

City of Dripping Springs

**2026 Heritage Public Improvement District
Annual Service and Assessment Plan Update**

ORDINANCE No. 2026-##

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS ACCEPTING AND APPROVING THE HERITAGE PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE AND UPDATED ASSESSMENT ROLLS; MAKING AND ADOPTING FINDINGS; AUTHORIZING REQUIRED FILING AND POSTING; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Heritage Public Improvement District (the "District") was created pursuant to Chapter 372 of the Texas Local Government Code (the "PID Act") by City Council Resolution No. 2017-74 on November 14, 2017, to finance certain authorized improvements for the benefit of property within the District; and

WHEREAS, the City Council previously approved the Heritage Public Improvement District Service and Assessment Plan for Improvement Area #1 by Ordinance No. 2023-17; approved the 2024 Annual Service Plan Update by Ordinance No. 2024-25; approved the Heritage Public Improvement District 2024 Amended and Restated Service and Assessment Plan by Ordinance No. 2024-29; approved the 2025 Annual Service Plan Update by Ordinance No. 2025-23; and approved the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan by Ordinance No. 2025-O-34; and

WHEREAS, the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan (the "2025 A&R SAP") provides for annual review and updating of the service plan and assessment rolls; and

WHEREAS, the Heritage Public Improvement District 2026 Annual Service and Assessment Plan Update, dated August 18, 2026 (the "2026 Update"), has been prepared for the District and is attached to this Ordinance as **Exhibit A**; and

WHEREAS, the 2026 Update provides the annual review and update required by the PID Act, including an update of the assessment rolls for Improvement Areas #1, #2, #3A, and #3B; and

WHEREAS, on August 18, 2026, the City Council considered the 2026 Update on the City Council consent agenda; and

WHEREAS, the City Council now desires to approve the 2026 Update by ordinance and authorize the filing and posting of the 2026 Update as required by the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DRIPPING SPRINGS, TEXAS:

1. FINDINGS OF FACT

The recitals contained in the preamble of this Ordinance are found to be true and correct and are incorporated into this Ordinance for all purposes.

2. APPROVAL OF 2026 UPDATE

The City Council hereby accepts, approves, and adopts the 2026 Update, including the updated assessment rolls for Improvement Areas #1, #2, #3A, and #3B, attached as Exhibit A and incorporated into this Ordinance for all purposes.

3. AUTHORIZATION; FILING AND POSTING

The Mayor, City Secretary, and other appropriate City officials are authorized and directed to take all actions necessary to implement this Ordinance and the 2026 Update, including filing a copy of the 2026 Update with the Hays County Clerk and posting the 2026 Update, including the notice form required by Section 5.014 of the Texas Property Code, on the City's applicable Internet website in accordance with Section 372.013 of the Texas Local Government Code.

4. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated herein.

5. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

6. EFFECTIVE DATE

This Ordinance shall be effective immediately upon passage and publication as provided for by law.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551. Notice was also provided as required by Chapter 52 of the Texas Local Government Code.

PASSED & APPROVED this, the ____ day of _____, _____, by a vote of ____ (ayes) to ____ (nays) to ____ (abstentions) of the City Council of Dripping Springs, Texas.

CITY OF DRIPPING SPRINGS:

by: _____
Bill Foulds, Jr., Mayor

ATTEST:

Diana Boone, City Secretary



HERITAGE PUBLIC IMPROVEMENT DISTRICT 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Heritage Public Improvement District 2025 Amended and Restated Service and Assessment Plan (the “2025 A&R SAP”).

The District was created pursuant to the PID Act by Resolution No. 2017-74 on November 14, 2017 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On June 6, 2023, the Governing Body approved the Heritage Public Improvement District Service and Assessment Plan (the “2023 SAP”) for the District by adopting Ordinance No. 2023-17 which (1) approved the levy of certain Assessments for Assessed Property within Improvement Area #1; (2) approved the Improvement Area #1 Assessment Roll, and (3) approved the issuance of the Improvement Area #1 Bonds.

On July 2, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-25 which updated each Assessment Roll within the District for 2024.

On September 17, 2024, the Governing Body approved the Heritage Public Improvement District 2024 Amended and Restated Service and Assessment Plan (the “2024 A&R SAP”) for the District by adopting Ordinance No. 2024-29 which served to replace the 2023 SAP in its entirety for the purposes of (1) approving the levy of certain Assessments for Assessed Property within Improvement Area #2; (2) approving the Improvement Area #2 Assessment Roll, and (3) approving the issuance of the Improvement Area #2 Bonds.

On August 19, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-23 which updated each Assessment Roll within the District for 2025.

On October 21, 2025, the Governing Body approved the 2025 A&R SAP by adopting Ordinance No. 2025-O-34 which served to replace the 2024 A&R SAP in its entirety for the purposes of (1) approving the levy of certain Assessments for Assessed Property within Improvement Area #3A; (2) approving the levy of certain Assessments for Assessed Property within Improvement Area #3B; (3) issuing the Improvement Area #3A- Improvement Area #3B Bonds; (4) approving the Improvement Area #3A Assessment Roll; and (6) approving the Improvement Area #3B Assessment Roll.

The 2025 A&R SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2025 A&R SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the 2025 A&R SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Heritage Dripping Springs PH1 was filed and recorded with the County as document number 22033539 on July 7, 2022.

Improvement Area #2

- The final plat of Heritage Dripping Springs Phase 2 was filed and recorded with the County as document number 24012412 on April 4, 2024.

Improvement Area #3A

- The final plat of Heritage Dripping Springs Phase 3 was filed and recorded with the County as document number 25015703 on May 2, 2025.

Improvement Area #3B

- The final plat of Heritage Dripping Springs Phase 3 was filed and recorded with the County as document number 25015703 on May 2, 2025.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the 2025 A&R SAP. The

Authorized Improvements and estimated costs as described in the 2025 A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$6,728,074.85, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Improvement Area #2

Improvement Area #2 has an outstanding Assessment of \$6,715,109.82, which is less than the debt service due on the outstanding Improvement Area #2 Bonds due to Prepayment of Assessment for which Improvement Area #2 Bonds have not yet been redeemed.

Improvement Area #3A

Improvement Area #3A has an outstanding Assessment of \$4,170,955.94, which is less than the debt service due on the outstanding Improvement Area #3A Bonds due to Prepayment of Assessment for which Improvement Area #3A Bonds have not yet been redeemed.

Improvement Area #3B

Improvement Area #3B has an outstanding Assessment of \$2,759,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B-1, Exhibit B-2, Exhibit B-3, and Exhibit B-4.**

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Improvement Area #1 Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Improvement Area #1	
Due January 31, 2027	
Principal	\$ 121,000.00
Interest	\$ 363,936.26
Additional Interest	\$ 33,850.00
Annual Collection Costs	\$ 37,567.93
Total Annual Installment	\$ 556,354.19

- **Annual Collection Costs** – The cost of administering the District 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 for Improvement Area #1 is shown below.

Annual Collection Costs Breakdown	
Improvement Area #1	
PID Administrator	\$ 23,882.47
City Auditor	\$ 380.65
Filing Fees	\$ 380.65
County Collection	\$ 380.65
PID Trustee Fees	\$ 4,500.00
P3 Works Dev.Issuer CDA Review	\$ 4,025.00
Collection Cost Maintenance Balance	\$ 10,000.00
Less CCMB Credit from Prior Years	\$ (7,481.49)
Arbitrage Calculation	\$ 1,500.00
Total Annual Collection Costs	\$ 37,567.93

Improvement Area #2

- **Principal and Interest** – The total principal and interest required for the Improvement Area #2 Annual Installment is shown below.

- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #2 Annual Installment as shown below.

Improvement Area #2	
Due January 31, 2027	
Principal	\$ 120,000.00
Interest	\$ 341,817.50
Additional Interest	\$ 33,790.00
Annual Collection Costs	\$ 37,567.93
Total Annual Installment	\$ 533,175.43

- **Annual Collection Costs** – The cost of administering the District 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 for Improvement Area #2 is shown below.

Annual Collection Costs Breakdown	
Improvement Area #2	
PID Administrator	\$ 23,985.92
City Auditor	\$ 382.29
Filing Fees	\$ 382.29
County Collection	\$ 382.29
PID Trustee Fees	\$ 4,500.00
P3 Works Dev.Issuer CDA Review	\$ 4,025.00
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	\$ 25,157.79

Improvement Area #3A

- **Principal and Interest** – The total principal and interest required for the Improvement Area #3A Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3A Annual Installment as shown below.

Improvement Area #3A	
Due January 31, 2027	
Principal	\$ 70,000.00
Interest	\$ 226,238.76
Additional Interest	\$ 21,310.00
Annual Collection Costs	\$ 27,345.36
Total Annual Installment	\$ 344,894.12

- **Annual Collection Costs** – The cost of administering the District 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 for Improvement Area #3A is shown below.

Annual Collection Costs Breakdown Improvement Area #3A	
PID Administrator	\$ 9,028.96
City Auditor	\$ 143.90
Filing Fees	\$ 143.90
County Collection	\$ 143.90
PID Trustee Fees	\$ 2,731.66
Draw Request Review	\$ 6,980.91
P3 Works Dev.Issuer CDA Review	\$ 2,443.32
Collection Cost Maintenance Balance	\$ 6,070.36
Less CCMB Credit from Prior Years	\$ (1,252.12)
Arbitrage Calculation	\$ 910.55
Total Annual Collection Costs	\$ 27,345.36

Improvement Area #3B

- **Principal and Interest** – The total principal and interest required for the Improvement Area #3B Annual Installment is shown below.
- **Prepayment and Delinquency Reserve** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #3B Annual Installment as shown below.

Improvement Area #3B	
Due January 31, 2027	
Principal	\$ 46,000.00
Interest	\$ 146,460.00
Additional Interest	\$ 13,795.00
Annual Collection Costs	\$ 17,701.99
Total Annual Installment	\$ 223,956.99

- **Annual Collection Costs** – The cost of administering the District 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 for Improvement Area #3B is shown below.

Annual Collection Costs Breakdown Improvement Area #3B	
PID Administrator	\$ 5,844.89
City Auditor	\$ 93.16
Filing Fees	\$ 93.16
County Collection	\$ 93.16
PID Trustee Fees	\$ 1,768.34
Draw Request Review	\$ 4,519.09
P3 Works Dev.Issuer CDA Review	\$ 1,581.68
Collection Cost Maintenance Balance	\$ 3,929.64
Less CCMB Credit from Prior Years	\$ (810.56)
Arbitrage Calculation	\$ 589.45
Total Annual Collection Costs	\$ 17,701.99

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

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, and is included below:

Improvement Area #1						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 121,000.00	\$ 126,000.00	\$ 132,000.00	\$ 138,000.00	\$ 144,000.00
Interest		363,936.26	358,491.26	352,821.26	346,881.26	340,671.26
	(1)	\$ 484,936.26	\$ 484,491.26	\$ 484,821.26	\$ 484,881.26	\$ 484,671.26
Annual Collection Costs	(2)	\$ 37,567.93	\$ 34,220.41	\$ 34,904.82	\$ 35,602.91	\$ 36,314.97
Additional Interest	(3)	\$ 33,850.00	\$ 33,245.00	\$ 32,615.00	\$ 31,955.00	\$ 31,265.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 556,354.19	\$ 551,956.67	\$ 552,341.08	\$ 552,439.17	\$ 552,251.23

Improvement Area #2						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 120,000.00	\$ 125,000.00	\$ 130,000.00	\$ 135,000.00	\$ 141,000.00
Interest		341,817.50	336,717.50	331,405.00	325,880.00	320,142.50
	(1)	\$ 461,817.50	\$ 461,717.50	\$ 461,405.00	\$ 460,880.00	\$ 461,142.50
Annual Collection Costs	(2)	\$ 37,567.93	\$ 34,220.41	\$ 34,904.82	\$ 35,602.91	\$ 36,314.97
Additional Interest	(3)	\$ 33,790.00	\$ 33,190.00	\$ 32,565.00	\$ 31,915.00	\$ 31,240.00

Improvement Area #3A						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 70,000.00	\$ 73,000.00	\$ 76,000.00	\$ 79,000.00	\$ 83,000.00
Interest		226,238.76	223,263.76	220,161.26	216,931.26	213,573.76
	(1)	\$ 296,238.76	\$ 296,263.76	\$ 296,161.26	\$ 295,931.26	\$ 296,573.76
Annual Collection Costs	(2)	\$ 27,345.36	\$ 22,048.90	\$ 22,489.88	\$ 22,939.68	\$ 23,398.47
Additional Interest	(3)	\$ 21,310.00	\$ 20,960.00	\$ 20,595.00	\$ 20,215.00	\$ 19,820.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 344,894.12	\$ 339,272.66	\$ 339,246.14	\$ 339,085.94	\$ 339,792.23

Improvement Area #3B						
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Principal		\$ 46,000.00	\$ 47,000.00	\$ 49,000.00	\$ 51,000.00	\$ 53,000.00
Interest		146,460.00	144,505.00	142,507.50	140,425.00	138,257.50
	(1)	\$ 192,460.00	\$ 191,505.00	\$ 191,507.50	\$ 191,425.00	\$ 191,257.50
Annual Collection Costs	(2)	\$ 17,701.99	\$ 14,273.33	\$ 14,558.80	\$ 14,849.98	\$ 15,146.98
Additional Interest	(3)	\$ 13,795.00	\$ 13,565.00	\$ 13,330.00	\$ 13,085.00	\$ 12,830.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 223,956.99	\$ 219,343.33	\$ 219,396.30	\$ 219,359.98	\$ 219,234.48

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the 2025 A&R SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Note	Improvement Area #1 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R186658	Non-Benefited		\$0.00	\$0.00
R186659	3		\$45,570.81	\$3,746.56
R186660	3		\$45,570.81	\$3,746.56
R186661	3		\$45,570.81	\$3,746.56
R186662	3		\$45,570.81	\$3,746.56
R186663	3		\$45,570.81	\$3,746.56
R186664	3		\$45,570.81	\$3,746.56
R186665	3		\$45,570.81	\$3,746.56
R186666	3		\$45,570.81	\$3,746.56
R186667	3		\$45,570.81	\$3,746.56
R186668	3		\$45,570.81	\$3,746.56
R186669	2		\$41,925.15	\$3,446.83
R186670	3		\$45,570.81	\$3,746.56
R186671	3		\$45,570.81	\$3,746.56
R186672	2		\$41,925.15	\$3,446.83
R186673	3		\$45,570.81	\$3,746.56
R186674	3		\$45,570.81	\$3,746.56
R186675	Non-Benefited		\$0.00	\$0.00
R186676	3		\$45,570.81	\$3,746.56
R186677	2		\$41,925.15	\$3,446.83
R186678	2		\$41,925.15	\$3,446.83
R186679	2		\$41,925.15	\$3,446.83
R186680	2		\$41,925.15	\$3,446.83
R186681	2		\$41,925.15	\$3,446.83
R186682	2		\$41,925.15	\$3,446.83
R186683	2		\$41,925.15	\$3,446.83
R186684	2		\$41,925.15	\$3,446.83
R186685	2		\$41,925.15	\$3,446.83
R186686	3		\$45,570.81	\$3,746.56
R186687	3		\$45,570.81	\$3,746.56
R186688	2		\$41,925.15	\$3,446.83
R186689	2		\$41,925.15	\$3,446.83
R186690	2		\$41,925.15	\$3,446.83
R186691	2		\$41,925.15	\$3,446.83
R186692	2		\$41,925.15	\$3,446.83
R186693	2		\$41,925.15	\$3,446.83

Property ID ^[a]	Lot Type	Note	Improvement Area #1 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R186694	2		\$41,925.15	\$3,446.83
R186695	2		\$41,925.15	\$3,446.83
R186696	2		\$41,925.15	\$3,446.83
R186697	2		\$41,925.15	\$3,446.83
R186698	2		\$41,925.15	\$3,446.83
R186699	2		\$41,925.15	\$3,446.83
R186700	2		\$41,925.15	\$3,446.83
R186701	2		\$41,925.15	\$3,446.83
R186702	2		\$41,925.15	\$3,446.83
R186703	2		\$41,925.15	\$3,446.83
R186704	2		\$41,925.15	\$3,446.83
R186705	2		\$41,925.15	\$3,446.83
R186706	2		\$41,925.15	\$3,446.83
R186707	Non-Benefited		\$0.00	\$0.00
R186708	3		\$45,570.81	\$3,746.56
R186709	3		\$45,570.81	\$3,746.56
R186710	3		\$45,570.81	\$3,746.56
R186711	3		\$45,570.81	\$3,746.56
R186712	3		\$45,570.81	\$3,746.56
R186713	3		\$45,570.81	\$3,746.56
R186714	3		\$45,570.81	\$3,746.56
R186715	3		\$45,570.81	\$3,746.56
R186716	3		\$45,570.81	\$3,746.56
R186717	2		\$41,925.15	\$3,446.83
R186718	2		\$41,925.15	\$3,446.83
R186719	2		\$41,925.15	\$3,446.83
R186720	2		\$41,925.15	\$3,446.83
R186721	2		\$41,925.15	\$3,446.83
R186722	2		\$41,925.15	\$3,446.83
R186723	2		\$41,925.15	\$3,446.83
R186724	2		\$41,925.15	\$3,446.83
R186725	2		\$41,925.15	\$3,446.83
R186726	2		\$41,925.15	\$3,446.83
R186727	2		\$41,925.15	\$3,446.83
R186728	2		\$41,925.15	\$3,446.83
R186729	2		\$41,925.15	\$3,446.83
R186730	2		\$41,925.15	\$3,446.83
R186731	2		\$41,925.15	\$3,446.83
R186732	2		\$41,925.15	\$3,446.83

			Improvement Area #1 ^[d]	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R186733	2	[c]	\$41,925.15	\$3,446.83
R186734	2		\$41,925.15	\$3,446.83
R186735	2		\$41,925.15	\$3,446.83
R186736	2		\$41,925.15	\$3,446.83
R186737	2		\$41,925.15	\$3,446.83
R186738	2		\$41,925.15	\$3,446.83
R186739	2		\$41,925.15	\$3,446.83
R186740	2		\$41,925.15	\$3,446.83
R186741	2		\$41,925.15	\$3,446.83
R186742	2		\$41,925.15	\$3,446.83
R186743	2		\$41,925.15	\$3,446.83
R186744	2		\$41,925.15	\$3,446.83
R186745	2		\$41,925.15	\$3,446.83
R186746	2		\$0.00	\$0.00
R186747	2		\$41,925.15	\$3,446.83
R186748	2		\$41,925.15	\$3,446.83
R186749	2		\$41,925.15	\$3,446.83
R186750	2		\$41,925.15	\$3,446.83
R186751	2		\$41,925.15	\$3,446.83
R186752	2		\$41,925.15	\$3,446.83
R186753	2		\$41,925.15	\$3,446.83
R186754	2		\$41,925.15	\$3,446.83
R186755	2		\$41,925.15	\$3,446.83
R186756	2		\$41,925.15	\$3,446.83
R186757	2		\$41,925.15	\$3,446.83
R186758	2		\$41,925.15	\$3,446.83
R186759	2		\$41,925.15	\$3,446.83
R186760	2		\$41,925.15	\$3,446.83
R186761	2		\$41,925.15	\$3,446.83
R186762	2		\$41,925.15	\$3,446.83
R186763	2		\$41,925.15	\$3,446.83
R186764	2		\$41,925.15	\$3,446.83
R186765	2		\$41,925.15	\$3,446.83
R186766	2		\$41,925.15	\$3,446.83
R186767	2		\$41,925.15	\$3,446.83
R186768	2		\$41,925.15	\$3,446.83
R186769	2		\$41,925.15	\$3,446.83
R186770	2		\$41,925.15	\$3,446.83
R186771	2		\$41,925.15	\$3,446.83

Property ID ^[a]	Lot Type	Note	Improvement Area #1 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R186772	2		\$41,925.15	\$3,446.83
R186773	2		\$41,925.15	\$3,446.83
R186774	2		\$41,925.15	\$3,446.83
R186775	2		\$41,925.15	\$3,446.83
R186776	2		\$41,925.15	\$3,446.83
R186777	2		\$41,925.15	\$3,446.83
R186778	2		\$41,925.15	\$3,446.83
R186779	2		\$41,925.15	\$3,446.83
R186780	2		\$41,925.15	\$3,446.83
R186781	2		\$41,925.15	\$3,446.83
R186782	2		\$41,925.15	\$3,446.83
R186783	1		\$40,102.32	\$3,296.97
R186784	1		\$40,102.32	\$3,296.97
R186785	1		\$40,102.32	\$3,296.97
R186786	1		\$40,102.32	\$3,296.97
R186787	1		\$40,102.32	\$3,296.97
R186788	1		\$40,102.32	\$3,296.97
R186789	Non-Benefited		\$0.00	\$0.00
R186790	1		\$40,102.32	\$3,296.97
R186791	1		\$40,102.32	\$3,296.97
R186792	1		\$40,102.32	\$3,296.97
R186793	1		\$40,102.32	\$3,296.97
R186794	1		\$40,102.32	\$3,296.97
R186795	1		\$40,102.32	\$3,296.97
R186796	3		\$45,570.81	\$3,746.56
R186797	3		\$45,570.81	\$3,746.56
R186798	3		\$45,570.81	\$3,746.56
R186799	3		\$45,570.81	\$3,746.56
R186800	3		\$45,570.81	\$3,746.56
R186801	3		\$45,570.81	\$3,746.56
R186802	3		\$45,570.81	\$3,746.56
R186803	3		\$45,570.81	\$3,746.56
R186804	3		\$45,570.81	\$3,746.56
R186805	3		\$45,570.81	\$3,746.56
R186806	2		\$41,925.15	\$3,446.83
R186807	2		\$41,925.15	\$3,446.83
R186808	2		\$41,925.15	\$3,446.83
R186809	2		\$41,925.15	\$3,446.83
R186810	3		\$45,570.81	\$3,746.56

			Improvement Area #1 ^[d]	
Property ID ^[a]	Lot Type	Note	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R186811	3		\$45,570.81	\$3,746.56
R186812	3		\$45,570.81	\$3,746.56
R186813	3		\$45,570.81	\$3,746.56
R186814	3		\$45,570.81	\$3,746.56
R186815	3		\$45,570.81	\$3,746.56
R186816	3		\$45,570.81	\$3,746.56
R186817	3		\$45,570.81	\$3,746.56
R186818	3		\$45,570.81	\$3,746.56
R186819	3		\$45,570.81	\$3,746.56
Total			\$6,728,074.85	\$553,141.57

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 1/31/2027 Annual Installment.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Notes	Improvement Area #2 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R205106	7		\$46,619.76	\$3,679.74
R205107	7		\$46,619.76	\$3,679.74
R205108	7		\$46,619.76	\$3,679.74
R205109	7		\$46,619.76	\$3,679.74
R205110	7		\$46,619.76	\$3,679.74
R205111	7		\$46,619.76	\$3,679.74
R205112	4		\$39,160.60	\$3,090.98
R205113	4		\$39,160.60	\$3,090.98
R205114	4		\$39,160.60	\$3,090.98
R205115	4		\$39,160.60	\$3,090.98
R205116	4		\$39,160.60	\$3,090.98
R205117	5		\$41,025.39	\$3,238.17
R205118	5		\$41,025.39	\$3,238.17
R205119	5		\$41,025.39	\$3,238.17
R205120	5		\$41,025.39	\$3,238.17
R205121	5		\$41,025.39	\$3,238.17
R205122	5		\$41,025.39	\$3,238.17
R205123	5		\$41,025.39	\$3,238.17
R205124	5		\$41,025.39	\$3,238.17
R205125	5		\$41,025.39	\$3,238.17
R205126	5		\$41,025.39	\$3,238.17
R205127	5		\$41,025.39	\$3,238.17
R205128	5		\$41,025.39	\$3,238.17
R205129	5		\$41,025.39	\$3,238.17
R205130	5		\$41,025.39	\$3,238.17
R205131	5		\$41,025.39	\$3,238.17
R205132	5		\$41,025.39	\$3,238.17
R205133	5		\$41,025.39	\$3,238.17
R205134	5		\$41,025.39	\$3,238.17
R205135	5		\$41,025.39	\$3,238.17
R205136	5		\$41,025.39	\$3,238.17
R205137	5		\$41,025.39	\$3,238.17
R205138	5		\$41,025.39	\$3,238.17
R205139	5		\$41,025.39	\$3,238.17
R205140	5		\$41,025.39	\$3,238.17
R205141	5		\$41,025.39	\$3,238.17

Property ID ^[a]	Lot Type	Notes	Improvement Area #2 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R205142	5		\$41,025.39	\$3,238.17
R205143	5		\$41,025.39	\$3,238.17
R205144	5		\$41,025.39	\$3,238.17
R205145	5		\$41,025.39	\$3,238.17
R205146	7		\$46,619.76	\$3,679.74
R205147	6		\$42,890.18	\$3,385.36
R205148	6		\$42,890.18	\$3,385.36
R205149	6		\$42,890.18	\$3,385.36
R205150	6		\$42,890.18	\$3,385.36
R205151	6		\$42,890.18	\$3,385.36
R205152	6		\$42,890.18	\$3,385.36
R205153	6		\$42,890.18	\$3,385.36
R205154	6		\$42,890.18	\$3,385.36
R205155	6		\$42,890.18	\$3,385.36
R205156	6		\$42,890.18	\$3,385.36
R205157	6		\$42,890.18	\$3,385.36
R205158	6		\$42,890.18	\$3,385.36
R205159	6		\$42,890.18	\$3,385.36
R205160	6		\$42,890.18	\$3,385.36
R205161	6		\$42,890.18	\$3,385.36
R205162	6		\$42,890.18	\$3,385.36
R205163	6		\$42,890.18	\$3,385.36
R205164	6		\$42,890.18	\$3,385.36
R205165	6		\$42,890.18	\$3,385.36
R205166	6		\$42,890.18	\$3,385.36
R205167	6		\$42,890.18	\$3,385.36
R205168	6		\$42,890.18	\$3,385.36
R205169	6		\$42,890.18	\$3,385.36
R205170	6		\$42,890.18	\$3,385.36
R205171	6		\$42,890.18	\$3,385.36
R205172	6		\$42,890.18	\$3,385.36
R205173	6		\$42,890.18	\$3,385.36
R205174	6		\$42,890.18	\$3,385.36
R205175	6		\$42,890.18	\$3,385.36
R205176	6		\$42,890.18	\$3,385.36
R205177	6		\$42,890.18	\$3,385.36
R205178	Non-Benefited		\$0.00	\$0.00
R205179	5		\$41,025.39	\$3,238.17
R205180	5		\$41,025.39	\$3,238.17

Property ID ^[a]	Lot Type	Notes	Improvement Area #2 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R205182	5		\$41,025.39	\$3,238.17
R205181	5		\$41,025.39	\$3,238.17
R205183	5		\$41,025.39	\$3,238.17
R205184	5		\$41,025.39	\$3,238.17
R205185	5		\$41,025.39	\$3,238.17
R205186	5		\$41,025.39	\$3,238.17
R205187	5		\$41,025.39	\$3,238.17
R205188	5		\$41,025.39	\$3,238.17
R205189	5		\$41,025.39	\$3,238.17
R205190	5		\$41,025.39	\$3,238.17
R205191	5		\$41,025.39	\$3,238.17
R205192	5		\$41,025.39	\$3,238.17
R205193	Non-Benefited		\$0.00	\$0.00
R205194	7		\$46,619.76	\$3,679.74
R205195	7		\$46,619.76	\$3,679.74
R205196	Non-Benefited		\$0.00	\$0.00
R205197	6		\$42,890.18	\$3,385.36
R205198	6		\$42,890.18	\$3,385.36
R205199	6		\$42,890.18	\$3,385.36
R205200	6		\$42,890.18	\$3,385.36
R205201	6		\$42,890.18	\$3,385.36
R205202	6		\$42,890.18	\$3,385.36
R205203	6		\$42,890.18	\$3,385.36
R205204	6		\$42,890.18	\$3,385.36
R205205	6		\$42,890.18	\$3,385.36
R205206	6		\$42,890.18	\$3,385.36
R205207	6		\$42,890.18	\$3,385.36
R205208	6		\$42,890.18	\$3,385.36
R205209	Non-Benefited		\$0.00	\$0.00
R205210	6		\$42,890.18	\$3,385.36
R205211	6		\$42,890.18	\$3,385.36
R205212	6		\$42,890.18	\$3,385.36
R205213	6		\$42,890.18	\$3,385.36
R205214	6		\$42,890.18	\$3,385.36
R205215	6		\$42,890.18	\$3,385.36
R205216	6		\$42,890.18	\$3,385.36
R205217	6		\$42,890.18	\$3,385.36
R205218	6		\$42,890.18	\$3,385.36
R205219	6		\$42,890.18	\$3,385.36

Property ID ^[a]	Lot Type	Notes	Improvement Area #2 ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R205220	6	[c]	\$42,890.18	\$3,385.36
R205221	6		\$42,890.18	\$3,385.36
R205222	6		\$42,890.18	\$3,385.36
R205223	6		\$42,890.18	\$3,385.36
R205224	6		\$42,890.18	\$3,385.36
R205225	6		\$0.00	\$0.00
R205226	6		\$42,890.18	\$3,385.36
R205227	6		\$42,890.18	\$3,385.36
R205228	6		\$42,890.18	\$3,385.36
R205229	6		\$42,890.18	\$3,385.36
R205230	6		\$42,890.18	\$3,385.36
R205231	6		\$42,890.18	\$3,385.36
R205232	5		\$41,025.39	\$3,238.17
R205233	5		\$41,025.39	\$3,238.17
R205234	5		\$41,025.39	\$3,238.17
R205235	5		\$41,025.39	\$3,238.17
R205236	5		\$41,025.39	\$3,238.17
R205237	5		\$41,025.39	\$3,238.17
R205238	5		\$41,025.39	\$3,238.17
R205239	5		\$41,025.39	\$3,238.17
R205240	5		\$41,025.39	\$3,238.17
R205241	5		\$41,025.39	\$3,238.17
R205242	5		\$41,025.39	\$3,238.17
R205243	5		\$41,025.39	\$3,238.17
R205244	5		\$41,025.39	\$3,238.17
R205245	5		\$41,025.39	\$3,238.17
R205246	5		\$41,025.39	\$3,238.17
R205247	5		\$41,025.39	\$3,238.17
R205248	5		\$41,025.39	\$3,238.17
R205249	5		\$41,025.39	\$3,238.17
R205250	5		\$41,025.39	\$3,238.17
R205251	5		\$41,025.39	\$3,238.17
R205252	5		\$41,025.39	\$3,238.17
R205253	5		\$41,025.39	\$3,238.17
R205254	5		\$41,025.39	\$3,238.17
R205255	5		\$41,025.39	\$3,238.17
R205256	5		\$41,025.39	\$3,238.17
R205257	Non-Benefited		\$0.00	\$0.00
R205258	6		\$42,890.18	\$3,385.36

			Improvement Area #2 ^[d]	
Property ID ^[a]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R205259	6		\$42,890.18	\$3,385.36
R205260	6		\$42,890.18	\$3,385.36
R205261	6		\$42,890.18	\$3,385.36
R205262	6		\$42,890.18	\$3,385.36
R205263	6		\$42,890.18	\$3,385.36
R205264	6		\$42,890.18	\$3,385.36
R205265	6		\$42,890.18	\$3,385.36
R205266	6		\$42,890.18	\$3,385.36
R205267	7		\$46,619.76	\$3,679.74
R205268	7		\$46,619.76	\$3,679.74
R205269	7		\$46,619.76	\$3,679.74
R205270	Non-Benefited		\$0.00	\$0.00
R205272	4		\$39,160.60	\$3,090.98
Total			\$6,715,109.82	\$530,029.60

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 1/31/2027 Annual Installment.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-3 – IMPROVEMENT AREA #3A ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Notes	Improvement Area #3A ^[d]	
			Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R211894	10	[c]	\$47,418.78	\$3,843.91
R211895	10		\$47,418.78	\$3,843.91
R211896	10		\$0.00	\$0.00
R211897	10		\$47,418.78	\$3,843.91
R211898	10		\$47,418.78	\$3,843.91
R211899	10		\$47,418.78	\$3,843.91
R211900	Non-Benefited		\$0.00	\$0.00
R211901	9	[c]	\$43,625.28	\$3,536.40
R211902	9		\$43,625.28	\$3,536.40
R211903	9		\$43,625.28	\$3,536.40
R211904	9		\$43,625.28	\$3,536.40
R211905	9		\$43,625.28	\$3,536.40
R211906	9		\$0.00	\$0.00
R211907	9		\$43,625.28	\$3,536.40
R211908	9		\$43,625.28	\$3,536.40
R211909	8		\$41,728.53	\$3,382.64
R211910	8		\$41,728.53	\$3,382.64
R211911	8		\$41,728.53	\$3,382.64
R211912	8		\$41,728.53	\$3,382.64
R211913	8		\$41,728.53	\$3,382.64
R211914	8		\$41,728.53	\$3,382.64
R211915	8		\$41,728.53	\$3,382.64
R211916	8		\$41,728.53	\$3,382.64
R211917	8		\$41,728.53	\$3,382.64
R211918	8		\$41,728.53	\$3,382.64
R211919	8		\$41,728.53	\$3,382.64
R211920	8		\$41,728.53	\$3,382.64
R211921	8		\$41,728.53	\$3,382.64
R211922	8		\$41,728.53	\$3,382.64
R211923	8		\$41,728.53	\$3,382.64
R211924	8		\$41,728.53	\$3,382.64
R211925	8		\$41,728.53	\$3,382.64
R211926	8		\$41,728.53	\$3,382.64
R211927	8		\$41,728.53	\$3,382.64

			Improvement Area #3A ^[d]	
Property ID ^[a]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R211928	8		\$41,728.53	\$3,382.64
R211929	8		\$41,728.53	\$3,382.64
R211930	8		\$41,728.53	\$3,382.64
R211931	8		\$41,728.53	\$3,382.64
R211932	10		\$47,418.78	\$3,843.91
R211933	10		\$47,418.78	\$3,843.91
R211934	10		\$47,418.78	\$3,843.91
R211935	10		\$47,418.78	\$3,843.91
R211936	10		\$47,418.78	\$3,843.91
R211937	10		\$47,418.78	\$3,843.91
R211938	10		\$47,418.78	\$3,843.91
R211939	10		\$47,418.78	\$3,843.91
R211940	10		\$47,418.78	\$3,843.91
R211941	10		\$47,418.78	\$3,843.91
R211942	10		\$47,418.78	\$3,843.91
R211943	10		\$47,418.78	\$3,843.91
R211944	10		\$47,418.78	\$3,843.91
R211945	10		\$47,418.78	\$3,843.91
R211946	8		\$41,728.53	\$3,382.64
R211947	8		\$41,728.53	\$3,382.64
R211948	8		\$41,728.53	\$3,382.64
R211949	8		\$41,728.53	\$3,382.64
R211950	8		\$41,728.53	\$3,382.64
R211951	8		\$41,728.53	\$3,382.64
R211952	8		\$41,728.53	\$3,382.64
R211953	8		\$41,728.53	\$3,382.64
R211954	8		\$41,728.53	\$3,382.64
R211955	8		\$41,728.53	\$3,382.64
R211956	8		\$41,728.53	\$3,382.64
R211957	10		\$47,418.78	\$3,843.91
R211958	10		\$47,418.78	\$3,843.91
R211959	10		\$47,418.78	\$3,843.91
R211960	10		\$47,418.78	\$3,843.91
R211961	10		\$47,418.78	\$3,843.91
R211962	9		\$43,625.28	\$3,536.40
R211963	9		\$43,625.28	\$3,536.40
R211964	9		\$43,625.28	\$3,536.40

			Improvement Area #3A ^[d]	
Property ID ^[a]	Lot Type	Notes	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R211965	9		\$43,625.28	\$3,536.40
R211966	9		\$43,625.28	\$3,536.40
R211967	9		\$43,625.28	\$3,536.40
R211968	9		\$43,625.28	\$3,536.40
R211969	9		\$43,625.28	\$3,536.40
R211970	9		\$43,625.28	\$3,536.40
R211971	9		\$43,625.28	\$3,536.40
R211972	9		\$43,625.28	\$3,536.40
R211973	9		\$43,625.28	\$3,536.40
R211974	9		\$43,625.28	\$3,536.40
R211975	9		\$43,625.28	\$3,536.40
R211976	9		\$43,625.28	\$3,536.40
R211977	9		\$43,625.28	\$3,536.40
R211978	9		\$43,625.28	\$3,536.40
R211979	9		\$43,625.28	\$3,536.40
R211980	9		\$43,625.28	\$3,536.40
R211981	9		\$43,625.28	\$3,536.40
R211982	9		\$43,625.28	\$3,536.40
R211983	9		\$43,625.28	\$3,536.40
R211984	9		\$43,625.28	\$3,536.40
R211985	9		\$43,625.28	\$3,536.40
R211986	9		\$43,625.28	\$3,536.40
R211987	9		\$43,625.28	\$3,536.40
R211988	9		\$43,625.28	\$3,536.40
R211989	9		\$43,625.28	\$3,536.40
R211990	9		\$43,625.28	\$3,536.40
R211991	9		\$43,625.28	\$3,536.40
R211992	Non-Benefited		\$0.00	\$0.00
Total			\$4,170,955.94	\$338,110.71

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 1/31/2027 Annual Installment.

[c] Property ID Prepaid their Assessment in full.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT A-4 – IMPROVEMENT AREA #3B ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Improvement Area #3B ^[c]	
		Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R211993	11	\$39,820.62	\$3,232.37
R211994	11	\$39,820.62	\$3,232.37
R211995	11	\$39,820.62	\$3,232.37
R211996	11	\$39,820.62	\$3,232.37
R211997	11	\$39,820.62	\$3,232.37
R211998	11	\$39,820.62	\$3,232.37
R211999	11	\$39,820.62	\$3,232.37
R212000	11	\$39,820.62	\$3,232.37
R212001	11	\$39,820.62	\$3,232.37
R212002	11	\$39,820.62	\$3,232.37
R212003	11	\$39,820.62	\$3,232.37
R212004	11	\$39,820.62	\$3,232.37
R212005	11	\$39,820.62	\$3,232.37
R212006	11	\$39,820.62	\$3,232.37
R212007	11	\$39,820.62	\$3,232.37
R212008	11	\$39,820.62	\$3,232.37
R212009	11	\$39,820.62	\$3,232.37
R212010	11	\$39,820.62	\$3,232.37
R212011	11	\$39,820.62	\$3,232.37
R212012	11	\$39,820.62	\$3,232.37
R212013	11	\$39,820.62	\$3,232.37
R212014	11	\$39,820.62	\$3,232.37
R212015	11	\$39,820.62	\$3,232.37
R212016	Non-Benefited	\$0.00	\$0.00
R212017	11	\$39,820.62	\$3,232.37
R212018	11	\$39,820.62	\$3,232.37
R212019	11	\$39,820.62	\$3,232.37
R212020	11	\$39,820.62	\$3,232.37
R212021	11	\$39,820.62	\$3,232.37
R212022	11	\$39,820.62	\$3,232.37
R212023	11	\$39,820.62	\$3,232.37
R212024	11	\$39,820.62	\$3,232.37
R212025	11	\$39,820.62	\$3,232.37
R212026	11	\$39,820.62	\$3,232.37
R212027	11	\$39,820.62	\$3,232.37
R212028	11	\$39,820.62	\$3,232.37

		Improvement Area #3B ^[c]	
Property ID ^[a]	Lot Type	Outstanding Assessment ^[b]	Annual Installment Due 1/31/2027
R212029	11	\$39,820.62	\$3,232.37
R212030	11	\$39,820.62	\$3,232.37
R212031	11	\$39,820.62	\$3,232.37
R212032	11	\$39,820.62	\$3,232.37
R212033	11	\$39,820.62	\$3,232.37
R212034	11	\$39,820.62	\$3,232.37
R212035	11	\$39,820.62	\$3,232.37
R212036	11	\$39,820.62	\$3,232.37
R212037	11	\$39,820.62	\$3,232.37
R212038	11	\$39,820.62	\$3,232.37
R212039	12	\$43,613.06	\$3,540.21
R212040	12	\$43,613.06	\$3,540.21
R212041	12	\$43,613.06	\$3,540.21
R212042	12	\$43,613.06	\$3,540.21
R212043	12	\$43,613.06	\$3,540.21
R212044	12	\$43,613.06	\$3,540.21
R212045	12	\$43,613.06	\$3,540.21
R212046	12	\$43,613.06	\$3,540.21
R212047	12	\$43,613.06	\$3,540.21
R212048	12	\$43,613.06	\$3,540.21
R212049	12	\$43,613.06	\$3,540.21
R212050	12	\$43,613.06	\$3,540.21
R212051	12	\$43,613.06	\$3,540.21
R212052	12	\$43,613.06	\$3,540.21
R212053	12	\$43,613.06	\$3,540.21
R212054	12	\$43,613.06	\$3,540.21
R212055	12	\$43,613.06	\$3,540.21
R212056	12	\$43,613.06	\$3,540.21
R212057	13	\$47,405.50	\$3,848.06
R212058	13	\$47,405.50	\$3,848.06
R212059	12	\$43,613.06	\$3,540.21
R212060	12	\$43,613.06	\$3,540.21
R212061	Non-Benefited	\$0.00	\$0.00
R212062	Non-Benefited	\$0.00	\$0.00
R212063	Non-Benefited	\$0.00	\$0.00
Total		\$2,759,000.00	\$223,956.97

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 1/31/2027 Annual Installment.

[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

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 B-3 – IMPROVEMENT AREA #3A AND IMPROVEMENT AREA #3B 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
2026 ⁽¹⁾	-	\$292,982.63	\$292,982.63
2027	\$116,000.00	372,698.76	488,698.76
2028	120,000.00	367,768.76	487,768.76
2029	125,000.00	362,668.76	487,668.76
2030	130,000.00	357,356.26	487,356.26
2031	136,000.00	351,831.26	487,831.26
2032	142,000.00	346,051.26	488,051.26
2033	148,000.00	340,016.26	488,016.26
2034	153,000.00	333,726.26	486,726.26
2035	160,000.00	327,223.76	487,223.76
2036	166,000.00	320,423.76	486,423.76
2037	175,000.00	311,501.26	486,501.26
2038	185,000.00	302,095.00	487,095.00
2039	194,000.00	292,151.26	486,151.26
2040	205,000.00	281,723.76	486,723.76
2041	216,000.00	270,705.00	486,705.00
2042	228,000.00	259,095.02	487,095.02
2043	240,000.00	246,840.02	486,840.02
2044	252,000.00	233,940.02	485,940.02
2045	267,000.00	220,395.00	487,395.00
2046	282,000.00	206,043.76	488,043.76
2047	297,000.00	190,181.26	487,181.26
2048	314,000.00	173,475.02	487,475.02
2049	333,000.00	155,812.50	488,812.50
2050	351,000.00	137,081.26	488,081.26
2051	372,000.00	117,337.52	489,337.52
2052	393,000.00	96,412.52	489,412.52
2053	415,000.00	74,306.26	489,306.26
2054	440,000.00	50,962.50	490,962.50
2055	466,000.00	26,212.52	492,212.52
Total	<u>\$7,021,000.00</u>	<u>\$7,419,019.19</u>	<u>\$14,440,019.19</u>

⁽¹⁾ Interest due in 2026 will be paid from amounts on deposit in the Capitalized Interest Account.

EXHIBIT C – LOT TYPE CLASSIFICATION MAP



EXHIBIT D – BUYER DISCLOSURES

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

- Improvement Area 1
 - Lot Type 1
 - Lot Type 2
 - Lot Type 3
- Improvement Area 2
 - Lot Type 4
 - Lot Type 5
 - Lot Type 6
 - Lot Type 7
- Improvement Area 3A
 - Lot Type 8
 - Lot Type 9
 - Lot Type 10
- Improvement Area 3B
 - Lot Type 11
 - Lot Type 12
 - Lot Type 13

HERITAGE PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #1 LOT TYPE 1 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$40,102.32

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

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]
2027	716.75	2,155.79	223.92	200.51	3,296.97
2028	746.37	2,123.53	203.97	196.93	3,270.80
2029	781.91	2,089.95	208.05	193.20	3,273.10
2030	817.45	2,054.76	212.21	189.29	3,273.71
2031	852.99	2,017.98	216.45	185.20	3,272.62
2032	894.45	1,972.13	220.78	180.93	3,268.30
2033	941.84	1,924.05	225.20	176.46	3,267.55
2034	995.15	1,873.43	229.70	171.75	3,270.04
2035	1,042.54	1,819.94	234.30	166.78	3,263.55
2036	1,101.78	1,763.90	238.98	161.56	3,266.23
2037	1,161.01	1,704.68	243.76	156.06	3,265.51
2038	1,220.25	1,642.28	248.64	150.25	3,261.41
2039	1,285.41	1,576.69	253.61	144.15	3,259.85
2040	1,356.49	1,507.60	258.68	137.72	3,260.49
2041	1,427.57	1,434.69	263.86	130.94	3,257.05
2042	1,504.58	1,357.96	269.13	123.80	3,255.47
2043	1,587.51	1,277.08	274.52	116.28	3,255.38
2044	1,676.36	1,191.76	280.01	108.34	3,256.46
2045	1,765.21	1,099.56	285.61	99.96	3,250.33
2046	1,865.91	1,002.47	291.32	91.13	3,250.83
2047	1,972.54	899.84	297.14	81.80	3,251.33
2048	2,079.16	791.35	303.09	71.94	3,245.54
2049	2,197.63	677.00	309.15	61.55	3,245.33
2050	2,322.02	556.13	315.33	50.56	3,244.04
2051	2,452.34	428.42	321.64	38.95	3,241.35
2052	2,594.51	293.54	328.07	26.69	3,242.80
2053	2,742.60	150.84	334.63	13.71	3,241.78
Total	\$ 40,102.32	\$ 37,387.35	\$ 7,091.74	\$ 3,426.44	\$ 88,007.84

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 #1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$41,925.15

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

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]
2027	749.33	2,253.78	234.10	209.63	3,446.83
2028	780.29	2,220.06	213.24	205.88	3,419.47
2029	817.45	2,184.95	217.50	201.98	3,421.88
2030	854.60	2,148.16	221.86	197.89	3,422.51
2031	891.76	2,109.70	226.29	193.62	3,421.37
2032	935.11	2,061.77	230.82	189.16	3,416.86
2033	984.65	2,011.51	235.43	184.48	3,416.08
2034	1,040.39	1,958.58	240.14	179.56	3,418.67
2035	1,089.93	1,902.66	244.95	174.36	3,411.90
2036	1,151.86	1,844.08	249.84	168.91	3,414.69
2037	1,213.79	1,782.17	254.84	163.15	3,413.94
2038	1,275.71	1,716.93	259.94	157.08	3,409.66
2039	1,343.83	1,648.36	265.14	150.70	3,408.03
2040	1,418.15	1,576.13	270.44	143.98	3,408.70
2041	1,492.46	1,499.90	275.85	136.89	3,405.10
2042	1,572.97	1,419.68	281.37	129.43	3,403.44
2043	1,659.67	1,335.13	286.99	121.56	3,403.36
2044	1,752.56	1,245.93	292.73	113.27	3,404.48
2045	1,845.45	1,149.54	298.59	104.50	3,398.08
2046	1,950.73	1,048.04	304.56	95.28	3,398.60
2047	2,062.20	940.75	310.65	85.52	3,399.12
2048	2,173.67	827.32	316.86	75.21	3,393.07
2049	2,297.52	707.77	323.20	64.34	3,392.84
2050	2,427.57	581.41	329.66	52.86	3,391.50
2051	2,563.81	447.89	336.26	40.72	3,388.68
2052	2,712.44	306.88	342.98	27.90	3,390.20
2053	2,867.26	157.70	349.84	14.34	3,389.14
Total	\$ 41,925.15	\$ 39,086.77	\$ 7,414.09	\$ 3,582.18	\$ 92,008.19

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 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$45,570.81

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

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]
2027	814.49	2,449.76	254.46	227.85	3,746.56
2028	848.14	2,413.11	231.78	223.78	3,716.81
2029	888.53	2,374.94	236.42	219.54	3,719.43
2030	928.92	2,334.96	241.15	215.10	3,720.12
2031	969.31	2,293.16	245.97	210.45	3,718.88
2032	1,016.42	2,241.06	250.89	205.61	3,713.98
2033	1,070.27	2,186.42	255.91	200.53	3,713.13
2034	1,130.86	2,128.90	261.03	195.17	3,715.95
2035	1,184.71	2,068.11	266.25	189.52	3,708.58
2036	1,252.02	2,004.43	271.57	183.60	3,711.62
2037	1,319.33	1,937.14	277.00	177.34	3,710.81
2038	1,386.65	1,866.22	282.54	170.74	3,706.15
2039	1,460.69	1,791.69	288.19	163.81	3,704.38
2040	1,541.46	1,713.18	293.96	156.50	3,705.10
2041	1,622.24	1,630.33	299.84	148.80	3,701.20
2042	1,709.75	1,543.13	305.83	140.68	3,699.39
2043	1,803.98	1,451.23	311.95	132.14	3,699.30
2044	1,904.95	1,354.27	318.19	123.12	3,700.53
2045	2,005.92	1,249.50	324.55	113.59	3,693.56
2046	2,120.36	1,139.17	331.04	103.56	3,694.13
2047	2,241.52	1,022.55	337.66	92.96	3,694.69
2048	2,362.68	899.27	344.42	81.75	3,688.12
2049	2,497.31	769.32	351.31	69.94	3,687.87
2050	2,638.66	631.97	358.33	57.45	3,686.41
2051	2,786.75	486.84	365.50	44.26	3,683.35
2052	2,948.30	333.57	372.81	30.32	3,685.01
2053	3,116.59	171.41	380.26	15.58	3,683.85
Total	\$ 45,570.81	\$ 42,485.62	\$ 8,058.79	\$ 3,893.68	\$ 100,008.91

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
CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$39,160.60

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

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 #2 LOT TYPE 4

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 695.36	\$ 1,980.73	\$ 219.09	\$ 195.80	\$ 3,090.98
2028	\$ 724.34	\$ 1,951.18	\$ 199.56	\$ 192.33	\$ 3,067.41
2029	\$ 753.31	\$ 1,920.39	\$ 203.55	\$ 188.70	\$ 3,065.96
2030	\$ 782.28	\$ 1,888.38	\$ 207.63	\$ 184.94	\$ 3,063.23
2031	\$ 817.05	\$ 1,855.13	\$ 211.78	\$ 181.03	\$ 3,064.99
2032	\$ 851.82	\$ 1,820.41	\$ 216.01	\$ 176.94	\$ 3,065.18
2033	\$ 892.38	\$ 1,777.81	\$ 220.33	\$ 172.68	\$ 3,063.22
2034	\$ 932.95	\$ 1,733.20	\$ 224.74	\$ 168.22	\$ 3,059.10
2035	\$ 979.30	\$ 1,686.55	\$ 229.24	\$ 163.56	\$ 3,058.64
2036	\$ 1,031.46	\$ 1,637.58	\$ 233.82	\$ 158.66	\$ 3,061.52
2037	\$ 1,077.81	\$ 1,586.01	\$ 238.50	\$ 153.50	\$ 3,055.82
2038	\$ 1,135.76	\$ 1,532.12	\$ 243.27	\$ 148.11	\$ 3,059.26
2039	\$ 1,187.91	\$ 1,475.33	\$ 248.13	\$ 142.43	\$ 3,053.81
2040	\$ 1,245.86	\$ 1,415.94	\$ 253.09	\$ 136.49	\$ 3,051.39
2041	\$ 1,309.60	\$ 1,353.64	\$ 258.16	\$ 130.26	\$ 3,051.67
2042	\$ 1,379.14	\$ 1,288.16	\$ 263.32	\$ 123.72	\$ 3,054.34
2043	\$ 1,448.68	\$ 1,219.21	\$ 268.59	\$ 116.82	\$ 3,053.29
2044	\$ 1,518.21	\$ 1,146.77	\$ 273.96	\$ 109.58	\$ 3,048.52
2045	\$ 1,593.54	\$ 1,070.86	\$ 279.44	\$ 101.99	\$ 3,045.83
2046	\$ 1,680.46	\$ 987.20	\$ 285.03	\$ 94.02	\$ 3,046.71
2047	\$ 1,767.38	\$ 898.98	\$ 290.73	\$ 85.62	\$ 3,042.70
2048	\$ 1,865.89	\$ 806.19	\$ 296.54	\$ 76.78	\$ 3,045.40
2049	\$ 1,964.40	\$ 708.23	\$ 302.47	\$ 67.45	\$ 3,042.55
2050	\$ 2,068.71	\$ 605.10	\$ 308.52	\$ 57.63	\$ 3,039.96
2051	\$ 2,178.81	\$ 496.49	\$ 314.69	\$ 47.28	\$ 3,037.27
2052	\$ 2,300.50	\$ 382.10	\$ 320.99	\$ 36.39	\$ 3,039.98
2053	\$ 2,422.19	\$ 261.33	\$ 327.41	\$ 24.89	\$ 3,035.81
2054	\$ 2,555.46	\$ 134.16	\$ 333.95	\$ 12.78	\$ 3,036.36
Total	\$ 39,160.60	\$ 35,619.16	\$ 7,272.53	\$ 3,448.60	\$ 85,500.89

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
CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$41,025.39

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

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 #2 LOT TYPE 5

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 728.48	\$ 2,075.05	\$ 229.52	\$ 205.13	\$ 3,238.17
2028	\$ 758.83	\$ 2,044.09	\$ 209.07	\$ 201.48	\$ 3,213.47
2029	\$ 789.18	\$ 2,011.84	\$ 213.25	\$ 197.69	\$ 3,211.96
2030	\$ 819.54	\$ 1,978.30	\$ 217.51	\$ 193.74	\$ 3,209.09
2031	\$ 855.96	\$ 1,943.47	\$ 221.86	\$ 189.65	\$ 3,210.94
2032	\$ 892.38	\$ 1,907.09	\$ 226.30	\$ 185.37	\$ 3,211.14
2033	\$ 934.88	\$ 1,862.47	\$ 230.83	\$ 180.91	\$ 3,209.08
2034	\$ 977.37	\$ 1,815.73	\$ 235.44	\$ 176.23	\$ 3,204.78
2035	\$ 1,025.94	\$ 1,766.86	\$ 240.15	\$ 171.34	\$ 3,204.29
2036	\$ 1,080.57	\$ 1,715.56	\$ 244.95	\$ 166.21	\$ 3,207.31
2037	\$ 1,129.14	\$ 1,661.53	\$ 249.85	\$ 160.81	\$ 3,201.34
2038	\$ 1,189.85	\$ 1,605.08	\$ 254.85	\$ 155.17	\$ 3,204.94
2039	\$ 1,244.48	\$ 1,545.58	\$ 259.95	\$ 149.22	\$ 3,199.23
2040	\$ 1,305.19	\$ 1,483.36	\$ 265.15	\$ 142.99	\$ 3,196.69
2041	\$ 1,371.96	\$ 1,418.10	\$ 270.45	\$ 136.47	\$ 3,196.98
2042	\$ 1,444.81	\$ 1,349.50	\$ 275.86	\$ 129.61	\$ 3,199.78
2043	\$ 1,517.66	\$ 1,277.26	\$ 281.38	\$ 122.38	\$ 3,198.68
2044	\$ 1,590.51	\$ 1,201.38	\$ 287.00	\$ 114.80	\$ 3,193.69
2045	\$ 1,669.43	\$ 1,121.85	\$ 292.74	\$ 106.84	\$ 3,190.87
2046	\$ 1,760.49	\$ 1,034.21	\$ 298.60	\$ 98.50	\$ 3,191.79
2047	\$ 1,851.55	\$ 941.78	\$ 304.57	\$ 89.69	\$ 3,187.59
2048	\$ 1,954.75	\$ 844.58	\$ 310.66	\$ 80.44	\$ 3,190.42
2049	\$ 2,057.95	\$ 741.95	\$ 316.88	\$ 70.66	\$ 3,187.44
2050	\$ 2,167.22	\$ 633.91	\$ 323.21	\$ 60.37	\$ 3,184.72
2051	\$ 2,282.56	\$ 520.13	\$ 329.68	\$ 49.54	\$ 3,181.91
2052	\$ 2,410.04	\$ 400.30	\$ 336.27	\$ 38.12	\$ 3,184.74
2053	\$ 2,537.53	\$ 273.77	\$ 343.00	\$ 26.07	\$ 3,180.37
2054	\$ 2,677.15	\$ 140.55	\$ 349.86	\$ 13.39	\$ 3,180.94
Total	\$ 41,025.39	\$ 37,315.31	\$ 7,618.84	\$ 3,612.82	\$ 89,572.36

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
CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$42,890.18

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

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 #2 LOT TYPE 6

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 761.59	\$ 2,169.37	\$ 239.95	\$ 214.45	\$ 3,385.36
2028	\$ 793.32	\$ 2,137.00	\$ 218.57	\$ 210.64	\$ 3,359.54
2029	\$ 825.06	\$ 2,103.29	\$ 222.94	\$ 206.68	\$ 3,357.96
2030	\$ 856.79	\$ 2,068.22	\$ 227.40	\$ 202.55	\$ 3,354.96
2031	\$ 894.87	\$ 2,031.81	\$ 231.95	\$ 198.27	\$ 3,356.89
2032	\$ 932.95	\$ 1,993.78	\$ 236.59	\$ 193.79	\$ 3,357.10
2033	\$ 977.37	\$ 1,947.13	\$ 241.32	\$ 189.13	\$ 3,354.95
2034	\$ 1,021.80	\$ 1,898.26	\$ 246.14	\$ 184.24	\$ 3,350.45
2035	\$ 1,072.57	\$ 1,847.17	\$ 251.07	\$ 179.13	\$ 3,349.94
2036	\$ 1,129.69	\$ 1,793.54	\$ 256.09	\$ 173.77	\$ 3,353.09
2037	\$ 1,180.46	\$ 1,737.06	\$ 261.21	\$ 168.12	\$ 3,346.85
2038	\$ 1,243.93	\$ 1,678.04	\$ 266.44	\$ 162.22	\$ 3,350.62
2039	\$ 1,301.05	\$ 1,615.84	\$ 271.76	\$ 156.00	\$ 3,344.65
2040	\$ 1,364.51	\$ 1,550.79	\$ 277.20	\$ 149.49	\$ 3,341.99
2041	\$ 1,434.33	\$ 1,482.56	\$ 282.74	\$ 142.67	\$ 3,342.30
2042	\$ 1,510.49	\$ 1,410.84	\$ 288.40	\$ 135.50	\$ 3,345.23
2043	\$ 1,586.64	\$ 1,335.32	\$ 294.17	\$ 127.95	\$ 3,344.08
2044	\$ 1,662.80	\$ 1,255.99	\$ 300.05	\$ 120.01	\$ 3,338.85
2045	\$ 1,745.31	\$ 1,172.85	\$ 306.05	\$ 111.70	\$ 3,335.91
2046	\$ 1,840.51	\$ 1,081.22	\$ 312.17	\$ 102.97	\$ 3,336.87
2047	\$ 1,935.71	\$ 984.59	\$ 318.41	\$ 93.77	\$ 3,332.48
2048	\$ 2,043.60	\$ 882.97	\$ 324.78	\$ 84.09	\$ 3,335.44
2049	\$ 2,151.49	\$ 775.68	\$ 331.28	\$ 73.87	\$ 3,332.32
2050	\$ 2,265.73	\$ 662.73	\$ 337.90	\$ 63.12	\$ 3,329.48
2051	\$ 2,386.31	\$ 543.77	\$ 344.66	\$ 51.79	\$ 3,326.54
2052	\$ 2,519.59	\$ 418.49	\$ 351.56	\$ 39.86	\$ 3,329.50
2053	\$ 2,652.87	\$ 286.21	\$ 358.59	\$ 27.26	\$ 3,324.93
2054	\$ 2,798.84	\$ 146.94	\$ 365.76	\$ 13.99	\$ 3,325.53
Total	\$ 42,890.18	\$ 39,011.47	\$ 7,965.15	\$ 3,777.04	\$ 93,643.83

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
CITY OF DRIPPING SPRINGS, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$46,619.76

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

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 #2 LOT TYPE 7

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 827.81	\$ 2,358.01	\$ 260.82	\$ 233.10	\$ 3,679.74
2028	\$ 862.31	\$ 2,322.83	\$ 237.58	\$ 228.96	\$ 3,651.67
2029	\$ 896.80	\$ 2,286.18	\$ 242.33	\$ 224.65	\$ 3,649.96
2030	\$ 931.29	\$ 2,248.07	\$ 247.17	\$ 220.16	\$ 3,646.70
2031	\$ 972.68	\$ 2,208.49	\$ 252.12	\$ 215.51	\$ 3,648.80
2032	\$ 1,014.07	\$ 2,167.15	\$ 257.16	\$ 210.64	\$ 3,649.03
2033	\$ 1,062.36	\$ 2,116.45	\$ 262.30	\$ 205.57	\$ 3,646.68
2034	\$ 1,110.65	\$ 2,063.33	\$ 267.55	\$ 200.26	\$ 3,641.79
2035	\$ 1,165.84	\$ 2,007.80	\$ 272.90	\$ 194.71	\$ 3,641.24
2036	\$ 1,227.92	\$ 1,949.50	\$ 278.36	\$ 188.88	\$ 3,644.67
2037	\$ 1,283.11	\$ 1,888.11	\$ 283.92	\$ 182.74	\$ 3,637.88
2038	\$ 1,352.10	\$ 1,823.95	\$ 289.60	\$ 176.32	\$ 3,641.98
2039	\$ 1,414.18	\$ 1,756.35	\$ 295.40	\$ 169.56	\$ 3,635.49
2040	\$ 1,483.17	\$ 1,685.64	\$ 301.30	\$ 162.49	\$ 3,632.60
2041	\$ 1,559.05	\$ 1,611.48	\$ 307.33	\$ 155.08	\$ 3,632.94
2042	\$ 1,641.83	\$ 1,533.53	\$ 313.48	\$ 147.28	\$ 3,636.12
2043	\$ 1,724.61	\$ 1,451.43	\$ 319.75	\$ 139.07	\$ 3,634.87
2044	\$ 1,807.40	\$ 1,365.20	\$ 326.14	\$ 130.45	\$ 3,629.19
2045	\$ 1,897.08	\$ 1,274.83	\$ 332.66	\$ 121.41	\$ 3,625.99
2046	\$ 2,000.55	\$ 1,175.24	\$ 339.32	\$ 111.93	\$ 3,627.03
2047	\$ 2,104.03	\$ 1,070.21	\$ 346.10	\$ 101.92	\$ 3,622.27
2048	\$ 2,221.30	\$ 959.75	\$ 353.03	\$ 91.40	\$ 3,625.48
2049	\$ 2,338.58	\$ 843.13	\$ 360.09	\$ 80.30	\$ 3,622.09
2050	\$ 2,462.75	\$ 720.35	\$ 367.29	\$ 68.61	\$ 3,618.99
2051	\$ 2,593.82	\$ 591.06	\$ 374.63	\$ 56.29	\$ 3,615.80
2052	\$ 2,738.69	\$ 454.88	\$ 382.13	\$ 43.32	\$ 3,619.02
2053	\$ 2,883.55	\$ 311.10	\$ 389.77	\$ 29.63	\$ 3,614.05
2054	\$ 3,042.22	\$ 159.72	\$ 397.56	\$ 15.21	\$ 3,614.71
Total	\$ 46,619.76	\$ 42,403.77	\$ 8,657.77	\$ 4,105.48	\$ 101,786.77

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 #3A LOT TYPE 8 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3A LOT TYPE 8 PRINCIPAL ASSESSMENT: \$41,728.53

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

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 #3A LOT TYPE 8

Installment Due 1/31	Principal		Interest ^[a]		Annual Collection Costs		Additional Interest	Total Annual Installment ^[b]
2027	\$	685.36	\$	2,215.07	\$	273.58	\$ 208.64	\$ 3,382.64
2028	\$	714.73	\$	2,185.94	\$	220.59	\$ 205.22	\$ 3,326.47
2029	\$	744.10	\$	2,155.56	\$	225.00	\$ 201.64	\$ 3,326.31
2030	\$	773.48	\$	2,123.94	\$	229.50	\$ 197.92	\$ 3,324.84
2031	\$	812.64	\$	2,091.06	\$	234.09	\$ 194.05	\$ 3,331.85
2032	\$	842.01	\$	2,056.53	\$	238.77	\$ 189.99	\$ 3,327.30
2033	\$	881.17	\$	2,020.74	\$	243.55	\$ 185.78	\$ 3,331.25
2034	\$	910.55	\$	1,983.29	\$	248.42	\$ 181.38	\$ 3,323.63
2035	\$	949.71	\$	1,944.59	\$	253.39	\$ 176.82	\$ 3,324.51
2036	\$	988.87	\$	1,904.23	\$	258.46	\$ 172.07	\$ 3,323.63
2037	\$	1,037.83	\$	1,851.08	\$	263.62	\$ 167.13	\$ 3,319.66
2038	\$	1,096.57	\$	1,795.30	\$	268.90	\$ 161.94	\$ 3,322.71
2039	\$	1,155.32	\$	1,736.36	\$	274.28	\$ 156.46	\$ 3,322.41
2040	\$	1,214.06	\$	1,674.26	\$	279.76	\$ 150.68	\$ 3,318.76
2041	\$	1,282.60	\$	1,609.00	\$	285.36	\$ 144.61	\$ 3,321.57
2042	\$	1,351.13	\$	1,540.06	\$	291.06	\$ 138.20	\$ 3,320.46
2043	\$	1,429.46	\$	1,467.44	\$	296.88	\$ 131.44	\$ 3,325.23
2044	\$	1,498.00	\$	1,390.60	\$	302.82	\$ 124.29	\$ 3,315.72
2045	\$	1,586.11	\$	1,310.09	\$	308.88	\$ 116.80	\$ 3,321.88
2046	\$	1,674.23	\$	1,224.83	\$	315.06	\$ 108.87	\$ 3,323.00
2047	\$	1,762.35	\$	1,130.66	\$	321.36	\$ 100.50	\$ 3,314.87
2048	\$	1,870.05	\$	1,031.53	\$	327.78	\$ 91.69	\$ 3,321.05
2049	\$	1,977.75	\$	926.34	\$	334.34	\$ 82.34	\$ 3,320.76
2050	\$	2,085.45	\$	815.09	\$	341.03	\$ 72.45	\$ 3,314.01
2051	\$	2,212.73	\$	697.78	\$	347.85	\$ 62.02	\$ 3,320.38
2052	\$	2,340.01	\$	573.31	\$	354.80	\$ 50.96	\$ 3,319.09
2053	\$	2,467.29	\$	441.69	\$	361.90	\$ 39.26	\$ 3,310.14
2054	\$	2,614.15	\$	302.90	\$	369.14	\$ 26.92	\$ 3,313.12
2055	\$	2,770.81	\$	155.86	\$	376.52	\$ 13.85	\$ 3,317.04
Total	\$	41,728.53	\$	42,355.12	\$	8,446.68	\$ 3,853.97	\$ 96,384.29

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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 #3A LOT TYPE 9 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3A LOT TYPE 9 PRINCIPAL ASSESSMENT: \$43,625.28

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

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 #3A LOT TYPE 9

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 716.51	\$ 2,315.75	\$ 286.01	\$ 218.13	\$ 3,536.40
2028	\$ 747.22	\$ 2,285.30	\$ 230.62	\$ 214.54	\$ 3,477.68
2029	\$ 777.93	\$ 2,253.54	\$ 235.23	\$ 210.81	\$ 3,477.50
2030	\$ 808.63	\$ 2,220.48	\$ 239.93	\$ 206.92	\$ 3,475.97
2031	\$ 849.58	\$ 2,186.11	\$ 244.73	\$ 202.87	\$ 3,483.30
2032	\$ 880.28	\$ 2,150.01	\$ 249.63	\$ 198.63	\$ 3,478.54
2033	\$ 921.23	\$ 2,112.59	\$ 254.62	\$ 194.23	\$ 3,482.67
2034	\$ 951.94	\$ 2,073.44	\$ 259.71	\$ 189.62	\$ 3,474.71
2035	\$ 992.88	\$ 2,032.98	\$ 264.91	\$ 184.86	\$ 3,475.63
2036	\$ 1,033.82	\$ 1,990.79	\$ 270.20	\$ 179.90	\$ 3,474.71
2037	\$ 1,085.00	\$ 1,935.22	\$ 275.61	\$ 174.73	\$ 3,470.56
2038	\$ 1,146.42	\$ 1,876.90	\$ 281.12	\$ 169.30	\$ 3,473.74
2039	\$ 1,207.83	\$ 1,815.28	\$ 286.74	\$ 163.57	\$ 3,473.42
2040	\$ 1,269.25	\$ 1,750.36	\$ 292.48	\$ 157.53	\$ 3,469.61
2041	\$ 1,340.90	\$ 1,682.14	\$ 298.33	\$ 151.18	\$ 3,472.55
2042	\$ 1,412.55	\$ 1,610.06	\$ 304.29	\$ 144.48	\$ 3,471.39
2043	\$ 1,494.44	\$ 1,534.14	\$ 310.38	\$ 137.42	\$ 3,476.37
2044	\$ 1,566.09	\$ 1,453.81	\$ 316.59	\$ 129.94	\$ 3,466.43
2045	\$ 1,658.21	\$ 1,369.64	\$ 322.92	\$ 122.11	\$ 3,472.88
2046	\$ 1,750.33	\$ 1,280.51	\$ 329.38	\$ 113.82	\$ 3,474.04
2047	\$ 1,842.46	\$ 1,182.05	\$ 335.96	\$ 105.07	\$ 3,465.54
2048	\$ 1,955.05	\$ 1,078.41	\$ 342.68	\$ 95.86	\$ 3,472.01
2049	\$ 2,067.65	\$ 968.44	\$ 349.54	\$ 86.08	\$ 3,471.71
2050	\$ 2,180.24	\$ 852.14	\$ 356.53	\$ 75.75	\$ 3,464.65
2051	\$ 2,313.31	\$ 729.50	\$ 363.66	\$ 64.84	\$ 3,471.31
2052	\$ 2,446.37	\$ 599.37	\$ 370.93	\$ 53.28	\$ 3,469.96
2053	\$ 2,579.44	\$ 461.77	\$ 378.35	\$ 41.05	\$ 3,460.60
2054	\$ 2,732.98	\$ 316.67	\$ 385.92	\$ 28.15	\$ 3,463.72
2055	\$ 2,896.75	\$ 162.94	\$ 393.64	\$ 14.48	\$ 3,467.81
Total	\$ 43,625.28	\$ 44,280.35	\$ 8,830.62	\$ 4,029.15	\$ 100,765.40

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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 #3A LOT TYPE 10 BUYER DISCLOSURE
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NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3A LOT TYPE 10 PRINCIPAL ASSESSMENT: \$47,418.78

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

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 #3A LOT TYPE 10

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 778.82	\$ 2,517.12	\$ 310.88	\$ 237.09	\$ 3,843.91
2028	\$ 812.19	\$ 2,484.02	\$ 250.67	\$ 233.20	\$ 3,780.08
2029	\$ 845.57	\$ 2,449.50	\$ 255.68	\$ 229.14	\$ 3,779.90
2030	\$ 878.95	\$ 2,413.57	\$ 260.80	\$ 224.91	\$ 3,778.22
2031	\$ 923.45	\$ 2,376.21	\$ 266.01	\$ 220.52	\$ 3,786.19
2032	\$ 956.83	\$ 2,336.96	\$ 271.33	\$ 215.90	\$ 3,781.03
2033	\$ 1,001.34	\$ 2,296.30	\$ 276.76	\$ 211.11	\$ 3,785.51
2034	\$ 1,034.71	\$ 2,253.74	\$ 282.29	\$ 206.11	\$ 3,776.86
2035	\$ 1,079.22	\$ 2,209.77	\$ 287.94	\$ 200.93	\$ 3,777.86
2036	\$ 1,123.72	\$ 2,163.90	\$ 293.70	\$ 195.54	\$ 3,776.86
2037	\$ 1,179.35	\$ 2,103.50	\$ 299.57	\$ 189.92	\$ 3,772.34
2038	\$ 1,246.11	\$ 2,040.11	\$ 305.57	\$ 184.02	\$ 3,775.80
2039	\$ 1,312.86	\$ 1,973.13	\$ 311.68	\$ 177.79	\$ 3,775.46
2040	\$ 1,379.62	\$ 1,902.56	\$ 317.91	\$ 171.23	\$ 3,771.32
2041	\$ 1,457.50	\$ 1,828.41	\$ 324.27	\$ 164.33	\$ 3,774.51
2042	\$ 1,535.38	\$ 1,750.07	\$ 330.75	\$ 157.04	\$ 3,773.25
2043	\$ 1,624.39	\$ 1,667.54	\$ 337.37	\$ 149.37	\$ 3,778.67
2044	\$ 1,702.27	\$ 1,580.23	\$ 344.12	\$ 141.24	\$ 3,767.86
2045	\$ 1,802.40	\$ 1,488.73	\$ 351.00	\$ 132.73	\$ 3,774.87
2046	\$ 1,902.54	\$ 1,391.86	\$ 358.02	\$ 123.72	\$ 3,776.13
2047	\$ 2,002.67	\$ 1,284.84	\$ 365.18	\$ 114.21	\$ 3,766.89
2048	\$ 2,125.06	\$ 1,172.19	\$ 372.48	\$ 104.19	\$ 3,773.92
2049	\$ 2,247.44	\$ 1,052.65	\$ 379.93	\$ 93.57	\$ 3,773.60
2050	\$ 2,369.83	\$ 926.23	\$ 387.53	\$ 82.33	\$ 3,765.92
2051	\$ 2,514.46	\$ 792.93	\$ 395.28	\$ 70.48	\$ 3,773.16
2052	\$ 2,659.10	\$ 651.49	\$ 403.19	\$ 57.91	\$ 3,771.69
2053	\$ 2,803.74	\$ 501.92	\$ 411.25	\$ 44.62	\$ 3,761.52
2054	\$ 2,970.63	\$ 344.21	\$ 419.48	\$ 30.60	\$ 3,764.91
2055	\$ 3,148.64	\$ 177.11	\$ 427.86	\$ 15.74	\$ 3,769.36
Total	\$ 47,418.78	\$ 48,130.82	\$ 9,598.50	\$ 4,379.51	\$ 109,527.60

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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 #3B LOT TYPE 11 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3B LOT TYPE 11 PRINCIPAL ASSESSMENT: \$39,820.62

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

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 #3B LOT TYPE 11

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 663.92	\$ 2,113.86	\$ 255.49	\$ 199.10	\$ 3,232.37
2028	\$ 678.35	\$ 2,085.64	\$ 206.01	\$ 195.78	\$ 3,165.78
2029	\$ 707.22	\$ 2,056.81	\$ 210.13	\$ 192.39	\$ 3,166.54
2030	\$ 736.08	\$ 2,026.75	\$ 214.33	\$ 188.86	\$ 3,166.02
2031	\$ 764.95	\$ 1,995.47	\$ 218.62	\$ 185.18	\$ 3,164.21
2032	\$ 808.25	\$ 1,962.96	\$ 222.99	\$ 181.35	\$ 3,175.55
2033	\$ 837.11	\$ 1,928.61	\$ 227.45	\$ 177.31	\$ 3,170.48
2034	\$ 865.98	\$ 1,893.03	\$ 232.00	\$ 173.12	\$ 3,164.13
2035	\$ 909.28	\$ 1,856.23	\$ 236.64	\$ 168.79	\$ 3,170.94
2036	\$ 938.14	\$ 1,817.58	\$ 241.37	\$ 164.25	\$ 3,161.34
2037	\$ 995.88	\$ 1,767.16	\$ 246.20	\$ 159.56	\$ 3,168.79
2038	\$ 1,053.61	\$ 1,713.63	\$ 251.12	\$ 154.58	\$ 3,172.94
2039	\$ 1,096.91	\$ 1,657.00	\$ 256.14	\$ 149.31	\$ 3,159.36
2040	\$ 1,169.07	\$ 1,598.04	\$ 261.27	\$ 143.82	\$ 3,172.20
2041	\$ 1,226.80	\$ 1,535.20	\$ 266.49	\$ 137.98	\$ 3,166.48
2042	\$ 1,298.97	\$ 1,469.26	\$ 271.82	\$ 131.85	\$ 3,171.90
2043	\$ 1,356.70	\$ 1,399.44	\$ 277.26	\$ 125.35	\$ 3,158.75
2044	\$ 1,428.87	\$ 1,326.52	\$ 282.80	\$ 118.57	\$ 3,156.75
2045	\$ 1,515.46	\$ 1,249.72	\$ 288.46	\$ 111.42	\$ 3,165.06
2046	\$ 1,602.06	\$ 1,168.26	\$ 294.23	\$ 103.85	\$ 3,168.40
2047	\$ 1,688.66	\$ 1,078.14	\$ 300.11	\$ 95.84	\$ 3,162.75
2048	\$ 1,775.26	\$ 983.16	\$ 306.12	\$ 87.39	\$ 3,151.92
2049	\$ 1,890.72	\$ 883.30	\$ 312.24	\$ 78.52	\$ 3,164.77
2050	\$ 1,991.75	\$ 776.95	\$ 318.48	\$ 69.06	\$ 3,156.24
2051	\$ 2,107.22	\$ 664.91	\$ 324.85	\$ 59.10	\$ 3,156.08
2052	\$ 2,222.68	\$ 546.38	\$ 331.35	\$ 48.57	\$ 3,148.98
2053	\$ 2,352.58	\$ 421.35	\$ 337.98	\$ 37.45	\$ 3,149.36
2054	\$ 2,496.91	\$ 289.02	\$ 344.74	\$ 25.69	\$ 3,156.35
2055	\$ 2,641.24	\$ 148.57	\$ 351.63	\$ 13.21	\$ 3,154.64
Total	\$ 39,820.62	\$ 40,412.93	\$ 7,888.30	\$ 3,677.24	\$ 91,799.09

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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 #3B LOT TYPE 12 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3B LOT TYPE 12 PRINCIPAL ASSESSMENT: \$43,613.06

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

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 #3B LOT TYPE 12

Installment Due 1/31	Principal		Interest ^[a]		Annual Collection Costs		Additional Interest	Total Annual Installment ^[b]
2027	\$	727.15	\$	2,315.18	\$	279.83	\$ 218.07	\$ 3,540.21
2028	\$	742.96	\$	2,284.27	\$	225.63	\$ 214.43	\$ 3,467.28
2029	\$	774.57	\$	2,252.70	\$	230.14	\$ 210.71	\$ 3,468.12
2030	\$	806.19	\$	2,219.78	\$	234.74	\$ 206.84	\$ 3,467.55
2031	\$	837.80	\$	2,185.51	\$	239.44	\$ 202.81	\$ 3,465.56
2032	\$	885.22	\$	2,149.91	\$	244.23	\$ 198.62	\$ 3,477.98
2033	\$	916.84	\$	2,112.29	\$	249.11	\$ 194.20	\$ 3,472.43
2034	\$	948.45	\$	2,073.32	\$	254.09	\$ 189.61	\$ 3,465.48
2035	\$	995.88	\$	2,033.01	\$	259.17	\$ 184.87	\$ 3,472.93
2036	\$	1,027.49	\$	1,990.69	\$	264.36	\$ 179.89	\$ 3,462.42
2037	\$	1,090.72	\$	1,935.46	\$	269.64	\$ 174.75	\$ 3,470.58
2038	\$	1,153.95	\$	1,876.83	\$	275.04	\$ 169.30	\$ 3,475.12
2039	\$	1,201.37	\$	1,814.81	\$	280.54	\$ 163.53	\$ 3,460.25
2040	\$	1,280.41	\$	1,750.23	\$	286.15	\$ 157.52	\$ 3,474.32
2041	\$	1,343.64	\$	1,681.41	\$	291.87	\$ 151.12	\$ 3,468.05
2042	\$	1,422.68	\$	1,609.19	\$	297.71	\$ 144.40	\$ 3,473.98
2043	\$	1,485.91	\$	1,532.72	\$	303.66	\$ 137.29	\$ 3,459.58
2044	\$	1,564.95	\$	1,452.85	\$	309.74	\$ 129.86	\$ 3,457.40
2045	\$	1,659.79	\$	1,368.74	\$	315.93	\$ 122.03	\$ 3,466.50
2046	\$	1,754.64	\$	1,279.52	\$	322.25	\$ 113.74	\$ 3,470.15
2047	\$	1,849.48	\$	1,180.82	\$	328.70	\$ 104.96	\$ 3,463.97
2048	\$	1,944.33	\$	1,076.79	\$	335.27	\$ 95.71	\$ 3,452.11
2049	\$	2,070.79	\$	967.42	\$	341.97	\$ 85.99	\$ 3,466.18
2050	\$	2,181.44	\$	850.94	\$	348.81	\$ 75.64	\$ 3,456.84
2051	\$	2,307.90	\$	728.23	\$	355.79	\$ 64.73	\$ 3,456.66
2052	\$	2,434.36	\$	598.42	\$	362.91	\$ 53.19	\$ 3,448.88
2053	\$	2,576.63	\$	461.48	\$	370.16	\$ 41.02	\$ 3,449.30
2054	\$	2,734.71	\$	316.55	\$	377.57	\$ 28.14	\$ 3,456.96
2055	\$	2,892.78	\$	162.72	\$	385.12	\$ 14.46	\$ 3,455.09
Total	\$	43,613.06	\$	44,261.78	\$	8,639.56	\$ 4,027.45	\$ 100,541.86

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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 #3B LOT TYPE 13 BUYER DISCLOSURE
--

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #3B LOT TYPE 13 PRINCIPAL ASSESSMENT: \$47,405.50

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

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 #3B LOT TYPE 13

Installment Due 1/31	Principal	Interest ^[a]	Annual Collection Costs	Additional Interest	Total Annual Installment ^[b]
2027	\$ 790.38	\$ 2,516.49	\$ 304.16	\$ 237.03	\$ 3,848.06
2028	\$ 807.56	\$ 2,482.90	\$ 245.25	\$ 233.08	\$ 3,768.79
2029	\$ 841.92	\$ 2,448.58	\$ 250.15	\$ 229.04	\$ 3,769.70
2030	\$ 876.29	\$ 2,412.80	\$ 255.15	\$ 224.83	\$ 3,769.07
2031	\$ 910.65	\$ 2,375.56	\$ 260.26	\$ 220.45	\$ 3,766.92
2032	\$ 962.20	\$ 2,336.86	\$ 265.46	\$ 215.89	\$ 3,780.41
2033	\$ 996.56	\$ 2,295.96	\$ 270.77	\$ 211.08	\$ 3,774.38
2034	\$ 1,030.93	\$ 2,253.61	\$ 276.19	\$ 206.10	\$ 3,766.82
2035	\$ 1,082.47	\$ 2,209.79	\$ 281.71	\$ 200.95	\$ 3,774.92
2036	\$ 1,116.84	\$ 2,163.79	\$ 287.35	\$ 195.53	\$ 3,763.50
2037	\$ 1,185.57	\$ 2,103.76	\$ 293.09	\$ 189.95	\$ 3,772.37
2038	\$ 1,254.30	\$ 2,040.03	\$ 298.95	\$ 184.02	\$ 3,777.30
2039	\$ 1,305.84	\$ 1,972.62	\$ 304.93	\$ 177.75	\$ 3,761.14
2040	\$ 1,391.75	\$ 1,902.43	\$ 311.03	\$ 171.22	\$ 3,776.43
2041	\$ 1,460.48	\$ 1,827.62	\$ 317.25	\$ 164.26	\$ 3,769.61
2042	\$ 1,546.39	\$ 1,749.12	\$ 323.60	\$ 156.96	\$ 3,776.07
2043	\$ 1,615.12	\$ 1,666.00	\$ 330.07	\$ 149.23	\$ 3,760.42
2044	\$ 1,701.03	\$ 1,579.19	\$ 336.67	\$ 141.15	\$ 3,758.04
2045	\$ 1,804.12	\$ 1,487.76	\$ 343.40	\$ 132.65	\$ 3,767.93
2046	\$ 1,907.22	\$ 1,390.79	\$ 350.27	\$ 123.63	\$ 3,771.90
2047	\$ 2,010.31	\$ 1,283.51	\$ 357.28	\$ 114.09	\$ 3,765.18
2048	\$ 2,113.40	\$ 1,170.43	\$ 364.42	\$ 104.04	\$ 3,752.29
2049	\$ 2,250.86	\$ 1,051.55	\$ 371.71	\$ 93.47	\$ 3,767.59
2050	\$ 2,371.13	\$ 924.94	\$ 379.15	\$ 82.22	\$ 3,757.43
2051	\$ 2,508.59	\$ 791.56	\$ 386.73	\$ 70.36	\$ 3,757.24
2052	\$ 2,646.05	\$ 650.45	\$ 394.46	\$ 57.82	\$ 3,748.78
2053	\$ 2,800.69	\$ 501.61	\$ 402.35	\$ 44.59	\$ 3,749.24
2054	\$ 2,972.51	\$ 344.07	\$ 410.40	\$ 30.58	\$ 3,757.56
2055	\$ 3,144.33	\$ 176.87	\$ 418.61	\$ 15.72	\$ 3,755.53
Total	\$ 47,405.50	\$ 48,110.63	\$ 9,390.83	\$ 4,377.66	\$ 109,284.63

Footnotes:

[a] Interest rate on PID Bonds is 4.250% for bonds maturing in 2035, 5.375% for bonds maturing in 2045, and 5.625% for bonds maturing in 2055.

[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.