.95	1,733.20	289.30	168.22	3,123.66
2035	979.30	1,686.55	295.08	163.56	3,124.49
2036	1,031.46	1,637.58	300.98	158.66	3,128.68
2037	1,077.81	1,586.01	307.00	153.50	3,124.33
2038	1,135.76	1,532.12	313.14	148.11	3,129.14
2039	1,187.91	1,475.33	319.41	142.43	3,125.08
2040	1,245.86	1,415.94	325.79	136.49	3,124.08
2041	1,309.60	1,353.64	332.31	130.26	3,125.82
2042	1,379.14	1,288.16	338.96	123.72	3,129.97
2043	1,448.68	1,219.21	345.74	116.82	3,130.44
2044	1,518.21	1,146.77	352.65	109.58	3,127.21
2045	1,593.54	1,070.86	359.70	101.99	3,126.09
2046	1,680.46	987.20	366.90	94.02	3,128.58
2047	1,767.38	898.98	374.23	85.62	3,126.21
2048	1,865.89	806.19	381.72	76.78	3,130.58
2049	1,964.40	708.23	389.35	67.45	3,129.44
2050	2,068.71	605.10	397.14	57.63	3,128.58
2051	2,178.81	496.49	405.08	47.28	3,127.67
2052	2,300.50	382.10	413.19	36.39	3,132.18
2053	2,422.19	261.33	421.45	24.89	3,129.85
2054	2,555.46	134.16	429.88	12.78	3,132.28
Total	\$ 39,826.99	\$ 37,628.22	\$ 9,528.98	\$ 3,647.74	\$ 90,631.92

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

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

HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$41,723.51

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 5

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	698.12	2,104.72	207.07	208.62	3,218.53
2027	728.48	2,075.05	263.84	205.13	3,272.50
2028	758.83	2,044.09	269.12	201.48	3,273.52
2029	789.18	2,011.84	274.50	197.69	3,273.22
2030	819.54	1,978.30	279.99	193.74	3,271.57
2031	855.96	1,943.47	285.59	189.65	3,274.67
2032	892.38	1,907.09	291.30	185.37	3,276.15
2033	934.88	1,862.47	297.13	180.91	3,275.39
2034	977.37	1,815.73	303.07	176.23	3,272.40
2035	1,025.94	1,766.86	309.13	171.34	3,273.28
2036	1,080.57	1,715.56	315.32	166.21	3,277.67
2037	1,129.14	1,661.53	321.62	160.81	3,273.11
2038	1,189.85	1,605.08	328.05	155.17	3,278.14
2039	1,244.48	1,545.58	334.62	149.22	3,273.90
2040	1,305.19	1,483.36	341.31	142.99	3,272.85
2041	1,371.96	1,418.10	348.13	136.47	3,274.67
2042	1,444.81	1,349.50	355.10	129.61	3,279.02
2043	1,517.66	1,277.26	362.20	122.38	3,279.51
2044	1,590.51	1,201.38	369.44	114.80	3,276.13
2045	1,669.43	1,121.85	376.83	106.84	3,274.96
2046	1,760.49	1,034.21	384.37	98.50	3,277.56
2047	1,851.55	941.78	392.06	89.69	3,275.08
2048	1,954.75	844.58	399.90	80.44	3,279.66
2049	2,057.95	741.95	407.89	70.66	3,278.46
2050	2,167.22	633.91	416.05	60.37	3,277.56
2051	2,282.56	520.13	424.37	49.54	3,276.60
2052	2,410.04	400.30	432.86	38.12	3,281.33
2053	2,537.53	273.77	441.52	26.07	3,278.89
2054	2,677.15	140.55	450.35	13.39	3,281.44
Total	\$ 41,723.51	\$ 39,420.04	\$ 9,982.74	\$ 3,821.44	\$ 94,947.73

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

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

**HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – LOT
TYPE 6 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$43,620.03

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]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 _____

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 Hays County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 6

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	729.86	2,200.39	216.48	218.10	3,364.83
2027	761.59	2,169.37	275.84	214.45	3,421.25
2028	793.32	2,137.00	281.35	210.64	3,422.32
2029	825.06	2,103.29	286.98	206.68	3,422.00
2030	856.79	2,068.22	292.72	202.55	3,420.28
2031	894.87	2,031.81	298.57	198.27	3,423.52
2032	932.95	1,993.78	304.54	193.79	3,425.06
2033	977.37	1,947.13	310.64	189.13	3,424.27
2034	1,021.80	1,898.26	316.85	184.24	3,421.15
2035	1,072.57	1,847.17	323.18	179.13	3,422.06
2036	1,129.69	1,793.54	329.65	173.77	3,426.65
2037	1,180.46	1,737.06	336.24	168.12	3,421.88
2038	1,243.93	1,678.04	342.97	162.22	3,427.15
2039	1,301.05	1,615.84	349.83	156.00	3,422.71
2040	1,364.51	1,550.79	356.82	149.49	3,421.62
2041	1,434.33	1,482.56	363.96	142.67	3,423.52
2042	1,510.49	1,410.84	371.24	135.50	3,428.07
2043	1,586.64	1,335.32	378.66	127.95	3,428.57
2044	1,662.80	1,255.99	386.24	120.01	3,425.04
2045	1,745.31	1,172.85	393.96	111.70	3,423.82
2046	1,840.51	1,081.22	401.84	102.97	3,426.54
2047	1,935.71	984.59	409.88	93.77	3,423.95
2048	2,043.60	882.97	418.07	84.09	3,428.73
2049	2,151.49	775.68	426.44	73.87	3,427.48
2050	2,265.73	662.73	434.96	63.12	3,426.53
2051	2,386.31	543.77	443.66	51.79	3,425.54
2052	2,519.59	418.49	452.54	39.86	3,430.48
2053	2,652.87	286.21	461.59	27.26	3,427.93
2054	2,798.84	146.94	470.82	13.99	3,430.59
Total	\$ 43,620.03	\$ 41,211.86	\$ 10,436.50	\$ 3,995.14	\$ 99,263.53

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

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

**HERITAGE PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #2 – LOT
TYPE 7 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$47,413.08

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]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 _____

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 Hays County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]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 Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #2 LOT TYPE 7

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2026	793.32	2,391.73	235.31	237.07	3,657.42
2027	827.81	2,358.01	299.82	233.10	3,718.75
2028	862.31	2,322.83	305.82	228.96	3,719.91
2029	896.80	2,286.18	311.93	224.65	3,719.56
2030	931.29	2,248.07	318.17	220.16	3,717.70
2031	972.68	2,208.49	324.54	215.51	3,721.21
2032	1,014.07	2,167.15	331.03	210.64	3,722.89
2033	1,062.36	2,116.45	337.65	205.57	3,722.03
2034	1,110.65	2,063.33	344.40	200.26	3,718.64
2035	1,165.84	2,007.80	351.29	194.71	3,719.63
2036	1,227.92	1,949.50	358.31	188.88	3,724.62
2037	1,283.11	1,888.11	365.48	182.74	3,719.44
2038	1,352.10	1,823.95	372.79	176.32	3,725.16
2039	1,414.18	1,756.35	380.25	169.56	3,720.34
2040	1,483.17	1,685.64	387.85	162.49	3,719.15
2041	1,559.05	1,611.48	395.61	155.08	3,721.21
2042	1,641.83	1,533.53	403.52	147.28	3,726.16
2043	1,724.61	1,451.43	411.59	139.07	3,726.71
2044	1,807.40	1,365.20	419.82	130.45	3,722.87
2045	1,897.08	1,274.83	428.22	121.41	3,721.54
2046	2,000.55	1,175.24	436.78	111.93	3,724.50
2047	2,104.03	1,070.21	445.52	101.92	3,721.68
2048	2,221.30	959.75	454.43	91.40	3,726.88
2049	2,338.58	843.13	463.52	80.30	3,725.52
2050	2,462.75	720.35	472.79	68.61	3,724.49
2051	2,593.82	591.06	482.24	56.29	3,723.41
2052	2,738.69	454.88	491.89	43.32	3,728.78
2053	2,883.55	311.10	501.73	29.63	3,726.01
2054	3,042.22	159.72	511.76	15.21	3,728.91
Total	\$ 47,413.08	\$ 44,795.50	\$ 11,344.03	\$ 4,342.54	\$ 107,895.14

Footnotes:

[a] Interest rate on Improvement Area #2 Bonds is 4.250% for term bonds due September 1, 2031, and 5.250% for term bonds due September 1, 2054.

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