



RES. 2021-152R - 2021-08-  
05\_SANM\_TRACE\_2021\_SAP\_UPDATE  
V2.2.DOCX

2021 ANNUAL SERVICE PLAN UPDATE

AUGUST 17, 2021

## INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the 2019 Annual Service Plan Update used for the issuance of PID Bonds, unless the context in which a term is used clearly requires a different meaning.

On October 20, 2015, the City Council approved Resolution No. 2015-145R, creating the PID in accordance with the Act to finance certain Authorized Improvements for the benefit of certain property within the PID.

On October 18, 2016, the City Council approved the Original SAP and levied \$11,175,000 in Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the PID by approving Ordinance No. 2016-42. The Original SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the PID, based on the method of assessment identified in the Original SAP.

On October 16, 2018, the City Council approved and adopted Ordinance No. 2018-38, which approved the 2018 SAP for the PID and levied \$10,925,000 in additional Assessments on property within the PID, which was amended and restated by Ordinance No. 2018-51 dated December 12, 2018.

On January 29, 2019, the City Council approved and adopted Ordinance No. 2019-06 which approved the 2019 Annual Service Plan Update providing updated Annual Installments resulting from the issuance of the Initial PID Bonds.

On August 6, 2019, the City Council approved the 2019 Annual Service Plan Update by approving Ordinance No. 2019-142. The 2019 Annual Service Plan Update updated the Assessment Roll for 2019.

On August 18, 2020, the City Council approved the 2020 Annual Service Plan Update by approving Ordinance No. 2020-174R. The 2020 Annual Service Plan Update updated the Assessment Roll for 2020.

Pursuant to the Act, the SAP must be reviewed and updated annually. This document is the 2021 Annual Service Plan Update. This document also updates the Assessment Roll for 2021.

## **LISTED EVENTS**

The following listed events have occurred in the PID:

- \$185,000 partial sinking fund redemption on September 1, 2020.

## **PARCEL SUBDIVISION**

- The final plat for Trace Subdivision Section A, PA 1A Phase A-1 consists of 30 Residential Lots within Hays County and was recorded in the official public records of the County on November 20, 2017. All 30 Residential Lots are classified as Lot Type 1, and 4 Lots are classified as Non-Benefitted Property.
- The final plat for Trace Subdivision PA 2B Section A consists of 42 Residential Lots within Hays County and was recorded in the official public records of the County on November 20, 2017. All 42 residential Lots are classified as Lot Type 3.
- The final plat for Trace Subdivision Section A, PA 2A Phase A consists of 49 Residential Lots within Hays County and was recorded in the official public records of the County on December 11, 2017. 26 residential Lots are classified as Lot Type 2, and 23 Lots are classified as Lot Type 3, and 3 Lots are classified as Non-Benefitted Property.
- The final plat for Trace Subdivision Section A, PA 1A Phase A-2 consists of 27 Residential Lots and 1 Non-Benefitted Lot within Hays County and was recorded in the official public records of the County on March 23, 2018. All 27 residential Lots are classified as Lot Type 1.
- The final plat for Trace Subdivision PA 2A Section B consists of 44 Residential Lots within Hays County and was recorded in the official public records of the County on May 16, 2019. 33 residential Lots are classified as Lot Type 2, 11 Lots are classified as Lot Type 3, and 4 Lots are classified as Non-Benefitted Property.
- The final plat for Trace Subdivision PA 1A Section B consists of 39 Residential Lots within Hays County and was recorded in the official public records of the County on June 25, 2019. All 39 residential Lots are classified as Lot Type 1.
- The final plat for Trace Subdivision PA 2C Section B consists of 45 Residential Lots within Hays County and was recorded in the official public records of the County on October 2, 2019. All 45 residential Lots are classified as Lot Type 3, and 1 Lot is classified as Open Space.
- The final plat for Trace Subdivision PA 2B Section B consists of 61 Residential Lots within Hays County and was recorded in the official public records of the County on October 4, 2019. All 61 residential Lots are classified as Lot Type 3, and 3 Lots are classified as Open Space.

- The final plat for Trace Subdivision PA 1B Section B consists of 31 Residential Lots within Hays County and was recorded in the official public records of the County on January 29, 2020. 26 Residential Lots are classified as Lot Type 3, 15 Residential Lots are classified as Lot Type 1, and 1 Lot is classified as Open Space. The plat is attached as **Exhibit B-1**.
- The final plat for Trace Subdivision Planning Area 9 C-Store consists of 6,750 square feet of business park space and was recorded in the official public records of the County on June 23, 2020. The plat is attached as **Exhibit B-2**.
- The final plat for Trace Subdivision Section A, PA 12 consists of 326 multi-family units within Hays County and was recorded in the official public records of the County on September 3, 2020. The plat is attached as **Exhibit B-3**.

## LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2021, there are 1,006 expected Lots at buildout with 421 Lots closed to homebuilders and 585 Lots owned by the Developer. Of those completed Lots, 196 Lots are closed to end-users and 98 Lots are currently under construction.

See **Exhibit C** for Homebuyer Disclosures.

## OUTSTANDING ASSESSMENT

The PID has an outstanding Assessment of \$21,295,100.17, of which \$11,490,100.17<sup>1</sup> is attributable to outstanding Initial PID Bonds, and \$9,805,000.00 is attributable to the Reimbursement Obligation. The outstanding initial PID Bonds are greater than the amount of Assessments attributable to the Initial PID Bonds due to Prepayments for which Initial PID Bonds have not yet been redeemed.

## ANNUAL INSTALLMENT DUE 1/31/2022

- **Initial PID Bonds Principal and Interest** – The total principal and interest on the PID Bonds required for this year's Annual Installment is \$844,425.00.
- **Reimbursement Obligation Principal and Interest** – The total principal and interest on the Reimbursement Obligation required for this year's Annual Installment is \$704,275.00.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$633,050.00 has not been met. As such, the Delinquency and

<sup>1</sup> Net of \$190,000.00 Initial PID Bonds principal payment due September 1, 2021 which will be paid using the Annual Installment collected on January 31, 2021.

Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$57,550.00.

- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses due is \$43,300.00.

Annual Installment Due January 31, 2022	
<i>PID Bonds</i>	
Principal	\$ 200,000.00
Interest	\$ 644,425.00
	<u>\$ 844,425.00</u>
<i>Reimbursement Obligation</i>	
Principal	\$ 165,000.00
Interest	\$ 539,275.00
	<u>\$ 704,275.00</u>
Additional Interest	\$ 57,550.00
Administrative Expenses	\$ 43,300.00
<b>Total Annual Installment</b>	<b>\$ 1,649,550.00</b>

See **Exhibit D** for the debt service schedule for the Initial PID Bonds as shown in the official statement, and **Exhibit E** for the Annual Installment schedule for the Reimbursement Obligation.

## PREPAYMENT OF ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a Prepayment in full.

Property ID	Lot Type	Date Paid
R155709	1	1/10/2020
R162997	3	1/15/2021

Please see **Exhibit F** for a form of Notice of PID Assessment Termination.

## PARTIAL PREPAYMENT OF ASSESSMENTS

There have been no partial prepayments of Assessments in the PID.

## BOND FUND

P3Works has reviewed the following bond accounts related to the Series 2019 Bonds of the PID as of March 31, 2021 and each account contains the amount shown below.

Account	3/31/2021 Balance
<b>Pledged Revenue Fund</b>	\$ 39.29
Bond Pledged Revenue Account	\$ 531,254.70
Developer Reimbursement Pledged Revenue Account	\$ 1.23
<b>Bond Fund</b>	
Principal and Interest Account	\$ 0.27
<b>Project Fund</b>	
Improvement Account	\$ 504,071.69
<b>Reserve Fund</b>	
Reserve Account	\$ 854,468.20
Delinquency and Prepayment Reserve Account	\$ 115,543.33
<b>Redemption Fund</b>	\$ 19,271.46
<b>Rebate Fund</b>	\$ -
<b>Administrative Fund</b>	\$ 43,136.42
<b>Reimbursement Fund</b>	\$ -
<b>Developer Property Tax Reserve Fund</b>	\$ 1,621.63

## AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements remains at \$22,386,420 as shown on the table below.

	Total [a]	Spent to Date Financed with Bonds [b]	Spent to Date Not Financed with Bonds [c]	% Complete
<i>Public Improvements</i>				
Street Improvements	\$ 5,788,090	\$ 2,255,873	\$ 1,224,095	60.1%
Drainage Improvements	1,272,692	524,980	317,378	66.2%
Erosion Control/Mobilization & General Conditions	563,672	468,161	307,733	137.6%
Water Line Distribution	728,070	623,574	353,293	134.2%
Wastewater	1,026,228	878,431	655,528	149.5%
Sewer Lift Station	3,967,557	1,741,719	-	43.9%
Landscaping	2,989,342	985,115	317,330	43.6%
Public Safety Facilities	500,000	-	-	0.0%
Contingency	1,327,000	-	-	0.0%
Construction Management Fee	711,072	59,366	-	8.3%
Soft Costs	3,512,697	1,614,050	1,011,048	74.7%
<b>Total Public Improvements</b>	<b>\$ 22,386,420</b>	<b>\$ 9,151,269</b>	<b>\$ 4,186,405</b>	<b>59.6%</b>

**Footnotes:**

[a] Per 2019 Annual Service Plan Update approved on January 29, 2019.

[b] Per the Approved Certification for Payment dated February 22, 2021.

[c] Per total 2A costs provided by the Developer on August 3, 2020.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Trace Public Improvement District						
Annual Installments Due		1/31/2022	1/31/2023	1/31/2024	1/31/2025	1/31/2026
<i>Initial PID Bonds</i>						
Principal		\$ 200,000.00	\$ 210,000.00	\$ 220,000.00	\$ 230,000.00	\$ 240,000.00
Interest		\$ 644,425.00	\$ 635,425.00	\$ 625,975.00	\$ 616,075.00	\$ 604,575.00
	(1)	\$ 844,425.00	\$ 845,425.00	\$ 845,975.00	\$ 846,075.00	\$ 844,575.00
<i>Reimbursement Obligation</i>						
Principal		\$ 165,000.00	\$ 175,000.00	\$ 185,000.00	\$ 195,000.00	\$ 205,000.00
Interest		\$ 539,275.00	\$ 530,200.00	\$ 520,575.00	\$ 510,400.00	\$ 499,675.00
	(2)	\$ 704,275.00	\$ 705,200.00	\$ 705,575.00	\$ 705,400.00	\$ 704,675.00
Additional Interest	(3)	\$ 57,550.00	\$ 56,550.00	\$ 55,500.00	\$ 54,400.00	\$ 53,250.00
Administrative Expenses	(4)	\$ 43,300.00	\$ 44,166.00	\$ 45,049.32	\$ 45,950.31	\$ 46,869.31
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) + (4)</b>	<b>\$ 1,649,550.00</b>	<b>\$ 1,651,341.00</b>	<b>\$ 1,652,099.32</b>	<b>\$ 1,651,825.31</b>	<b>\$ 1,649,369.31</b>

## ASSESSMENT ROLL

The list of current Lots within the PID, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Lots shown on the Assessment Roll will receive the bills for the 2021 Annual Installments which will be delinquent if not paid by January 31, 2022.

The Total Outstanding Assessment and total Annual Installment due 1/31/2022 on the Assessment Roll differs from the Service Plan by the amount of the Prepayment made by Property IDs R155709 and R162997. Bonds in that amount have not yet been redeemed.

## EXHIBIT A – ASSESSMENT ROLL

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R155692	1036 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155693	1040 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155694	1044 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155695	1048 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155696	1052 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155697	1056 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155698	1060 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155699	1064 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155700	1068 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155701	1072 ESPLANADE	1		\$ 8,462.76	\$ 655.08
R155702	1076 ESPLANADE	Open Space		\$ -	\$ -
R155703	173 BOSQUE	Open Space		\$ -	\$ -
R155704	169 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155705	165 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155706	161 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155707	157 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155708	153 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155709	149 BOSQUE	1	[b]	\$ -	\$ -
R155710	145 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155711	448 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155712	452 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155713	456 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155714	460 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155715	464 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155716	468 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155717	472 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R155719	164 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155720	168 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155721	172 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155722	176 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155723	180 BOSQUE	1		\$ 8,462.76	\$ 655.08
R155724	184 BOSQUE	1		\$ 8,462.76	\$ 655.08
R156552	185 BOSQUE	Open Space		\$ -	\$ -
R156553	186 BOSQUE	Open Space		\$ -	\$ -
R156554	187 BOSQUE	Open Space		\$ -	\$ -
R162924	404 SPINY LIZARD	1		\$ 8,462.76	\$ 655.08
R162925	408 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162926	412 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162927	416 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162928	420 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08



Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R162929	424 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162930	428 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162931	432 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162932	436 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162933	105 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162934	109 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162935	113 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162936	117 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162937	121 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162938	125 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162939	129 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162940	133 BOSQUE DR	1		\$ 8,462.76	\$ 655.08
R162941	364 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R162942	137 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162943	133 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162944	139 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162945	125 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162946	121 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162947	117 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162948	113 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162949	109 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R162950	105 SWITCHGRASS ST	1		\$ 8,462.76	\$ 655.08
R155728	248 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155729	240 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155730	236 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155731	232 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155732	228 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155733	224 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155734	220 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155735	216 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155736	212 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155737	208 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155738	204 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R155739	152 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155740	148 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155741	144 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155742	140 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155743	136 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155744	132 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155745	128 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R155746	124 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155747	120 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155748	116 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155749	112 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155750	108 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R155751	104 SAGE MEADOWS	Open Space		\$ -	\$ -
R155752	1025 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155753	1029 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155754	1033 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155755	1037 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155756	1041 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155757	1045 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155758	1049 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155759	1053 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155760	1057 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155761	1061 ESPLANDE	2		\$ 10,368.62	\$ 802.42
R155762	209 BOSQUE	Open Space		\$ -	\$ -
R155763	213 BOSQUE	2		\$ 10,368.62	\$ 802.42
R155764	217 BOSQUE	2		\$ 10,368.62	\$ 802.42
R155765	221 BOSQUE	2		\$ 10,368.62	\$ 802.42
R155766	225 BOSQUE	2		\$ 10,368.62	\$ 802.42
R155767	229 BOSQUE	2		\$ 10,368.62	\$ 802.42
R155768	213 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155769	217 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155770	221 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155771	225 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155772	229 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155773	233 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155774	237 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155775	241 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155776	245 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155777	249 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155778	253 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R155779	257 HORSEMINT	Open Space		\$ -	\$ -
R162951	N/A	Open Space		\$ -	\$ -
R162970	105 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R162971	109 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R162972	113 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R162973	117 SAGE MEADOWS	3		\$ 11,437.07	\$ 885.22
R162974	117 GRAY WOLF	3		\$ 11,437.07	\$ 885.22

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R162975	121 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162976	125 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162977	129 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162978	133 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162979	137 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162980	141 GRAY WOLF	Open Space		\$ -	\$ -
R162981	161 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162982	165 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162983	205 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162984	209 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162985	213 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162986	217 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162987	104 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162988	108 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162989	112 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162990	116 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162991	120 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162992	124 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162993	128 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162994	156 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162995	160 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162996	164 GRAY WOLF	3		\$ 11,437.07	\$ 885.22
R162997	129 CYPRESS HILLS	3	[b]	\$ -	\$ -
R162998	125 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R162999	121 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163000	117 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163001	113 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163002	109 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163003	105 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163005	104 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163006	108 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163007	112 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163008	116 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163009	120 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163010	124 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163011	128 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163012	132 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163013	136 CYPRESS HILLS	3		\$ 11,437.07	\$ 885.22
R163014	N/A	Open Space		\$ -	\$ -
R166396	165 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R166397	161 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166398	157 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166399	153 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166400	149 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166401	145 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166402	141 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166403	137 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166404	133 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166405	129 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166406	125 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166407	121 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166408	117 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166409	113 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166410	109 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166411	105 RUSTIC GLEN	1		\$ 8,462.76	\$ 655.08
R166412	1122 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166413	1126 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166414	1130 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166415	1134 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166416	1138 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166417	1142 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166418	1146 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166419	1150 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166420	1154 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166421	1158 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166422	1162 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166423	1166 ESPLANE	1		\$ 8,462.76	\$ 655.08
R166424	153 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166425	149 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166426	145 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166427	141 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166428	137 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166429	133 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166430	129 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166431	125 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166432	121 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166433	117 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R166434	113 DUCK CREEK	1		\$ 8,462.76	\$ 655.08
R165153	1105 ESPLANE	Open Space		\$ -	\$ -
R165154	1109 ESPLANE	2		\$ 10,368.62	\$ 802.42

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R165155	1113 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165156	1117 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165157	1121 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165158	1125 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165159	1129 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165160	1133 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165161	1137 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165162	1141 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165163	1147 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165164	1151 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165165	1157 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165166	1161 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165167	1167 ESPLANADE	2		\$ 10,368.62	\$ 802.42
R165168	1177 ESPLANADE	Open Space		\$ -	\$ -
R165169	109 WILLIAM MOON	2		\$ 10,368.62	\$ 802.42
R165170	113 WILLIAM MOON	2		\$ 10,368.62	\$ 802.42
R165171	117 WILLIAM MOON	2		\$ 10,368.62	\$ 802.42
R165172	121 WILLIAM MOON	2		\$ 10,368.62	\$ 802.42
R165173	125 WILLIAM MOON	2		\$ 10,368.62	\$ 802.42
R165174	109 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165175	113 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165176	117 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165177	121 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165178	125 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165179	129 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165180	133 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165181	137 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165182	141 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165183	145 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165184	149 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165185	153 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165186	157 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165187	161 HORSEMINT	2		\$ 10,368.62	\$ 802.42
R165188	165 HORSEMINT	Open Space		\$ -	\$ -
R165189	160 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165190	156 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165191	150 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165192	146 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165193	142 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165194	136 HORSEMINT	3		\$ 11,437.07	\$ 885.22

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R165195	240 BOSQUE	Open Space		\$ -	\$ -
R165196	108 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165197	112 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165198	116 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165199	120 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R165200	124 HORSEMINT	3		\$ 11,437.07	\$ 885.22
R168822	113 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168823	119 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168824	127 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168825	131 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168826	135 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168827	139 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168828	143 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168829	147 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168830	151 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168831	155 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168832	159 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168833	228 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168834	224 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168835	220 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168836	216 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168837	212 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168838	208 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168839	204 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168840	232 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168841	236 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168842	240 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168843	244 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168844	250 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168845	253 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168846	249 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168847	245 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168848	241 SAGE MEADOWS DR	3		\$ 11,437.07	\$ 885.22
R168849	108 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168850	112 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168851	116 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168852	120 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168853	124 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168854	128 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168855	132 LYNDON DR	3		\$ 11,437.07	\$ 885.22

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R168856	136 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168857	140 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168858	144 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168859	148 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168860	152 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168861	156 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168862	160 LYNDON DR	3		\$ 11,437.07	\$ 885.22
R168863	104 LYNDON DR	Open Space		\$ -	\$ -
R168864	221 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R168865	225 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R168866	229 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R168867	233 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R167305	261 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167306	265 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167307	269 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167308	273 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167309	277 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167310	305 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167311	309 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167312	313 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167313	317 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167314	321 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167315	325 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167316	329 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167317	333 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167318	337 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167319	341 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167320	345 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167321	349 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167322	353 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167323	357 HORSEMINT WAY	Open Space		\$ -	\$ -
R167324	145 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R167325	149 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R167326	153 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R167327	157 GRAY WOLF DR	3		\$ 11,437.07	\$ 885.22
R167328	224 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167329	220 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167330	216 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167331	212 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167332	208 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22



Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R167333	204 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167334	148 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167335	144 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167336	140 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167337	136 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167338	132 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167339	128 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167340	356 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167341	352 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167342	348 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167343	344 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167344	340 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167345	336 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167346	332 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167347	328 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167348	324 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167349	320 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167350	316 HORSEMINT WAY	3		\$ 11,437.07	\$ 885.22
R167351	360 HORSEMINT WAY	Open Space		\$ -	\$ -
R167352	403 HORSEMINT WAY	Open Space		\$ -	\$ -
R167353	119 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167354	123 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167355	127 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167356	131 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167357	135 LT. JOHN DECKER DR	3		\$ 11,437.07	\$ 885.22
R167358	125 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167359	129 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167360	133 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167361	137 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167362	141 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167363	145 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167364	149 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167365	146 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167366	142 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167367	138 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R167368	134 GOLDFINCH DR	3		\$ 11,437.07	\$ 885.22
R163004	N/A	Open Space		\$ -	\$ -
R169312	N/A	Open Space		\$ -	\$ -
R169313	N/A	Open Space		\$ -	\$ -
R169314	N/A	Open Space		\$ -	\$ -



Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R164621	N/A	Open Space		\$ -	\$ -
R164619	1003 VAN HORN TRCE	Open Space		\$ -	\$ -
R164620	1103 VAN HORN TRCE	Open Space		\$ -	\$ -
R164621	N/A	Open Space		\$ -	\$ -
R164622	1001 VAN HORN TRCE	Open Space		\$ -	\$ -
R164623	1101 VAN HORN TRCE	Open Space		\$ -	\$ -
R164624	1002 VAN HORN TRCE	Open Space		\$ -	\$ -
R164625	1102 VAN HORN TRCE	Open Space		\$ -	\$ -
R164631	201 1\2 ROLLINGWOOD DR	Open Space		\$ -	\$ -
R173948	N/A	Open Space		\$ -	\$ -
R173949	618 EL RIO ST	Multi Family		\$ 1,938,500.56	\$ 150,018.93
R173950	1112 VAN HORN TRCE	Open Space		\$ -	\$ -
R173951	1122 VAN HORN TRCE	Open Space		\$ -	\$ -
R174873	N/A	Open Space		\$ -	\$ -
R155718	N/A	Amenity Center		\$ -	\$ -
R155725	188 BOSQUE DR	Open Space		\$ -	\$ -
R156551	N/A	Open Space		\$ -	\$ -
R164125	ESPLANADE PKWY	ementary School		\$ -	\$ -
R169236	N/A	Open Space		\$ -	\$ -
R171067	447 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171068	441 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171069	435 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171070	431 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171071	429 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171072	425 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171073	417 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171074	411 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171075	405 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171076	369 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171077	365 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171078	359 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171079	353 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171080	345 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171081	341 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171082	337 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171083	333 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171084	329 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171085	325 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171086	321 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171087	317 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22

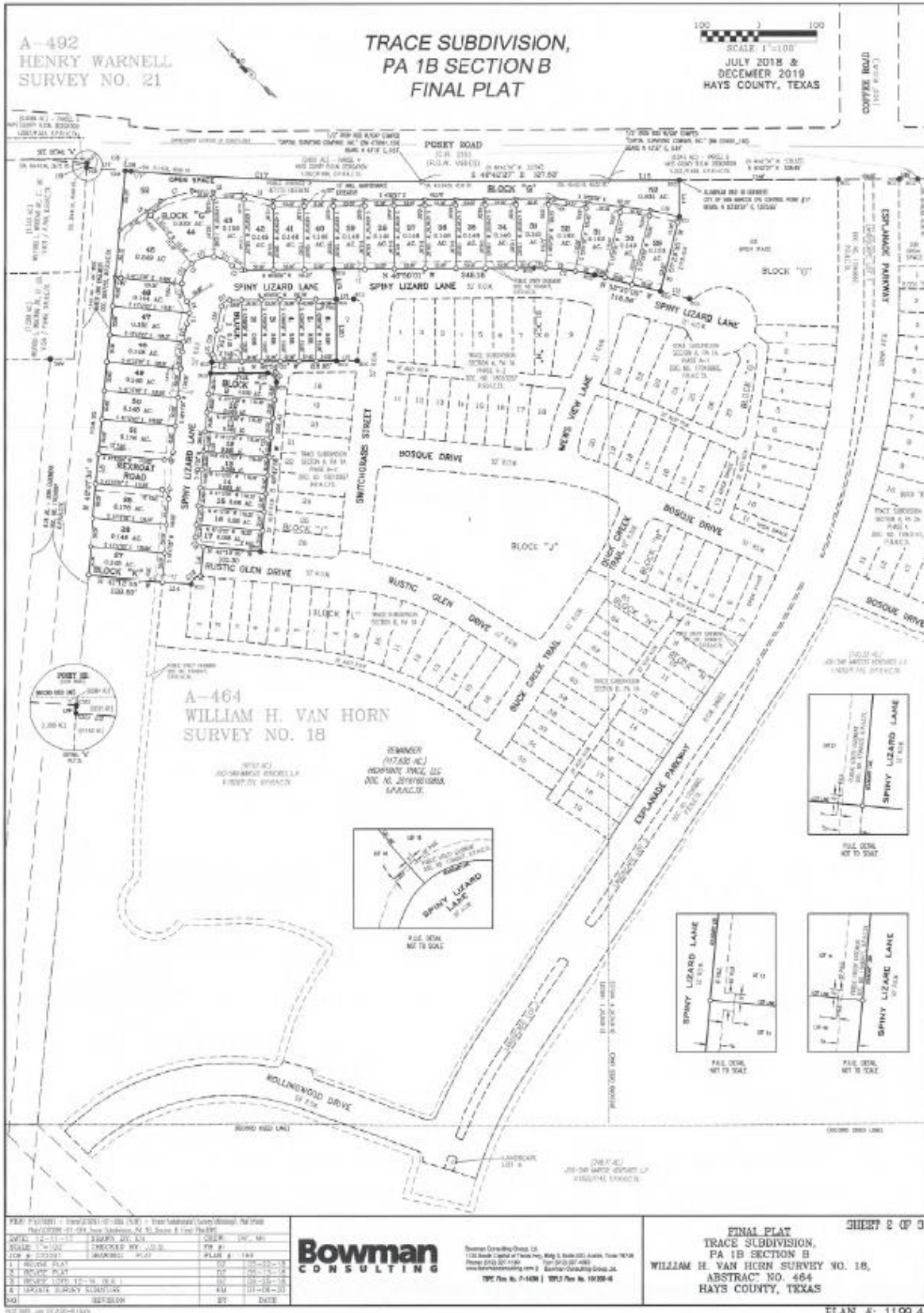
Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2022 [a]
R171088	311 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171089	305 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171090	N/A	Open Space		\$ -	\$ -
R171091	340 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171092	344 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171093	348 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171094	352 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171095	356 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171096	360 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171097	318 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171098	314 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171099	310 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171100	306 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171101	302 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171102	238 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171103	234 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171104	230 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171105	226 SPINY LIZARD LN	1		\$ 8,462.76	\$ 655.08
R171106	231 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171107	225 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R171108	221 SPINY LIZARD LN	3		\$ 11,437.07	\$ 885.22
R173953	N/A	Business Park		\$ 59,463.21	\$ 4,601.81
R18614	Unplatted Parcel <sup>2</sup>		[c]	\$ 12,577,088.73	\$ 973,330.36
R162349	Unplatted Parcel <sup>2</sup>		[c]	\$ 2,750,135.86	\$ 212,830.71
R18657	Unplatted Parcel <sup>2</sup>		[c]	\$ 59,785.56	\$ 4,626.75
<b>Total</b>				<b>\$ 21,295,100.17</b>	<b>\$ 1,648,050.39</b>

[a] The Annual Installment covers the period September 1, 2021 to August 31, 2022, and is due by January 31, 2022.

[b] Prepaid in full.

[c] The Unplatted Parcel's Annual Installment is allocated to tax Parcels based on acreage.





## TRACE PID 2021 ANNUAL SERVICE PLAN UPDATE

20[illegible]

PLAN 8: 1199.4







# EXHIBIT B-3 – FINAL PLAT FOR TRACE SUBDIVISION SECTION A, PA 12

## TRACE SUBDIVISION SECTION A, PA 12 FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

HAYPOINT POSEY ROAD L.P., MANAGING MEMBER OF HAYPOINT TRACT, L.L.C. BEING THE OWNER OF THAT CERTAIN 21.758 ACRES OF LAND OUT OF THE WILLIAM H. VAN HORN SURVEY NO. 18, ABSTRACT NO. 464, HAYS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 417.830 ACRES TRACT DESCRIBED IN THE BEED TO HAYPOINT TRACT, L.L.C. OF RECORD IN DOCUMENT NO. 20190401009, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, OR HEREST SURROUNDING THE SAID 21.758 ACRES TO BE KNOWN AS:


TRACE SUBDIVISION, SECTION A, PA 12

AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES SHOWN ON THIS PLAT.

MANAGING MEMBER:  
HAYPOINT TRACT, L.L.C.  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HAYPOINT POSEY ROAD, L.P., A CALIFORNIA  
LIMITED PARTNERSHIP, ITS MANAGING MEMBER

BY: HAYPOINT INVESTMENTS, INC.,  
A CALIFORNIA CORPORATION, ITS  
GENERAL PARTNER

BY:   
TIMOTHY D. ENGLAND, SEP

STATE OF CALIFORNIA  
COUNTY OF ORANGE

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON APRIL 28<sup>th</sup> 2020, BY TIMOTHY D. ENGLAND, SEP.

NOTARY PUBLIC, STATE OF CALIFORNIA  
PRINTED NAME: Shirley Ossa  
MY COMMISSION EXPIRES: DEC 15, 2023



PROJECT ADDRESS:

5819 S. OLD DARTMOUTH HWY.  
SAN MARCOS, TEXAS 78066

AREA TABLE:

1. TOTAL ACRES: 21.758 ACRES.
2. THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 0.000 ACRES.
3. THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 0 LINEAR FEET.

TOTAL NUMBER OF LOTS: 3  
COMMERCIAL/OTHER: 2  
SINGLE FAMILY: 1  
LANDSCAPE LOTS: 0  
PARKWAY LOTS: 0

LOT SUMMARY	
ROOF-OF-WAY	1.384 ACRES
SINGLE FAMILY LOTS (S)	0.000 ACRES
LOTS (L)	0.000 ACRES
OPEN SPACE LOTS (OS)	0.000 ACRES
TOTAL	21.758 ACRES

NOTES:

1. THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
2. RECORDS WILL BE PROVIDED AS CALLED FOR IN THE PLAT PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015).
3. THE PLANNED SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
4. AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HAYPOINT TRACT, L.L.C." BY ITS SUCCESSORS OR ASSIGNS.
5. THIS PLAT (AND THE LOTS THEREIN) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2015) WITH THE CITY OF SAN MARCOS.
6. RESIDENTIAL DENSITY ON LOT 1 SHALL NOT EXCEED 10 UNITS PER ACRE.
7. OPEN SPACE LOT 2 SHALL BE MAINTAINED BY THE CITY. OPEN SPACE LOT 3 SHALL BE MAINTAINED BY THE HOA.
8. BOTH OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.

SURVEY NOTES:

1. BOUNDARY DATA IS BASED ON TEXAS COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, GRS80.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRS80, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99999.

ADDITIONAL NOTE:

THIS PROJECT IS NOT IN THE ENVIRONMENTAL SENSITIVE ZONE OR IN THE CONTROLLING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR ANNUAL CHANCES FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48020C000, REVISED SEPTEMBER 02, 2005.

THE ABOVE STATEMENTS ARE MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAPS.

REFERENCE LOTS: MAPS 08

3/4" BOUNDARY SET IN SOUTHEAST CORNER, LINE OF INTERSECTION HIGHWAY NO. 25, BEARS N 45°34'40" E, 1500.15' AND S 45°34'40" E, 3.5' FROM THE INTERSECTION OF THE EAST PLUM LINE OF INTERSECTION HIGHWAY NO. 25 AND THE NORTH PLUM LINE OF SAN MARCOS TRACT SHOWN HEREON.  
ELEVATION = 861.37

UTILITY NOTE:

WATER/WASTE WATER: CITY OF SAN MARCOS  
430 EAST BOWLING STREET  
SAN MARCOS, TEXAS 78066

ELECTRIC: FIDELITY ELECTRIC COOPERATIVE  
1810 W. 150 WEST  
PYLE, TEXAS 78060



VICINITY MAP  
NOT TO SCALE

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON April 28, 2020  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

  
RECORDING CLERK

08/05/2020  
DATE

  
CHAIRMAN, PLANNING & ZONING COMMISSION

5-9-2020  
DATE

  
OF A ENGINEERING FIRM

5/1/20  
DATE

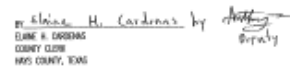
  
PLANNING & ZONING COMMISSION CHAIRMAN

6-5-20  
DATE

STATE OF TEXAS  
COUNTY OF HAYS

I, CLAUDE H. CARROLL, CLERK OF HAYS COUNTY COURT, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 3 DAY OF September, 2020, A.D., IN THE PLAT RECORDS OF SAN MARCOS, TEXAS. IN DOCUMENT NO. 20035332. WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAN MARCOS COUNTY ON THIS 3 DAY OF September, 2020, A.D.  
FILED FOR RECORD AT 10:28 O'CLOCK P.M. THIS THE 3 DAY OF September, 2020, A.D.



BY:   
CLAUDE H. CARROLL  
COUNTY CLERK  
HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, RUDOLPH A. PATLA, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL, ON-THE-GROUND SURVEY MADE UNDER THE DIRECTION AND SUPERVISION OF JOHN G. DUNN, A REGISTERED PROFESSIONAL LAND SURVEYOR, RPLS NO. 0748, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



BY:   
RUDOLPH A. PATLA, JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 5308 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
1100 S. CAROL, OFF TEXAS HWY,  
BALDWIN 3, SUITE 200  
ALLEN, TEXAS 75015  
512-371-1180

11/20/2020  
DATE

FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]
FILED: PROJECT - Trace Subdivision Survey, Final Plat	DATE: 04-15-20	BY: [Signature]

**Bowman**  
CONSULTING

Survey/Consulting Group, Ltd.  
1100 South Capital of Texas Hwy, Ste 4, Suite 200, Austin, Texas 78748  
Phone: (512) 371-1180  
Fax: (512) 371-1180  
www.bowmanconsulting.com | Bowman Consulting Group, Ltd.  
TPI, Plan No. 1-1000 | BPLS Plan No. 1000-01

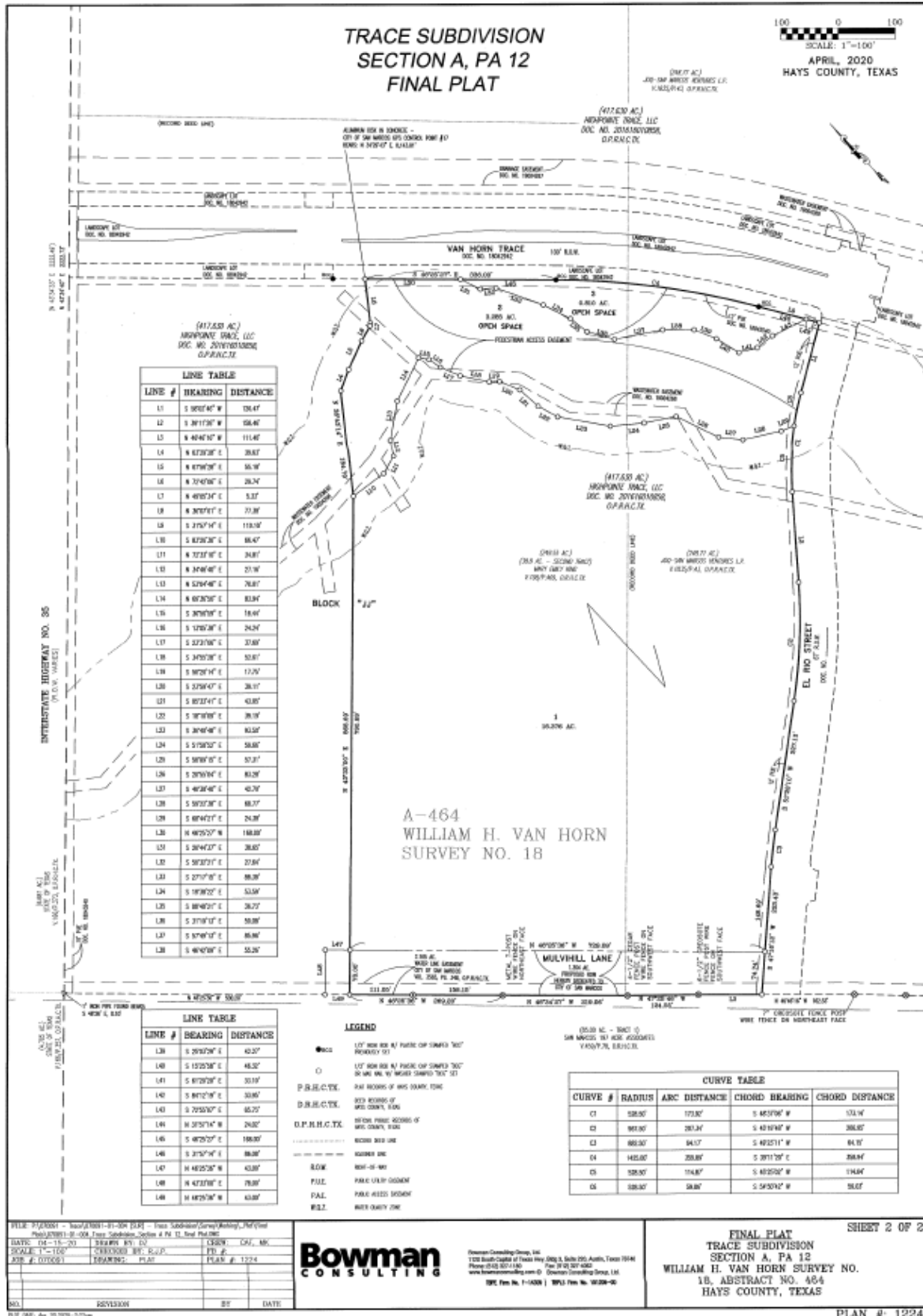
FINAL PLAT  
TRACE SUBDIVISION  
SECTION A, PA 12  
WILLIAM H. VAN HORN SURVEY NO.  
18, ABSTRACT NO. 464  
HAYS COUNTY, TEXAS

SHEET 1 OF 2

PLAN #: 1824



100 0 100  
SCALE: 1"=100'  
APRIL, 2020  
HAYS COUNTY, TEXAS



## **EXHIBIT C – HOMEBUYER DISCLOSURES**

Homebuyer Disclosures for the following Lot Types are found in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3

[Remainder of page left intentionally blank.]

## TRACE PID – LOT TYPE 1: HOMEBUYER DISCLOSURE

### NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SAN MARCOS, TEXAS

#### CONCERNING THE PROPERTY AT:

---

STREET ADDRESS

**PRINCIPAL LOT TYPE 1 ASSESSMENT: \$8,462.76**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of San Marcos, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Trace Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 1 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$8,462.76, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments will be approved each year by the 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 Secretary of the City of San Marcos.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF HAYS §

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF HAYS §

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

## ANNUAL INSTALLMENTS – LOT TYPE 1

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2022	\$ 79.41	\$ 255.86	\$ 65.51	\$ 214.11	\$ 22.85	\$ 17.35	\$ 655.08
2023	\$ 83.38	\$ 252.28	\$ 69.48	\$ 210.51	\$ 22.45	\$ 17.69	\$ 655.80
2024	\$ 87.35	\$ 248.53	\$ 73.45	\$ 206.69	\$ 22.04	\$ 18.05	\$ 656.10
2025	\$ 91.32	\$ 244.60	\$ 77.42	\$ 202.65	\$ 21.60	\$ 18.41	\$ 656.00
2026	\$ 95.29	\$ 240.04	\$ 81.39	\$ 198.39	\$ 21.14	\$ 18.78	\$ 655.02
2027	\$ 101.24	\$ 235.27	\$ 87.35	\$ 193.91	\$ 20.67	\$ 19.15	\$ 657.59
2028	\$ 105.21	\$ 230.21	\$ 91.32	\$ 189.11	\$ 20.16	\$ 19.54	\$ 655.54
2029	\$ 111.17	\$ 224.95	\$ 95.29	\$ 184.08	\$ 19.63	\$ 19.93	\$ 655.05
2030	\$ 115.14	\$ 219.39	\$ 101.24	\$ 178.84	\$ 19.08	\$ 20.33	\$ 654.02
2031	\$ 123.08	\$ 212.77	\$ 107.20	\$ 173.28	\$ 18.50	\$ 20.73	\$ 655.56
2032	\$ 129.04	\$ 205.69	\$ 113.15	\$ 167.38	\$ 17.89	\$ 21.15	\$ 654.30
2033	\$ 136.98	\$ 198.27	\$ 119.11	\$ 161.16	\$ 17.24	\$ 21.57	\$ 654.33
2034	\$ 144.92	\$ 190.40	\$ 125.07	\$ 154.60	\$ 16.56	\$ 22.00	\$ 653.54
2035	\$ 152.86	\$ 182.06	\$ 133.01	\$ 147.73	\$ 15.83	\$ 22.44	\$ 653.93
2036	\$ 162.78	\$ 173.28	\$ 138.96	\$ 140.41	\$ 15.07	\$ 22.89	\$ 653.39
2037	\$ 170.72	\$ 163.92	\$ 146.90	\$ 132.77	\$ 14.25	\$ 23.35	\$ 651.91
2038	\$ 180.65	\$ 154.10	\$ 154.84	\$ 124.69	\$ 13.40	\$ 23.81	\$ 651.49
2039	\$ 192.56	\$ 143.71	\$ 164.77	\$ 116.17	\$ 12.50	\$ 24.29	\$ 654.00
2040	\$ 202.49	\$ 132.64	\$ 172.71	\$ 107.11	\$ 11.53	\$ 24.78	\$ 651.26
2041	\$ 214.40	\$ 121.00	\$ 182.64	\$ 97.61	\$ 10.52	\$ 25.27	\$ 651.43
2042	\$ 226.31	\$ 108.67	\$ 192.56	\$ 87.57	\$ 9.45	\$ 25.78	\$ 650.33
2043	\$ 240.20	\$ 95.66	\$ 202.49	\$ 76.97	\$ 8.32	\$ 26.29	\$ 649.93
2044	\$ 254.10	\$ 81.84	\$ 214.40	\$ 65.84	\$ 7.12	\$ 26.82	\$ 650.12
2045	\$ 268.00	\$ 67.23	\$ 226.31	\$ 54.05	\$ 5.85	\$ 27.36	\$ 648.79
2046	\$ 283.88	\$ 51.82	\$ 238.22	\$ 41.60	\$ 4.51	\$ 27.90	\$ 647.93
2047	\$ 299.76	\$ 35.50	\$ 252.12	\$ 28.50	\$ 3.09	\$ 28.46	\$ 647.42
2048	\$ 317.63	\$ 18.26	\$ 266.01	\$ 14.63	\$ 1.59	\$ 29.03	\$ 647.15
<b>Total</b>	<b>\$ 4,569.85</b>	<b>\$ 4,487.95</b>	<b>\$ 3,892.91</b>	<b>\$ 3,670.33</b>	<b>\$ 392.81</b>	<b>\$ 613.15</b>	<b>\$ 17,627.01</b>

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.*

## TRACE PID – LOT TYPE 2: HOMEBUYER DISCLOSURE

### NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SAN MARCOS, TEXAS

#### CONCERNING THE PROPERTY AT:

---

STREET ADDRESS

**PRINCIPAL LOT TYPE 2 ASSESSMENT: \$10,368.62**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of San Marcos, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Trace Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$10,368.62, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments will be approved each year by the 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 Secretary of the City of San Marcos.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF HAYS §

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

STATE OF TEXAS

\_\_\_\_\_  
Notary Public, State of Texas

§

§

COUNTY OF HAYS

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

## ANNUAL INSTALLMENTS – LOT TYPE 2

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2022	\$ 97.29	\$ 313.48	\$ 80.26	\$ 262.33	\$ 28.00	\$ 21.06	\$ 802.42
2023	\$ 102.15	\$ 309.10	\$ 85.13	\$ 257.91	\$ 27.51	\$ 21.48	\$ 803.29
2024	\$ 107.02	\$ 304.50	\$ 89.99	\$ 253.23	\$ 27.00	\$ 21.91	\$ 803.66
2025	\$ 111.88	\$ 299.69	\$ 94.86	\$ 248.28	\$ 26.46	\$ 22.35	\$ 803.53
2026	\$ 116.75	\$ 294.09	\$ 99.72	\$ 243.07	\$ 25.90	\$ 22.80	\$ 802.33
2027	\$ 124.04	\$ 288.26	\$ 107.02	\$ 237.58	\$ 25.32	\$ 23.26	\$ 805.47
2028	\$ 128.91	\$ 282.05	\$ 111.88	\$ 231.69	\$ 24.70	\$ 23.72	\$ 802.96
2029	\$ 136.21	\$ 275.61	\$ 116.75	\$ 225.54	\$ 24.05	\$ 24.19	\$ 802.35
2030	\$ 141.07	\$ 268.80	\$ 124.04	\$ 219.12	\$ 23.37	\$ 24.68	\$ 801.09
2031	\$ 150.80	\$ 260.69	\$ 131.34	\$ 212.30	\$ 22.67	\$ 25.17	\$ 802.96
2032	\$ 158.10	\$ 252.02	\$ 138.64	\$ 205.07	\$ 21.91	\$ 25.68	\$ 801.41
2033	\$ 167.82	\$ 242.93	\$ 145.93	\$ 197.45	\$ 21.12	\$ 26.19	\$ 801.45
2034	\$ 177.55	\$ 233.28	\$ 153.23	\$ 189.42	\$ 20.28	\$ 26.71	\$ 800.48
2035	\$ 187.28	\$ 223.07	\$ 162.96	\$ 180.99	\$ 19.40	\$ 27.25	\$ 800.95
2036	\$ 199.44	\$ 212.30	\$ 170.26	\$ 172.03	\$ 18.46	\$ 27.79	\$ 800.28
2037	\$ 209.17	\$ 200.83	\$ 179.99	\$ 162.67	\$ 17.46	\$ 28.35	\$ 798.47
2038	\$ 221.33	\$ 188.80	\$ 189.71	\$ 152.77	\$ 16.42	\$ 28.92	\$ 797.95
2039	\$ 235.93	\$ 176.08	\$ 201.88	\$ 142.33	\$ 15.31	\$ 29.49	\$ 801.02
2040	\$ 248.09	\$ 162.51	\$ 211.60	\$ 131.23	\$ 14.13	\$ 30.08	\$ 797.65
2041	\$ 262.68	\$ 148.24	\$ 223.77	\$ 119.59	\$ 12.89	\$ 30.69	\$ 797.86
2042	\$ 277.27	\$ 133.14	\$ 235.93	\$ 107.29	\$ 11.58	\$ 31.30	\$ 796.50
2043	\$ 294.30	\$ 117.20	\$ 248.09	\$ 94.31	\$ 10.19	\$ 31.92	\$ 796.01
2044	\$ 311.33	\$ 100.28	\$ 262.68	\$ 80.67	\$ 8.72	\$ 32.56	\$ 796.23
2045	\$ 328.35	\$ 82.37	\$ 277.27	\$ 66.22	\$ 7.16	\$ 33.21	\$ 794.60
2046	\$ 347.81	\$ 63.49	\$ 291.87	\$ 50.97	\$ 5.52	\$ 33.88	\$ 793.54
2047	\$ 367.27	\$ 43.49	\$ 308.89	\$ 34.91	\$ 3.78	\$ 34.56	\$ 792.91
2048	\$ 389.16	\$ 22.38	\$ 325.92	\$ 17.93	\$ 1.95	\$ 35.25	\$ 792.57
<b>Total</b>	<b>\$ 5,599.01</b>	<b>\$ 5,498.67</b>	<b>\$ 4,769.61</b>	<b>\$ 4,496.91</b>	<b>\$ 481.28</b>	<b>\$ 744.46</b>	<b>\$ 21,589.94</b>

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.*



## TRACE PID – LOT TYPE 3: HOMEBUYER DISCLOSURE

### NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS TO THE CITY OF SAN MARCOS, TEXAS

#### CONCERNING THE PROPERTY AT:

---

STREET ADDRESS

**PRINCIPAL LOT TYPE 3 ASSESSMENT: \$11,437.07**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of San Marcos, Texas, for the costs of a portion of public improvements (the “**Authorized Improvements**”) undertaken for the benefit of the property within “**Trace Public Improvement District**” (the “**District**”) created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$11,437.07, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change**. The exact amount of the annual installments will be approved each year by the 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 Secretary of the City of San Marcos.

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

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF HAYS §

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

STATE OF TEXAS §

§

COUNTY OF HAYS §

\_\_\_\_\_  
Notary Public, State of Texas

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

### ANNUAL INSTALLMENTS – LOT TYPE 3

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2022	\$ 107.31	\$ 345.78	\$ 88.53	\$ 289.36	\$ 30.88	\$ 23.35	\$ 885.22
2023	\$ 112.68	\$ 340.95	\$ 93.90	\$ 284.49	\$ 30.34	\$ 23.81	\$ 886.18
2024	\$ 118.05	\$ 335.88	\$ 99.27	\$ 279.33	\$ 29.78	\$ 24.29	\$ 886.59
2025	\$ 123.41	\$ 330.57	\$ 104.63	\$ 273.87	\$ 29.19	\$ 24.77	\$ 886.45
2026	\$ 128.78	\$ 324.40	\$ 110.00	\$ 268.11	\$ 28.57	\$ 25.27	\$ 885.13
2027	\$ 136.83	\$ 317.96	\$ 118.05	\$ 262.06	\$ 27.93	\$ 25.78	\$ 888.60
2028	\$ 142.19	\$ 311.12	\$ 123.41	\$ 255.57	\$ 27.24	\$ 26.29	\$ 885.83
2029	\$ 150.24	\$ 304.01	\$ 128.78	\$ 248.78	\$ 26.53	\$ 26.82	\$ 885.16
2030	\$ 155.61	\$ 296.50	\$ 136.83	\$ 241.70	\$ 25.78	\$ 27.35	\$ 883.77
2031	\$ 166.34	\$ 287.55	\$ 144.87	\$ 234.17	\$ 25.00	\$ 27.90	\$ 885.84
2032	\$ 174.39	\$ 277.99	\$ 152.92	\$ 226.21	\$ 24.17	\$ 28.46	\$ 884.13
2033	\$ 185.12	\$ 267.96	\$ 160.97	\$ 217.80	\$ 23.30	\$ 29.03	\$ 884.17
2034	\$ 195.85	\$ 257.31	\$ 169.02	\$ 208.94	\$ 22.38	\$ 29.61	\$ 883.11
2035	\$ 206.58	\$ 246.05	\$ 179.75	\$ 199.65	\$ 21.40	\$ 30.20	\$ 883.63
2036	\$ 220.00	\$ 234.17	\$ 187.80	\$ 189.76	\$ 20.36	\$ 30.80	\$ 882.90
2037	\$ 230.73	\$ 221.52	\$ 198.53	\$ 179.43	\$ 19.26	\$ 31.42	\$ 880.90
2038	\$ 244.14	\$ 208.26	\$ 209.26	\$ 168.51	\$ 18.11	\$ 32.05	\$ 880.33
2039	\$ 260.24	\$ 194.22	\$ 222.68	\$ 157.00	\$ 16.89	\$ 32.69	\$ 883.72
2040	\$ 273.65	\$ 179.26	\$ 233.41	\$ 144.75	\$ 15.59	\$ 33.34	\$ 880.00
2041	\$ 289.75	\$ 163.52	\$ 246.82	\$ 131.92	\$ 14.22	\$ 34.01	\$ 880.24
2042	\$ 305.85	\$ 146.86	\$ 260.24	\$ 118.34	\$ 12.77	\$ 34.69	\$ 878.75
2043	\$ 324.63	\$ 129.27	\$ 273.65	\$ 104.03	\$ 11.24	\$ 35.38	\$ 878.21
2044	\$ 343.41	\$ 110.61	\$ 289.75	\$ 88.98	\$ 9.62	\$ 36.09	\$ 878.45
2045	\$ 362.19	\$ 90.86	\$ 305.85	\$ 73.04	\$ 7.90	\$ 36.81	\$ 876.65
2046	\$ 383.65	\$ 70.04	\$ 321.94	\$ 56.22	\$ 6.09	\$ 37.55	\$ 875.49
2047	\$ 405.11	\$ 47.98	\$ 340.72	\$ 38.51	\$ 4.17	\$ 38.30	\$ 874.80
2048	\$ 429.26	\$ 24.68	\$ 359.50	\$ 19.77	\$ 2.15	\$ 39.07	\$ 874.43
<b>Total</b>	<b>\$ 6,175.97</b>	<b>\$ 6,065.28</b>	<b>\$ 5,261.11</b>	<b>\$ 4,960.30</b>	<b>\$ 530.87</b>	<b>\$ 825.14</b>	<b>\$ 23,818.68</b>

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.*

## EXHIBIT D – DEBT SERVICE SCHEDULE FOR THE INITIAL PID BONDS

### DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2019		\$ 387,595	\$ 387,595
2020	\$ 185,000	661,300	846,300
2021	190,000	652,975	842,975
2022	200,000	644,425	844,425
2023	210,000	635,425	845,425
2024	220,000	625,975	845,975
2025	230,000	616,075	846,075
2026	240,000	604,575	844,575
2027	255,000	592,575	847,575
2028	265,000	579,825	844,825
2029	280,000	566,575	846,575
2030	290,000	552,575	842,575
2031	310,000	535,900	845,900
2032	325,000	518,075	843,075
2033	345,000	499,388	844,388
2034	365,000	479,550	844,550
2035	385,000	458,563	843,563
2036	410,000	436,425	846,425
2037	430,000	412,850	842,850
2038	455,000	388,125	843,125
2039	485,000	361,963	846,963
2040	510,000	334,075	844,075
2041	540,000	304,750	844,750
2042	570,000	273,700	843,700
2043	605,000	240,925	845,925
2044	640,000	206,138	846,138
2045	675,000	169,338	844,338
2046	715,000	130,525	845,525
2047	755,000	89,413	844,413
2048	800,000	46,000	846,000
<b>Total<sup>(1)</sup></b>	<b><u>\$11,885,000</u></b>	<b><u>\$13,005,595</u></b>	<b><u>\$24,890,595</u></b>

<sup>(1)</sup> Totals may not add due to rounding.

## EXHIBIT E – ANNUAL INSTALLMENT SCHEDULE FOR THE REIMBURSEMENT OBLIGATION

Installment Due 1/31	Reimbursement Obligation		Total
	Principal	Interest	
2022	\$ 165,000.00	\$ 539,275.00	\$ 704,275.00
2023	\$ 175,000.00	\$ 530,200.00	\$ 705,200.00
2024	\$ 185,000.00	\$ 520,575.00	\$ 705,575.00
2025	\$ 195,000.00	\$ 510,400.00	\$ 705,400.00
2026	\$ 205,000.00	\$ 499,675.00	\$ 704,675.00
2027	\$ 220,000.00	\$ 488,400.00	\$ 708,400.00
2028	\$ 230,000.00	\$ 476,300.00	\$ 706,300.00
2029	\$ 240,000.00	\$ 463,650.00	\$ 703,650.00
2030	\$ 255,000.00	\$ 450,450.00	\$ 705,450.00
2031	\$ 270,000.00	\$ 436,425.00	\$ 706,425.00
2032	\$ 285,000.00	\$ 421,575.00	\$ 706,575.00
2033	\$ 300,000.00	\$ 405,900.00	\$ 705,900.00
2034	\$ 315,000.00	\$ 389,400.00	\$ 704,400.00
2035	\$ 335,000.00	\$ 372,075.00	\$ 707,075.00
2036	\$ 350,000.00	\$ 353,650.00	\$ 703,650.00
2037	\$ 370,000.00	\$ 334,400.00	\$ 704,400.00
2038	\$ 390,000.00	\$ 314,050.00	\$ 704,050.00
2039	\$ 415,000.00	\$ 292,600.00	\$ 707,600.00
2040	\$ 435,000.00	\$ 269,775.00	\$ 704,775.00
2041	\$ 460,000.00	\$ 245,850.00	\$ 705,850.00
2042	\$ 485,000.00	\$ 220,550.00	\$ 705,550.00
2043	\$ 510,000.00	\$ 193,875.00	\$ 703,875.00
2044	\$ 540,000.00	\$ 165,825.00	\$ 705,825.00
2045	\$ 570,000.00	\$ 136,125.00	\$ 706,125.00
2046	\$ 600,000.00	\$ 104,775.00	\$ 704,775.00
2047	\$ 635,000.00	\$ 71,775.00	\$ 706,775.00
2048	\$ 670,000.00	\$ 36,850.00	\$ 706,850.00
<b>Total</b>	<b>\$ 9,805,000.00</b>	<b>\$ 9,244,400.00</b>	<b>\$ 19,049,400.00</b>

*Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates.*

## EXHIBIT F - NOTICE OF PID ASSESSMENT TERMINATION



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

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[Date]  
Hays County Clerk's Office  
Honorable Elain Cardenas  
Hays County  
712 S Stagecoach Trail #2008  
San Marcos, TX 78666

**Re: City of San Marcos Lien Release documents for filing**

Dear Ms. Cardenas,

Enclosed is a lien release that the City of San Marcos 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 San Marcos  
Attn: Tammy Cook  
630 E Hopkins  
San Marcos, TX 78666

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:**

**Tammy Cook  
630 E Hopkins  
San Marcos, TX 78666**

**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**

<b>STATE OF TEXAS</b>	<b>§</b>	
	<b>§</b>	<b>KNOW ALL MEN BY THESE PRESENTS:</b>
<b>COUNTY OF HAYS</b>	<b>§</b>	

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by the City of San Marcos, Texas.

**RECITALS**

**WHEREAS**, the governing body (hereinafter referred to as the "City Council") of the City of San Marcos, 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 October 20, 2015 the City Council for the City, approved Resolution No. 2015-145R, creating the Trace Public Improvement District; and

**WHEREAS**, the Trace Public Improvement District consists of approximately 417.63 contiguous acres located within the City; and

**WHEREAS**, on October 18, 2016, the City Council, approved Ordinance No. 2016-42, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Trace Public Improvement District; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Lien Amount") for the following property:

**WHEREAS**, on October 16, 2018, the City Council, approved Ordinance No. 2018-38, (hereinafter referred to as the "Additional Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Trace Public Improvement District; and

**WHEREAS**, the Additional Assessment Ordinance imposed an assessment in the amount of \$\_\_\_\_\_ (hereinafter referred to as the "Additional Lien Amount") for the following property:

[legal description], a subdivision in Hays County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of \_\_\_\_\_ 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, as established by Ordinance No. 2016-42 and/or Ordinance No. 2018-38, which levied the Assessment in the amount of the Lien Amount and/or the Additional 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 SAN MARCOS, TEXAS,**

By: \_\_\_\_\_  
[Name], [Title]

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

<b>STATE OF TEXAS</b>	<b>§</b>
	<b>§</b>
<b>COUNTY OF HAYS</b>	<b>§</b>

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Name], [Title] for the City of San Marcos, Texas, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas