

Lagos Public Improvement District

PRELIMINARY AMENDED AND RESTATED SERVICE AND
ASSESSMENT PLAN

MARCH 16, 2022



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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INTRODUCTION

Capitalized terms used in this 2022 Amended and Restated Service and Assessment Plan shall have the meanings given to them in Section I unless otherwise defined in this 2022 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this 2022 Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this 2022 Amended and Restated Service and Assessment Plan for all purposes.

On March 20, 2019, the City passed and approved a resolution authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 173 acres located within the City, as described by metes and bounds on **Exhibit A** and depicted on **Exhibit C**.

On October 2, 2019, the City Council approved Ordinance No. 556 authorizing the levy of Assessments on Major Improvement Area Assessed Property.

On December 18, 2019, the City Council approved the 2019 Annual Service Plan Update by approving Ordinance No. 563 for the purpose of issuing PID Bonds and updating the Assessment Roll.

On June 17, 2020, the City Council approved the 2020 Annual Service Plan Update which also updated the Assessment Roll for 2020.

On August 18, 2021, the City Council approved the 2021 Annual Service Plan Update which also updated the Assessment Roll for 2021.

On April 6, 2022, the City Council approved this 2022 Amended and Restated Service and Assessment Plan which also updated the Assessment Roll for 2022.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2022 Amended and Restated Service and Assessment Plan which serves to amend and restate the 2019 Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #1 Assessments, and (2) updating the Assessment Rolls.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized

Improvements. The Major Improvement Area Assessment Roll is contained in **Exhibit H**. The Improvement Area #1 Assessment Roll is contained in **Exhibit I**.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

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SECTION I: DEFINITIONS

“2019 Service and Assessment Plan” means the 2019 Service and Assessment Plan passed and approved by City Council on October 2, 2019 by Ordinance No. 556.

“2022 Amended and Restated Service and Assessment Plan” means this 2022 Amended and Restated Service and Assessment Plan as amended.

“Actual Costs” means, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Landowner: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor’s fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to the construction management fee amortized in approximately equal monthly installments over the term of the applicable construction management contract. Amounts expended for costs described in subsections (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

“Additional Interest” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means the 0.50% additional interest charged on Assessments securing PID Bonds, if issued, pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation.

“Administrator” means the City or the person or firm designated by the City who shall have the responsibility provided in this 2022 Amended and Restated Service and Assessment Plan, an Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

“Annual Collection Costs” means the actual or budgeted costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with

this 2022 Amended and Restated Service and Assessment Plan and the PID Act with respect to the administration of a reimbursement agreement and the issuance and sale of PID Bonds, if issued, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, if issued, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

“Annual Installment” means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to the 2022 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

“Assessed Property” means any Parcel against which an Assessment is levied.

“Assessment” means an assessment levied against a Parcel and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Assessment Ordinance” means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

“Assessment Plan” means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Roll” means the Assessment Roll for the Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein, and in the PID Act, including any Annual Service Plan Updates. The Major Improvement Area Assessment Roll is shown on **Exhibit H** and the Improvement Area #1 Assessment Roll is shown on **Exhibit I**.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act, including Major Improvements, Improvement Area #1 Improvements, and Bond Issuance Costs, as described in **Section III**.

“Bond Issuance Costs” means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, first year Annual Collection Costs, underwriter discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

“City” means the City of Manor, Texas.

“City Council” means the governing body of the City.

“County” means Travis County, Texas.

“Delinquent Collection Costs” means, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2022 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

“District” means this Lagos Public Improvement District containing approximately 173 acres located within the City and shown on **Exhibit C** and more specifically described in **Exhibit A**.

“Estimated Buildout Value” means the estimated value of an Assessed Property after completion of the vertical improvements (e.g. house, office building, etc.), and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

“Improvement Area #1” means approximately 120.582 acres located within the District, as shown on **Exhibit D** and more specifically described in **Exhibit B**.

“Improvement Area #1 Annual Installment” means the annual installment payment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, and (3) Annual Collection Costs.

“Improvement Area #1 Assessed Property” means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

“Improvement Area #1 Assessment” means an Assessment levied against the Improvement Area #1 Assessed Property for Improvement Area #1 Improvements and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property and included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit I**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Improvement Area #1 Bonds” means PID Bonds secured by Improvement Area #1 Assessments that are used to refund all or a part of the Improvement Area #1 Reimbursement Obligation, if such bonds are issued.

“Improvement Area #1 Bond Additional Proceeds” means an amount equal to the lesser of: 1) \$152,000, or 2) the Actual Cost paid by the Landowner to construct drainage improvements unrelated to the PID in downtown Manor, as determined by the City.

“Improvement Area #1 Improvements” mean the public improvements authorized the PID Act that provide a special benefit to Improvement Area #1 Assessed Property, as depicted on **Exhibit O**.

“Improvement Area #1 Reimbursement Agreement” means that certain Lagos Reimbursement Agreement between _____, and City of Manor, Texas, dated _____, 2022.

“Improvement Area #1 Reimbursement Obligation” means an amount not to exceed \$6,734,000 payable from Improvement Area #1 Assessments to be paid to the Landowner pursuant to the Improvement Area #1 Reimbursement Agreement, but excluding any payments from the net proceeds of PID Bonds.

“Improvement Area #1 Remainder Parcel” means all of the area within Improvement Area #1, SAVE AND EXCEPT all Parcels shown on the Phase 2 Plat. Until a plat has been recorded on every Parcel within the Improvement Area #1 Remainder Parcel, the Improvement Area #1 Annual Installment will be allocated to each Parcel within the Improvement Area #1 Remainder Parcel based on the Travis Central Appraisal District acreage for billing purposes only.

“Indenture” means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended or supplemented from time to time, between the City and a Trustee setting forth terms and conditions related to PID Bonds.

“Landowner” means, collectively, 706 Investment Partnership, Ltd., a Texas limited partnership, 706 Development Corporation, a Texas corporation, Pulte Homes of Texas, L.P., a Texas limited partnership, Ashton Austin Residential, LLC, a Texas limited liability company, and Peter A. Dwyer, individually, and any successor and assigns.

“Lot” means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

“Lot Type 1” means a Lot in the Phase 1 Plat marketed or sold to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 1 Lots is attached as **Exhibit U-1**.

“Lot Type 2” means a Lot in the Phase 1 Plat marketed or sold to homebuilders as a 60’ Lot. The buyer disclosure for Lot Type 2 Lots is attached as **Exhibit U-2**.

“Lot Type 3” means a Lot in the Phase 1 Plat marketed or sold to homebuilders as a “Village Cluster” Lot. The buyer disclosure for Lot Type 3 Lots is attached as **Exhibit U-3**.

“Lot Type 4” means a Lot in the Phase 1 Commercial marketed or sold for commercial uses. The buyer disclosure for Lot Type 4 Lots is attached as **Exhibit U-4**.

“Lot Type 5” means a Lot in Improvement Area #1 marketed or sold to homebuilders as a 50’ Lot. The buyer disclosure for Lot Type 5 Lots is attached as **Exhibit U-5**.

“Lot Type 6” means that certain Parcel identified as Lot 13, Block F in the Phase 2 Plat. The buyer disclosure for the Lot Type 6 Lot is attached as **Exhibit U-6**.

“Major Improvement Area” means all of the Parcels within the District, as shown on **Exhibit C** and more specifically described in **Exhibit A**. The Major Improvement Area is comprised of Phase 1 and Improvement Area #1.

“Major Improvement Area Annual Installment” means the annual installment payment of the Major Improvement Area Assessment as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

“Major Improvement Area Assessed Property” means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

“Major Improvement Area Assessment” means an Assessment levied against the Major Improvement Area Assessed Property and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

“Major Improvement Area Assessment Roll” means the Assessment Roll for the Major Improvement Area Assessed Property and included in this 2022 Amended and Restated Service and Assessment Plan as **Exhibit H**, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

“Major Improvement Area Bonds” mean those certain “City of Manor, Texas, Special Assessment Revenue Bonds, Series 2020 (Lagos Public Improvement District Major Improvement Area Project)”.

“Major Improvements” mean the public improvements authorized the PID Act that provide a special benefit to all of the Major Improvement Area Assessed Property.

“Maximum Assessment” means for each Lot Type, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount shown on **Exhibit M**.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

“Parcel(s)” means a property, within the District, identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purposes, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

“Phase 1” means all Parcels within the Phase 1 Plat and the Phase 1 Commercial.

“Phase 1 Commercial” means the 4.120 acres of commercial area described by metes and bounds in **Exhibit R**.

“Phase 1 Plat” means the “Lagos Phase 1 Final Plat” recorded in the official public records of Travis County on March 16, 2018, attached hereto as **Exhibit S-1**.

“Phase 2 Plat” means the “Lagos Phase 2 Final Plat” recorded in the official public records of Travis County on May 25, 2021, attached hereto as **Exhibit S-2**.

“PID Act” means Chapter 372, Texas Local Government Code, as amended.

“PID Bonds” mean bonds issued by the City to finance the Actual Costs of the Authorized Improvements including the Major Improvement Area Bonds.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment of the Assessment.

“Prepayment Costs” mean interest and Annual Collection Costs incurred up to the date of Prepayment.

“Service Plan” means the plan that defines the annual indebtedness and projected costs of the Authorized Improvements, and covers a period of at least five years, more specifically described in **Section IV**.

“Trustee” means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 173.212 contiguous acres located within the corporate limits of the City, as more particularly described by metes and bounds on **Exhibit A** and depicted on **Exhibit C**. The Major Improvement Area includes all the Parcels within the District, including Phase 1, and Improvement Area #1, and is anticipated to be developed as 497 single-family residential units, 124 Village Cluster residential units, and 170,269 square feet of commercial use.

Improvement Area #1 consists of approximately 120.582 acres in the District, as more particularly described by metes and bounds on **Exhibit B** and depicted on **Exhibit D**. Improvement Area #1 is anticipated to be developed as 379 single-family residential units, 30 Village Cluster residential units, and 113,856 square feet of commercial use.

SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Landowner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements is shown on **Exhibit E**. A map depicting the Major Improvements is shown on **Exhibit N**, and map depicting the Improvement Area #1 Improvements is shown on **Exhibit O**. All Major Improvements and Improvement Area #1 Improvements will be constructed to City standards and will be owned by the City after completion.

A. Major Improvements

- *Amenity Pond*
Includes one gazebo, trailhead monument, 3,000 LF lake trail system, site landscaping, site sod and revegetation, irrigation, fishing points, habitat for waterfowl, and picnic spots.
- *Murchison Street*
Includes entry landscape improvements, lighting allowance, water, wastewater, storm water management, erosion control/clearing/rough cut, pavement and appurtenances and miscellaneous items.
- *Lapoynor Street*
Includes entry landscape improvements, lighting allowance, water, wastewater, storm water management, erosion control/clearing/rough cut, pavement and appurtenances and miscellaneous items.

- *S. San Marcos Street*
Includes entry landscape improvements, lighting allowance, water, wastewater, storm water management, erosion control/clearing/rough cut, pavement and appurtenances and miscellaneous items.
- *Lagos Grandes Way*
Includes entry landscape improvements, lighting allowance, water, wastewater, storm water management, erosion control/clearing/rough cut, pavement and appurtenances and miscellaneous items.
- *FM 973*
Includes sidewalks and striping improvements.
- *Brenham Street*
Includes paving associated with turn lanes.
- *Soft Costs*
Include engineering services; development fees including design, and other professional services, and a construction management fee of 4% of hard cost; and performance and payment bonds.

B. Improvement Area #1 Improvements

- *Roadway*
Includes costs associated with subgrade stabilization, concrete and reinforcing steel for roadways, testing, sidewalks, accessibility ramps, earthwork, erosion control, retaining walls, intersections, signage, and re-vegetation of all disturbed areas within the right-of-way. The street improvements will provide street access to each Lot within Improvement Area #1.
- *Water*
Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, and erosion control all necessary appurtenances required to provide water service. The water improvements will provide water service to each Lot within Improvement Area #1.
- *Wastewater*
Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connection, testing, related earthwork, and erosion control all necessary appurtenances required to provide wastewater service. The wastewater improvements will provide wastewater service to each Lot within Improvement Area #1.

- *Storm Drain*
Includes earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage. The drainage improvements will provide drainage service to each Lot within Improvement Area #1.
- *Soft Costs*
Include engineering services; development fees including design, and other professional services, and a construction management fee of 4% of hard cost; and performance and payment bonds.

C. Bond Issuance Costs

- *Debt Service Reserve Fund*
Equals the amount required to fund a reserve under an applicable Indenture. This amount may be updated or revised if additional PID Bonds are issued.
- *Capitalized Interest*
Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture. This amount may be updated or revised if additional PID Bonds are issued.
- *Underwriter's Discount*
Equals a percentage of the par amount of a particular series of PID Bonds and includes a fee for underwriter's counsel. This amount may be updated or revised if additional PID Bonds are issued.
- *Cost of Issuance*
Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, County costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds. This amount may be updated or revised if additional PID Bonds are issued.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must

be reviewed and updated, at least annually, and approved by the City Council. **Exhibit F** summarizes the Service Plan for the District.

Exhibit G summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit G** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance reasonable classifications and formulas for the apportionment of the cost between the municipality or the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Landowner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Landowner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that:

- The Major Improvements were allocated to the Major Improvement Area Assessed Property in the 2019 Service and Assessment Plan pro rata based on Estimated Buildout Value of each Parcel at the time the Major Improvement Area Assessments were levied, as shown on **Exhibit L-1**. **Exhibit L-2** shows the allocation of the Major Improvement Area Assessments between Assessed Property in Improvement Area #1. The outstanding Major Improvement Area Assessments for all Major Improvement Area Assessed property are shown on **Exhibit H**, and
- The Improvement Area #1 Improvements shall be allocated pro rata based on Estimated Buildout Value of each Parcel at the time the Improvement Area #1 Assessments are

levied, as shown on **Exhibit L-2**. The outstanding Improvement Area #1 Assessments for all Improvement Area #1 Assessed property are shown on **Exhibit I**.

B. Assessments

Major Improvement Area Assessments are levied on the Major Improvement Area Assessed Property as shown on the Major Improvement Area Assessment Roll, attached hereto as **Exhibit H**. The projected Major Improvement Area Annual Installments are shown on **Exhibit J**.

Improvement Area #1 Assessments are levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit I**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit K**.

C. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Landowner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

▪ *Phase 1*

1. The share of the Major Improvements and Bond Issuance Costs allocable to Phase 1 equals \$880,349, as shown on **Exhibit E**; and
2. The Assessed Property within Phase 1 receives special benefit from the Authorized Improvements equal to or greater than the Actual Costs of the Authorized Improvements; and
3. The Assessed Property within Phase 1 was allocated 27.60% of the Major Improvement Area Assessments in the 2019 Service and Assessment Plan, which equaled \$860,990, of which \$797,520 remain outstanding as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit H**; and
4. The special benefit (\geq \$880,349) received by the Phase 1 Assessed Property from the Authorized Improvements is equal to or greater than the amount of the Major Improvement Area Assessments (\$860,990) levied on the Phase 1 Assessed Property.

▪ *Improvement Area #1*

1. Improvement Area #1's allocable share of the Authorized Improvements equals \$13,585,250, as shown on **Exhibit E**; and
2. The Improvement Area #1 Assessed Property receives special benefit from the Authorized Improvements equal to or greater than the Actual Costs of the Authorized Improvements; and

3. The Improvement Area #1 Assessed Property was allocated 72.40% of the Major Improvement Area Assessments in the 2019 Service and Assessment Plan, which equaled \$2,259,010, of which \$2,092,480 remain outstanding as shown on the Major Improvement Area Assessment Roll attached hereto as **Exhibit H**; and
4. The Improvement Area #1 Assessed Property is allocated 100% of the Improvement Area #1 Assessments, which equal \$6,734,000, as shown on the Improvement Area #1 Assessment Roll attached hereto as **Exhibit I**; and
5. The special benefit (\geq \$13,585,250) received by the Improvement Area #1 Assessed Property from the Authorized Improvements is equal to or greater than the combined amount of the Major Improvement Area Assessments (\$2,259,010) and the Improvement Area #1 Assessments (\$6,734,000) levied on the Improvement Area #1 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Interest on Assessments

The interest on the Improvement Area #1 Assessments is 4.50%, which is less than 2% above the Bond Buyer's 20 Bond Index rate of 2.53% as of March 8, 2022. The interest on the Major Improvement Area Assessments is equal to the interest rate of the Major Improvement Area Bonds.

The interest rate on Assessments levied on the Assessed Property may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture. Additional Interest is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Estimated Buildout Value of an Assessed Property shall be performed by the Administrator based on information from the Landowner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2022 Amended and Restated Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat*

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Landowner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the Estimated Buildout Value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Landowner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2022 Amended and Restated Service and Assessment Plan approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-Up of Assessments if Maximum Assessment Exceeded

Prior to the approval of a final subdivision plat or issuance of a building permit for office, restaurant, or retail uses, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat or issuance of a building permit causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the Landowner shall partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of

a final subdivision plat or issuance of a building permit without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

C. True-Up of Improvement Area #1 Assessments Upon City Council

Authorization of Improvement Area #1 Bonds

At the time Improvement Area #1 Bonds are authorized by City Council, the Improvement Area #1 Assessments may be reduced so that the total equivalent tax rate of the Improvement Area #1 Assessments, taking into consideration the Major Improvement Area Assessments allocated to Improvement Area #1, does not exceed \$0.30 per \$100 of Estimated Buildout Value plus the additional equivalent tax rate necessary to increase the amount of Improvement Area #1 Bonds by the Improvement Area #1 Bond Additional Proceeds. The Estimated Buildout Values that shall be used to calculate the equivalent tax rate for Improvement Area #1 are shown on **Exhibit L-2** and shall not be changed in future Annual Service Plan Updates.

D. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

E. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, City Council, upon review and approval, shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs. Excess PID Bond proceeds shall be applied to redeem outstanding PID Bonds. The Major Improvement Area Assessments shall not, however, be reduced to an amount less than the outstanding Major Improvement Area Bonds. The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

F. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under

the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit P** and **Exhibit Q** for Phase 1 and Improvement Area #1, respectively.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

G. Prepayment as a result of Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2022 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

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

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

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

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

H. Payment of Assessment in Annual Installments

Exhibit J shows the projected Major Improvement Area Annual Installments and **Exhibit K** shows the Improvement Area #1 Annual Installments. Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated pro rata among Parcels for which the Assessments remain unpaid based on the amount of outstanding Assessment on each Parcel. Annual Installments shall be collected in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for

the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year.

I. Allocating Annual Installments if Assessed Property is Sold

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same methodology as property taxes.

SECTION VII: ASSESSMENT ROLLS

The Major Improvement Area Assessment Roll and Improvement Area #1 Assessment Roll are attached as **Exhibit H** and **Exhibit I**, respectively. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Major Improvement Area Assessment Roll and the Improvement Area #1 Assessment Roll as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2022 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and

the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2022 Amended and Restated Service and Assessment Plan, the Bond Order, or the Trust Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2022 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2022 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2022 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2022 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2022 Amended and Restated Service and Assessment Plan. Interpretations of this 2022 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council during which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this 2022 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

Exhibit A	District Legal Description
Exhibit B	Improvement Area #1 Legal Description
Exhibit C	District Boundary Map
Exhibit D	Improvement Area #1 Boundary Map
Exhibit E	Authorized Improvements
Exhibit F	Service Plan
Exhibit G	Sources and Uses
Exhibit H	Major Improvement Area Assessment Roll
Exhibit I	Improvement Area #1 Assessment Roll
Exhibit J	Major Improvement Area Annual Installments
Exhibit K	Improvement Area #1 Annual Installments
Exhibit L-1	Allocation of Major Improvement Area Assessments Between Phase 1, Phase 1 Commercial, and Improvement Area #1 Assessed Property
Exhibit L-2	Allocation of Assessments between Improvement Area #1 Assessed Property
Exhibit M	Maximum Assessment by Lot Type
Exhibit N	Map of Major Improvements
Exhibit O	Maps of Improvement Area #1 Improvements
Exhibit P	Notice of PID Assessment Termination (Phase 1)
Exhibit Q	Notice of PID Assessment Termination (Improvement Area #1)
Exhibit R	Phase 1 Commercial Legal Description
Exhibit S-1	Phase 1 Plat
Exhibit S-2	Phase 2 Plat
Exhibit T	Lot Type Map
Exhibit U-1	Lot Type 1 Buyer Disclosure
Exhibit U-2	Lot Type 2 Buyer Disclosure
Exhibit U-3	Lot Type 3 Buyer Disclosure
Exhibit U-4	Lot Type 4 Buyer Disclosure

- Exhibit U-5** Lot Type 5 Buyer Disclosure
- Exhibit U-6** Lot Type 6 Buyer Disclosure
- Exhibit U-7** Improvement Area #1 Remainder Parcel Buyer Disclosure

EXHIBIT A – DISTRICT LEGAL DESCRIPTION

LEGAL DESCRIPTION 173.212 ACRES OF LAND

173.212 acres of land located in James Manor Survey No. 40, Abstract No. 546, the Calvin Barker Survey No. 38, Abstract No. 58, the James Manor Survey No. 39, Abstract No. 528, the James H. Manor Survey No. 37, Abstract No. 520 Travis County, Texas and being a portion of that certain tract of land conveyed to 706 Investment Partnership, LTD., a Texas limited partnership, as described in Document Number 2005114143, Official Public Records of Travis County, Texas; said 173.212 acres being more particularly described as follows:

BEGINNING, at a set ½ inch iron rod with KHA cap, marking the intersection of the southerly right of way line of Blake Manor Road (variable right of way), with the easterly right of way line of F.M. 973, same being the northwesterly corner of said 706 Investment Partnership, LTD. Tract;

THENCE, along the southerly line of said Blake Manor Road, the following courses:

South 79deg 43' 00" East, a distance of 1399.04 feet, to a found ½ inch iron rod with cap;
North 27deg 58' 57" East, a distance of 1.64 feet, to a found ½ inch iron rod with cap;
Southeasterly, along the arc of a curve to the right having a radius of 785.51 feet, a central angle of 12deg 02' 09", an arc length of 165.01 feet and a chord bearing: South 64deg 48' 28" East, 164.70 feet, to a found ½ inch iron rod with cap;
South 58deg 53' 38" East, a distance of 851.34 feet, to a found ½ inch iron rod with cap;
Southeasterly, along the arc of a curve to the right having a radius of 785.51 feet, a central angle of 29deg 49' 04", an arc length of 408.79 feet and a chord bearing: South 44deg 01' 37" East, 404.20 feet, to a found ½ inch iron rod with cap;
South 29deg 04' 06" East, a distance of 1115.99 feet, to a set ½ inch iron rod with "KHA" cap;

THENCE, leaving the southerly line of Blake Manor Road and across the said 706 Investment Partnership, LTD. tract, the following courses:

South 61deg 50' 31" West, a distance of 2766.50 feet, to a set ½ inch iron rod with "KHA" cap;
Southwesterly, along the arc of a curve to the right having a radius of 1000.00 feet, a central angle of 36deg 16' 07", an arc length of 633.01 feet and a chord bearing: South 80deg 00' 08" West, 622.49 feet, to a found ½ inch iron rod with cap;
North 81deg 51' 49" West, a distance of 626.86 feet, to a set ½ inch iron rod with "KHA" cap located in the easterly right of way line of said F.M. 973;

THENCE, along the easterly line of said F.M. 973, the following courses:

North 4°17'10" East, 131.97 feet to a point of for corner;
Northeasterly, along the arc of a curve to the right having a radius of 5679.58 feet, a central angle of 6deg 07' 33", an arc length of 607.25 feet and a chord bearing: North 7deg 22' 34" West, 606.96 feet, to a found ½ inch iron rod with cap marking the southwestern-most corner of that certain 13.34 acre tract of land conveyed to the Board of Trustees of the Manor Independent School District, as described in Document Number 2015151286, Official Public Records of Travis County, Texas;

THENCE, departing the easterly line of said F.M. 973 and along the boundary of said 13.34 acre tract, the following courses:

South 76°23'26" East, a distance of 256.24 feet to a found ½ inch iron rod with cap for corner;
South 80°30'13" East, a distance of 398.47 feet to a found ½ inch iron rod with cap for corner;
South 87°44'52" East, a distance of 225.56 feet to a found ½ inch iron rod with cap for corner;
North 48°03'21" East, a distance of 396.94 feet to a found ½ inch iron rod with cap of for corner;
Northwesterly, along the arc of a curve to the left having a radius of 1365.00 feet, a central angle of 37deg 04' 43", an arc length of 883.35 feet and a chord bearing: North 60deg 29' 01" East, 868.02 feet, to a found ½ inch iron rod with cap;
North 79°01'23" West, a distance of 268.98 feet to a found ½ inch iron rod with cap of curvature;

Lagos PID – 173.212 acres

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Southwesterly, along the arc of a curve to the left having a radius of 25.00 feet, a central angle of 90deg 00' 48", an arc length of 39.28 feet and a chord bearing: South 55deg 58' 13" West, 35.36 feet, to a found ½ inch iron rod with cap located in the easterly right of way line of said F.M. 973;

THENCE, North 10°57'49" East, a distance of 2063.79 feet along the easterly right of way line of said F.M. 973 to the **POINT OF BEGINNING**, and containing 173.212 acres of land in Travis County, Texas, as shown in the document saved in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

Basis of Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based GPS observation.

This document was prepared under 22 TAC 663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

John G. Mosier 2-22-2019

John G. Mosier
Registered Professional Land Surveyor No. 6330
Kimley-Horn and Associates, Inc.
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166



EXHIBIT B – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

120.582 acres of land, being the 173.212 acres within the Lagos Manor PID save and except the 48.510 acres within the Lagos Phase 1 Final Plat as recorded under Document Number 201800065 of the Official Public Records of Travis County, Texas and save and except the 4.120 acres for the Phase 1 Commercial Parcel.

EXHIBIT C – DISTRICT BOUNDARY MAP

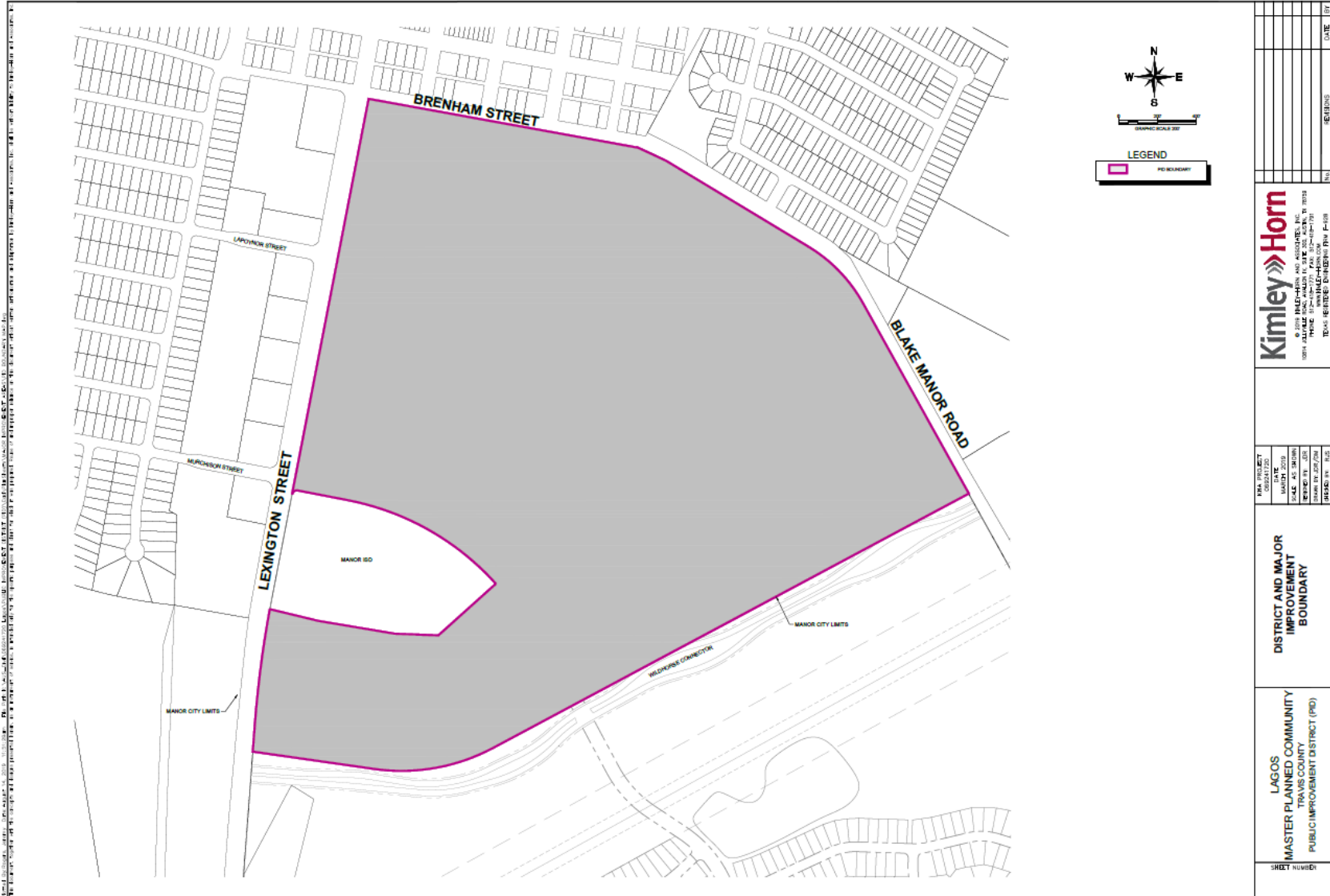


EXHIBIT D – IMPROVEMENT AREA #1 BOUNDARY MAP

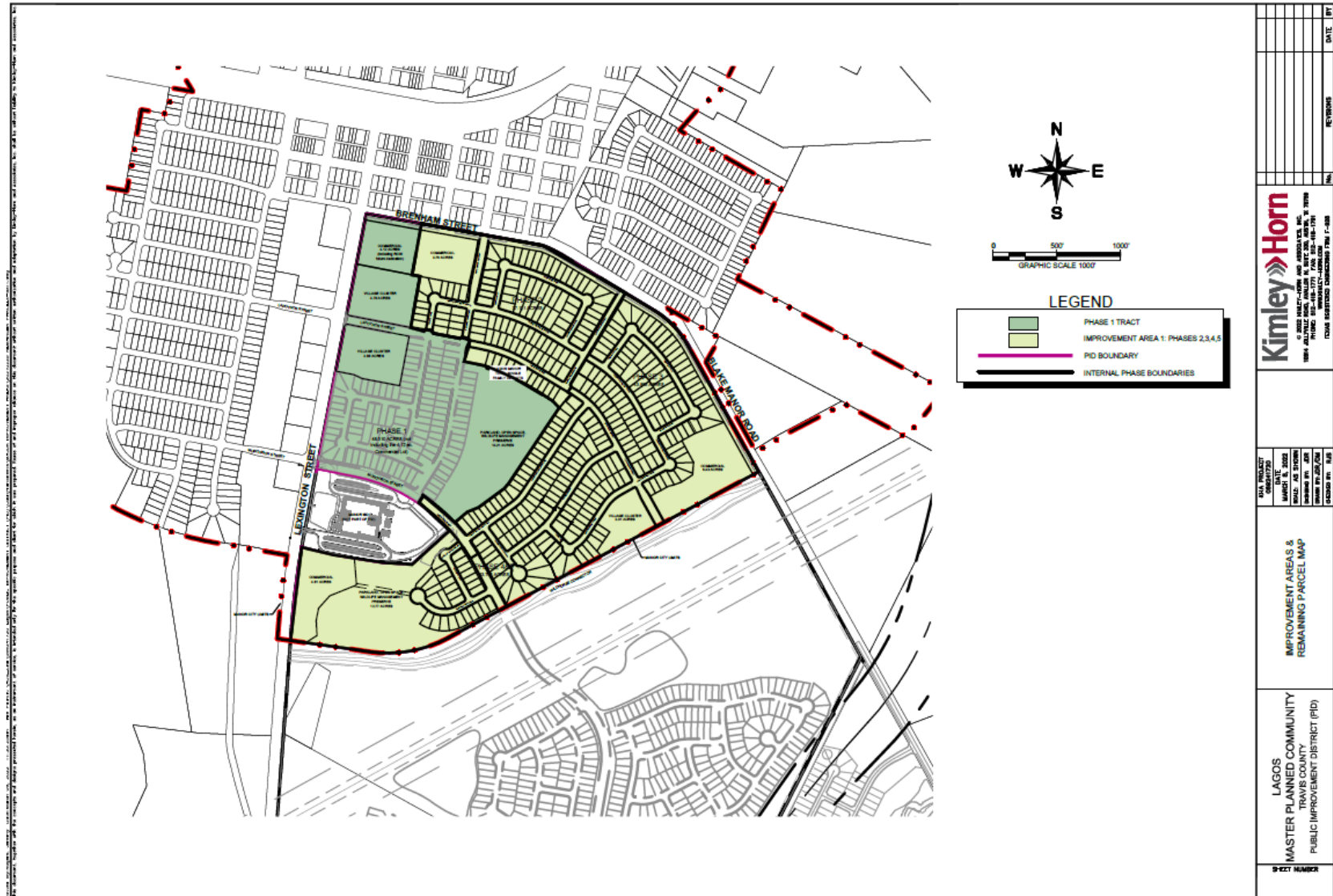


EXHIBIT E – AUTHORIZED IMPROVEMENTS

	Total Costs		Phase 1		Improvement Area #1	
			%	Cost	%	Cost
Major Improvements						
Amenity Pond	\$ 1,194,440	27.60%	\$ 329,616	72.40%	\$ 864,824	
Murchison Street	230,300	27.60%	63,553	72.40%	166,747	
Lapoynor Street	143,350	27.60%	39,559	72.40%	103,791	
S. San Marcos Street	126,900	27.60%	35,019	72.40%	91,881	
Lagos Grandes Way	204,450	27.60%	56,420	72.40%	148,030	
FM 973	100,000	27.60%	27,596	72.40%	72,404	
Brenham Street	226,379	27.60%	62,471	72.40%	163,908	
Soft Costs (a)	411,777	27.60%	113,633	72.40%	298,143	
	<u>\$ 2,637,596</u>		<u>\$ 727,866</u>		<u>\$ 1,909,729</u>	
Improvement Area #1 Improvements						
Water	\$ 1,155,928	0.00%	\$ -	100.00%	\$ 1,155,928	
Wastewater	1,976,601	0.00%	-	100.00%	1,976,601	
Storm Water	2,640,164	0.00%	-	100.00%	2,640,164	
Roadways (b)	3,742,453	0.00%	-	100.00%	3,742,453	
Soft Costs (a)	1,760,302	0.00%	-	100.00%	1,760,302	
	<u>\$ 11,275,447</u>		<u>\$ -</u>		<u>\$ 11,275,447</u>	
Major Improvement Area Bond Issuance Costs						
Debt Service Reserve Fund	\$ 198,957	27.60%	\$ 54,904	72.40%	\$ 144,053	
Capitalized Interest	-	27.60%	-	72.40%	-	
Underwriter Discount	93,600	27.60%	25,830	72.40%	67,770	
Cost of Issuance	260,000	27.60%	71,749	72.40%	188,251	
	<u>\$ 552,557</u>		<u>\$ 152,483</u>		<u>\$ 400,074</u>	
Total	\$ 14,465,599		\$ 880,349		\$ 13,585,250	

Notes:

[a] Includes 4% Construction Management, 13% engineering and design, and 1.5% performance and payment bonds.

[b] Includes Erosion Control, Clearing/Rough Cut, and Landscaping.

EXHIBIT F – SERVICE PLAN

Major Improvement Area						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 65,000.00	\$ 65,000.00	\$ 70,000.00	\$ 70,000.00	\$ 70,000.00
Interest		\$ 128,818.76	\$ 126,381.26	\$ 123,943.76	\$ 121,318.76	\$ 118,431.26
	(1)	\$ 193,818.76	\$ 191,381.26	\$ 193,943.76	\$ 191,318.76	\$ 188,431.26
Additional Interest	(2)	\$ 14,450.00	\$ 14,125.00	\$ 13,800.00	\$ 13,450.00	\$ 13,100.00
Annual Collection Costs	(3)	\$ 18,017.46	\$ 18,377.81	\$ 18,745.36	\$ 19,120.27	\$ 19,502.67
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 226,286.22	\$ 223,884.07	\$ 226,489.12	\$ 223,889.03	\$ 221,033.93

Improvement Area #1						
Annual Installment Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 102,000.00	\$ 107,000.00	\$ 112,000.00	\$ 117,000.00	\$ 122,000.00
Interest		\$ 303,030.00	\$ 298,440.00	\$ 293,625.00	\$ 288,585.00	\$ 283,320.00
	(1)	\$ 405,030.00	\$ 405,440.00	\$ 405,625.00	\$ 405,585.00	\$ 405,320.00
Annual Collection Costs	(2)	\$ 41,982.54	\$ 42,822.19	\$ 43,678.64	\$ 44,552.21	\$ 45,443.26
Total Annual Installment	(3) = (1) + (2)	\$ 447,012.54	\$ 448,262.19	\$ 449,303.64	\$ 450,137.21	\$ 450,763.26

EXHIBIT G – SOURCES AND USES

	Major Improvement Area Assessments	Improvement Area #1 Assessments
Sources of Funds		
Major Improvement Area Bond Par	\$ 3,120,000	\$ -
Improvement Area #1 Reimbursement Obligation	-	6,734,000
Landowner Contribution	70,152	4,541,447
Total Sources	\$ 3,190,152	\$ 11,275,447
Uses of Funds		
Major Improvements	\$ 2,637,596	\$ -
Improvement Area #1 Improvements	-	11,275,447
	\$ 2,637,596	\$ 11,275,447
<i>District Formation and Bond Issuance Costs</i>		
Debt Service Reserve Fund	\$ 198,957	\$ -
Capitalized Interest	-	-
Underwriter's Discount	93,600	-
Cost of Issuance	260,000	-
	\$ 552,557	\$ -
Total Uses	\$ 3,190,152	\$ 11,275,447

EXHIBIT H – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
906078	02316201010000	Non-Benefited	\$ -	\$ -
906079	02316201020000	1	\$ 3,326.77	\$ 260.49
906080	02316201030000	1	\$ 3,326.77	\$ 260.49
906081	02316201040000	1	\$ 3,326.77	\$ 260.49
906082	02316201050000	1	\$ 3,326.77	\$ 260.49
906083	02316201060000	1	\$ 3,326.77	\$ 260.49
906084	02316201070000	1	\$ 3,326.77	\$ 260.49
906085	02316201080000	1	\$ 3,326.77	\$ 260.49
906086	02316201090000	1	\$ 3,326.77	\$ 260.49
906087	02316201100000	1	\$ 3,326.77	\$ 260.49
906088	02316201110000	1	\$ 3,326.77	\$ 260.49
906089	02316201120000	1	\$ 3,326.77	\$ 260.49
906090	02316201130000	1	\$ 3,326.77	\$ 260.49
906091	02316201140000	1	\$ 3,326.77	\$ 260.49
906092	02316201150000	1	\$ 3,326.77	\$ 260.49
906093	02316201160000	1	\$ 3,326.77	\$ 260.49
906094	02316201170000	1	\$ 3,326.77	\$ 260.49
906095	02316201180000	1	\$ 3,326.77	\$ 260.49
906096	02316201190000	1	\$ 3,326.77	\$ 260.49
906097	02316201200000	1	\$ 3,326.77	\$ 260.49
906098	02316201210000	1	\$ 3,326.77	\$ 260.49
906099	02335923010000	Cluster ³	\$ 136,250.16	\$ 10,668.35
906100	02336221010000	Cluster ³	\$ 130,716.87	\$ 10,235.10
906101	02336221020000	Non-Benefited	\$ -	\$ -
906102	02336221030000	1	\$ 3,326.77	\$ 260.49
906103	02336221040000	1	\$ 3,326.77	\$ 260.49
906104	02336221050000	1	\$ 3,326.77	\$ 260.49
906105	02336221060000	1	\$ 3,326.77	\$ 260.49
906106	02336221070000	1	\$ 3,326.77	\$ 260.49
906107	02316202010000	1	\$ 3,326.77	\$ 260.49
906108	02316202020000	1	\$ 3,326.77	\$ 260.49
906109	02316202030000	1	\$ 3,326.77	\$ 260.49
906110	02316202040000	1	\$ 3,326.77	\$ 260.49
906111	02316202050000	1	\$ 3,326.77	\$ 260.49
906112	02316202060000	1	\$ 3,326.77	\$ 260.49
906113	02316202070000	1	\$ 3,326.77	\$ 260.49
906114	02316202080000	1	\$ 3,326.77	\$ 260.49
906115	02316202090000	1	\$ 3,326.77	\$ 260.49
906116	02316202100000	1	\$ 3,326.77	\$ 260.49
906117	02316202110000	1	\$ 3,326.77	\$ 260.49
906118	02315908010000	1	\$ 3,326.77	\$ 260.49
906119	02315908020000	1	\$ 3,326.77	\$ 260.49
906120	02315908030000	1	\$ 3,326.77	\$ 260.49
906121	02315908040000	1	\$ 3,326.77	\$ 260.49
906122	02315908050000	1	\$ 3,326.77	\$ 260.49

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
906123	02315908060000	1	\$ 3,326.77	\$ 260.49
906124	02315908070000	1	\$ 3,326.77	\$ 260.49
906125	02315908080000	1	\$ 3,326.77	\$ 260.49
906126	02315908090000	1	\$ 3,326.77	\$ 260.49
906127	02315908100000	1	\$ 3,326.77	\$ 260.49
906128	02315908110000	1	\$ 3,326.77	\$ 260.49
906129	02315908120000	1	\$ 3,326.77	\$ 260.49
906130	02315908130000	1	\$ 3,326.77	\$ 260.49
906131	02315908140000	1	\$ 3,326.77	\$ 260.49
906132	02315908150000	1	\$ 3,326.77	\$ 260.49
906133	02315908160000	1	\$ 3,326.77	\$ 260.49
906134	02315908170000	1	\$ 3,326.77	\$ 260.49
906135	02315908180000	1	\$ 3,326.77	\$ 260.49
906136	02315908190000	1	\$ 3,326.77	\$ 260.49
906137	02315908200000	Non-Benefited	\$ -	\$ -
906138	02315908210000	1	\$ 3,326.77	\$ 260.49
906139	02315908220000	1	\$ 3,326.77	\$ 260.49
906140	02315908230000	1	\$ 3,326.77	\$ 260.49
906141	02315908240000	1	\$ 3,326.77	\$ 260.49
906142	02315908250000	1	\$ 3,326.77	\$ 260.49
906143	02315908260000	1	\$ 3,326.77	\$ 260.49
906144	02315908270000	1	\$ 3,326.77	\$ 260.49
906145	02336222010000	1	\$ 3,326.77	\$ 260.49
906146	02336222020000	1	\$ 3,326.77	\$ 260.49
906147	02336222030000	1	\$ 3,326.77	\$ 260.49
906148	02336222040000	1	\$ 3,326.77	\$ 260.49
906149	02336222050000	1	\$ 3,326.77	\$ 260.49
906150	02336222060000	1	\$ 3,326.77	\$ 260.49
906151	02336222070000	1	\$ 3,326.77	\$ 260.49
906152	02336222080000	1	\$ 3,326.77	\$ 260.49
906153	02336222090000	1	\$ 3,326.77	\$ 260.49
906154	02316203010000	1	\$ 3,326.77	\$ 260.49
906155	02316203020000	1	\$ 3,326.77	\$ 260.49
906156	02316203030000	1	\$ 3,326.77	\$ 260.49
906157	02316203040000	1	\$ 3,326.77	\$ 260.49
906158	02316203050000	1	\$ 3,326.77	\$ 260.49
906159	02316203060000	1	\$ 3,326.77	\$ 260.49
906160	02316203070000	1	\$ 3,326.77	\$ 260.49
906161	02316203080000	1	\$ 3,326.77	\$ 260.49
906162	02316203090000	1	\$ 3,326.77	\$ 260.49
906163	02316203100000	1	\$ 3,326.77	\$ 260.49
906164	02316203110000	1	\$ 3,326.77	\$ 260.49
906165	02316203120000	1	\$ 3,326.77	\$ 260.49
906166	02316203130000	1	\$ 3,326.77	\$ 260.49
906167	02316203140000	1	\$ 3,326.77	\$ 260.49

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
906168	02316203150000	2	\$ 3,511.59	\$ 274.96
906169	02316203160000	2	\$ 3,511.59	\$ 274.96
906170	02316203170000	2	\$ 3,511.59	\$ 274.96
906171	02316203180000	1	\$ 3,326.77	\$ 260.49
906172	02316203190000	1	\$ 3,326.77	\$ 260.49
906173	02316203200000	1	\$ 3,326.77	\$ 260.49
906174	02316203210000	1	\$ 3,326.77	\$ 260.49
906175	02316203220000	1	\$ 3,326.77	\$ 260.49
906176	02316203230000	1	\$ 3,326.77	\$ 260.49
906177	02316203240000	1	\$ 3,326.77	\$ 260.49
906178	02316203250000	1	\$ 3,326.77	\$ 260.49
906179	02316203260000	1	\$ 3,326.77	\$ 260.49
906180	02316203270000	1	\$ 3,326.77	\$ 260.49
906181	02316203280000	1	\$ 3,326.77	\$ 260.49
906182	02315909010000	1	\$ 3,326.77	\$ 260.49
906183	02315909020000	1	\$ 3,326.77	\$ 260.49
906184	02315909030000	1	\$ 3,326.77	\$ 260.49
906185	02315909040000	1	\$ 3,326.77	\$ 260.49
906186	02315909050000	1	\$ 3,326.77	\$ 260.49
906187	02315909060000	1	\$ 3,326.77	\$ 260.49
906188	02315909070000	1	\$ 3,326.77	\$ 260.49
906189	02315909080000	1	\$ 3,326.77	\$ 260.49
906190	02315909090000	1	\$ 3,326.77	\$ 260.49
906191	02315909100000	1	\$ 3,326.77	\$ 260.49
906192	02315909110000	2	\$ 3,511.59	\$ 274.96
906193	02315909120000	2	\$ 3,511.59	\$ 274.96
906194	02315909130000	2	\$ 3,511.59	\$ 274.96
906195	02316204010000	2	\$ 3,511.59	\$ 274.96
906196	02316204020000	1	\$ 3,326.77	\$ 260.49
906197	02316204030000	1	\$ 3,326.77	\$ 260.49
906198	02316204040000	1	\$ 3,326.77	\$ 260.49
906199	02316204050000	1	\$ 3,326.77	\$ 260.49
906200	02316204060000	1	\$ 3,326.77	\$ 260.49
955999	02316201220000	5	\$ 4,461.23	\$ 349.31
956000	02316201230000	5	\$ 4,461.23	\$ 349.31
956001	02316201240000	5	\$ 4,461.23	\$ 349.31
956002	02316201250000	5	\$ 4,461.23	\$ 349.31
956003	02316201260000	5	\$ 4,461.23	\$ 349.31
956004	02316201270000	5	\$ 4,461.23	\$ 349.31
956005	02316201280000	Non-Benefited	\$ -	\$ -
956120	02316205010000	5	\$ 4,461.23	\$ 349.31
956121	02316205020000	5	\$ 4,461.23	\$ 349.31
956122	02316205030000	5	\$ 4,461.23	\$ 349.31
956006	02336223010000	4	\$ 136,700.13	\$ 10,703.58
956007	02336223020000	6	\$ 66,197.15	\$ 5,183.22

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
956008	02336223030000	Non-Benefited	\$ -	\$ -
956009	02336223040000	5	\$ 4,461.23	\$ 349.31
956010	02336223050000	5	\$ 4,461.23	\$ 349.31
956011	02336223060000	5	\$ 4,461.23	\$ 349.31
956012	02336223070000	5	\$ 4,461.23	\$ 349.31
956013	02336223080000	5	\$ 4,461.23	\$ 349.31
956014	02336223090000	5	\$ 4,461.23	\$ 349.31
956015	02336223100000	5	\$ 4,461.23	\$ 349.31
956016	02336223110000	5	\$ 4,461.23	\$ 349.31
956017	02336223120000	5	\$ 4,461.23	\$ 349.31
956018	02336223130000	5	\$ 4,461.23	\$ 349.31
956019	02336223140000	5	\$ 4,461.23	\$ 349.31
956020	02336223150000	Non-Benefited	\$ -	\$ -
956021	02336224010000	Non-Benefited	\$ -	\$ -
956022	02336224020000	5	\$ 4,461.23	\$ 349.31
956023	02336224030000	5	\$ 4,461.23	\$ 349.31
956024	02336224040000	5	\$ 4,461.23	\$ 349.31
956025	02336224050000	5	\$ 4,461.23	\$ 349.31
956026	02336224060000	5	\$ 4,461.23	\$ 349.31
956027	02336224070000	5	\$ 4,461.23	\$ 349.31
956028	02336224080000	5	\$ 4,461.23	\$ 349.31
956029	02336224090000	5	\$ 4,461.23	\$ 349.31
956030	02336224100000	5	\$ 4,461.23	\$ 349.31
956031	02336224110000	5	\$ 4,461.23	\$ 349.31
956032	02336224120000	5	\$ 4,461.23	\$ 349.31
956033	02336224130000	5	\$ 4,461.23	\$ 349.31
956034	02336224140000	5	\$ 4,461.23	\$ 349.31
956035	02336224150000	5	\$ 4,461.23	\$ 349.31
956036	02336224160000	5	\$ 4,461.23	\$ 349.31
956037	02336224170000	5	\$ 4,461.23	\$ 349.31
956038	02336224180000	5	\$ 4,461.23	\$ 349.31
956039	02336224190000	5	\$ 4,461.23	\$ 349.31
956040	02336224200000	5	\$ 4,461.23	\$ 349.31
956041	02336224210000	5	\$ 4,461.23	\$ 349.31
956042	02336224220000	5	\$ 4,461.23	\$ 349.31
956043	02336224230000	5	\$ 4,461.23	\$ 349.31
956044	02336224240000	5	\$ 4,461.23	\$ 349.31
956045	02336224250000	5	\$ 4,461.23	\$ 349.31
956046	02336224260000	5	\$ 4,461.23	\$ 349.31
956047	02336224270000	5	\$ 4,461.23	\$ 349.31
956048	02336224280000	5	\$ 4,461.23	\$ 349.31
956049	02336224290000	5	\$ 4,461.23	\$ 349.31
956050	02336224300000	5	\$ 4,461.23	\$ 349.31
956051	02336224310000	5	\$ 4,461.23	\$ 349.31
956052	02336224320000	5	\$ 4,461.23	\$ 349.31

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
956053	02336224330000	Non-Benefited	\$ -	\$ -
956054	02336225010000	5	\$ 4,461.23	\$ 349.31
956055	02336225020000	5	\$ 4,461.23	\$ 349.31
956056	02336225030000	5	\$ 4,461.23	\$ 349.31
956057	02336225040000	5	\$ 4,461.23	\$ 349.31
956058	02336225050000	5	\$ 4,461.23	\$ 349.31
956059	02336225060000	5	\$ 4,461.23	\$ 349.31
956060	02336225070000	5	\$ 4,461.23	\$ 349.31
956061	02336225080000	5	\$ 4,461.23	\$ 349.31
956062	02336226010000	5	\$ 4,461.23	\$ 349.31
956063	02336226020000	5	\$ 4,461.23	\$ 349.31
956064	02336226030000	5	\$ 4,461.23	\$ 349.31
956065	02336226040000	5	\$ 4,461.23	\$ 349.31
956066	02336226050000	5	\$ 4,461.23	\$ 349.31
956067	02336226060000	5	\$ 4,461.23	\$ 349.31
956068	02336226070000	5	\$ 4,461.23	\$ 349.31
956069	02336226080000	5	\$ 4,461.23	\$ 349.31
956070	02336226090000	5	\$ 4,461.23	\$ 349.31
956071	02336226100000	5	\$ 4,461.23	\$ 349.31
956072	02336226110000	5	\$ 4,461.23	\$ 349.31
956073	02336226120000	5	\$ 4,461.23	\$ 349.31
956074	02336226130000	5	\$ 4,461.23	\$ 349.31
956075	02336226140000	5	\$ 4,461.23	\$ 349.31
956076	02336226150000	5	\$ 4,461.23	\$ 349.31
956077	02336226160000	5	\$ 4,461.23	\$ 349.31
956078	02336226170000	5	\$ 4,461.23	\$ 349.31
956079	02336226180000	5	\$ 4,461.23	\$ 349.31
956080	02336226190000	5	\$ 4,461.23	\$ 349.31
956081	02336226200000	5	\$ 4,461.23	\$ 349.31
956082	02336226210000	5	\$ 4,461.23	\$ 349.31
956083	02336226220000	5	\$ 4,461.23	\$ 349.31
956084	02336226230000	5	\$ 4,461.23	\$ 349.31
956085	02336227010000	5	\$ 4,461.23	\$ 349.31
956086	02336227020000	5	\$ 4,461.23	\$ 349.31
956087	02336227030000	5	\$ 4,461.23	\$ 349.31
956088	02336227040000	5	\$ 4,461.23	\$ 349.31
956089	02336227050000	5	\$ 4,461.23	\$ 349.31
956090	02336227060000	5	\$ 4,461.23	\$ 349.31
956091	02336227070000	5	\$ 4,461.23	\$ 349.31
956092	02336227080000	5	\$ 4,461.23	\$ 349.31
956093	02336227090000	5	\$ 4,461.23	\$ 349.31
956094	02336227100000	5	\$ 4,461.23	\$ 349.31
956095	02336227110000	5	\$ 4,461.23	\$ 349.31
956096	02336227120000	5	\$ 4,461.23	\$ 349.31
956097	02336227130000	5	\$ 4,461.23	\$ 349.31

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
956098	02336227140000	5	\$ 4,461.23	\$ 349.31
956099	02336227150000	5	\$ 4,461.23	\$ 349.31
956100	02336227160000	5	\$ 4,461.23	\$ 349.31
956101	02336227170000	5	\$ 4,461.23	\$ 349.31
956102	02336227180000	5	\$ 4,461.23	\$ 349.31
956103	02336227190000	5	\$ 4,461.23	\$ 349.31
956104	02336227200000	5	\$ 4,461.23	\$ 349.31
956105	02336227210000	5	\$ 4,461.23	\$ 349.31
956106	02336227220000	5	\$ 4,461.23	\$ 349.31
956107	02336227230000	5	\$ 4,461.23	\$ 349.31
956108	02336227240000	5	\$ 4,461.23	\$ 349.31
956109	02336227250000	5	\$ 4,461.23	\$ 349.31
956110	02336227260000	5	\$ 4,461.23	\$ 349.31
956111	02336227270000	5	\$ 4,461.23	\$ 349.31
956112	02336227280000	5	\$ 4,461.23	\$ 349.31
956113	02336228010000	Non-Benefited	\$ -	\$ -
956114	02336228020000	5	\$ 4,461.23	\$ 349.31
956115	02336228030000	5	\$ 4,461.23	\$ 349.31
956116	02336228040000	5	\$ 4,461.23	\$ 349.31
956117	02336228050000	5	\$ 4,461.23	\$ 349.31
956118	02336228060000	5	\$ 4,461.23	\$ 349.31
956119	02336228070000	5	\$ 4,461.23	\$ 349.31
227197	02266002020000	IA#1 ²	\$ 316,103.49	\$ 24,750.82
227198	02266002030000	IA#1 ²	\$ 163,682.01	\$ 12,816.26
227199	02266002040000	IA#1 ²	\$ 782,518.99	\$ 61,271.02
227211	02266002160000	IA#1 ²	\$ 174,094.31	\$ 13,631.54
867526	02266002230000	IA#1 ²	\$ 72,381.78	\$ 5,667.47
Total			\$ 2,890,000.00	\$ 226,286.22

¹ The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

² Property IDs are found within Improvement Area #1 Remainder Parcel. Until a plat has been recorded within Improvement Area #1 Remainder Parcel, the Assessment and Annual Installment will be allocated between each property ID based on the Travis Central Appraisal District acreage.

³ Property IDs contain property to be developed as Village Cluster (Lot Type 3). Until the number of Village Cluster units within each Property ID is known, the Assessment and Annual Installment will be allocated between each property ID based on the Travis Central Appraisal District acreage.

EXHIBIT I –IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
955999	02316201220000	5	\$ 14,357.09	\$ 953.04
956000	02316201230000	5	\$ 14,357.09	\$ 953.04
956001	02316201240000	5	\$ 14,357.09	\$ 953.04
956002	02316201250000	5	\$ 14,357.09	\$ 953.04
956003	02316201260000	5	\$ 14,357.09	\$ 953.04
956004	02316201270000	5	\$ 14,357.09	\$ 953.04
956005	02316201280000	Non-Benefited	\$ -	\$ -
956120	02316205010000	5	\$ 14,357.09	\$ 953.04
956121	02316205020000	5	\$ 14,357.09	\$ 953.04
956122	02316205030000	5	\$ 14,357.09	\$ 953.04
956007	02336223020000	6	\$ 213,035.01	\$ 14,141.57
956008	02336223030000	Non-Benefited	\$ -	\$ -
956009	02336223040000	5	\$ 14,357.09	\$ 953.04
956010	02336223050000	5	\$ 14,357.09	\$ 953.04
956011	02336223060000	5	\$ 14,357.09	\$ 953.04
956012	02336223070000	5	\$ 14,357.09	\$ 953.04
956013	02336223080000	5	\$ 14,357.09	\$ 953.04
956014	02336223090000	5	\$ 14,357.09	\$ 953.04
956015	02336223100000	5	\$ 14,357.09	\$ 953.04
956016	02336223110000	5	\$ 14,357.09	\$ 953.04
956017	02336223120000	5	\$ 14,357.09	\$ 953.04
956018	02336223130000	5	\$ 14,357.09	\$ 953.04
956019	02336223140000	5	\$ 14,357.09	\$ 953.04
956020	02336223150000	Non-Benefited	\$ -	\$ -
956021	02336224010000	Non-Benefited	\$ -	\$ -
956022	02336224020000	5	\$ 14,357.09	\$ 953.04
956023	02336224030000	5	\$ 14,357.09	\$ 953.04
956024	02336224040000	5	\$ 14,357.09	\$ 953.04
956025	02336224050000	5	\$ 14,357.09	\$ 953.04
956026	02336224060000	5	\$ 14,357.09	\$ 953.04
956027	02336224070000	5	\$ 14,357.09	\$ 953.04
956028	02336224080000	5	\$ 14,357.09	\$ 953.04
956029	02336224090000	5	\$ 14,357.09	\$ 953.04
956030	02336224100000	5	\$ 14,357.09	\$ 953.04
956031	02336224110000	5	\$ 14,357.09	\$ 953.04
956032	02336224120000	5	\$ 14,357.09	\$ 953.04
956033	02336224130000	5	\$ 14,357.09	\$ 953.04
956034	02336224140000	5	\$ 14,357.09	\$ 953.04
956035	02336224150000	5	\$ 14,357.09	\$ 953.04
956036	02336224160000	5	\$ 14,357.09	\$ 953.04
956037	02336224170000	5	\$ 14,357.09	\$ 953.04
956038	02336224180000	5	\$ 14,357.09	\$ 953.04
956039	02336224190000	5	\$ 14,357.09	\$ 953.04
956040	02336224200000	5	\$ 14,357.09	\$ 953.04

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023¹
956041	02336224210000	5	\$ 14,357.09	\$ 953.04
956042	02336224220000	5	\$ 14,357.09	\$ 953.04
956043	02336224230000	5	\$ 14,357.09	\$ 953.04
956044	02336224240000	5	\$ 14,357.09	\$ 953.04
956045	02336224250000	5	\$ 14,357.09	\$ 953.04
956046	02336224260000	5	\$ 14,357.09	\$ 953.04
956047	02336224270000	5	\$ 14,357.09	\$ 953.04
956048	02336224280000	5	\$ 14,357.09	\$ 953.04
956049	02336224290000	5	\$ 14,357.09	\$ 953.04
956050	02336224300000	5	\$ 14,357.09	\$ 953.04
956051	02336224310000	5	\$ 14,357.09	\$ 953.04
956052	02336224320000	5	\$ 14,357.09	\$ 953.04
956053	02336224330000	Non-Benefited	\$ -	\$ -
956054	02336225010000	5	\$ 14,357.09	\$ 953.04
956055	02336225020000	5	\$ 14,357.09	\$ 953.04
956056	02336225030000	5	\$ 14,357.09	\$ 953.04
956057	02336225040000	5	\$ 14,357.09	\$ 953.04
956058	02336225050000	5	\$ 14,357.09	\$ 953.04
956059	02336225060000	5	\$ 14,357.09	\$ 953.04
956060	02336225070000	5	\$ 14,357.09	\$ 953.04
956061	02336225080000	5	\$ 14,357.09	\$ 953.04
956062	02336226010000	5	\$ 14,357.09	\$ 953.04
956063	02336226020000	5	\$ 14,357.09	\$ 953.04
956064	02336226030000	5	\$ 14,357.09	\$ 953.04
956065	02336226040000	5	\$ 14,357.09	\$ 953.04
956066	02336226050000	5	\$ 14,357.09	\$ 953.04
956067	02336226060000	5	\$ 14,357.09	\$ 953.04
956068	02336226070000	5	\$ 14,357.09	\$ 953.04
956069	02336226080000	5	\$ 14,357.09	\$ 953.04
956070	02336226090000	5	\$ 14,357.09	\$ 953.04
956071	02336226100000	5	\$ 14,357.09	\$ 953.04
956072	02336226110000	5	\$ 14,357.09	\$ 953.04
956073	02336226120000	5	\$ 14,357.09	\$ 953.04
956074	02336226130000	5	\$ 14,357.09	\$ 953.04
956075	02336226140000	5	\$ 14,357.09	\$ 953.04
956076	02336226150000	5	\$ 14,357.09	\$ 953.04
956077	02336226160000	5	\$ 14,357.09	\$ 953.04
956078	02336226170000	5	\$ 14,357.09	\$ 953.04
956079	02336226180000	5	\$ 14,357.09	\$ 953.04
956080	02336226190000	5	\$ 14,357.09	\$ 953.04
956081	02336226200000	5	\$ 14,357.09	\$ 953.04
956082	02336226210000	5	\$ 14,357.09	\$ 953.04
956083	02336226220000	5	\$ 14,357.09	\$ 953.04
956084	02336226230000	5	\$ 14,357.09	\$ 953.04
956085	02336227010000	5	\$ 14,357.09	\$ 953.04

Property ID	Geographic ID	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2023 ¹
956086	02336227020000	5	\$ 14,357.09	\$ 953.04
956087	02336227030000	5	\$ 14,357.09	\$ 953.04
956088	02336227040000	5	\$ 14,357.09	\$ 953.04
956089	02336227050000	5	\$ 14,357.09	\$ 953.04
956090	02336227060000	5	\$ 14,357.09	\$ 953.04
956091	02336227070000	5	\$ 14,357.09	\$ 953.04
956092	02336227080000	5	\$ 14,357.09	\$ 953.04
956093	02336227090000	5	\$ 14,357.09	\$ 953.04
956094	02336227100000	5	\$ 14,357.09	\$ 953.04
956095	02336227110000	5	\$ 14,357.09	\$ 953.04
956096	02336227120000	5	\$ 14,357.09	\$ 953.04
956097	02336227130000	5	\$ 14,357.09	\$ 953.04
956098	02336227140000	5	\$ 14,357.09	\$ 953.04
956099	02336227150000	5	\$ 14,357.09	\$ 953.04
956100	02336227160000	5	\$ 14,357.09	\$ 953.04
956101	02336227170000	5	\$ 14,357.09	\$ 953.04
956102	02336227180000	5	\$ 14,357.09	\$ 953.04
956103	02336227190000	5	\$ 14,357.09	\$ 953.04
956104	02336227200000	5	\$ 14,357.09	\$ 953.04
956105	02336227210000	5	\$ 14,357.09	\$ 953.04
956106	02336227220000	5	\$ 14,357.09	\$ 953.04
956107	02336227230000	5	\$ 14,357.09	\$ 953.04
956108	02336227240000	5	\$ 14,357.09	\$ 953.04
956109	02336227250000	5	\$ 14,357.09	\$ 953.04
956110	02336227260000	5	\$ 14,357.09	\$ 953.04
956111	02336227270000	5	\$ 14,357.09	\$ 953.04
956112	02336227280000	5	\$ 14,357.09	\$ 953.04
956113	02336228010000	Non-Benefited	\$ -	\$ -
956114	02336228020000	5	\$ 14,357.09	\$ 953.04
956115	02336228030000	5	\$ 14,357.09	\$ 953.04
956116	02336228040000	5	\$ 14,357.09	\$ 953.04
956117	02336228050000	5	\$ 14,357.09	\$ 953.04
956118	02336228060000	5	\$ 14,357.09	\$ 953.04
956119	02336228070000	5	\$ 14,357.09	\$ 953.04
227197	02266002020000	N/A ²	\$ 1,017,281.17	\$ 67,528.58
227198	02266002030000	N/A ²	\$ 526,759.85	\$ 34,967.07
227199	02266002040000	N/A ²	\$ 2,518,294.99	\$ 167,168.02
227211	02266002160000	N/A ²	\$ 560,268.62	\$ 37,191.43
867526	02266002230000	N/A ²	\$ 232,938.32	\$ 15,462.78
Total			\$ 6,734,000.00	\$ 447,012.54

¹ The Annual Installment covers the period September 15, 2022 to September 14, 2023 and is due by January 31, 2023.

² Property IDs are found within the Improvement Area #1 Remainder Parcel. Until a plat has been recorded within the Improvement Area #1 Remainder Parcel, the Assessment and Annual Installment will be allocated between each property ID based on the Travis Central Appraisal District acreage.

EXHIBIT J – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Annual Installments Due	Principal	Interest	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 65,000.00	\$ 128,818.76	\$ 14,450.00	\$ 18,017	\$ 226,286.22
1/31/2024	\$ 65,000.00	\$ 126,381.26	\$ 14,125.00	\$ 18,378	\$ 223,884.07
1/31/2025	\$ 70,000.00	\$ 123,943.76	\$ 13,800.00	\$ 18,745	\$ 226,489.12
1/31/2026	\$ 70,000.00	\$ 121,318.76	\$ 13,450.00	\$ 19,120	\$ 223,889.03
1/31/2027	\$ 70,000.00	\$ 118,431.26	\$ 13,100.00	\$ 19,503	\$ 221,033.93
1/31/2028	\$ 75,000.00	\$ 115,543.76	\$ 12,750.00	\$ 19,893	\$ 223,186.49
1/31/2029	\$ 75,000.00	\$ 112,450.00	\$ 12,375.00	\$ 20,291	\$ 220,115.58
1/31/2030	\$ 80,000.00	\$ 109,356.26	\$ 12,000.00	\$ 20,696	\$ 222,052.65
1/31/2031	\$ 80,000.00	\$ 106,056.26	\$ 11,600.00	\$ 21,110	\$ 218,766.58
1/31/2032	\$ 85,000.00	\$ 102,456.26	\$ 11,200.00	\$ 21,533	\$ 220,188.79
1/31/2033	\$ 90,000.00	\$ 98,631.26	\$ 10,775.00	\$ 21,963	\$ 221,369.44
1/31/2034	\$ 95,000.00	\$ 94,581.26	\$ 10,325.00	\$ 22,402	\$ 222,308.70
1/31/2035	\$ 95,000.00	\$ 90,306.26	\$ 9,850.00	\$ 22,850	\$ 218,006.75
1/31/2036	\$ 100,000.00	\$ 86,031.26	\$ 9,375.00	\$ 23,308	\$ 218,713.76
1/31/2037	\$ 105,000.00	\$ 81,531.26	\$ 8,875.00	\$ 23,774	\$ 219,179.91
1/31/2038	\$ 110,000.00	\$ 76,806.26	\$ 8,350.00	\$ 24,249	\$ 219,405.38
1/31/2039	\$ 115,000.00	\$ 71,856.26	\$ 7,800.00	\$ 24,734	\$ 219,390.37
1/31/2040	\$ 120,000.00	\$ 66,681.26	\$ 7,225.00	\$ 25,229	\$ 219,135.05
1/31/2041	\$ 125,000.00	\$ 61,281.26	\$ 6,625.00	\$ 25,733	\$ 218,639.62
1/31/2042	\$ 130,000.00	\$ 55,500.00	\$ 6,000.00	\$ 26,248	\$ 217,748.03
1/31/2043	\$ 135,000.00	\$ 49,487.50	\$ 5,350.00	\$ 26,773	\$ 216,610.49
1/31/2044	\$ 140,000.00	\$ 43,243.76	\$ 4,675.00	\$ 27,308	\$ 215,227.21
1/31/2045	\$ 145,000.00	\$ 36,768.76	\$ 3,975.00	\$ 27,855	\$ 213,598.38
1/31/2046	\$ 150,000.00	\$ 30,062.50	\$ 3,250.00	\$ 28,412	\$ 211,724.21
1/31/2047	\$ 160,000.00	\$ 23,125.00	\$ 2,500.00	\$ 28,980	\$ 214,604.95
1/31/2048	\$ 165,000.00	\$ 15,725.00	\$ 1,700.00	\$ 29,560	\$ 211,984.55
1/31/2049	\$ 175,000.00	\$ 8,093.76	\$ 875.00	\$ 30,151	\$ 214,119.50
Total	\$ 2,890,000.00	\$ 2,154,468.96	\$ 236,375.00	\$ 636,814.81	\$ 5,917,658.77

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

EXHIBIT K – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installments Due	Principal	Interest ¹	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 102,000	\$ 303,030	\$ 41,983	\$ 447,013
1/31/2024	107,000	298,440	42,822	448,262
1/31/2025	112,000	293,625	43,679	449,304
1/31/2026	117,000	288,585	44,552	450,137
1/31/2027	122,000	283,320	45,443	450,763
1/31/2028	128,000	277,830	46,352	452,182
1/31/2029	133,000	272,070	47,279	452,349
1/31/2030	139,000	266,085	48,225	453,310
1/31/2031	146,000	259,830	49,189	455,019
1/31/2032	152,000	253,260	50,173	455,433
1/31/2033	159,000	246,420	51,176	456,596
1/31/2034	166,000	239,265	52,200	457,465
1/31/2035	174,000	231,795	53,244	459,039
1/31/2036	182,000	223,965	54,309	460,274
1/31/2037	190,000	215,775	55,395	461,170
1/31/2038	198,000	207,225	56,503	461,728
1/31/2039	207,000	198,315	57,633	462,948
1/31/2040	216,000	189,000	58,786	463,786
1/31/2041	226,000	179,280	59,961	465,241
1/31/2042	236,000	169,110	61,161	466,271
1/31/2043	247,000	158,490	62,384	467,874
1/31/2044	258,000	147,375	63,632	469,007
1/31/2045	270,000	135,765	64,904	470,669
1/31/2046	282,000	123,615	66,202	471,817
1/31/2047	295,000	110,925	67,526	473,451
1/31/2048	308,000	97,650	68,877	474,527
1/31/2049	322,000	83,790	70,254	476,044
1/31/2050	491,000	69,300	71,659	631,959
1/31/2051	513,000	47,205	73,093	633,298
1/31/2052	536,000	24,120	74,554	634,674
Total	\$ 6,734,000	\$ 5,894,460	\$ 1,703,151	\$ 14,331,611

¹ Interest is calculated at a 4.50% rate.

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

EXHIBIT L-1 – ALLOCATION OF MAJOR IMPROVEMENT AREA ASSESSMENTS BETWEEN PHASE 1, PHASE 1 COMMERCIAL, AND IMPROVEMENT AREA #1 ASSESSED PROPERTY

Lot Type	Land use	Units	Estimated Buildout Value Per Unit	Total Assessed Value	Major Improvement Area % Allocation	Major Improvement Area Assessment Allocation [a][b]
Phase 1						
1	50' Lot	111	\$ 270,000	\$ 29,970,000	12.78%	\$ 369,271.33
2	60' Lot	7	285,000	1,995,000	0.85%	24,581.12
3	Village Cluster	94	230,500	21,667,000	9.24%	266,967.03
4	Phase 1 Commercial	56,413	197	11,094,560	4.73%	136,700.13
Subtotal				\$ 64,726,560	27.60%	\$ 797,519.61
Improvement Area #1 (Formerly Remainder Parcel)						
	50' Lot	340	\$ 284,665	\$ 96,786,144	41.26%	
	60' Lot	40	\$ 299,364	11,974,560	5.11%	
	Village Cluster	30	\$ 239,720	7,191,600	3.07%	
	Office	198,722	\$ 214	42,520,272	18.13%	
	Restaurant	25,522	\$ 194.5	4,963,350	2.12%	
	Retail	33,111	\$ 193.0	6,389,437	2.72%	
Subtotal				\$ 169,825,363	72.40%	\$ 2,092,480.39
Total				\$ 234,551,923	100.00%	\$ 2,890,000

[a] The allocation between Phase 1 (27.60% of Major Improvement Assessments) and Improvement Area #1 Assessments (72.40%) was determined in the 2019 Service and Assessment Plan and will not change. The allocation of Major Improvement Area Assessments within Improvement Area #1 is shown on **Exhibit L-2**, which reflects updated land use assumptions for the parcels within Improvement Area #1.

[b] Total Major Improvement Area Assessment represents amount outstanding following the 1/31/22 Major Improvement Area Annual Installment.

EXHIBIT L-2 ALLOCATION OF ASSESSMENTS BETWEEN IMPROVEMENT AREA #1 ASSESSED PROPERTY

Lot Type	Land use	Units	Estimated Buildout Value Per Unit	Total Assessed Value	Total Allocation	Improvement Area #1 Allocation of Major Improvements [a]	Improvement Area #1 Allocation of Improvement Area #1 Improvements
Phase 2							
5	50' Lot	116	\$ 434,463	\$ 50,397,708	24.73%	\$ 517,502.67	\$ 1,665,422.04
6	Phase 2 Commercial	28,652	225	\$ 6,446,700	3.16%	\$ 66,197.15	\$ 213,035.01
Subtotal				\$ 56,844,408	27.90%	\$ 583,699.81	\$ 1,878,457.05
Improvement Area #1 Remainder Parcel							
	50' Lot	263	\$ 434,463	\$ 114,263,769			
	Village Cluster	30	\$ 450,000	\$ 13,500,000			
	Commercial	85,204	\$ 225	\$ 19,170,900			
Subtotal				\$ 146,934,669	72.10%	\$ 1,508,780.58	\$ 4,855,543
Total				\$ 203,779,077	100.00%	\$ 2,092,480.39	\$ 6,734,000.00

[a] Total Major Improvement Area Assessment represents amount outstanding following the 1/31/22 Major Improvement Area Annual Installment.

EXHIBIT M – MAXIMUM ASSESSMENT BY LOT TYPE

Lot Type	Land Use	Maximum MIA Assessment ^{1,2} Per Unit/SF	Maximum Improvement Area #1 Assessment ² per Unit/SF	Maximum Total Assessment ² per Unit/SF
Phase 1				
1	50' Lot	\$ 3,326.77	\$ -	\$ 3,326.77
2	60' Lot	\$ 3,511.59	\$ -	\$ 3,511.59
3	Village Cluster	\$ 2,840.07	\$ -	\$ 2,840.07
4	Phase 1 Commercial	\$ 136,700.13	\$ -	\$ 136,700.13
Improvement Area #1				
5	50' Lot	\$ 4,461.23	\$ 14,357.09	\$ 18,818.32
6	Phase 2 Commercial	\$ 66,197.15	\$ 213,035.01	\$ 279,232.16
	Village Cluster	\$ 4,620.77	\$ 14,870.52	\$ 19,491.29
	Commercial	\$ 2.31	\$ 7.44	\$ 9.75

¹ Amount outstanding following 1/31/22 Annual Installment.

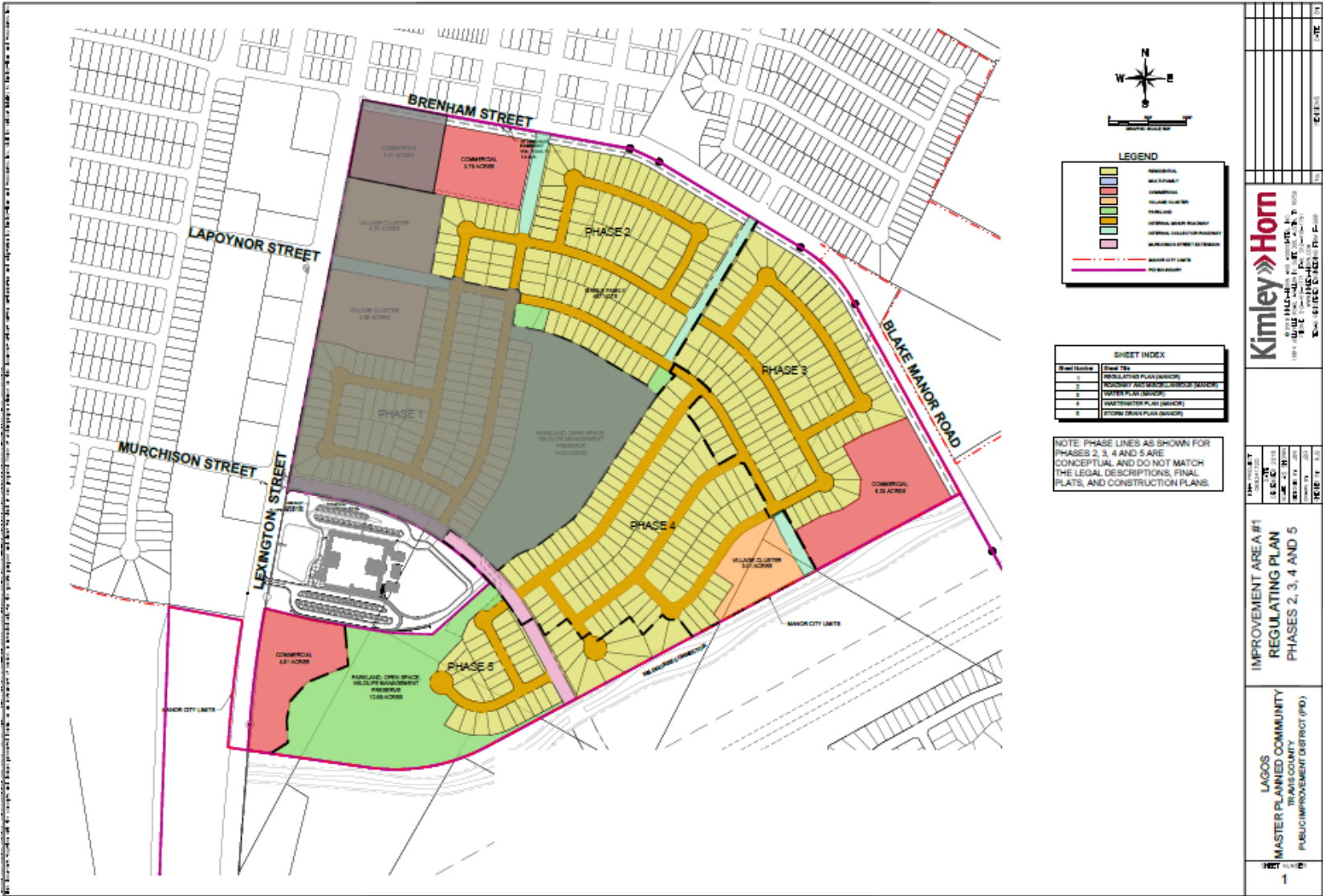
² Amounts to be reduced each year to account for principal payments made as part of the Annual Installment.

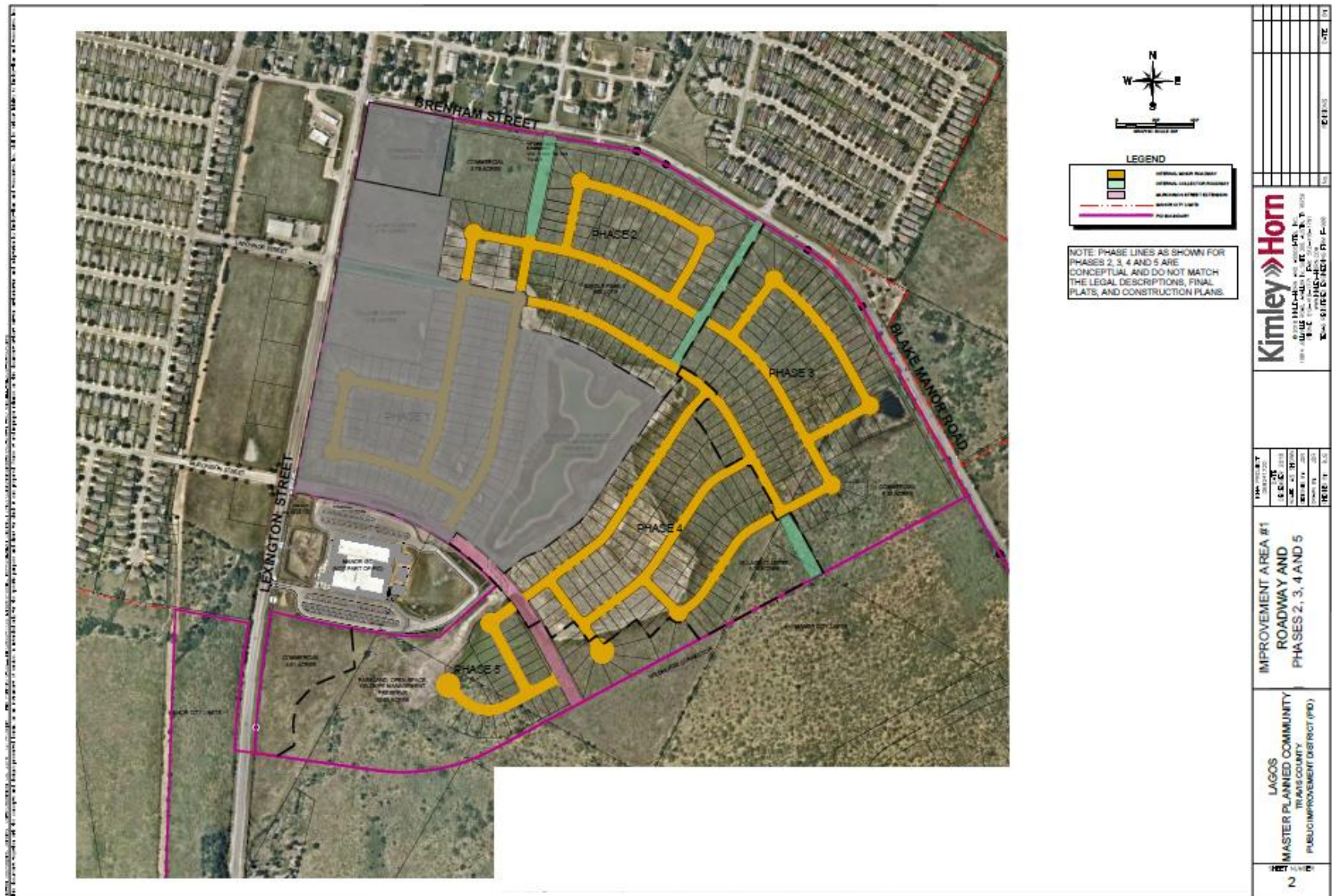
Maximum Assessment will be calculated at the time a final plat is approved or a building permit is issued for retail, office, or restaurant uses.

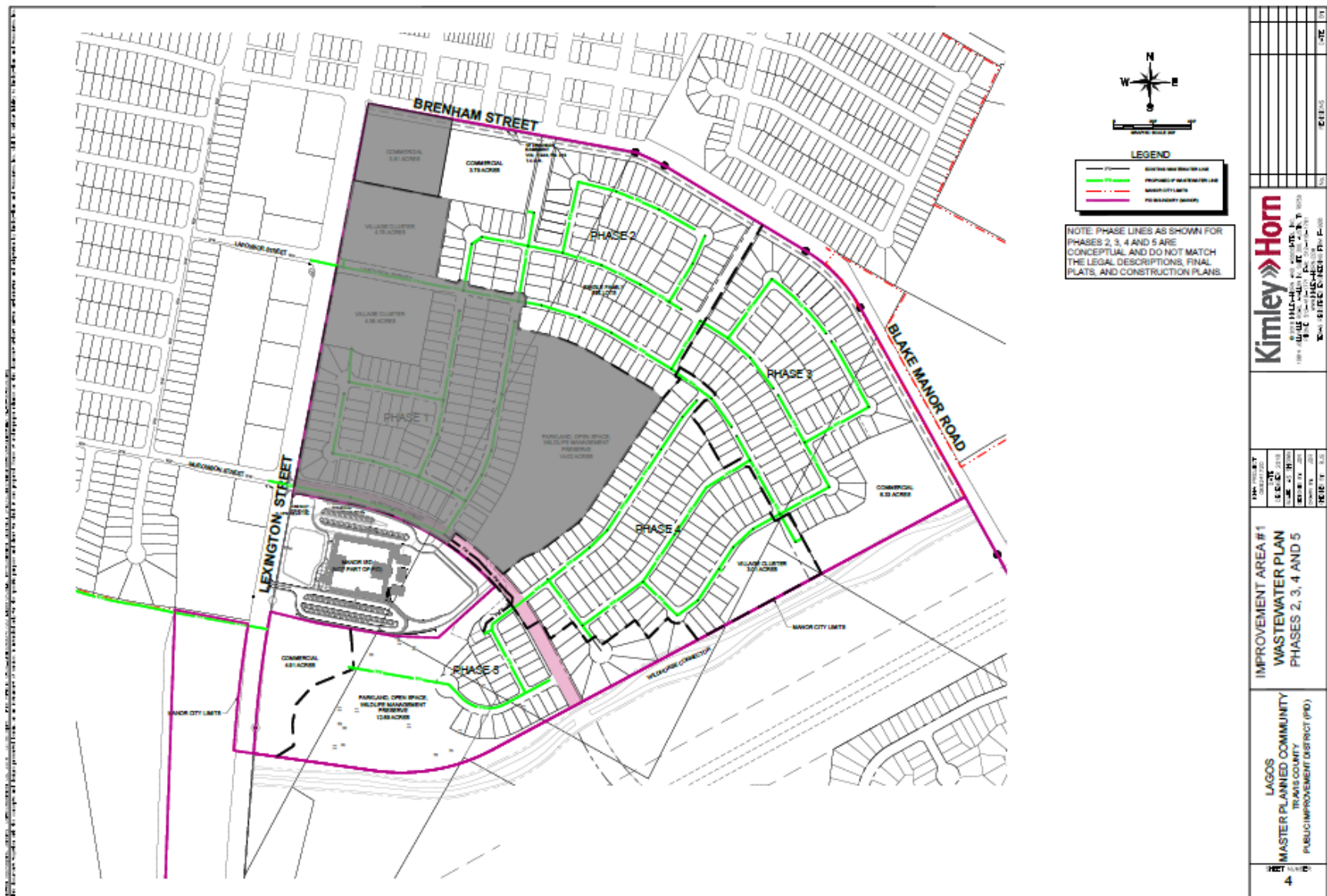
EXHIBIT N – MAP OF MAJOR IMPROVEMENTS



EXHIBIT O – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







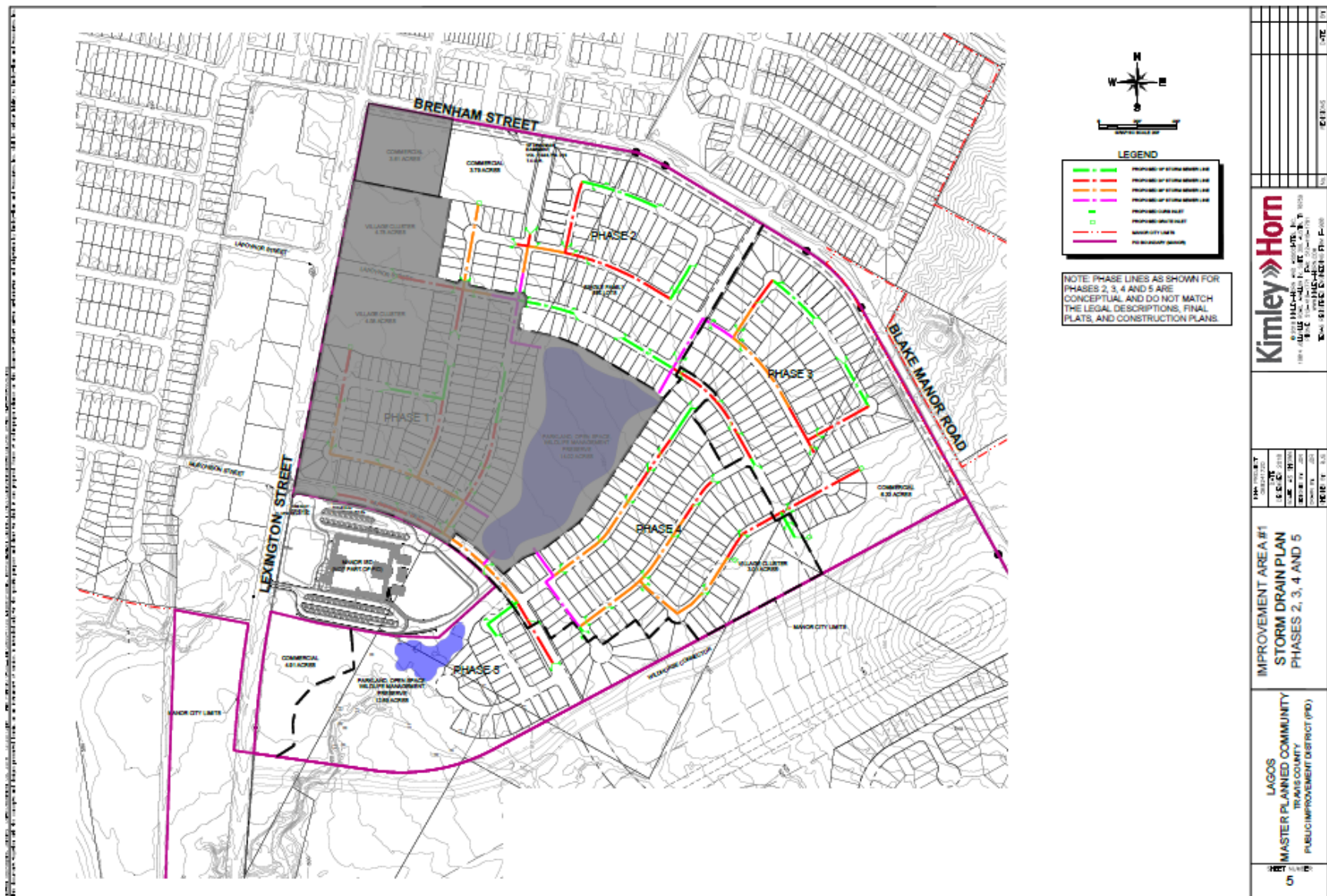


EXHIBIT P – NOTICE OF PID ASSESSMENT TERMINATION



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

[Date]

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

Re: City of Manor Lien Release documents for filing

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

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Manor
Attn: [City Secretary]
105 E. Eggleston Street
Manor, TX 78653

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
105 E. Eggleston Street
Manor, TX 78653

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS	§	

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

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about March 20, 2019, the City Council for the City, approved Resolution No. 2019-02, creating the Lagos Public Improvement District; and

WHEREAS, the Lagos Public Improvement District consists of approximately 173 contiguous acres located within the City; and

WHEREAS, on or about October 16, 2019, the City Council, approved an ordinance, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Lagos Public Improvement District; and

**EXHIBIT Q – NOTICE OF PID ASSESSMENT TERMINATION
(IMPROVEMENT AREA #1)**



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

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

Re: City of Manor Lien Release documents for filing

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

Enclosed is a lien release that the City of Manor is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Manor
Attn: [City Secretary]
105 E. Eggleston Street
Manor, TX 78653

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
105 E. Eggleston Street
Manor, TX 78653

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS	§	

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

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Manor, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about March 20, 2019, the City Council for the City, approved Resolution No. 2019-02, creating the Lagos Public Improvement District; and

WHEREAS, the Lagos Public Improvement District consists of approximately 173 contiguous acres located within the City; and

WHEREAS, on or about October 16, 2019, the City Council, approved an ordinance, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Lagos Public Improvement District; and

WHEREAS, Improvement Area #1 consists of approximately 120.582 contiguous acres within the Lagos Public Improvement District; and

WHEREAS, on or about _____, the City Council, approved an ordinance, (hereinafter referred to as the "Improvement Area #1 Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within Improvement Area #1 of the Lagos Public Improvement District; and

WHEREAS, the Assessment Ordinance and Improvement Area #1 Assessment Ordinance collectively imposed assessments in the amount of \$_____ (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Travis County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Travis County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Travis County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF MANOR, TEXAS,

A Texas home rule municipality,

By: _____

[Manager Name], City Manager

ATTEST:

[Secretary Name], City Secretary

STATE OF TEXAS §

§

COUNTY OF TRAVIS §

§

This instrument was acknowledged before me on the _____ day of _____, 20__, by [Manager Name], City Manager for the City of Manor, Texas, a Texas home rule municipality, on behalf of said municipality.

Notary Public, State of Texas

EXHIBIT R – PHASE 1 COMMERCIAL LEGAL DESCRIPTION

A METES AND BOUNDS DESCRIPTION OF A 4.120 ACRE TRACT OF LAND

BEING 4.120 acre (179,467 square feet) tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas; being a portion of that certain 675.6978 acre tract described in instrument to 706 Investment Partnership, LTD, as described in document No. 2005114143 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING, at a 1/2-inch iron rod with a plastic cap stamped "KHA" set at the intersection of the southerly right-of-way line of Blake Manor Road (width varies), with the easterly right-of-way line of F.M. 973 (100' width), marking the northwest corner of said 675.6978 acre tract;

THENCE, South 79°43'00" East, 440.25 feet along the southerly right-of-way line of said Blake Manor to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for the northeast corner of herein described tract;

THENCE, South 10°19'09" West, 408.18 feet crossing said 675.6978 acre tract to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the northeasterly line of Lot 1, Block B, Lagos Phase 1, plat of which is recorded in Document No. 201800065 of the Official Public Records of Travis County;

THENCE, North 79°02'12" West, 444.81 feet along the northeasterly line of said Lot 1, Block B to a 1/2-inch iron rod with a plastic cap stamped "KHA" set on the easterly right-of-way line of said F.M. 973 for the southwest corner of herein described tract;

THENCE, North 10°57'49" East, 402.93 feet along the easterly right-of-way line of said F.M. 973 to the **POINT OF BEGINNING** and containing 4.120 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.



JOHN G. MOSIER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH. 210-541-9166
greg.mosier@kimley-horn.com

John G. Mosier
9-3-2019

EXHIBIT OF A
4.120 ACRE TRACT
JAMES MANOR SURVEY NO. 40
ABSTRACT NO. 546
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350
San Antonio, Texas 78216

FIRM # 10193573

Tel. No. (210) 541-9166
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MAV	JGM	SEP. 2019	069241722	1 OF 2

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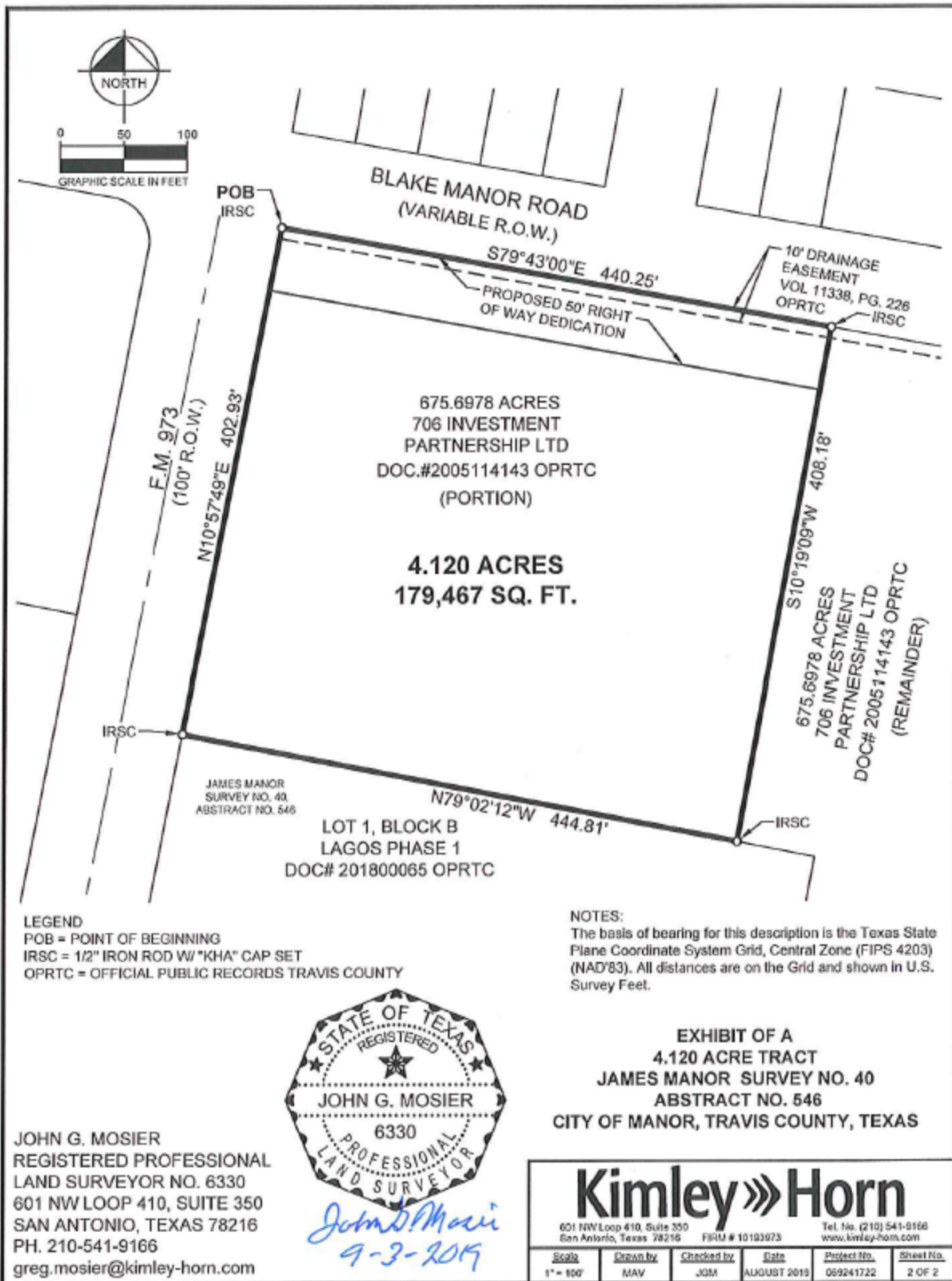
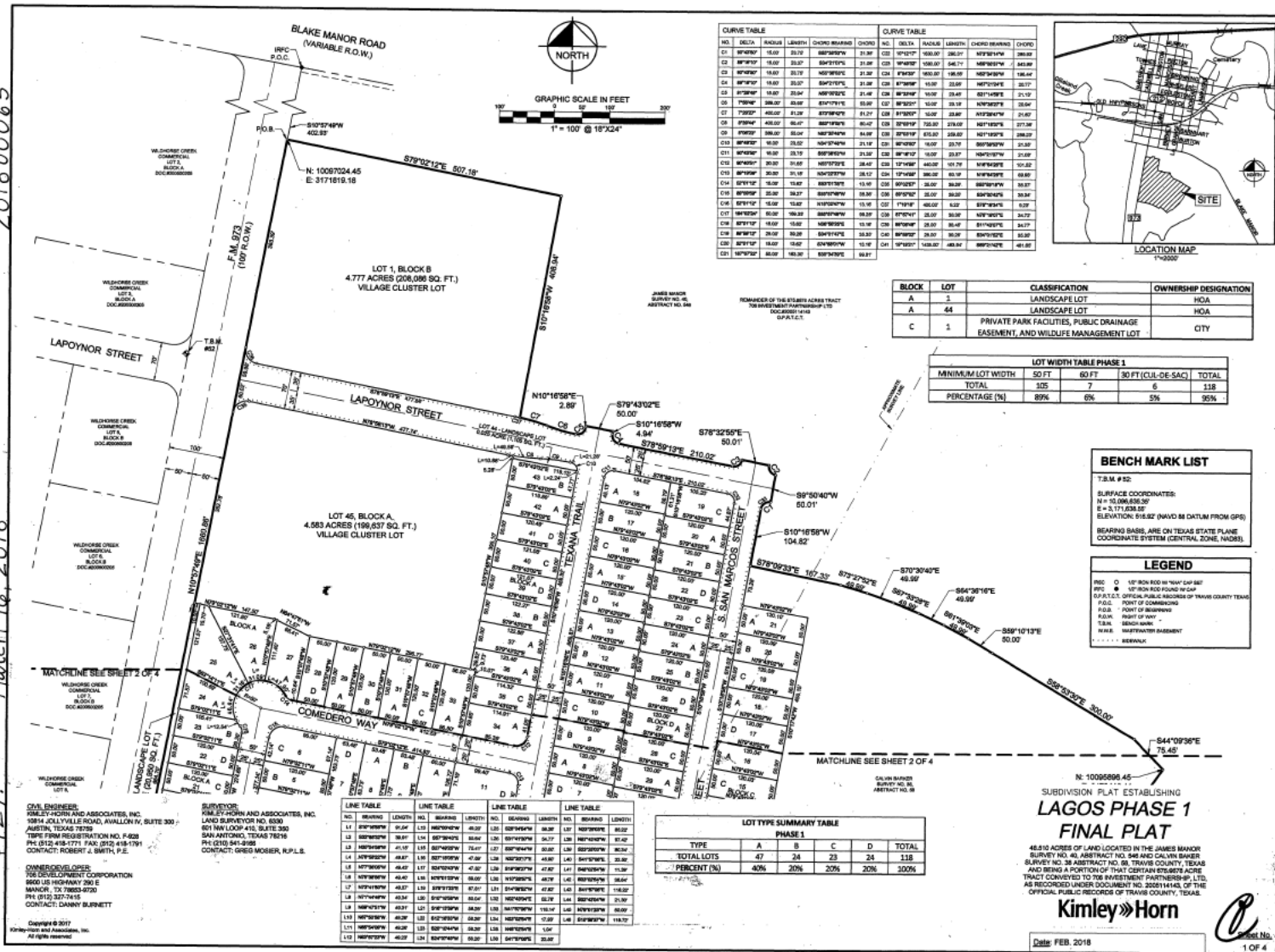


EXHIBIT S-1 – PHASE 1 PLAT

201800065

March 16, 2018

\$129.00



201800065

THE STATE OF TEXAS X
COUNTY OF TRAVIS X
KNOW ALL MEN BY THESE PRESENTS:
WHEREAS, 706 DEVELOPMENT CORPORATION, A TEXAS CORPORATION, THE OWNER OF 48.510 ACRE TRACT OF LAND IN THE JAMES MANOR SURVEY NUMBER 42, ABSTRACT NUMBER 548, AND CALVIN BAKER SURVEY NUMBER 16, ABSTRACT NUMBER 88, TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN CALLED 876.9678 ACRE TRACT, CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD., AS RECORDED UNDER DOCUMENT NUMBER 200911443, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARINGS PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAN, AND DESIGNATED HEREIN AS LAGOS PHASE 1 OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 48.510 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS LAGOS PHASE 1 AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, PUBLIC EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREON EXPRESSED, SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

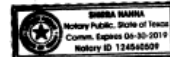
WITNESS MY HAND AND SEAL:

BY: [Signature] 2/26/2018
706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78655-9732

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 26 DAY OF FEBRUARY, 2018, BY [Signature] AS PRESIDENT OF 706 DEVELOPMENT CORPORATION, AN 80% HALF OF SAID CORPORATION.

[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 1245460509
MY COMMISSION EXPIRES: 6/30/2019
COUNTY OF TRAVIS
THE STATE OF TEXAS



CONSENT OF LIENHOLDER

THE UNDERSIGNED, BEING THE HOLDER OF A DEED OF TRUST LIEN DATED _____ RECORDED AS DOCUMENT NO. _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND THE DEED OF TRUST LIEN DATED _____ AND RECORDED AS _____ IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS HEREBY CONSENTS TO THE FOREGOING FINAL PLAT AND AGREES THAT ITS DEED OF TRUST LIEN IS SUBJECT TO AND SUBORDINATE TO THE FINAL PLAT, AND THAT THE UNDERSIGNED HAS AUTHORITY TO EXECUTE AND DELIVER THIS CONSENT OF LIENHOLDER, AND THAT ALL NECESSARY ACTS NECESSARY TO BIND THE LIENHOLDER HAVE BEEN TAKEN.

INTERNATIONAL BANK OF COMMERCE
BY: [Signature]
NAME: Robert Barnes
TITLE: President - ISC Austin

THE STATE OF TEXAS X
COUNTY OF TRAVIS X

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 8 DAY OF MARCH, 2018, BY [Signature] AS PRESIDENT OF THE INTERNATIONAL BANK OF COMMERCE, ON BEHALF OF SAID BANK.

[Signature]
NOTARY PUBLIC
NOTARY REGISTRATION NUMBER: 1245460509
MY COMMISSION EXPIRES: 6/30/2019
COUNTY OF TRAVIS
THE STATE OF TEXAS



THE STATE OF TEXAS X
COUNTY OF TRAVIS X

I, ROBERT J. SMITH, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

NO PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 484830485, EFFECTIVE DATE AUGUST 16, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

[Signature]
ROBERT J. SMITH, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 106319
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AUSTIN, TEXAS 78759



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THE STATE OF TEXAS X
COUNTY OF BEAUFORT X

I, JOHN G. MOSSER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

[Signature] 1-31-2018
JOHN G. MOSSER
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78216
PH: 214-541-9198



GENERAL NOTES:

1. PROPERTY OWNERS OF THE LOTS ON WHICH THE WASTEWATER EASEMENTS ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
5. THE OWNER OF THE SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR, LAGOS RESIDENTIAL COMMUNITY, INC., A TEXAS CORPORATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HDA") WILL OWN THE FOLLOWING LOTS LOT 1 & 44 BLOCK A. THE HDA WILL MAINTAIN THE FOLLOWING LOT: LOT 1 OF BLOCK C.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
7. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCINGS, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
8. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
9. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 14.03 OF THE ENVIRONMENTAL CRITERIA MANUAL.
10. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
11. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
12. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
13. DEVELOPMENT FOR THE LOTS WITHIN THIS SUBDIVISION SHALL COMPLY WITH THE LAGOS PLANNED UNIT DEVELOPMENT.

CONSULTING ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AUSTIN, TEXAS 78759
TYPE PERM REGISTRATION NO. F-428
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
AUSTIN, TEXAS 78759
601 NW LOOP 410, SUITE 300
SAN ANTONIO, TEXAS 78216
PH: (214) 541-9198
CONTACT: GREG MOSSER, R.P.L.S.

OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
9900 US HIGHWAY 290 E
MANOR, TX 78655-9732
PH: (512) 327-3415
CONTACT: DARBY BURNETT

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE 15th DAY OF March, 2018.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS DATE 13th DAY OF Dec, 2017.

[Signature]
WILLIAM J. JONES, CHAIRMAN
ATTEST: [Signature]
LILIANA TUERNA, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS DATE 13th DAY OF Dec, 2017.

[Signature]
RITA G. JONES, MAYOR
ATTEST: [Signature]
LILIANA TUERNA, CITY SECRETARY



COUNTY OF TRAVIS
STATE OF TEXAS
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAULVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE 16 DAY OF MARCH, 2018, AT 2:45 O'CLOCK P.M. RECORDED ON THE DAY OF 16 DAY OF MARCH, 2018, AT 2:45 O'CLOCK P.M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201800065 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 16 DAY OF MARCH, 2018.

DANA DEBEAULVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: [Signature]
Michael P. Gonzales
Michael P. Gonzales



SUBDIVISION PLAT ESTABLISHING LAGOS PHASE 1 FINAL PLAT

48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR SURVEY NO. 42, ABSTRACT NO. 548 AND CALVIN BAKER SURVEY NO. 16, ABSTRACT NO. 88, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN 876.9678 ACRE TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP, LTD. AS RECORDED UNDER DOCUMENT NO. 200911443, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley-Horn

Date: FEB. 2018

Sheet No.
3 OF 4

201800065

LEGAL DESCRIPTION
48.510 ACRES OF LAND

48.510 acres of land located in James Manor Survey No. 40, Abstract No. 546 and the Cable Barker Survey No. 38, Abstract No. 58, Travis County, Texas and being a portion of that certain called 675.6978 acre tract conveyed to 706 Investment Partnership, LTD., a Texas limited partnership, as described in Document Number 2005134543, Official Public Records of Travis County, Texas, said 48.510 acres being more particularly described as follows:

COMMENCEMENT at a set N 1/4 inch iron rod with KVA cap, marking the intersection of the southerly right of way line of Blake Manor Road (variable right of way, with the easterly right of way line of F.M. 979 (DOW R.O.W.)), same being the northwesterly corner of said 675.6978 acre tract.

THENCE South 15deg 57' 48" West, along the easterly right of way line of F.M. 979, a distance of 402.86 feet, to a set N 1/4 inch iron rod with KVA cap, for the SET N 1/4 INCH (NON RCD WITH) KVA CAP OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

THENCE leaving the easterly right of way line of said F.M. 979 and into the said 675.6978 acre tract, the following courses:

South 79°02'53" East, a distance of 507.58 feet to a set N 1/4 inch iron rod with KVA cap;
South 10°25'58" West, a distance of 404.84 feet to a set N 1/4 inch iron rod;
Southeasterly, along the arc of a curve to the right having a radius of 400.00 feet, a central angle of 57deg 10' 27", an arc length of 51.35 feet and a chord bearing South 75deg 50' 42" East, 21.21 feet, to a set N 1/4 inch iron rod with KVA cap;
Southeasterly, along the arc of a curve to the left having a radius of 380.00 feet, a central angle of 57deg 50' 40", an arc length of 53.05 feet and a chord bearing South 76deg 17' 51" East, 53.99 feet, to a set N 1/4 inch iron rod with KVA cap;
Northeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 55deg 20' 49", an arc length of 28.84 feet and a chord bearing North 55deg 00' 22" East, 21.48 feet, to a set N 1/4 inch iron rod with KVA cap;
North 10°12'59" East, a distance of 5.89 feet to a set N 1/4 inch iron rod with KVA cap;
South 79°42'02" East, a distance of 50.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 10°18'58" West, a distance of 4.54 feet to a set N 1/4 inch iron rod with KVA cap;
Southeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 55deg 16' 10", an arc length of 23.37 feet and a chord bearing South 34deg 21' 02" East, 21.08 feet, to a set N 1/4 inch iron rod with KVA cap;
South 78°59'13" East, a distance of 232.02 feet to a set N 1/4 inch iron rod with KVA cap;
Northeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 50deg 43' 50", an arc length of 23.75 feet and a chord bearing North 55deg 00' 50" East, 21.33 feet, to a set N 1/4 inch iron rod with KVA cap;
South 18°12'57" East, a distance of 50.00 feet to a set N 1/4 inch iron rod with KVA cap;
Southeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 55deg 16' 10", an arc length of 23.37 feet and a chord bearing South 34deg 21' 02" East, 21.08 feet, to a set N 1/4 inch iron rod with KVA cap;
South 7°25'40" West, a distance of 50.00 feet to a set N 1/4 inch iron rod with KVA cap;
Southeasterly, along the arc of a curve to the left having a radius of 15.00 feet, a central angle of 55deg 43' 50", an arc length of 23.75 feet and a chord bearing South 34deg 21' 02" West, 21.33 feet, to a set N 1/4 inch iron rod with KVA cap;
South 10°12'58" West, a distance of 354.82 feet to a set N 1/4 inch iron rod with KVA cap;
South 18°09'31" East, a distance of 107.23 feet to a set N 1/4 inch iron rod with KVA cap;
South 71°27'57" East, a distance of 40.99 feet to a set N 1/4 inch iron rod with KVA cap;
South 70°32'42" East, a distance of 46.88 feet to a set N 1/4 inch iron rod with KVA cap;
South 87°33'28" East, a distance of 46.88 feet to a set N 1/4 inch iron rod with KVA cap;
South 84°38'38" East, a distance of 48.89 feet to a set N 1/4 inch iron rod with KVA cap;
South 61°19'01" East, a distance of 48.89 feet to a set N 1/4 inch iron rod with KVA cap;
South 58°12'13" East, a distance of 50.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 58°19'39" East, a distance of 500.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 14°10'58" East, a distance of 75.45 feet to a set N 1/4 inch iron rod with KVA cap;
South 15°12'25" West, a distance of 48.47 feet to a set N 1/4 inch iron rod with KVA cap;
South 15°12'23" West, a distance of 553.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 41°18'38" West, a distance of 48.45 feet to a set N 1/4 inch iron rod with KVA cap;
South 53°38'50" West, a distance of 200.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 54°12'38" West, a distance of 55.03 feet to a set N 1/4 inch iron rod with KVA cap;
South 58°34'12" West, a distance of 41.27 feet to a set N 1/4 inch iron rod with KVA cap;
South 67°24'58" West, a distance of 51.56 feet to a set N 1/4 inch iron rod with KVA cap;
South 50°12'30" West, a distance of 59.00 feet to a set N 1/4 inch iron rod with KVA cap;
South 49°42'30" West, a distance of 68.90 feet to a set N 1/4 inch iron rod with KVA cap;
Northeasterly, along the arc of a curve to the left having a radius of 1455.00 feet, a central angle of 18deg 00' 58", an arc length of 352.00 feet and a chord bearing North 55deg 18' 02" West, 325.30 feet, to a set N 1/4 inch iron rod with KVA cap;
South 54°12'32" West, a distance of 70.00 feet to a set N 1/4 inch iron rod with KVA cap located in the northerly line of that certain 13.34 acre tract of land conveyed to Board Trustees of the Manor Independent School District, as described in Document Number 201511286, Official Public Records of Travis County, Texas.

THENCE along the said 13.34 acre tract, the following courses:

Northeasterly, along the arc of a curve to the left having a radius of 1365.00 feet, a central angle of 15deg 54' 51", an arc length of 323.84 feet and a chord bearing North 63deg 28' 52" West, 590.00 feet, to a set N 1/4 inch iron rod with KVA cap;
North 79°12'22" West, a distance of 208.88 feet to a set N 1/4 inch iron rod with KVA cap;
Southeasterly, along the arc of a curve to the left having a radius of 25.00 feet, a central angle of 55deg 03' 48", an arc length of 38.28 feet and a chord bearing South 55deg 00' 18" West, 35.36 feet, to a set N 1/4 inch iron rod with KVA cap located in the easterly right of way line F.M. 979.

THENCE North 10°12' 40" East, along the easterly right of way line F.M. 979, a distance of 1860.00 feet, to the POINT OF BEGINNING and containing 48.510 acres (1233,108 square feet) of land, more or less.

Note of Bearings are based on the Texas State Plane Coordinate System (Central Zone, NAD83) which is based GPS observation.

LAGOS PHASE 1
GENERAL INFORMATION:

TOTAL ACREAGE.....48.510 ACRES
LINEAR FOOT OF 50' ROW.....4,449'
LINEAR FOOT OF 70' ROW.....1375'
NUMBER OF SINGLE FAMILY LOTS.....118
ACREAGE OF SINGLE FAMILY LOTS.....25.284 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....5
ACREAGE OF NON-RESIDENTIAL LOTS.....23.226 ACRES
TOTAL ACREAGE OF LOTS.....123

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CONSULTING ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
18014 JOLLYVILLE ROAD, AVALON IV, SUITE 500
AUSTIN, TEXAS 78758
TELEPHONE REGISTRATION NO. F-4038
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ROBERT J. SMITH, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
AUSTIN, TEXAS 78758
601 NAVL00P 410, SUITE 280
SAN ANTONIO, TEXAS 78216
PH: (210) 841-4106
CONTACT: GREG MORIER, R.P.L.S.

OWNER/DEVELOPER:
706 DEVELOPMENT CORPORATION
8600 US HIGHWAY 290 E
MANOR, TX 78656-4722
PH: (512) 327-7418
CONTACT: DANNY BURNETT

SUBDIVISION PLAT ESTABLISHING
LAGOS PHASE 1
FINAL PLAT

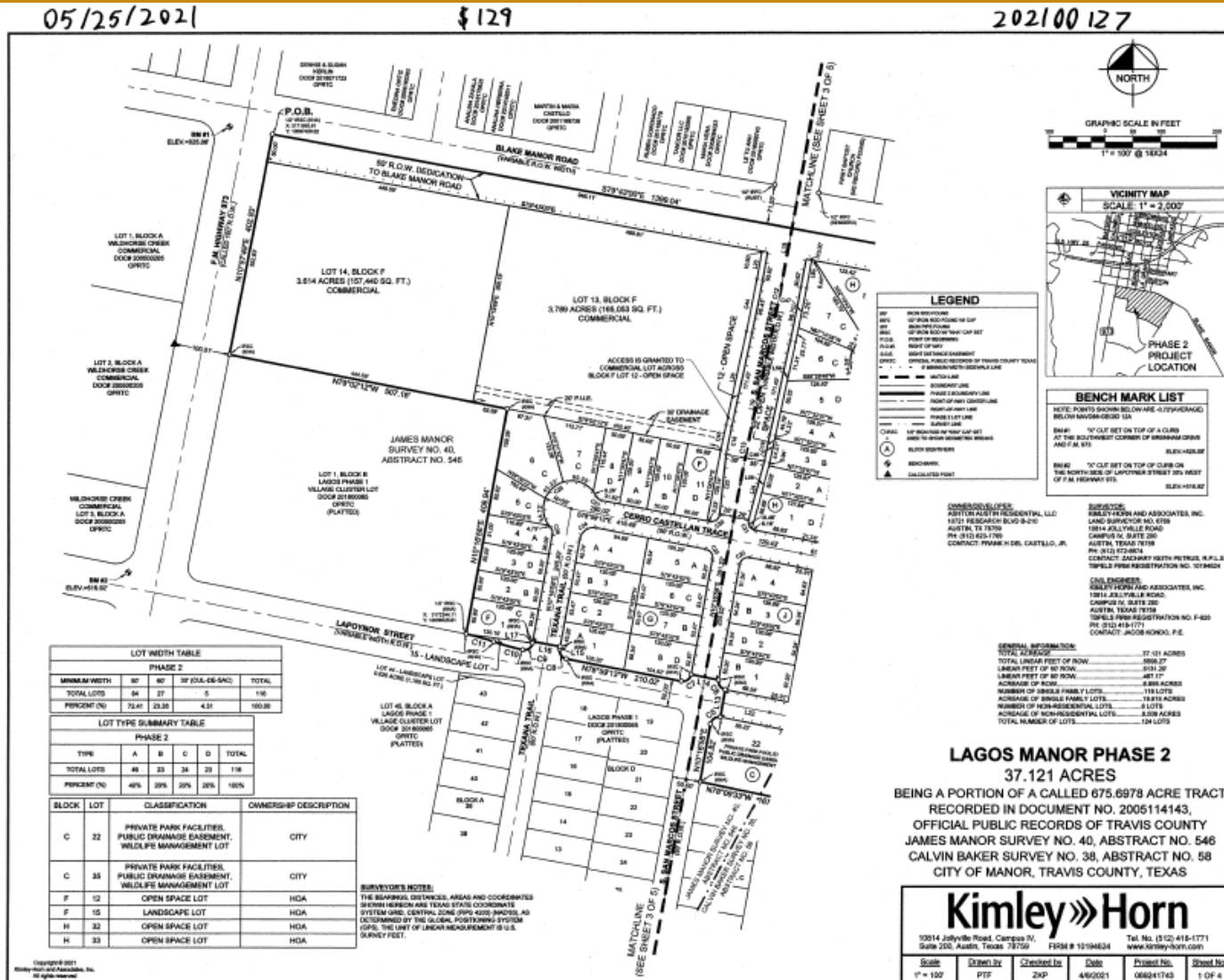
48.510 ACRES OF LAND LOCATED IN THE JAMES MANOR
SURVEY NO. 40, ABSTRACT NO. 546 AND CALVIN BAKER
SURVEY NO. 38, ABSTRACT NO. 58, TRAVIS COUNTY, TEXAS
AND BEING A PORTION OF THAT CERTAIN 675.6978 ACRE
TRACT CONVEYED TO 706 INVESTMENT PARTNERSHIP LP, LTD,
AS RECORDED UNDER DOCUMENT NO. 2005114543, OF THE
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Kimley-Horn

Date: FEB. 2018

Sheet No.
4 OF 4

EXHIBIT S-2 – PHASE 2 PLAT



202100127



202100127

CURVE TABLE						CURVE TABLE					
NO.	WALL	THICKNESS	MINIMUM	MAXIMUM	THICKNESS	NO.	WALL	THICKNESS	MINIMUM	MAXIMUM	THICKNESS
G-1	EXTERIOR	10.50	10.50	10.50	10.50	G-12	EXTERIOR	10.50	10.50	10.50	10.50
G-2	EXTERIOR	10.50	10.50	10.50	10.50	G-13	EXTERIOR	10.50	10.50	10.50	10.50
G-3	EXTERIOR	10.50	10.50	10.50	10.50	G-14	EXTERIOR	10.50	10.50	10.50	10.50
G-4	EXTERIOR	10.50	10.50	10.50	10.50	G-15	EXTERIOR	10.50	10.50	10.50	10.50
G-5	EXTERIOR	10.50	10.50	10.50	10.50	G-16	EXTERIOR	10.50	10.50	10.50	10.50
G-6	EXTERIOR	10.50	10.50	10.50	10.50	G-17	EXTERIOR	10.50	10.50	10.50	10.50
G-7	EXTERIOR	10.50	10.50	10.50	10.50	G-18	EXTERIOR	10.50	10.50	10.50	10.50
G-8	EXTERIOR	10.50	10.50	10.50	10.50	G-19	EXTERIOR	10.50	10.50	10.50	10.50
G-9	EXTERIOR	10.50	10.50	10.50	10.50	G-20	EXTERIOR	10.50	10.50	10.50	10.50
G-10	EXTERIOR	10.50	10.50	10.50	10.50	G-21	EXTERIOR	10.50	10.50	10.50	10.50
G-11	EXTERIOR	10.50	10.50	10.50	10.50	G-22	EXTERIOR	10.50	10.50	10.50	10.50
G-12	EXTERIOR	10.50	10.50	10.50	10.50	G-23	EXTERIOR	10.50	10.50	10.50	10.50
G-13	EXTERIOR	10.50	10.50	10.50	10.50	G-24	EXTERIOR	10.50	10.50	10.50	10.50
G-14	EXTERIOR	10.50	10.50	10.50	10.50	G-25	EXTERIOR	10.50	10.50	10.50	10.50
G-15	EXTERIOR	10.50	10.50	10.50	10.50	G-26	EXTERIOR	10.50	10.50	10.50	10.50
G-16	EXTERIOR	10.50	10.50	10.50	10.50	G-27	EXTERIOR	10.50	10.50	10.50	10.50
G-17	EXTERIOR	10.50	10.50	10.50	10.50	G-28	EXTERIOR	10.50	10.50	10.50	10.50
G-18	EXTERIOR	10.50	10.50	10.50	10.50	G-29	EXTERIOR	10.50	10.50	10.50	10.50
G-19	EXTERIOR	10.50	10.50	10.50	10.50	G-30	EXTERIOR	10.50	10.50	10.50	10.50
G-20	EXTERIOR	10.50	10.50	10.50	10.50	G-31	EXTERIOR	10.50	10.50	10.50	10.50
G-21	EXTERIOR	10.50	10.50	10.50	10.50	G-32	EXTERIOR	10.50	10.50	10.50	10.50
G-22	EXTERIOR	10.50	10.50	10.50	10.50	G-33	EXTERIOR	10.50	10.50	10.50	10.50
G-23	EXTERIOR	10.50	10.50	10.50	10.50	G-34	EXTERIOR	10.50	10.50	10.50	10.50
G-24	EXTERIOR	10.50	10.50	10.50	10.50	G-35	EXTERIOR	10.50	10.50	10.50	10.50
G-25	EXTERIOR	10.50	10.50	10.50	10.50	G-36	EXTERIOR	10.50	10.50	10.50	10.50
G-26	EXTERIOR	10.50	10.50	10.50	10.50	G-37	EXTERIOR	10.50	10.50	10.50	10.50
G-27	EXTERIOR	10.50	10.50	10.50	10.50	G-38	EXTERIOR	10.50	10.50	10.50	10.50
G-28	EXTERIOR	10.50	10.50	10.50	10.50	G-39	EXTERIOR	10.50	10.50	10.50	10.50
G-29	EXTERIOR	10.50	10.50	10.50	10.50	G-40	EXTERIOR	10.50	10.50	10.50	10.50
G-30	EXTERIOR	10.50	10.50	10.50	10.50	G-41	EXTERIOR	10.50	10.50	10.50	10.50
G-31	EXTERIOR										

D. ANDERSON

BEING A PORTION OF A CALLED 675.6978 ACRE TRACT
RECORDED IN DOCUMENT NO. 2005114143,
OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546
CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
CITY OF MANOR, TRAVIS COUNTY, TEXAS

10814 Jollyville Road, Campus IV, Suite 200, Austin, Texas 78759		FIRM # 10194624	Tel. No. (512) 418-1771 www.kimley-horn.com		
<u>Scale</u>	<u>Drawn by</u>	<u>Checked by</u>	<u>Date</u>	<u>Project No.</u>	<u>Sheet No.</u>
N/A	PTF	ZKP	08/20/21	060241743	3 OF 4

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EXHIBIT T – LOT TYPE MAP

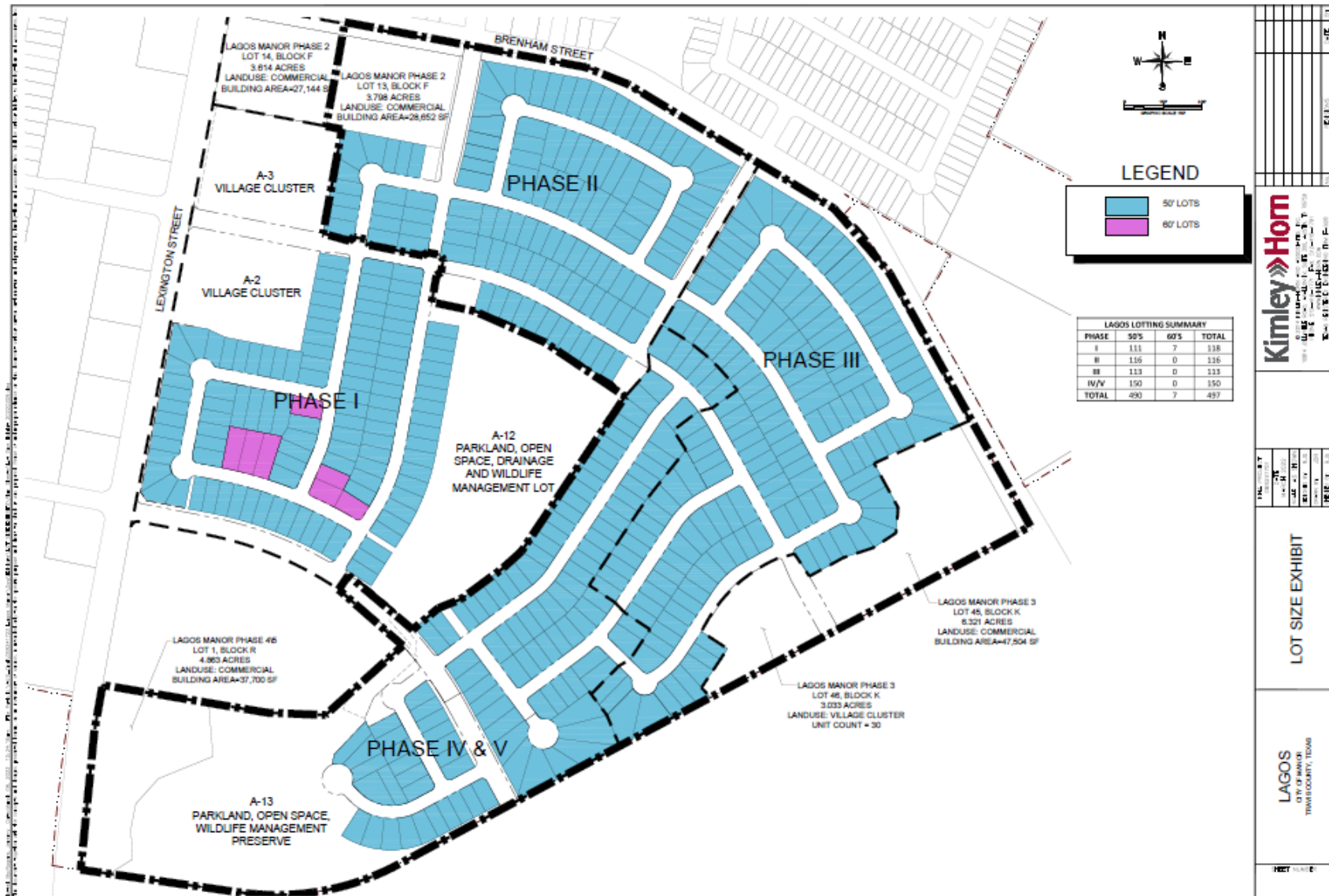


EXHIBIT U-1 – LOT TYPE 1 BUYER DISCLOSURE

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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$3,326.77

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Lagos Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 74.82	\$ 148.29	\$ 16.63	\$ 20.74	\$ 260.49
1/31/2024	\$ 74.82	\$ 145.48	\$ 16.26	\$ 21.16	\$ 257.72
1/31/2025	\$ 80.58	\$ 142.68	\$ 15.89	\$ 21.58	\$ 260.72
1/31/2026	\$ 80.58	\$ 139.65	\$ 15.48	\$ 22.01	\$ 257.73
1/31/2027	\$ 80.58	\$ 136.33	\$ 15.08	\$ 22.45	\$ 254.44
1/31/2028	\$ 86.33	\$ 133.01	\$ 14.68	\$ 22.90	\$ 256.92
1/31/2029	\$ 86.33	\$ 129.44	\$ 14.25	\$ 23.36	\$ 253.38
1/31/2030	\$ 92.09	\$ 125.88	\$ 13.81	\$ 23.82	\$ 255.61
1/31/2031	\$ 92.09	\$ 122.08	\$ 13.35	\$ 24.30	\$ 251.83
1/31/2032	\$ 97.85	\$ 117.94	\$ 12.89	\$ 24.79	\$ 253.47
1/31/2033	\$ 103.60	\$ 113.54	\$ 12.40	\$ 25.28	\$ 254.83
1/31/2034	\$ 109.36	\$ 108.88	\$ 11.89	\$ 25.79	\$ 255.91
1/31/2035	\$ 109.36	\$ 103.95	\$ 11.34	\$ 26.30	\$ 250.95
1/31/2036	\$ 115.11	\$ 99.03	\$ 10.79	\$ 26.83	\$ 251.77
1/31/2037	\$ 120.87	\$ 93.85	\$ 10.22	\$ 27.37	\$ 252.30
1/31/2038	\$ 126.62	\$ 88.41	\$ 9.61	\$ 27.91	\$ 252.56
1/31/2039	\$ 132.38	\$ 82.72	\$ 8.98	\$ 28.47	\$ 252.55
1/31/2040	\$ 138.14	\$ 76.76	\$ 8.32	\$ 29.04	\$ 252.25
1/31/2041	\$ 143.89	\$ 70.54	\$ 7.63	\$ 29.62	\$ 251.68
1/31/2042	\$ 149.65	\$ 63.89	\$ 6.91	\$ 30.21	\$ 250.66
1/31/2043	\$ 155.40	\$ 56.97	\$ 6.16	\$ 30.82	\$ 249.35
1/31/2044	\$ 161.16	\$ 49.78	\$ 5.38	\$ 31.44	\$ 247.75
1/31/2045	\$ 166.91	\$ 42.33	\$ 4.58	\$ 32.06	\$ 245.88
1/31/2046	\$ 172.67	\$ 34.61	\$ 3.74	\$ 32.71	\$ 243.72
1/31/2047	\$ 184.18	\$ 26.62	\$ 2.88	\$ 33.36	\$ 247.04
1/31/2048	\$ 189.94	\$ 18.10	\$ 1.96	\$ 34.03	\$ 244.02
1/31/2049	\$ 201.45	\$ 9.32	\$ 1.01	\$ 34.71	\$ 246.48
Total	\$ 3,326.77	\$ 2,480.08	\$ 272.10	\$ 733.06	\$ 6,812.00

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

EXHIBIT U-2 – 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$3,511.59

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lagos Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 78.98	\$ 156.53	\$ 17.56	\$ 21.89	\$ 274.96
1/31/2024	\$ 78.98	\$ 153.56	\$ 17.16	\$ 22.33	\$ 272.04
1/31/2025	\$ 85.06	\$ 150.60	\$ 16.77	\$ 22.78	\$ 275.20
1/31/2026	\$ 85.06	\$ 147.41	\$ 16.34	\$ 23.23	\$ 272.04
1/31/2027	\$ 85.06	\$ 143.90	\$ 15.92	\$ 23.70	\$ 268.57
1/31/2028	\$ 91.13	\$ 140.40	\$ 15.49	\$ 24.17	\$ 271.19
1/31/2029	\$ 91.13	\$ 136.64	\$ 15.04	\$ 24.65	\$ 267.46
1/31/2030	\$ 97.21	\$ 132.88	\$ 14.58	\$ 25.15	\$ 269.81
1/31/2031	\$ 97.21	\$ 128.87	\$ 14.09	\$ 25.65	\$ 265.82
1/31/2032	\$ 103.28	\$ 124.49	\$ 13.61	\$ 26.16	\$ 267.55
1/31/2033	\$ 109.36	\$ 119.85	\$ 13.09	\$ 26.69	\$ 268.98
1/31/2034	\$ 115.43	\$ 114.92	\$ 12.55	\$ 27.22	\$ 270.12
1/31/2035	\$ 115.43	\$ 109.73	\$ 11.97	\$ 27.77	\$ 264.90
1/31/2036	\$ 121.51	\$ 104.54	\$ 11.39	\$ 28.32	\$ 265.76
1/31/2037	\$ 127.58	\$ 99.07	\$ 10.78	\$ 28.89	\$ 266.32
1/31/2038	\$ 133.66	\$ 93.33	\$ 10.15	\$ 29.46	\$ 266.60
1/31/2039	\$ 139.73	\$ 87.31	\$ 9.48	\$ 30.05	\$ 266.58
1/31/2040	\$ 145.81	\$ 81.02	\$ 8.78	\$ 30.66	\$ 266.27
1/31/2041	\$ 151.89	\$ 74.46	\$ 8.05	\$ 31.27	\$ 265.67
1/31/2042	\$ 157.96	\$ 67.44	\$ 7.29	\$ 31.89	\$ 264.58
1/31/2043	\$ 164.04	\$ 60.13	\$ 6.50	\$ 32.53	\$ 263.20
1/31/2044	\$ 170.11	\$ 52.54	\$ 5.68	\$ 33.18	\$ 261.52
1/31/2045	\$ 176.19	\$ 44.68	\$ 4.83	\$ 33.85	\$ 259.54
1/31/2046	\$ 182.26	\$ 36.53	\$ 3.95	\$ 34.52	\$ 257.26
1/31/2047	\$ 194.41	\$ 28.10	\$ 3.04	\$ 35.21	\$ 260.76
1/31/2048	\$ 200.49	\$ 19.11	\$ 2.07	\$ 35.92	\$ 257.58
1/31/2049	\$ 212.64	\$ 9.83	\$ 1.06	\$ 36.64	\$ 260.17
Total	\$ 3,511.59	\$ 2,617.86	\$ 287.22	\$ 773.78	\$ 7,190.45

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

EXHIBIT U-3 – 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$2,840.07 (Per Cluster Home)

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lagos Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3 (Per Cluster Home)

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 63.88	\$ 126.59	\$ 14.20	\$ 17.71	\$ 222.38
1/31/2024	\$ 63.88	\$ 124.20	\$ 13.88	\$ 18.06	\$ 220.02
1/31/2025	\$ 68.79	\$ 121.80	\$ 13.56	\$ 18.42	\$ 222.58
1/31/2026	\$ 68.79	\$ 119.22	\$ 13.22	\$ 18.79	\$ 220.02
1/31/2027	\$ 68.79	\$ 116.39	\$ 12.87	\$ 19.17	\$ 217.22
1/31/2028	\$ 73.70	\$ 113.55	\$ 12.53	\$ 19.55	\$ 219.33
1/31/2029	\$ 73.70	\$ 110.51	\$ 12.16	\$ 19.94	\$ 216.31
1/31/2030	\$ 78.62	\$ 107.47	\$ 11.79	\$ 20.34	\$ 218.22
1/31/2031	\$ 78.62	\$ 104.22	\$ 11.40	\$ 20.75	\$ 214.99
1/31/2032	\$ 83.53	\$ 100.69	\$ 11.01	\$ 21.16	\$ 216.38
1/31/2033	\$ 88.45	\$ 96.93	\$ 10.59	\$ 21.58	\$ 217.55
1/31/2034	\$ 93.36	\$ 92.95	\$ 10.15	\$ 22.02	\$ 218.47
1/31/2035	\$ 93.36	\$ 88.75	\$ 9.68	\$ 22.46	\$ 214.24
1/31/2036	\$ 98.27	\$ 84.55	\$ 9.21	\$ 22.90	\$ 214.94
1/31/2037	\$ 103.19	\$ 80.12	\$ 8.72	\$ 23.36	\$ 215.39
1/31/2038	\$ 108.10	\$ 75.48	\$ 8.21	\$ 23.83	\$ 215.62
1/31/2039	\$ 113.01	\$ 70.61	\$ 7.67	\$ 24.31	\$ 215.60
1/31/2040	\$ 117.93	\$ 65.53	\$ 7.10	\$ 24.79	\$ 215.35
1/31/2041	\$ 122.84	\$ 60.22	\$ 6.51	\$ 25.29	\$ 214.86
1/31/2042	\$ 127.75	\$ 54.54	\$ 5.90	\$ 25.79	\$ 213.99
1/31/2043	\$ 132.67	\$ 48.63	\$ 5.26	\$ 26.31	\$ 212.87
1/31/2044	\$ 137.58	\$ 42.50	\$ 4.59	\$ 26.84	\$ 211.51
1/31/2045	\$ 142.50	\$ 36.13	\$ 3.91	\$ 27.37	\$ 209.91
1/31/2046	\$ 147.41	\$ 29.54	\$ 3.19	\$ 27.92	\$ 208.07
1/31/2047	\$ 157.24	\$ 22.73	\$ 2.46	\$ 28.48	\$ 210.90
1/31/2048	\$ 162.15	\$ 15.45	\$ 1.67	\$ 29.05	\$ 208.32
1/31/2049	\$ 171.98	\$ 7.95	\$ 0.86	\$ 29.63	\$ 210.42
Total	\$ 2,840.07	\$ 2,117.25	\$ 232.29	\$ 625.81	\$ 5,815.43

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

EXHIBIT U-4 – 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$136,700.13

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lagos Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installments Due	Principal	Interest ¹	Additional Interest Reserve	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 3,074.57	\$ 6,093.27	\$ 683.50	\$ 852.25	\$ 10,703.58
1/31/2024	\$ 3,074.57	\$ 5,977.97	\$ 668.13	\$ 869.29	\$ 10,589.96
1/31/2025	\$ 3,311.08	\$ 5,862.67	\$ 652.75	\$ 886.68	\$ 10,713.18
1/31/2026	\$ 3,311.08	\$ 5,738.51	\$ 636.20	\$ 904.41	\$ 10,590.19
1/31/2027	\$ 3,311.08	\$ 5,601.93	\$ 619.64	\$ 922.50	\$ 10,455.14
1/31/2028	\$ 3,547.58	\$ 5,465.34	\$ 603.09	\$ 940.95	\$ 10,556.96
1/31/2029	\$ 3,547.58	\$ 5,319.01	\$ 585.35	\$ 959.77	\$ 10,411.71
1/31/2030	\$ 3,784.09	\$ 5,172.67	\$ 567.61	\$ 978.96	\$ 10,503.33
1/31/2031	\$ 3,784.09	\$ 5,016.58	\$ 548.69	\$ 998.54	\$ 10,347.90
1/31/2032	\$ 4,020.59	\$ 4,846.29	\$ 529.77	\$ 1,018.51	\$ 10,415.17
1/31/2033	\$ 4,257.10	\$ 4,665.37	\$ 509.67	\$ 1,038.88	\$ 10,471.01
1/31/2034	\$ 4,493.60	\$ 4,473.80	\$ 488.38	\$ 1,059.66	\$ 10,515.44
1/31/2035	\$ 4,493.60	\$ 4,271.58	\$ 465.92	\$ 1,080.85	\$ 10,311.96
1/31/2036	\$ 4,730.11	\$ 4,069.37	\$ 443.45	\$ 1,102.47	\$ 10,345.40
1/31/2037	\$ 4,966.61	\$ 3,856.52	\$ 419.80	\$ 1,124.52	\$ 10,367.45
1/31/2038	\$ 5,203.12	\$ 3,633.02	\$ 394.96	\$ 1,147.01	\$ 10,378.11
1/31/2039	\$ 5,439.62	\$ 3,398.88	\$ 368.95	\$ 1,169.95	\$ 10,377.40
1/31/2040	\$ 5,676.13	\$ 3,154.10	\$ 341.75	\$ 1,193.35	\$ 10,365.33
1/31/2041	\$ 5,912.64	\$ 2,898.67	\$ 313.37	\$ 1,217.22	\$ 10,341.89
1/31/2042	\$ 6,149.14	\$ 2,625.21	\$ 283.81	\$ 1,241.56	\$ 10,299.72
1/31/2043	\$ 6,385.65	\$ 2,340.81	\$ 253.06	\$ 1,266.39	\$ 10,245.91
1/31/2044	\$ 6,622.15	\$ 2,045.48	\$ 221.13	\$ 1,291.72	\$ 10,180.48
1/31/2045	\$ 6,858.66	\$ 1,739.20	\$ 188.02	\$ 1,317.55	\$ 10,103.43
1/31/2046	\$ 7,095.16	\$ 1,421.99	\$ 153.73	\$ 1,343.90	\$ 10,014.78
1/31/2047	\$ 7,568.17	\$ 1,093.84	\$ 118.25	\$ 1,370.78	\$ 10,151.05
1/31/2048	\$ 7,804.68	\$ 743.81	\$ 80.41	\$ 1,398.20	\$ 10,027.10
1/31/2049	\$ 8,277.69	\$ 382.84	\$ 41.39	\$ 1,426.16	\$ 10,128.08
Total	\$ 136,700.13	\$ 101,908.72	\$ 11,180.79	\$ 30,122.03	\$ 279,911.67

¹ Interest is calculated at the rate of the Major Improvement Area Bonds.

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

EXHIBIT U-5 – 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 5 PRINCIPAL ASSESSMENT: \$18,818.32

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lagos Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 5

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection	
	Principal	Interest	Additional Interest	Principal	Interest	Costs	Total Annual Installment
1/31/2023	\$ 100.34	\$ 198.85	\$ 22.31	\$ 217.47	\$ 646.07	\$ 117.32	\$ 1,302.36
1/31/2024	\$ 100.34	\$ 195.09	\$ 21.80	\$ 228.13	\$ 636.28	\$ 119.67	\$ 1,301.31
1/31/2025	\$ 108.06	\$ 191.33	\$ 21.30	\$ 238.79	\$ 626.02	\$ 122.06	\$ 1,307.55
1/31/2026	\$ 108.06	\$ 187.28	\$ 20.76	\$ 249.45	\$ 615.27	\$ 124.50	\$ 1,305.32
1/31/2027	\$ 108.06	\$ 182.82	\$ 20.22	\$ 260.11	\$ 604.05	\$ 126.99	\$ 1,302.25
1/31/2028	\$ 115.78	\$ 178.36	\$ 19.68	\$ 272.90	\$ 592.34	\$ 129.53	\$ 1,308.59
1/31/2029	\$ 115.78	\$ 173.59	\$ 19.10	\$ 283.56	\$ 580.06	\$ 132.12	\$ 1,304.21
1/31/2030	\$ 123.49	\$ 168.81	\$ 18.52	\$ 296.35	\$ 567.30	\$ 134.77	\$ 1,309.25
1/31/2031	\$ 123.49	\$ 163.72	\$ 17.91	\$ 311.28	\$ 553.97	\$ 137.46	\$ 1,307.82
1/31/2032	\$ 131.21	\$ 158.16	\$ 17.29	\$ 324.07	\$ 539.96	\$ 140.21	\$ 1,310.90
1/31/2033	\$ 138.93	\$ 152.25	\$ 16.63	\$ 338.99	\$ 525.37	\$ 143.01	\$ 1,315.20
1/31/2034	\$ 146.65	\$ 146.00	\$ 15.94	\$ 353.92	\$ 510.12	\$ 145.87	\$ 1,318.50
1/31/2035	\$ 146.65	\$ 139.40	\$ 15.21	\$ 370.97	\$ 494.19	\$ 148.79	\$ 1,315.22
1/31/2036	\$ 154.37	\$ 132.80	\$ 14.47	\$ 388.03	\$ 477.50	\$ 151.77	\$ 1,318.94
1/31/2037	\$ 162.09	\$ 125.86	\$ 13.70	\$ 405.09	\$ 460.04	\$ 154.80	\$ 1,321.57
1/31/2038	\$ 169.80	\$ 118.56	\$ 12.89	\$ 422.14	\$ 441.81	\$ 157.90	\$ 1,323.11
1/31/2039	\$ 177.52	\$ 110.92	\$ 12.04	\$ 441.33	\$ 422.81	\$ 161.06	\$ 1,325.69
1/31/2040	\$ 185.24	\$ 102.93	\$ 11.15	\$ 460.52	\$ 402.95	\$ 164.28	\$ 1,327.08
1/31/2041	\$ 192.96	\$ 94.60	\$ 10.23	\$ 481.84	\$ 382.23	\$ 167.56	\$ 1,329.42
1/31/2042	\$ 200.68	\$ 85.67	\$ 9.26	\$ 503.16	\$ 360.55	\$ 170.91	\$ 1,330.24
1/31/2043	\$ 208.40	\$ 76.39	\$ 8.26	\$ 526.61	\$ 337.91	\$ 174.33	\$ 1,331.90
1/31/2044	\$ 216.11	\$ 66.75	\$ 7.22	\$ 550.06	\$ 314.21	\$ 177.82	\$ 1,332.18
1/31/2045	\$ 223.83	\$ 56.76	\$ 6.14	\$ 575.65	\$ 289.45	\$ 181.38	\$ 1,333.21
1/31/2046	\$ 231.55	\$ 46.41	\$ 5.02	\$ 601.23	\$ 263.55	\$ 185.00	\$ 1,332.76
1/31/2047	\$ 246.99	\$ 35.70	\$ 3.86	\$ 628.95	\$ 236.50	\$ 188.70	\$ 1,340.69
1/31/2048	\$ 254.71	\$ 24.27	\$ 2.62	\$ 656.67	\$ 208.19	\$ 192.48	\$ 1,338.94
1/31/2049	\$ 270.14	\$ 12.49	\$ 1.35	\$ 686.51	\$ 178.64	\$ 196.33	\$ 1,345.47
1/31/2050	\$ -	\$ -	\$ -	\$ 1,046.83	\$ 147.75	\$ 152.78	\$ 1,347.36
1/31/2051	\$ -	\$ -	\$ -	\$ 1,093.73	\$ 100.64	\$ 155.84	\$ 1,350.21
1/31/2052	\$ -	\$ -	\$ -	\$ 1,142.77	\$ 51.42	\$ 158.95	\$ 1,353.14
Total	\$ 4,461.23	\$ 3,325.81	\$ 364.89	\$ 14,357.09	\$ 12,567.16	\$ 4,614.21	\$ 39,690.38

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

EXHIBIT U-6 – 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

LOT TYPE 6 PRINCIPAL ASSESSMENT: \$279,232.16

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Lagos Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 6

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest		
1/31/2023	\$ 1,488.86	\$ 2,950.67	\$ 330.99	\$ 3,226.84	\$ 9,586.58	\$ 1,740.85	\$ 19,324.79
1/31/2024	\$ 1,488.86	\$ 2,894.84	\$ 323.54	\$ 3,385.02	\$ 9,441.37	\$ 1,775.67	\$ 19,309.30
1/31/2025	\$ 1,603.39	\$ 2,839.00	\$ 316.10	\$ 3,543.20	\$ 9,289.04	\$ 1,811.18	\$ 19,401.92
1/31/2026	\$ 1,603.39	\$ 2,778.88	\$ 308.08	\$ 3,701.38	\$ 9,129.60	\$ 1,847.40	\$ 19,368.73
1/31/2027	\$ 1,603.39	\$ 2,712.74	\$ 300.06	\$ 3,859.56	\$ 8,963.04	\$ 1,884.35	\$ 19,323.14
1/31/2028	\$ 1,717.92	\$ 2,646.60	\$ 292.05	\$ 4,049.37	\$ 8,789.36	\$ 1,922.04	\$ 19,417.33
1/31/2029	\$ 1,717.92	\$ 2,575.73	\$ 283.46	\$ 4,207.55	\$ 8,607.13	\$ 1,960.48	\$ 19,352.27
1/31/2030	\$ 1,832.45	\$ 2,504.87	\$ 274.87	\$ 4,397.37	\$ 8,417.79	\$ 1,999.69	\$ 19,427.03
1/31/2031	\$ 1,832.45	\$ 2,429.28	\$ 265.70	\$ 4,618.82	\$ 8,219.91	\$ 2,039.68	\$ 19,405.84
1/31/2032	\$ 1,946.97	\$ 2,346.82	\$ 256.54	\$ 4,808.63	\$ 8,012.07	\$ 2,080.48	\$ 19,451.51
1/31/2033	\$ 2,061.50	\$ 2,259.21	\$ 246.81	\$ 5,030.08	\$ 7,795.68	\$ 2,122.09	\$ 19,515.36
1/31/2034	\$ 2,176.03	\$ 2,166.44	\$ 236.50	\$ 5,251.53	\$ 7,569.32	\$ 2,164.53	\$ 19,564.35
1/31/2035	\$ 2,176.03	\$ 2,068.52	\$ 225.62	\$ 5,504.62	\$ 7,333.00	\$ 2,207.82	\$ 19,515.61
1/31/2036	\$ 2,290.56	\$ 1,970.60	\$ 214.74	\$ 5,757.70	\$ 7,085.30	\$ 2,251.97	\$ 19,570.87
1/31/2037	\$ 2,405.09	\$ 1,867.52	\$ 203.29	\$ 6,010.79	\$ 6,826.20	\$ 2,297.01	\$ 19,609.90
1/31/2038	\$ 2,519.61	\$ 1,759.29	\$ 191.26	\$ 6,263.87	\$ 6,555.71	\$ 2,342.95	\$ 19,632.71
1/31/2039	\$ 2,634.14	\$ 1,645.91	\$ 178.66	\$ 6,548.60	\$ 6,273.84	\$ 2,389.81	\$ 19,670.96
1/31/2040	\$ 2,748.67	\$ 1,527.37	\$ 165.49	\$ 6,833.32	\$ 5,979.15	\$ 2,437.61	\$ 19,691.62
1/31/2041	\$ 2,863.20	\$ 1,403.68	\$ 151.75	\$ 7,149.68	\$ 5,671.65	\$ 2,486.36	\$ 19,726.32
1/31/2042	\$ 2,977.73	\$ 1,271.26	\$ 137.43	\$ 7,466.03	\$ 5,349.92	\$ 2,536.09	\$ 19,738.46
1/31/2043	\$ 3,092.25	\$ 1,133.54	\$ 122.54	\$ 7,814.03	\$ 5,013.95	\$ 2,586.81	\$ 19,763.12
1/31/2044	\$ 3,206.78	\$ 990.52	\$ 107.08	\$ 8,162.02	\$ 4,662.32	\$ 2,638.55	\$ 19,767.27
1/31/2045	\$ 3,321.31	\$ 842.21	\$ 91.05	\$ 8,541.65	\$ 4,295.02	\$ 2,691.32	\$ 19,782.56
1/31/2046	\$ 3,435.84	\$ 688.60	\$ 74.44	\$ 8,921.28	\$ 3,910.65	\$ 2,745.14	\$ 19,775.95
1/31/2047	\$ 3,664.89	\$ 529.69	\$ 57.26	\$ 9,332.54	\$ 3,509.19	\$ 2,800.05	\$ 19,893.63
1/31/2048	\$ 3,779.42	\$ 360.19	\$ 38.94	\$ 9,743.81	\$ 3,089.23	\$ 2,856.05	\$ 19,867.63
1/31/2049	\$ 4,008.48	\$ 185.39	\$ 20.04	\$ 10,186.71	\$ 2,650.76	\$ 2,913.17	\$ 19,964.54
1/31/2050	\$ -	\$ -	\$ -	\$ 15,533.14	\$ 2,192.36	\$ 2,267.00	\$ 19,992.50
1/31/2051	\$ -	\$ -	\$ -	\$ 16,229.13	\$ 1,493.36	\$ 2,312.34	\$ 20,034.83
1/31/2052	\$ -	\$ -	\$ -	\$ 16,956.75	\$ 763.05	\$ 2,358.59	\$ 20,078.39
Total	\$ 66,197.15	\$ 49,349.38	\$ 5,414.31	\$ 213,035.01	\$ 186,475.55	\$ 68,467.05	\$ 588,938.44

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

EXHIBIT U-7 – IMPROVEMENT AREA #1 REMAINDER PARCEL 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
MANOR, TEXAS
CONCERNING THE FOLLOWING PROPERTY

STREET ADDRESS

IMPROVEMENT AREA #1 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$6,364,323.53

As the purchaser of the real property described above, you are obligated to pay assessments to Manor, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within *Lagos Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Manor. The exact amount of each annual installment will be approved each year by the Manor City Council in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Manor.

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

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 REMAINDER PARCEL

Annual Installments Due	Major Improvement Area Bonds			Improvement Area #1 Reimbursement Obligation		Annual Collection Costs	Total Annual Installment
	Principal	Interest	Additional Interest	Principal	Interest		
1/31/2023	\$ 33,934.51	\$ 67,252.33	\$ 7,543.90	\$ 73,546.98	\$ 218,499.43	\$ 39,677.83	\$ 440,454.99
1/31/2024	\$ 33,934.51	\$ 65,979.79	\$ 7,374.23	\$ 77,152.23	\$ 215,189.82	\$ 40,471.38	\$ 440,101.96
1/31/2025	\$ 36,544.86	\$ 64,707.24	\$ 7,204.56	\$ 80,757.47	\$ 211,717.97	\$ 41,280.81	\$ 442,212.91
1/31/2026	\$ 36,544.86	\$ 63,336.81	\$ 7,021.83	\$ 84,362.72	\$ 208,083.88	\$ 42,106.43	\$ 441,456.53
1/31/2027	\$ 36,544.86	\$ 61,829.34	\$ 6,839.11	\$ 87,967.96	\$ 204,287.56	\$ 42,948.56	\$ 440,417.38
1/31/2028	\$ 39,155.21	\$ 60,321.86	\$ 6,656.38	\$ 92,294.25	\$ 200,329.00	\$ 43,807.53	\$ 442,564.23
1/31/2029	\$ 39,155.21	\$ 58,706.70	\$ 6,460.61	\$ 95,899.50	\$ 196,175.76	\$ 44,683.68	\$ 441,081.45
1/31/2030	\$ 41,765.55	\$ 57,091.56	\$ 6,264.83	\$ 100,225.79	\$ 191,860.28	\$ 45,577.35	\$ 442,785.37
1/31/2031	\$ 41,765.55	\$ 55,368.73	\$ 6,056.01	\$ 105,273.13	\$ 187,350.12	\$ 46,488.90	\$ 442,302.44
1/31/2032	\$ 44,375.90	\$ 53,489.28	\$ 5,847.18	\$ 109,599.43	\$ 182,612.83	\$ 47,418.68	\$ 443,343.29
1/31/2033	\$ 46,986.25	\$ 51,492.36	\$ 5,625.30	\$ 114,646.77	\$ 177,680.86	\$ 48,367.05	\$ 444,798.58
1/31/2034	\$ 49,596.59	\$ 49,377.98	\$ 5,390.37	\$ 119,694.11	\$ 172,521.75	\$ 49,334.39	\$ 445,915.20
1/31/2035	\$ 49,596.59	\$ 47,146.14	\$ 5,142.38	\$ 125,462.50	\$ 167,135.52	\$ 50,321.08	\$ 444,804.21
1/31/2036	\$ 52,206.94	\$ 44,914.29	\$ 4,894.40	\$ 131,230.89	\$ 161,489.71	\$ 51,327.50	\$ 446,063.73
1/31/2037	\$ 54,817.29	\$ 42,564.98	\$ 4,633.37	\$ 136,999.28	\$ 155,584.32	\$ 52,354.05	\$ 446,953.28
1/31/2038	\$ 57,427.63	\$ 40,098.20	\$ 4,359.28	\$ 142,767.67	\$ 149,419.35	\$ 53,401.13	\$ 447,473.26
1/31/2039	\$ 60,037.98	\$ 37,513.95	\$ 4,072.14	\$ 149,257.11	\$ 142,994.80	\$ 54,469.15	\$ 448,345.15
1/31/2040	\$ 62,648.33	\$ 34,812.25	\$ 3,771.95	\$ 155,746.55	\$ 136,278.23	\$ 55,558.54	\$ 448,815.85
1/31/2041	\$ 65,258.68	\$ 31,993.07	\$ 3,458.71	\$ 162,957.04	\$ 129,269.64	\$ 56,669.71	\$ 449,606.84
1/31/2042	\$ 67,869.02	\$ 28,974.85	\$ 3,132.42	\$ 170,167.53	\$ 121,936.57	\$ 57,803.10	\$ 449,883.49
1/31/2043	\$ 70,479.37	\$ 25,835.91	\$ 2,793.07	\$ 178,099.07	\$ 114,279.03	\$ 58,959.16	\$ 450,445.61
1/31/2044	\$ 73,089.72	\$ 22,576.24	\$ 2,440.67	\$ 186,030.60	\$ 106,264.57	\$ 60,138.35	\$ 450,540.16
1/31/2045	\$ 75,700.06	\$ 19,195.84	\$ 2,075.23	\$ 194,683.19	\$ 97,893.20	\$ 61,341.11	\$ 450,888.64
1/31/2046	\$ 78,310.41	\$ 15,694.71	\$ 1,696.73	\$ 203,335.78	\$ 89,132.45	\$ 62,567.94	\$ 450,738.01
1/31/2047	\$ 83,531.10	\$ 12,072.85	\$ 1,305.17	\$ 212,709.41	\$ 79,982.34	\$ 63,819.30	\$ 453,420.18
1/31/2048	\$ 86,141.45	\$ 8,209.54	\$ 887.52	\$ 222,083.05	\$ 70,410.42	\$ 65,095.68	\$ 452,827.66
1/31/2049	\$ 91,362.15	\$ 4,225.50	\$ 456.81	\$ 232,177.73	\$ 60,416.68	\$ 66,397.60	\$ 455,036.47
1/31/2050	\$ -	\$ -	\$ -	\$ 354,034.99	\$ 49,968.69	\$ 51,669.95	\$ 455,673.62
1/31/2051	\$ -	\$ -	\$ -	\$ 369,898.06	\$ 34,037.11	\$ 52,703.35	\$ 456,638.52
1/31/2052	\$ -	\$ -	\$ -	\$ 386,482.18	\$ 17,391.70	\$ 53,757.42	\$ 457,631.30
Total	\$ 1,508,780.58	\$ 1,124,782.33	\$ 123,404.16	\$ 4,855,542.95	\$ 4,250,193.60	\$ 1,560,516.71	\$ 13,423,220.32

Note: 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.