



TRACE  
PUBLIC IMPROVEMENT DISTRICT  
2022 ANNUAL SERVICE PLAN UPDATE  
SEPTEMBER 20, 2022

## 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.

On August 17, 2021, the City Council approved the 2021 Annual Service Plan Update by approving Ordinance No. 2021-152R. The 2021 Annual Service Plan Update updated the Assessment Roll for 2021.

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

## 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 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 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 final plat for Trace Subdivision Section A, PA 1A Section C consists of 89 single family units within Hays County and was recorded in the official public records of the County on February 12, 2021. The final recorded plat is attached as **Exhibit B-1**.
- The final plat for Trace Subdivision Section A, PA 6A Section D consists of 25 single family units within Hays County and was recorded in the official public records of the County on March 12, 2021. The final recorded plat is attached as **Exhibit B-2**.
- The final plat for Trace Subdivision Section A, PA 2B Section C consists of 53 single family units within Hays County and was recorded in the official public records of the County on May 3, 2021. The final recorded plat is attached as **Exhibit B-3**.
- The amending plat for Trace Subdivision Section A, PA 1A Section C amending plat of lots 32, 33, 34, 35, 36, 37, 38, 39 and 41 within Hays County was recorded in the official public records of the County on August 17, 2021. The final recorded plat is attached as **Exhibit B-4**.
- The final plat for Trace Subdivision Section A, PA 2B Section D consists of 62 single family units within Hays County and was recorded in the official public records of the County on February 1, 2022. The final recorded plat is attached as **Exhibit B-5**.
- The final plat for Trace Subdivision Section A, PA 1B Section C consists of 63 single family units within Hays County and was recorded in the official public records of the County on March 10, 2022. The final recorded plat is attached as **Exhibit B-6**.

## LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2022, there are 1,024 expected Lots at buildout with 645 Lots closed to homebuilders and 379 Lots owned by the Developer. Of those completed Lots, 264 Lots are closed to end-users and 151 Lots are currently under construction.

See **Exhibit C** for Homebuyer Disclosures.

## 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.

## OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$18,313,176.05<sup>1</sup>, of which \$11,273,176.05<sup>2</sup> is attributable to outstanding Initial PID Bonds, and \$7,040,000.00 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 1/31/2023

- **Initial PID Bonds Principal and Interest** – The total principal and interest on the PID Bonds required for this year's Annual Installment is \$845,425.00.

<sup>1</sup> Section 2.06 of the Amended and Restated Trace Public Improvement District Financing Agreement dated September 18, 2018 requires the City to reduce the outstanding Special Assessments by \$2,600,000.00 for all properties within the District on a pro rata basis based on the amount of Outstanding Special Assessment if the Owner does not prepay \$2,600,000.00 prior to August 31, 2022. The Owner did not prepay \$2,600,000.00, therefore all Assessed Property have been credited their pro rata share of the \$2,600,000.00 decrease in Special Assessments.

<sup>2</sup> Net of \$200,000.00 Initial PID Bonds principal payment due September 1, 2022 which will be paid using the Annual Installment collected on January 31, 2022. The amount shown is also net of prepayments received to date.

- **Reimbursement Obligation Principal and Interest** – The total principal and interest on the Reimbursement Obligation required for this year’s Annual Installment is \$515,000.83.
- **Additional Interest** – The Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, of \$622,050.00 has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$56,550.00.
- **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 \$44,166.00.

Annual Installment Due January 31, 2023	
<i>PID Bonds</i>	
Principal	\$ 210,000.00
Interest	\$ 635,425.00
	<u>\$ 845,425.00</u>
<i>Reimbursement Obligation</i>	
Principal	\$ 127,800.83
Interest	\$ 387,200.00
	<u>\$ 515,000.83</u>
Additional Interest	\$ 56,550.00
Administrative Expenses	\$ 44,166.00
<b>Total Annual Installment</b>	<b>\$ 1,461,141.83</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
R162990	3	10/6/2021
R168866	3	4/22/2022
R178396	3	7/30/2022

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.

## EXTRAORDINARY OPTIONAL REDEMPTIONS

There have been no Extraordinary Option Redemptions for the Initial Bonds.

## 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		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
<i>Initial PID Bonds</i>						
Principal		\$ 210,000.00	\$ 220,000.00	\$ 230,000.00	\$ 240,000.00	\$ 255,000.00
Interest		\$ 635,425.00	\$ 625,975.00	\$ 616,075.00	\$ 604,575.00	\$ 592,575.00
	(1)	\$ 845,425.00	\$ 845,975.00	\$ 846,075.00	\$ 844,575.00	\$ 847,575.00
<i>Reimbursement Obligation</i>						
Principal		\$ 127,800.83	\$ 135,103.73	\$ 142,406.64	\$ 149,709.54	\$ 160,663.90
Interest		\$ 387,200.00	\$ 380,170.95	\$ 372,740.25	\$ 364,907.88	\$ 356,673.86
	(2)	\$ 515,000.83	\$ 515,274.69	\$ 515,146.89	\$ 514,617.43	\$ 517,337.76
Additional Interest	(3)	\$ 56,550.00	\$ 55,500.00	\$ 54,400.00	\$ 53,250.00	\$ 52,050.00
Administrative Expenses	(4)	\$ 44,166.00	\$ 45,049.32	\$ 45,950.31	\$ 46,869.31	\$ 47,806.70
Total Annual Installment	(5) = (1) + (2) + (3) + (4)	\$ 1,461,141.83	\$ 1,461,799.01	\$ 1,461,572.19	\$ 1,459,311.74	\$ 1,464,769.46

## 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 2022 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, R162997, R162990, R16886 and R178396. Bonds in that amount have not yet been redeemed.

## EXHIBIT A – ASSESSMENT ROLL

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R155692	1036 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155693	1040 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155694	1044 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155695	1048 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155696	1052 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155697	1056 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155698	1060 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155699	1064 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155700	1068 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155701	1072 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R155702	1076 ESPLANADE	Open Space		\$ -	\$ -
R155703	173 BOSQUE	Open Space		\$ -	\$ -
R155704	169 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155705	165 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155706	161 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155707	157 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155708	153 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155709	149 BOSQUE	1	[b]	\$ -	\$ -
R155710	145 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155711	448 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155712	452 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155713	456 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155714	460 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155715	464 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155716	468 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155717	472 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R155719	164 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155720	168 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155721	172 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155722	176 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155723	180 BOSQUE	1		\$ 7,195.77	\$ 573.08
R155724	184 BOSQUE	1		\$ 7,195.77	\$ 573.08
R156552	185 BOSQUE	Open Space		\$ -	\$ -
R156553	186 BOSQUE	Open Space		\$ -	\$ -
R156554	187 BOSQUE	Open Space		\$ -	\$ -
R162924	404 SPINY LIZARD	1		\$ 7,195.77	\$ 573.08
R162925	408 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162926	412 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162927	416 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162928	420 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08



Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R162929	424 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162930	428 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162931	432 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162932	436 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162933	105 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162934	109 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162935	113 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162936	117 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162937	121 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162938	125 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162939	129 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162940	133 BOSQUE DR	1		\$ 7,195.77	\$ 573.08
R162941	364 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R162942	137 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162943	133 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162944	139 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162945	125 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162946	121 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162947	117 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162948	113 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162949	109 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R162950	105 SWITCHGRASS ST	1		\$ 7,195.77	\$ 573.08
R155728	248 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155729	240 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155730	236 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155731	232 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155732	228 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155733	224 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155734	220 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155735	216 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155736	212 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155737	208 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155738	204 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R155739	152 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155740	148 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155741	144 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155742	140 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155743	136 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155744	132 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155745	128 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R155746	124 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155747	120 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155748	116 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155749	112 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155750	108 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R155751	104 SAGE MEADOWS	Open Space		\$ -	\$ -
R155752	1025 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155753	1029 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155754	1033 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155755	1037 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155756	1041 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155757	1045 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155758	1049 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155759	1053 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155760	1057 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155761	1061 ESPLANDE	2		\$ 8,816.30	\$ 702.01
R155762	209 BOSQUE	Open Space		\$ -	\$ -
R155763	213 BOSQUE	2		\$ 8,816.30	\$ 702.01
R155764	217 BOSQUE	2		\$ 8,816.30	\$ 702.01
R155765	221 BOSQUE	2		\$ 8,816.30	\$ 702.01
R155766	225 BOSQUE	2		\$ 8,816.30	\$ 702.01
R155767	229 BOSQUE	2		\$ 8,816.30	\$ 702.01
R155768	213 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155769	217 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155770	221 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155771	225 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155772	229 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155773	233 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155774	237 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155775	241 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155776	245 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155777	249 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155778	253 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R155779	257 HORSEMINT	Open Space		\$ -	\$ -
R162951	N/A	Open Space		\$ -	\$ -
R162970	105 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R162971	109 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R162972	113 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R162973	117 SAGE MEADOWS	3		\$ 9,724.79	\$ 774.65
R162974	117 GRAY WOLF	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R162975	121 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162976	125 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162977	129 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162978	133 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162979	137 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162980	141 GRAY WOLF	Open Space		\$ -	\$ -
R162981	161 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162982	165 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162983	205 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162984	209 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162985	213 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162986	217 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162987	104 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162988	108 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162989	112 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162990	116 GRAY WOLF	3	[b]	\$ -	\$ -
R162991	120 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162992	124 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162993	128 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162994	156 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162995	160 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162996	164 GRAY WOLF	3		\$ 9,724.79	\$ 774.65
R162997	129 CYPRESS HILLS	3	[b]	\$ -	\$ -
R162998	125 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R162999	121 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163000	117 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163001	113 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163002	109 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163003	105 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163005	104 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163006	108 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163007	112 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163008	116 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163009	120 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163010	124 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163011	128 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163012	132 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163013	136 CYPRESS HILLS	3		\$ 9,724.79	\$ 774.65
R163014	N/A	Open Space		\$ -	\$ -
R166396	165 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R166397	161 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166398	157 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166399	153 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166400	149 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166401	145 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166402	141 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166403	137 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166404	133 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166405	129 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166406	125 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166407	121 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166408	117 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166409	113 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166410	109 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166411	105 RUSTIC GLEN	1		\$ 7,195.77	\$ 573.08
R166412	1122 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166413	1126 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166414	1130 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166415	1134 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166416	1138 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166417	1142 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166418	1146 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166419	1150 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166420	1154 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166421	1158 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166422	1162 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166423	1166 ESPLANADE	1		\$ 7,195.77	\$ 573.08
R166424	153 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166425	149 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166426	145 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166427	141 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166428	137 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166429	133 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166430	129 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166431	125 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166432	121 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166433	117 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R166434	113 DUCK CREEK	1		\$ 7,195.77	\$ 573.08
R165153	1105 ESPLANADE	Open Space		\$ -	\$ -
R165154	1109 ESPLANADE	2		\$ 8,816.30	\$ 702.01

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R165155	1113 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165156	1117 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165157	1121 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165158	1125 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165159	1129 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165160	1133 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165161	1137 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165162	1141 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165163	1147 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165164	1151 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165165	1157 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165166	1161 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165167	1167 ESPLANADE	2		\$ 8,816.30	\$ 702.01
R165168	1177 ESPLANADE	Open Space		\$ -	\$ -
R165169	109 WILLIAM MOON	2		\$ 8,816.30	\$ 702.01
R165170	113 WILLIAM MOON	2		\$ 8,816.30	\$ 702.01
R165171	117 WILLIAM MOON	2		\$ 8,816.30	\$ 702.01
R165172	121 WILLIAM MOON	2		\$ 8,816.30	\$ 702.01
R165173	125 WILLIAM MOON	2		\$ 8,816.30	\$ 702.01
R165174	109 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165175	113 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165176	117 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165177	121 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165178	125 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165179	129 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165180	133 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165181	137 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165182	141 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165183	145 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165184	149 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165185	153 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165186	157 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165187	161 HORSEMINT	2		\$ 8,816.30	\$ 702.01
R165188	165 HORSEMINT	Open Space		\$ -	\$ -
R165189	160 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165190	156 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165191	150 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165192	146 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165193	142 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165194	136 HORSEMINT	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R165195	240 BOSQUE	Open Space		\$ -	\$ -
R165196	108 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165197	112 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165198	116 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165199	120 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R165200	124 HORSEMINT	3		\$ 9,724.79	\$ 774.65
R168822	113 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168823	119 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168824	127 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168825	131 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168826	135 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168827	139 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168828	143 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168829	147 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168830	151 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168831	155 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168832	159 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168833	228 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168834	224 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168835	220 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168836	216 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168837	212 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168838	208 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168839	204 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168840	232 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168841	236 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168842	240 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168843	244 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168844	250 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168845	253 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168846	249 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168847	245 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168848	241 SAGE MEADOWS DR	3		\$ 9,724.79	\$ 774.65
R168849	108 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168850	112 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168851	116 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168852	120 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168853	124 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168854	128 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168855	132 LYNDON DR	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R168856	136 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168857	140 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168858	144 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168859	148 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168860	152 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168861	156 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168862	160 LYNDON DR	3		\$ 9,724.79	\$ 774.65
R168863	104 LYNDON DR	Open Space		\$ -	\$ -
R168864	221 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R168865	225 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R168866	229 GRAY WOLF DR	3	[b]	\$ -	\$ -
R168867	233 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R167305	261 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167306	265 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167307	269 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167308	273 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167309	277 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167310	305 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167311	309 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167312	313 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167313	317 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167314	321 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167315	325 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167316	329 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167317	333 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167318	337 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167319	341 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167320	345 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167321	349 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167322	353 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167323	357 HORSEMINT WAY	Open Space		\$ -	\$ -
R167324	145 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R167325	149 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R167326	153 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R167327	157 GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R167328	224 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167329	220 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167330	216 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167331	212 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167332	208 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R167333	204 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167334	148 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167335	144 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167336	140 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167337	136 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167338	132 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167339	128 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167340	356 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167341	352 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167342	348 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167343	344 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167344	340 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167345	336 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167346	332 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167347	328 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167348	324 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167349	320 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167350	316 HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R167351	360 HORSEMINT WAY	Open Space		\$ -	\$ -
R167352	403 HORSEMINT WAY	Open Space		\$ -	\$ -
R167353	119 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167354	123 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167355	127 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167356	131 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167357	135 LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R167358	125 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167359	129 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167360	133 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167361	137 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167362	141 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167363	145 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167364	149 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167365	146 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167366	142 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167367	138 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
R167368	134 GOLDFINCH DR	3		\$ 9,724.79	\$ 774.65
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 1/31/2023 [a]
R164621	N/A	Open Space		\$ -	\$ -
R164619	1003 VAN HORN TRCE	Open Space		\$ -	\$ -
R164620	1103 VAN HORN TRCE	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	Amenity Center	[d]	\$ 183,500.00	\$ 14,611.42
R173948	N/A	Open Space		\$ -	\$ -
R173949	618 EL RIO ST	Multi Family		\$ 1,648,280.86	\$ 131,246.44
R173950	1112 VAN HORN TRCE	Open Space		\$ -	\$ -
R173951	1122 VAN HORN TRCE	Open Space		\$ -	\$ -
R174873	N/A	Open Space		\$ -	\$ -
R155718	N/A	Open Space	[d]	\$ -	\$ -
R155725	188 BOSQUE DR	Open Space		\$ -	\$ -
R156551	N/A	Open Space		\$ -	\$ -
R164125	ESPLANADE PKWY	Elementary School		\$ -	\$ -
R169236	N/A	Open Space		\$ -	\$ -
R171067	447 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171068	441 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171069	435 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171070	431 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171071	429 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171072	425 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171073	417 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171074	411 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171075	405 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171076	369 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171077	365 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171078	359 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171079	353 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171080	345 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171081	341 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171082	337 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171083	333 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171084	329 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171085	325 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171086	321 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171087	317 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R171088	311 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171089	305 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171090	N/A	Open Space		\$ -	\$ -
R171091	340 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171092	344 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171093	348 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171094	352 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171095	356 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171096	360 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171097	318 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171098	314 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171099	310 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171100	306 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171101	302 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171102	238 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171103	234 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171104	230 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171105	226 SPINY LIZARD LN	1		\$ 7,195.77	\$ 573.08
R171106	231 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171107	225 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R171108	221 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178529	237 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178530	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178531	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178532	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178533	221 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178534	217 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178535	213 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178536	209 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178537	205 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178538	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178539	SNOWBELL ST	Open Space		\$ -	\$ -
R178540	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178541	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178542	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178543	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178544	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178545	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178546	SNOWBELL ST	3		\$ 9,724.79	\$ 774.65
R178547	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R178548	311 WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178549	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178550	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178551	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178552	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178553	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178554	WILLIAM MOON WAY	3		\$ 9,724.79	\$ 774.65
R178555	SNOWBELL ST	Open Space		\$ -	\$ -
R178376	217 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178377	213 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178378	209 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178379	205 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178380	201 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178381	163 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178382	159 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178383	155 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178384	151 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178385	147 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178386	143 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178387	139 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178388	135 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178389	131 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178390	127 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178391	121 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178392	113 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178393	105 SPINY LIZARD LN	3		\$ 9,724.79	\$ 774.65
R178394	204 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178395	208 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178396	212 ROLLINGWOOD DR	3	[b]	\$ -	\$ -
R178397	216 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178398	220 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178399	224 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178400	228 ROLLINGWOOD DR	3		\$ 9,724.79	\$ 774.65
R178401	156 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178402	152 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178403	148 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178404	144 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178405	140 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178406	136 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178407	132 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R178408	128 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178409	124 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178410	120 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178411	116 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178412	112 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178413	108 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178414	104 TORTOISE TRL	1		\$ 7,195.77	\$ 573.08
R178415	155 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178416	151 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178417	145 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178418	141 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178419	135 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178420	129 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178421	123 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178422	115 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178423	107 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178424	103 TORTOISE TRL	2		\$ 8,816.30	\$ 702.01
R178425	104 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178426	108 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178427	112 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178428	116 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178429	120 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178430	124 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178431	128 SPINY LIZARD LN	2		\$ 8,816.30	\$ 702.01
R178432	1170 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178433	1174 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178434	1178 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178435	1182 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178436	1186 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178437	1204 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178438	1208 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178439	1212 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178440	1216 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178441	1220 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178442	1224 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178443	1228 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178444	1232 ESPLANADE PKWY	1		\$ 7,195.77	\$ 573.08
R178445	ROLLINGWOOD DR	Open Space		\$ -	\$ -
R178446	108 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08
R178447	112 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08

Property ID	Address	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2023 [a]
R178448	116 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08
R178449	120 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08
R178450	124 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08
R178451	128 ROLLINGWOOD DR	1		\$ 7,195.77	\$ 573.08
R178452	245 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178453	241 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178454	237 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178455	233 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178456	229 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178457	225 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178458	221 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178459	217 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178460	213 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178461	209 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178462	205 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178463	165 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178464	161 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R178465	157 DUCK CREEK TRL	1		\$ 7,195.77	\$ 573.08
R184027		Right of Way		\$ -	\$ -
R178472	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178473	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178474	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178475	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178476	HORSEMINT WAY	Open Space		\$ -	\$ -
R178477	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178478	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178479	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178480	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178481	HORSEMINT WAY	3		\$ 9,724.79	\$ 774.65
R178482	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178483	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178484	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178485	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178486	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178487	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178488	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178489	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178490	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178491	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178492	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65

Property ID	Address	Lot Type	Note	Outstanding Assessment [e]	Annual Installment Due 1/31/2023 [a]
R178493	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178494	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178495	SKYFLOWER LN	3		\$ 9,724.79	\$ 774.65
R178496	GOLDFINCH DR	Open Space		\$ -	\$ -
R178497	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178498	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178499	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178500	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178501	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178502	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178503	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178504	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178505	CAMINO VERDE	Open Space		\$ -	\$ -
R178506	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178507	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178508	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178509	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178510	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178511	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178512	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178513	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178514	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178515	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178516	CAMINO VERDE	3		\$ 9,724.79	\$ 774.65
R178517	GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R178518	GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R178519	GRAY WOLF DR	3		\$ 9,724.79	\$ 774.65
R178520	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178521	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178522	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178523	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178524	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178525	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178526	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R178527	LT. JOHN DECKER DR	3		\$ 9,724.79	\$ 774.65
R184026		Right of Way		\$ -	\$ -
R173953	N/A	Business Park		\$ 50,560.76	\$ 4,025.96
R18614	Unplatted Parcel		[c]	\$ 8,524,679.23	\$ 678,788.31
R162349	Unplatted Parcel		[c]	\$ 3,005,701.57	\$ 239,332.77
R18657	Unplatted Parcel		[c]	\$ 105,897.95	\$ 8,432.26
<b>Total</b>				<b>\$ 18,303,905.08</b>	<b>\$ 1,457,582.41</b>

[a] The Annual Installment covers the period September 1, 2022 to August 31, 2023, and is due by January 31, 2023.

[b] Prepaid in full.

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

[d] The assessment for the Amenity Center was incorrectly assigned to parcel R155718 in the 2021 SAP Update. This has been corrected and the Amenity Center assessment has been assigned to parcel R164631 for this 2022 SAP Update.

[e] The single family lot count increased from 1,007 lots to 1,024 lots, resulting in a reduced Assessment for all Parcels within the District.

# EXHIBIT B-1 – FINAL PLAT FOR TRACE SUBDIVISION PA 1A SECTION C

STATE OF TEXAS  
COUNTY OF HAYS

HIGHPOINT POSEY, L.P., MANAGED MEMBER OF HIGHPOINT TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 13.881 ACRES OF LAND OUT OF THE WILLIAM R. VAN ROY SUBDIVISION NO. 16, ADDITION NO. 454, HAYS COUNTY TEXAS, BEING A PORTION OF THAT CERTAIN CALLED 417,620 ACRES TRACT DISCOVERED IN THE XED TO HIGHPOINT TRACE, LLC OF RECORD IN DOCUMENT NO. 14708866, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBMIT FOR THE SAID 13.881 ACRES TO BE KNOWN AS:


**TRACE SUBDIVISION, PA 1A SECTION C**

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

MANAGING MEMBER  
HIGHPOINT TRACE, LLC,  
A CALIFORNIA LIMITED LIABILITY COMPANY

BY: HIGHPOINT POSEY ADAL L.P., A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

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

BY:   
TIMOTHY C. ENGLAND, DVP

STATE OF CALIFORNIA  
COUNTY OF SAN DIEGO

THIS SUBDIVISION WAS JOINORRECORDED BEFORE ME ON January 18th, 2021 BY  
TIMOTHY C. ENGLAND, DVP

NOTARY PUBLIC, STATE OF CALIFORNIA  
PRINTED NAME: Spencer O'Shea, Notary Public  
MY COMMISSION EXPIRES: Dec. 15, 2023

PROJECT ADDRESS:  
1616 N. OLD HEMPSTAD HWY,  
SAN MARCOS, TEXAS 78666

AREA TABLE:

- TOTAL ACRES: 13.881 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 2.801 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 2002 LINEAR FEET.

LOT SUMMARY	
RIGHT-OF-WAY	2.801 ACRES
SINGLE FAMILY LOTS (2)	10.818 ACRES
COMMERCIAL/OTHER (0)	0.000 ACRES
OPEN SPACE LOTS (1)	0.000 ACRES
<b>TOTAL</b>	<b>13.881 ACRES</b>

STREET SUMMARY			
SECTION	WIDTH (FEET)	LENGTH (FEET)	RIGHT-OF-WAY (FEET)
RED OAK DR.	60'	30'	60'
WINDY HILL	52'	30'	52'
SPRING LANE	60'	30'	60'

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- DEVELOPMENT WILL BE PROVIDED AS CALLED FOR IN THE TRACED PLANNED DEVELOPMENT DISTRICT (CITY MAP 21, 2018).
- FOR FURTHER INFORMATION AND WORK IN THE TRACED PLANNED DEVELOPMENT DISTRICT, SEE THE CITY ENGINEERING DEPARTMENT.
- AS USED HEREIN, THE TERM "DEVELOPMENT" SHALL MEAN "HIGHPOINT TRACE, LLC" OR ITS SUCCESSORS OR ASSIGNS.
- THIS PLAT (AND THE LOTS THEREON) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (CITY MAP 21, 2018) WITH THE CITY OF SAN MARCOS.
- OPEN SPACE LOTS TO BE MAINTAINED BY TRACE HOA.
- 5 FOOT C&G OF EACH PROPERTY LINE MAY BE RESERVED FOR UTILITIES.
- STREETS WITHIN 5 FEET OF ROAD LINES OF LOTS 40-52, BLOCK E, SHALL BE CONSTRUCTED IN A MANNER TO NOT RESTRICT STORMWATER DRAINAGE.

SURVEY NOTES:

BEARING BASE IS TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, CRS.

THIS IS A CRD DRAWING. HOWEVER, DISTANCES AND AREAS SHOWN HEREON ARE BASED ON SURFACE VALUES BASED ON A SURFACE ADJUSTMENT FACTOR OF +0.00110010, TO CONVERT SURFACE DISTANCES TO GSD, MULTIPLY BY THE COMBINED SCALE FACTOR.

THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99989.

ACQUIFER NOTE:

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTROLLING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS SHOWN TO BE IN ZONE X, OTHER AREAS ARE SHOWN TO BE OUTSIDE THE 1% ANNUAL CHANCE FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48100C0400, REVISED SEPTEMBER 02, 2010.

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CRD MAP(S).

BENCHMARK LIST:

BM #1: SQUARE CUT ON SOUTH SIDE OF SIDEWALK, NORTH SIDE OF ESPLANADE PARKWAY, 4" - 50", EAST OF THE CURRENT TERMINUS OF ROLLINGWOOD DRIVE, ELEVATION = 665.73'


BM #2: SQUARE CUT ON BACK OF CURB, SOUTHWEST SIDE OF ROLLINGWOOD DRIVE, 4" - 50", SOUTHWEST OF THE CURRENT TERMINUS OF ROLLINGWOOD DRIVE, ELEVATION = 648.15'

VERTICAL: DATUM: NAVD 83, (GEOID 120)

UTILITY NOTE:

WATER/SEWER: CITY OF SAN MARCOS  
ELECTRIC: FIDELITY ELECTRIC  
830 EAST HEMPSTAD STREET  
SAN MARCOS, TEXAS 78666  
1010 FM 100 WEST,  
ATLANTA, GEORGIA 30328

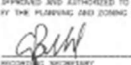
**TRACE SUBDIVISION,  
PA 1A SECTION C  
FINAL PLAT**

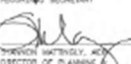


LOCATION MAP  
NOT TO SCALE

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON April 15, 2020  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

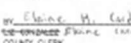
 1/26/21  
PLANNING & ZONING COMMISSION CHAIRMAN

 1/26/21  
CITY ENGINEER

STATE OF TEXAS  
COUNTY OF HAYS


PLA, 488-8888888, CLERK OF HAYS COUNTY DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHORIZATION WAS FILED FOR RECORDS IN MY OFFICE ON THE 12 DAY OF February, 2021 A.D., IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 21072580 WITNESS MY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 12 DAY OF February, 2021 A.D.


FILED FOR RECORD AT 2:14 O'CLOCK P.M. THIS THE 12 DAY OF February, 2021 A.D.

BY:   
CLERK OF HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, ETC. J. DANNHEIM, 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 AUGUST 2018 - JANUARY 2021, UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

21:  1/11/2021  
DATE


21:   
J. DANNHEIM  
REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 6075 - STATE OF TEXAS  
DANNHEIM INDUSTRIES, LLC  
200 W. HENRI, SUITE 1A  
SAN MARCOS, TEXAS 78666  
(372) 567-4500

ADDRESS: 830 E. OLD HEMPSTAD HWY  
SAN MARCOS, TEXAS 78666

JOB NUMBER: 2020-001  
DATE: 01/11/2021  
DRAWN: J. DANNHEIM  
CHECKED: J. DANNHEIM  
DATE: 01/11/2021  
FILED: 01/11/2021  
BY: J. DANNHEIM

SHEET 1 OF 5

SAN MARCOS, HAYS COUNTY, TEXAS



PAYNE INDUSTRIES

2021 SAN MARCOS, TEXAS 78666











TRACE SUBDIVISION,  
PA 1A SECTION C  
FINAL PLAT

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	28°23'05"	836.00	315.05	S12°00'33"E	311.87
C2	10°33'55"	852.00	157.11	S71°54'01"W	156.89
C3	88°57'38"	15.30	22.77	N69°54'11"W	20.84
C4	88°58'40"	15.30	22.54	N19°37'51"E	20.48
C5	84°34'00"	15.30	22.14	N78°01'55"W	20.19
C6	48°17'24"	412.00	332.85	N88°53'58"W	323.88
C7	17°59'50"	274.00	83.69	N48°25'03"E	83.30
C8	80°00'00"	10.30	15.71	S32°10'58"W	14.14
C9	78°23'36"	15.30	20.00	N64°37'14"W	18.55
C10	80°00'00"	10.30	15.71	N57°49'02"E	14.14
C11	103°38'24"	15.30	27.12	S29°22'48"E	23.58
C12	0°19'37"	852.00	4.86	S77°01'10"W	4.86
C13	2°23'14"	852.00	35.50	S79°39'45"W	35.49
C14	7°51'05"	852.00	116.75	S70°32'35"W	116.66
C15	9°09'51"	274.00	43.80	S44°19'54"E	43.73
C16	4°13'09"	274.00	20.17	N70°57'12"E	20.11
C17	4°07'14"	274.00	18.71	N79°07'21"E	18.79
C18	80°00'00"	15.30	23.56	N67°49'02"W	21.21
C19	28°23'03"	526.00	260.58	N07°00'33"E	257.83
C20	90°00'00"	15.30	23.56	N63°47'55"E	21.21
C21	2°29'11"	856.00	27.80	S38°52'30"E	27.84
C22	3°50'10"	856.00	43.51	S16°45'19"E	43.54
C23	3°50'10"	856.00	43.51	S32°50'02"E	43.56
C24	3°36'05"	856.00	39.98	S29°04'32"E	39.91
C25	3°36'05"	856.00	39.98	S27°28'28"E	39.91
C26	3°39'12"	856.00	40.50	S21°50'48"E	40.55
C27	3°39'00"	856.00	39.98	S14°13'09"E	39.91
C28	3°36'05"	856.00	39.98	S14°37'04"E	39.91
C29	3°36'05"	856.00	33.08	N14°37'05"W	33.08
C30	3°36'05"	856.00	33.08	N18°15'10"W	33.08
C31	3°39'12"	856.00	33.24	N61°50'48"W	33.52
C32	3°36'05"	856.00	33.08	N59°28'25"W	33.08
C33	3°36'05"	856.00	33.08	N69°04'32"W	33.08
C34	3°50'10"	856.00	35.98	N69°50'09"W	35.91
C35	3°50'10"	856.00	35.98	N06°45'19"W	35.91
C36	2°29'11"	856.00	22.83	N06°57'29"W	22.83
C37	88°18'49"	15.30	23.11	S88°40'58"E	20.89
C38	33°35'07"	325.00	181.19	N01°20'18"W	188.45
C39	92°55'53"	20.80	32.44	S01°40'25"E	29.09
C40	4°00'24"	774.00	54.12	S46°47'44"W	54.11
C41	80°00'00"	15.30	23.56	S88°12'05"E	21.21
C42	28°23'03"	474.00	234.82	S67°00'33"E	232.42
C43	90°00'00"	15.30	23.56	S32°10'58"W	21.21
C44	33°18'15"	461.00	267.70	N28°51'58"W	263.90
C45	33°17'52"	441.00	256.29	N28°51'09"W	252.79
C46	5°48'48"	461.00	46.77	N89°08'11"W	46.79
C47	4°46'07"	461.00	36.37	N07°25'59"W	36.36
C48	4°44'20"	461.00	36.13	N89°10'53"W	36.14
C49	4°43'28"	461.00	36.01	N29°54'47"W	36.00
C50	4°43'28"	461.00	36.02	N34°38'15"W	36.00

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C51	4°58'56"	461.00	36.68	N39°27'58"W	36.67
C52	5°54'09"	461.00	28.71	N49°42'59"W	28.71
C53	18°43'08"	50.00	14.58	S89°19'33"W	14.54
C54	55°30'44"	80.00	48.44	S01°12'37"W	46.57
C55	83°43'34"	50.00	55.61	S89°24'33"E	52.79
C56	92°2'11"	274.00	6.19	S40°01'07"W	6.17
C57	5°53'13"	274.00	48.01	S40°01'19"W	48.00
C58	2°48'56"	474.00	22.88	N37°49'07"W	22.88
C59	5°07'14"	474.00	50.63	N37°22'32"W	50.61
C60	5°07'14"	474.00	50.63	N27°15'19"W	50.61
C61	5°07'14"	474.00	50.63	N23°08'05"W	50.61
C62	5°07'14"	474.00	50.63	N17°00'59"W	50.61
C63	1°08'13"	474.00	9.41	N17°23'08"W	9.41
C64	5°59'46"	326.00	39.80	N17°02'07"W	39.78
C65	7°35'38"	326.00	43.21	N23°19'49"W	43.18
C66	7°35'38"	326.00	43.21	N32°55'27"W	43.18
C67	7°35'38"	326.00	43.21	N47°31'04"W	43.18
C68	5°49'39"	326.00	21.76	N47°13'58"W	21.76
C69	1°30'50"	441.00	9.09	N47°54'40"W	9.09
C70	7°35'38"	441.00	58.45	N47°51'26"W	58.41
C71	7°35'38"	441.00	58.45	N37°55'48"W	58.41
C72	7°35'38"	441.00	58.45	N27°20'09"W	58.41
C73	7°35'38"	441.00	71.88	N17°14'16"W	71.77
C74	5°42'50"	456.00	43.48	S33°59'01"E	43.49
C75	5°42'50"	456.00	40.93	S33°08'12"E	40.91
C76	5°45'37"	50.00	51.28	S49°58'05"E	49.06
C77	28°15'13"	15.30	7.40	S88°54'21"E	7.32
C78	4°00'24"	828.00	57.78	S47°47'44"W	57.78
C79	5°03'35"	15.30	13.30	N71°41'19"E	12.89
C80	18°49'13"	50.50	188.88	S04°10'58"E	99.10
C81	5°03'35"	15.30	13.32	N73°35'09"W	12.89
C82	33°03'25"	274.00	158.09	N31°36'38"W	155.90
C83	27°15'58"	15.30	24.15	N30°03'01"E	21.63
C84	7°38'50"	326.00	99.68	S68°23'03"E	99.17
C85	2°50'09"	828.00	42.32	S47°19'51"W	42.32
C86	1°04'15"	828.00	15.44	S45°19'39"W	15.44
C87	12°38'23"	15.30	5.93	S87°27'33"E	5.89
C88	16°50'50"	50.50	144.00	S13°31'32"E	99.15
C89	17°44'03"	274.00	81.62	S33°39'20"E	81.39
C90	18°58'23"	274.00	78.47	S23°04'38"E	78.22
C91	5°40'18"	274.00	27.84	N17°59'56"W	27.83
C92	5°41'47"	326.00	55.17	S72°20'05"W	55.10
C93	7°48'03"	326.00	44.39	S63°55'10"W	44.35
C94	8°19'38"	412.00	48.47	N38°54'38"W	48.40
C95	5°43'01"	412.00	48.30	N49°25'52"W	48.27
C96	5°30'58"	412.00	47.80	N59°07'12"W	47.87
C97	5°40'53"	412.00	48.05	N68°47'30"W	48.02
C98	5°38'07"	412.00	47.71	N68°27'02"W	47.69
C99	5°38'10"	412.00	47.72	N77°05'10"W	47.69
C100	5°38'08"	412.00	47.71	N78°43'17"W	47.68

LINE	BEARING	DISTANCE
L1	S12°49'52"E	39.38
L2	S77°10'58"W	17.60
L3	S77°10'58"W	16.89
L4	N30°24'09"W	52.30
L5	S69°41'59"E	52.19
L6	S28°28'28"E	10.00
L7	S46°54'34"E	20.30
L8	N12°49'02"W	24.38
L9	S12°49'02"E	24.38
L10	S77°10'58"W	47.79
L11	S59°41'58"W	52.17
L12	S22°30'49"W	58.50
L13	S43°52'48"W	45.72
L14	S48°33'42"W	55.00
L15	S48°33'42"W	52.41
L16	S08°08'18"W	87.94
L17	S66°56'18"W	59.38
L18	S72°50'23"E	83.38
L19	S72°50'23"E	63.88
L20	S07°56'18"E	63.48
L21	S06°56'18"E	62.60
L22	S06°56'18"E	0.80
L23	S48°33'42"E	62.87
L24	S48°33'42"E	44.54
L25	S43°52'48"E	17.39
L26	S43°52'48"E	28.33
L27	S22°30'49"E	58.50

ADDRESS: 5815 S. OLD  
SHOREWAY HWY.  
JOB NUMBER: 1204-101  
BRIE: REE-100-00-00-00-00  
CLIENT: GEORGE & SONS  
DATE: 1/18/2021  
FIELD CHECK: BLK  
OFFICE: BAYLOR



1/18/2021

SHEET 5 OF 5

SAN MARCOS,  
BAY COUNTY, TEXAS



200 E. Houston, Suite 100, Bay County, TX 78008  
361-200-0000



# EXHIBIT B-2 – FINAL PLAT FOR TRACE SUBDIVISION PA 6A SECTION D

## TRACE SUBDIVISION, PA 6A SECTION D FINAL PLAT

STATE OF TEXAS  
COUNTY OF HAYS

HIGHPOINT TRACE, L.P., MANAGING MEMBER OF HIGHPOINT TRACE, LLC, BEING THE OWNER OF THAT CERTAIN 4.243 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 413.630 GNE TRACT DESCRIBED IN THE CDD TO HIGHPOINT TRACE, LLC OF RECORD IN DOCUMENT NO. 20718187000A, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS, DO HEREBY SUBMIT THE CDD 4.243 ACRES TO BE RECORDED.

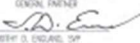
TRACE SUBDIVISION, PA 6A SECTION D

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

MANAGING MEMBER:  
HIGHPOINT TRACE, L.P.  
A CALIFORNIA LIMITED LIABILITY COMPANY

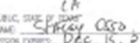
BY: HIGHPOINT TRACE, L.P., A CALIFORNIA LIMITED PARTNERSHIP, ITS MANAGING MEMBER

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

BY:   
TIMOTHY D. ENGLUND, SRP

STATE OF CALIFORNIA  
COUNTY OF ORANGE

THIS SUBDIVISION PLAT WAS ACKNOWLEDGED BEFORE ME ON JANUARY 29, 2021 BY TIMOTHY D. ENGLUND, SRP.

HENRY PUBLIC, STATE OF CALIFORNIA  
COUNTY OF ORANGE  
BY COMMISSIONER:   
DEC. 15, 2013

PROJECT ADDRESS:  
DAVE S. OLD GARDEN HWY.  
SAN MARCOS, TEXAS 78068

AREA TABLE:

- TOTAL ACRES: 4.243 ACRES.
- THE TOTAL AREA OF STREETS IN THIS SUBDIVISION IS 6.000 ACRES.
- THE TOTAL LENGTH OF ALL STREETS IN THIS SUBDIVISION IS 0.000 FEET.

LOT SUMMARY	
RIGHT-OF-WAY	0.000 ACRES
SINGLE FAMILY LOTS (25)	4.198 ACRES
COMMERCIAL LOTS (25)	0.000 ACRES
STATE SPACE LOTS (25)	0.000 ACRES
TOTAL	4.198 ACRES

TOTAL NUMBER OF LOTS: 25  
COMMERCIAL/OWNER: 0  
SINGLE FAMILY: 25  
STATE SPACE: 0  
PRIVATE STREET: 0

NOTES:

- THIS PROJECT IS WITHIN THE CITY LIMITS OF SAN MARCOS, TEXAS.
- STREETS WILL BE PROVIDED AS CALLED FOR IN THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2012).
- TYPE FRONT SPACING AND WATER FLOW WILL MEET CITY SPECIFICATIONS.
- AS USED HEREIN, THE TERM "DEVELOPER" SHALL MEAN "HIGHPOINT TRACE, LLC" OR ITS SUCCESSORS OR HEIRS.
- THIS PLAT (AND THE LOTS THEREON) ARE SUBJECT TO THE PLANNED DEVELOPMENT DISTRICT (OCTOBER 21, 2012) WITH THE CITY OF SAN MARCOS.
- OPEN SPACE LOT 16, BLOCK 16, AND LOT 20, BLOCK 2 SHALL BE MAINTAINED BY THE HOA.
- ALL OPEN SPACE LOTS ARE A PEDESTRIAN ACCESS EASEMENT.

SURVEY NOTES:

- BOUNDARY MARKS IN TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83, ONE.
- DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CORRECT SURFACE DISTANCES TO GRID, MULTIPLY BY THE CORRECTION FACTOR.
- THE CORRECTION FACTOR FOR THIS PROJECT IS 0.9998.

ADDITIONAL NOTES:

THIS PROJECT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE OR IN THE CONTROLLING ZONE.

FLOOD NOTE:

THE SUBJECT TRACT IS DETERMINED TO BE IN ZONE A, OTHER AREAS ARE DETERMINED TO BE OUTSIDE THE 500 YEAR ANNUAL FLOOD FLOODPLAIN, AS DETERMINED BY THE FLOOD INSURANCE RATE MAP PANEL NO. 48202CH01P, REVISION 02, 2015.

THE ABOVE STATEMENT IS MADE FOR FLOOD INSURANCE INFORMATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CDD MAPS.

REMARKS: LOT 16 AND 20

ON 340  
WIDE WITH BINDER SET IN CONCRETE CURB  
ELEVATION = 651.02

ON 341  
WIDE WITH BINDER SET IN CONCRETE CURB SHOWN HEREON  
ELEVATION = 651.49

ON 342  
WIDE WITH BINDER SET IN CONCRETE CURB SHOWN HEREON  
ELEVATION = 651.44

ON 343  
WIDE WITH BINDER SET IN CONCRETE CURB SHOWN HEREON  
ELEVATION = 651.44

ON 344  
WIDE WITH BINDER SET IN CONCRETE CURB SHOWN HEREON  
ELEVATION = 651.44

ON 345  
WIDE WITH BINDER SET IN CONCRETE CURB SHOWN HEREON  
ELEVATION = 651.44


UTILITY NOTES:


WATER/SEWER: CITY OF SAN MARCOS  
130 WEST HOPKINS STREET  
SAN MARCOS, TEXAS 78068


ELECTRIC: PERSONAL ELECTRIC EXPENSIVE  
1300 FM 120 WEST  
HTL, TEXAS 78068

CITY OF SAN MARCOS  
CERTIFICATE OF APPROVAL

APPROVED AND AUTHORIZED TO BE RECORDED ON 02/09/21  
BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN MARCOS, TEXAS.

 02/09/2021  
DATE


 3.4.21  
DATE

 9/16/21  
DATE

STATE OF TEXAS  
COUNTY OF HAYS


THAT ELAINE H. CHANDLER, CLERK OF HAYS COUNTY COURT DOES HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND THE CERTIFICATE OF AUTHORIZATION AND FILED FOR RECORDS IN MY OFFICE ON THE 12<sup>th</sup> DAY OF March, 2021, A.D., IN THE PUBLIC RECORDS OF SAID COUNTY AND SENT BY DOCUMENT NO. 21012025, WITNESSED BY HAND AND SEAL OF OFFICE OF COUNTY CLERK OF SAID COUNTY ON THIS THE 12<sup>th</sup> DAY OF March, 2021, A.D.

FILED FOR RECORD AT 8:54 O'CLOCK A.M. THIS THE 12<sup>th</sup> DAY OF March, 2021, A.D.


  
Elaine H. Chandler by R.F. McNamee, Jr., Deputy  
CLERK OF HAYS COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF HAYS

I, TERRY L. ROWE, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY OF THE-GROUND SURVEY MADE UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

BY:  1/27/2021  
DATE

REGISTERED PROFESSIONAL LAND SURVEYOR  
NO. 54453 - STATE OF TEXAS  
BOWMAN CONSULTING GROUP, LTD.  
1100 S. CAPITAL OF TEXAS HWY.  
BUILDING 3, SUITE 200  
AUSTIN, TEXAS 78748  
512-327-1180



FILED: PLAT 18 - Year 2021 - 21-01-01 (HAY) - Trace Subdivision/Planning/PA 6A Section D Final Plat

DATE: 1/27/2021 1:00 PM BY: TLR

BY: TLR

2021 01 27 0001

RECORDED: PLAT

PLAT NO: 17445

**Bowman CONSULTING**

Bowman Consulting Group, Ltd.  
1100 South Capital of Texas Hwy, Building 3, Suite 200, Austin, Texas 78748  
Phone: (512) 327-1180 Fax: (512) 327-1180  
www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
TSP: Plan No. P-14088 | TSPS: Plan No. P-10386-01

FINAL PLAT  
TRACE SUBDIVISION,  
PA 6A SECTION D  
WILLIAM H. VAN HORN SURVEY NO. 18,  
ABSTRACT NO. 464  
HAYS COUNTY, TEXAS

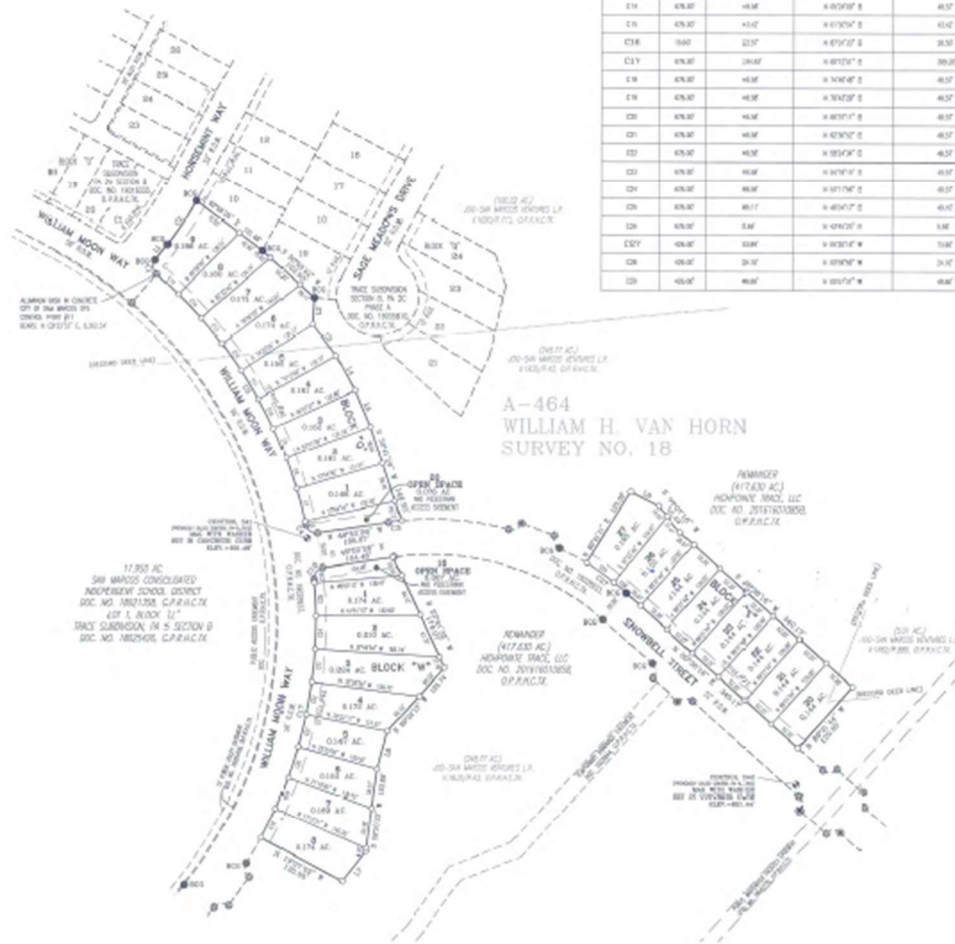
SHEET 1 OF 2

PLAN #: 1244

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

LINE TABLE		
LINE #	BEARING	DISTANCE
13	S 80°17' E	26.36'
12	E 52°33' W	26.47'
10	E 12°19' W	160.0'
14	S 19°19' W	160.0'
15	E 20°33' W	160.0'
16	E 65°33' W	51.27'
17	S 87°21' W	160.0'
18	E 19°24' E	48.34'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	30.00	13.07	S 47°00' E	20.00
C2	30.00	71.35	S 87°01' E	71.00
C3	30.00	19.87	S 87°00' W	30.00
C4	30.00	23.07	S 87°01' W	30.00
C5	30.00	-30.07	S 87°00' E	30.00
C6	30.00	5.68	S 30°01' E	5.67
C7	30.00	-43.35	S 30°01' E	43.35
C8	30.00	-43.35	S 30°00' E	43.35
C9	30.00	-43.35	S 30°01' E	43.35
C10	30.00	-43.35	S 30°00' E	43.35
C11	30.00	-43.35	S 30°01' E	43.35
C12	30.00	-43.35	S 30°00' E	43.35
C13	30.00	-43.35	S 30°01' E	43.35
C14	30.00	-43.35	S 30°00' E	43.35
C15	30.00	-23.57	S 87°01' E	30.00
C16	30.00	20.00	S 87°00' E	30.00
C17	30.00	-43.35	S 30°01' E	43.35
C18	30.00	-43.35	S 30°00' E	43.35
C19	30.00	-43.35	S 30°01' E	43.35
C20	30.00	-43.35	S 30°00' E	43.35
C21	30.00	-43.35	S 30°01' E	43.35
C22	30.00	-43.35	S 30°00' E	43.35
C23	30.00	-43.35	S 30°01' E	43.35
C24	30.00	-43.35	S 30°00' E	43.35
C25	30.00	-43.35	S 30°01' E	43.35
C26	30.00	-43.35	S 30°00' E	43.35
C27	30.00	33.89	S 30°01' W	33.89
C28	30.00	20.35	S 87°00' W	30.00
C29	30.00	40.87	S 87°01' W	40.87

[illegible]

**Bowman**  
CONSULTING

Greiner/Consulting Group, Ltd.  
1100 South Capital of Texas Hwy., Suite 300, Austin, Texas 78704  
Phone: (512) 357-1100 Fax: (512) 357-4000  
www.greinerconsultinggroup.com © Greiner/Consulting Group, Ltd.

TPP Form No. P-14338 | TPPS Form No. SP2206-01

FINAL PLAT  
TRACE SUBDIVISION,  
PA 6A SECTION D  
WILLIAM H. VAN HORN SURVEY NO. 18,  
ABSTRACT NO. 464  
HAYS COUNTY, TEXAS

SHEET 2 OF 2

PLAN #: 1244







LINE TABLE		
LINE #	BEARING	DISTANCE
5.3	N 49°47'30" E	15.36
5.2	N 47°58'30" E	55.05
5.1	N 47°58'30" E	56.65
5.4	N 49°47'30" E	8.05
5.5	N 50°38'30" E	84.57
5.6	S 59°51'30" E	86.97
5.7	N 47°57'30" E	52.85
5.8	N 47°57'30" E	68.05
5.9	N 49°58'30" E	25.65
5.10	N 39°54'30" E	52.57
5.11	S 49°58'30" E	24.27
5.12	N 49°47'30" E	52.85
5.13	S 32°58'30" E	87.15
5.14	S 39°54'30" E	59.67
5.15	N 47°58'30" E	86.67
5.16	S 49°58'30" E	12.18
5.17	N 49°47'30" E	52.85
5.18	N 47°58'30" E	33.57
5.19	N 49°58'30" E	87.65
5.20	S 39°54'30" E	29.37

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00	33.56	N 00°33'30" E	23.27
C2	15.00	33.56	N 03°13'30" E	23.27
C3	274.00	68.57	N 30°40'30" E	68.54
C4	15.00	33.56	S 02°33'30" E	23.27
C5	15.00	33.56	N 00°33'30" E	23.27
C6	18.00	24.00	N 07°02'30" E	21.50
C7	528.00	93.00	S 12°13'30" E	90.40
C8	528.00	33.56	S 43°14'30" E	33.56
C9	528.00	41.00	S 30°12'00" E	43.37
C10	528.00	21.00	S 30°00'00" E	21.00
C11	15.00	14.00	S 30°40'30" E	14.28
C12	40.00	30.50	S 67°40'30" W	30.00
C13	40.00	140.84	S 14°02'30" E	133.51
C14	40.00	41.00	S 70°00'00" W	40.83
C15	40.00	56.56	N 50°10'30" E	54.40
C16	40.00	60.00	N 00°00'00" E	57.88
C17	15.00	14.00	N 00°11'30" E	14.28
C18	274.00	80.56	N 37°13'30" E	80.22
C19	274.00	45.00	N 20°02'30" E	45.04
C20	15.00	14.00	S 30°57'30" E	14.28
C21	40.00	30.50	S 67°20'30" E	30.00
C22	40.00	31.00	S 67°33'30" E	23.27
C23	40.00	56.56	S 47°00'30" E	54.20
C24	40.00	41.00	S 30°02'30" E	41.00
C25	40.00	57.00	S 47°00'30" E	54.40
C26	40.00	30.00	S 70°00'00" W	30.00
C27	40.00	56.57	N 50°10'30" E	54.27
C28	40.00	30.43	N 00°57'45" W	27.88
C29	15.00	14.00	N 20°00'30" E	14.28
C30	15.00	23.54	S 02°13'30" E	20.00
C31	238.00	40.00	S 37°30'30" E	145.38
C32	238.00	18.00	S 40°10'30" E	18.00
C33	238.00	107.00	S 37°30'30" E	128.26
C34	238.00	103.00	N 30°00'00" W	103.10
C35	234.00	60.50	N 27°00'30" W	60.50
C36	234.00	22.20	N 02°00'45" E	20.00
C37	15.00	23.54	S 02°13'30" E	20.00
C38	15.00	26.00	N 07°00'30" E	21.50
C39	234.00	21.17	N 37°10'30" E	21.18



STATE OF TEXAS  
COUNTY OF HAYS



ADDRESS: 2818 S. OLD HICKORY HWY.
JOB NUMBER: 1944-001
DATE: 1944-09-24-14-7-0000
CUSTOMER: CORTELLI ENG.
DATE: 8/28/2021
FILED: 09/01/2021
PROJECT: 1944-001

SECRET	SECRET RECORDS OF HAVS COMPLY, ECOM
SECRET	OFFICIAL PUBLIC RECORDS OF HAVS COMPLY, ECOM
■	1/2" MIN. ROL. FILMS WITH A PICTURE GAP
■	SEPARATE "00" OR "000000" IDENT
▲	AND ROL. WITH "000" NUMBER FOUND
□	1/2" MIN. ROL. SET WITH NO
□	PICTURE GAP "000000" NUMBER IDENT
□	CUSTOM SPRING WITH "THINE 0000" NUMBER SET
▲	ROL. OR ROL. WITH "THINE 0000" NUMBER SET
▲	CALCULATED PRINT
P.U.E.	PUBLIC UTILITY COMPANY
P.A.X.	PUBLIC ADDRESS EXCHANGE
R.O.W.	RIGHT OF WAY
S.E.	SUB EMISSION
T.E.	ELECTRIC EQUIPMENT

SHEET 2 OF 3

SAN MARCOS,  
HAYS COUNTY, TEXAS



**PAYNE**  
INDUSTRIES

2002 M. Hughes, the UK, San Antonio, TX, 2002

AMENDING PLAT OF LOTS 32, 33, 34, 35,  
36, 37, 38, 39, 41 AND PLATTED ALLEY,  
ALL IN BLOCK N,  
TRACE SUBDIVISION,  
PA 1A SECTION C

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C1	28°23'05"	636.00	315.08	S27°00'33"E	311.87
C2	10°33'56"	852.00	157.81	S71°54'01"W	158.89
C3	88°57'36"	15.00	22.77	N69°54'11"W	20.64
C4	86°09'40"	15.00	22.44	N16°51'51"E	20.48
C5	84°34'00"	15.00	22.14	N78°01'55"W	20.18
C6	46°17'24"	412.00	332.86	N58°53'38"W	333.88
C7	17°29'50"	274.00	83.68	N68°26'03"E	83.30
C8	90°00'00"	10.00	15.71	S32°10'58"W	14.14
C9	76°23'56"	15.00	20.00	N64°57'14"W	18.50
C10	80°00'00"	10.00	15.71	N57°46'02"W	14.14
C11	103°36'24"	15.00	27.12	N22°22'46"E	23.58
C12	0°19'37"	852.00	4.85	S77°01'10"W	4.86
C13	2°23'14"	852.00	35.50	S75°30'45"W	35.49
C14	7°51'00"	852.00	116.25	S70°32'35"W	116.66
C15	8°09'31"	274.00	43.60	N64°15'54"E	43.70
C16	41°13'05"	274.00	20.17	N70°59'17"E	20.17
C17	41°07'14"	274.00	19.11	N70°07'21"E	19.70
C18	80°00'00"	10.00	23.56	N57°46'02"W	21.21
C19	28°23'03"	528.00	260.56	N27°00'33"W	257.33
C20	80°00'00"	15.00	23.56	N26°47'58"E	21.21
C21	2°20'11"	636.00	27.60	S59°27'30"E	27.60
C22	3°50'10"	636.00	43.51	S36°46'19"E	43.50
C23	3°50'10"	636.00	43.51	S32°50'09"E	43.50
C24	3°36'00"	636.00	36.68	S29°04'10"E	36.67
C25	3°36'00"	636.00	36.68	S25°28'25"E	36.67
C26	3°39'12"	636.00	40.55	S21°50'48"E	40.55
C27	3°36'00"	636.00	36.68	S18°13'09"E	36.67
C28	3°36'00"	636.00	36.68	S14°37'04"E	36.67
C29	3°36'00"	636.00	33.06	N14°57'05"E	33.06
C30	3°30'00"	528.00	33.00	N18°13'10"W	33.00
C31	3°39'12"	528.00	33.64	N21°50'48"W	33.53
C32	3°36'00"	528.00	33.06	N22°28'25"W	33.06
C33	3°36'00"	528.00	33.06	N29°04'32"W	33.06
C34	3°50'10"	528.00	35.68	N32°50'09"W	35.27
C35	3°50'10"	528.00	35.68	N36°45'19"W	35.27
C36	2°29'11"	528.00	22.83	N37°57'29"W	22.83
C37	88°18'49"	15.00	23.11	S56°40'38"E	22.89
C38	33°36'07"	328.00	191.89	N31°20'18"W	188.46
C39	92°55'53"	20.00	32.44	S01°40'25"E	29.00
C40	4°00'24"	774.00	54.12	S46°47'44"W	54.11
C41	90°00'00"	15.00	23.56	S66°12'05"E	21.21
C42	28°23'03"	474.00	234.80	S27°00'33"E	232.42
C43	80°00'00"	15.00	23.56	S32°10'58"W	21.21
C44	33°18'15"	461.00	287.70	N28°51'55"W	283.95
C45	33°17'52"	461.00	256.29	N28°51'09"W	252.70
C46	5°48'48"	461.00	46.77	N15°08'11"W	46.75
C47	4°46'07"	461.00	38.37	N22°25'38"W	38.36
C48	4°44'20"	461.00	38.13	N25°10'53"W	38.12
C49	4°43'28"	461.00	38.01	N28°54'47"W	38.00
C50	4°43'29"	461.00	38.02	N34°38'15"W	38.00

LINE	BEARING	DISTANCE
L1	S17°49'02"E	39.58
L2	S77°10'26"W	17.80
L3	S77°10'58"W	16.99
L4	N30°24'09"W	52.00
L5	N59°41'00"E	52.39
L6	S26°23'28"E	10.05
L7	N8°54'54"E	20.00
L8	N17°49'02"E	24.58
L9	S17°49'02"E	24.58
L10	S77°10'26"W	47.79
L11	S68°41'08"W	52.47
L12	N22°30'49"W	58.50
L13	N43°32'48"W	45.72
L14	N48°33'42"W	55.00
L15	N48°33'42"W	52.41
L16	N56°56'18"W	67.64
L17	N56°56'18"W	59.25
L18	S72°50'23"E	63.36
L19	S72°50'23"E	63.88
L20	S56°56'18"E	
L21	S56°56'18"E	
L22	S56°56'18"E	
L23	S46°53'42"E	
L24	S46°53'42"E	
L25	S43°54'48"E	
L26	S43°54'48"E	
L27	S22°30'49"E	

C101	10°12'34"	274.00	48.80	N54°47'25"E	48.78
C102	6°13'44"	274.00	20.22	N72°00'34"E	20.22
C103	3°03'52"	274.00	14.63	N75°30'12"E	14.63
C104	2°34'03"	852.14	38.18	S75°34'19"W	38.18
C105	7°40'13"	852.01	114.06	S70°27'10"W	113.88
C106	18°23'58"	15.00	20.00	S64°37'14"E	18.00
C107	103°36'24"	15.00	27.12	S22°22'46"W	23.58

CURVE	DELTA	RADIUS	ARC	BEARING	CHORD
C51	4°50'56"	461.00	39.68	N39°27'58"W	39.67
C52	3°34'07"	461.00	28.71	N43°42'59"W	28.71
C53	18°43'05"	50.00	14.89	S87°12'33"W	14.84
C54	59°00'44"	50.00	48.44	S5°11'23"W	48.57
C55	63°43'14"	50.00	55.61	S08°24'33"E	52.79
C56	0°27'11"	774.00	6.12	S45°01'07"W	5.12
C57	3°33'13"	774.00	48.01	S47°01'19"W	48.00
C58	2°48'56"	474.00	22.86	N39°48'07"W	22.86
C59	6°07'14"	474.00	50.63	N50°22'32"W	50.61
C60	6°07'14"	474.00	50.63	N58°15'19"W	50.61
C61	6°07'14"	474.00	50.63	N27°08'05"W	50.61
C62	6°07'14"	474.00	50.63	N17°00'50"W	50.61
C63	1°08'13"	474.00	9.41	N12°23'06"W	9.41
C64	6°09'40"	328.00	39.80	N18°02'07"W	39.78
C65	7°35'36"	328.00	43.21	N25°19'49"W	43.18
C66	7°35'36"	328.00	43.21	N32°55'27"W	43.18
C67	7°35'36"	328.00	43.21	N40°31'04"W	43.18
C68	3°49'20"	328.00	21.78	N46°13'38"W	21.78
C69	1°10'50"	441.00	9.09	N44°54'40"W	9.09
C70	7°35'36"	441.00	58.45	N40°31'28"W	58.41
C71	7°35'36"	441.00	58.45	N32°50'48"W	58.41
C72	7°35'36"	441.00	58.45	N25°20'09"W	58.41
C73	8°20'07"	441.00	71.85	N18°52'16"W	71.77
C74	5°42'05"	436.00	43.49	S30°39'01"E	43.47
C75	5°23'43"	436.00	40.93	S29°08'12"E	40.91
C76	5°49'20"	50.00	51.28	S69°39'08"E	49.08
C77	28°15'13"	15.00	7.40	S84°54'21"E	7.32
C78	4°00'24"	826.00	57.76	S46°47'44"W	57.75
C79	5°03'35"	15.00	13.32	N70°14'11"E	12.89
C80	18°43'13"	50.00	48.44	S07°40'23"E	48.19
C81	5°03'35"	15.00	13.32	N73°35'06"W	12.89
C82	33°03'19"	274.00	156.06	N31°36'38"W	155.80
C83	92°15'59"	15.00	24.15	N33°03'01"E	21.63
C84	17°29'50"	328.00	99.58	S68°28'03"W	99.17
C85	2°56'09"	826.00	42.32	S47°19'51"W	42.32
C86	1°04'15"	826.00	15.44	S49°19'39"W	15.44
C87	22°36'53"	15.00	5.93	S69°22'33"E	5.89
C88	185°00'50"	50.00	144.00	S16°51'33"E	99.15
C89	17°04'53"	274.00	51.62	S39°35'20"E	51.32
C90	18°50'23"	274.00	76.47	S23°04'38"E	76.22
C91	5°49'19"	274.00	27.84	N17°59'30"W	27.83
C92	6°41'49"	328.00	55.17	S72°20'06"W	55.10
C93	7°40'03"	328.00	44.39	S63°30'10"W	44.30
C94	6°19'25"	412.00	45.47	N38°54'38"W	45.45
C95	6°43'01"	412.00	48.30	N46°25'50"W	48.27
C96	6°38'26"	412.00	47.89	N52°07'13"W	47.87
C97	6°40'57"	412.00	48.05	N58°47'50"W	48.02
C98	6°38'07"	412.00	47.71	N65°27'00"W	47.69
C99	6°38'10"	412.00	47.72	N72°05'10"W	47.69
C100	6°38'00"	412.00	47.71	N78°43'17"W	47.68

ADDRESS: 5018 S. OLD  
DANFORTH BLVD.  
JOB NUMBER: 1044-08  
DWS BY:  
DWS DATE: 04-10-2024  
CHECKED BY:  
DATE: 07/09/2024  
FILE NAME: 1044-08  
SYNOPSIS: 1044-08

SHEET 3 OF 3

SAN MARCOS,  
HAYS COUNTY, TEXAS









# TRACE SUBDIVISION, PA 2B SECTION D FINAL PLAT

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	66.93'	211.06'	N 74°51'32" E	117.93'
C2	15.00'	23.56'	N 43°58'54" E	21.21'
C3	15.00'	39.86'	N 64°21'44" W	31.21'
C4	15.00'	23.56'	E 07°49'32" E	21.21'
C5	15.00'	39.86'	N 32°10'55" E	31.21'
C6	15.00'	23.56'	S 83°59'10" W	20.14'
C7	82.00'	54.38'	E 47°58'20" W	56.11'
C8	426.00'	73.48'	S 17°45'34" E	73.48'
C9	426.00'	73.48'	S 14°58'45" E	73.48'
C10	426.00'	44.28'	E 19°07'17" E	44.28'
C11	15.00'	23.17'	S 19°37'34" W	28.00'
C12	15.00'	23.17'	S 19°40'13" W	28.00'
C13	426.00'	89.81'	S 39°54'50" E	97.66'
C14	426.00'	43.31'	S 39°13'47" E	43.48'
C15	426.00'	47.20'	S 42°18'34" E	47.39'
C16	426.00'	7.52'	S 48°31'15" E	7.52'
C17	15.00'	33.71'	S 04°14'54" E	31.33'
C18	426.00'	256.35'	S 04°51'47" W	260.00'
C19	426.00'	109.59'	N 31°11'33" E	109.60'
C20	426.00'	109.20'	N 31°58'54" E	109.61'
C21	426.00'	72.00'	N 19°44'33" E	71.90'
C22	426.00'	14.34'	N 83°59'10" E	10.00'
C23	14.00'	12.54'	N 70°10'41" W	12.11'
C24	14.00'	5.07'	S 80°28'18" E	5.04'
C25	14.00'	9.49'	S 80°56'54" E	7.26'
C26	94.00'	155.00'	S 44°58'30" W	160.00'
C27	94.00'	52.72'	N 74°31'31" W	90.31'
C28	94.00'	58.83'	S 84°42'24" W	107.00'
C29	94.00'	44.58'	S 84°58'56" W	83.11'

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C30	50.00'	83.93'	S 31°58'37" E	15.18'
C31	14.50'	82.54'	S 59°54'54" E	12.28'
C32	506.00'	76.92'	S 04°49'32" W	78.80'
C33	506.00'	39.21'	S 39°54'30" W	34.26'
C34	506.00'	70.93'	S 02°44'40" W	38.83'
C35	15.00'	23.56'	S 40°28'18" W	21.21'
C36	15.00'	82.00'	S 83°59'10" E	12.21'
C37	60.00'	544.72'	N 31°44'30" W	66.32'
C38	60.00'	70.27'	S 74°53'30" E	65.32'
C39	60.00'	170.97'	N 64°15'18" W	119.55'
C40	15.00'	81.06'	S 58°10'58" W	16.10'
C41	15.00'	25.07'	N 44°28'30" E	21.02'
C42	474.00'	50.00'	N 84°44'32" E	49.30'
C43	474.00'	80.18'	S 03°00'58" W	81.17'
C44	474.00'	59.20'	S 07°13'20" E	59.10'
C45	15.00'	13.64'	N 48°54'29" E	16.26'
C46	470.00'	220.00'	N 40°28'10" E	225.33'
C47	470.00'	38.34'	N 81°45'27" E	36.57'
C48	470.00'	43.20'	S 78°24'48" E	47.05'
C49	470.00'	48.00'	N 70°41'30" E	47.00'
C50	470.00'	81.10'	N 64°59'20" E	47.00'
C51	470.00'	44.28'	S 08°22'40" E	44.27'
C52	470.00'	184.32'	N 06°19'20" E	185.00'
C53	15.00'	33.44'	N 09°48'13" E	20.17'
C54	374.00'	308.04'	S 02°40'17" W	314.08'
C55	374.00'	8.26'	E 47°53'00" E	0.30'
C56	374.00'	80.34'	E 47°50'20" E	84.25'
C57	374.00'	80.34'	S 02°50'17" E	84.25'
C58	374.00'	73.11'	S 10°59'30" E	73.02'
C59	374.00'	4.88'	S 13°11'28" E	4.80'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 70°28'30" W	40.14'
L2	S 70°33'04" W	46.15'
L3	N 09°56'00" E	17.72'
L4	N 00°33'18" E	50.00'
L5	N 00°33'18" E	48.60'
L6	N 00°57'14" E	50.43'
L7	S 81°07'49" W	8.93'
L8	S 29°04'08" E	46.80'
L9	N 77°18'50" E	185.00'
L10	N 77°18'50" E	52.84'
L11	N 77°18'50" E	93.00'
L12	E 49°27'10" E	49.55'
L13	N 47°01'58" W	15.10'
L14	S 43°50'28" W	36.43'
L15	S 04°51'47" W	30.52'
L16	S 84°58'47" E	50.00'



BENCHMARK USED: NAD 83 - GDSB 114  
 REFERENCE MEASUREMENTS MADE TO BENCHMARKS IN THIS AREA SHOULD BE USED FOR WORK.  
 CITY OF SAN ANTONIO'S BENCHMARK NO. 17  
 (NAD 83) BENCHMARK (GDSB) NOT USED  
 PUBLISHED AND MONITORING: CDS030118  
 PUBLISHED AND MONITORING: CDS030118  
 PUBLISHED AND MONITORING: CDS030118  
 MEASURED CURVE NORTHING: CDS030118  
 MEASURED CURVE DISTANCE: CDS030118  
 MEASURED CURVE ELEVATION: 657.22  
 BM 141  
 NAD 83 BENCHMARK SET IN CONCRETE CURB DRAIN ROCKET.  
 ELEVATION = 657.49 FEET  
 BM 142  
 NAD 83 BENCHMARK SET IN CONCRETE CURB DRAIN ROCKET.  
 ELEVATION = 657.49 FEET  
 BM 143  
 ELEVATION ON CURVE SET IN EAST SIDE OF POWER POLE  
 ELEVATION = 648.57 FEET

FILE #	202001-41-01 (S) - Trace Subdivision/Working/Plan
DATE	08-21-20
SCALE	1"=150'
JOB #	202001-41-01
DESIGNER	PLAN
CHECKER	PLAN
DATE	08-21-20
BY	
DATE	

**Bowman**  
CONSULTING

Bowman Consulting Group, Ltd.  
 1101 South Capital of Texas Freeway, Suite 200, Austin, Texas 78746  
 Phone: (512) 357-1100  
 Fax: (512) 357-1101  
 www.bowmanconsulting.com © Bowman Consulting Group, Ltd.  
 TYPED BY: J. H. HARRIS | 2020 BY: J. H. HARRIS

FINAL PLAT  
 TRACE SUBDIVISION,  
 PA 2B SECTION D  
 WILLIAM H. HORN SURVEY NO. 18,  
 ABSTRACT NO. 464  
 HAYS COUNTY, TEXAS

SHEET 3 OF 3  
 PLAN #: 1240



TRACE SUBDIVISION,  
PA 1B SECTION C  
FINAL PLAT

PLAN #: 1234





LINE TABLE			LINK TABLE			LINE TABLE			CURVE TABLE				
LINK #	BEARING	DISTANCE	LINK #	BEARING	DISTANCE	LINK #	BEARING	DISTANCE	CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 27°02'37" E	12.15	1	N 89°04'30" E	6.86	1	N 89°04'30" E	26.19	C1	410.00	50.23	S 89°03'30" E	488.93
2	N 27°02'37" E	16.94	2	N 89°04'30" E	16.87	2	N 89°04'30" E	8.77	C2	410.00	188.28	S 89°03'40" E	188.96
3	N 55°42'14" E	31.88	3	N 89°04'30" E	21.57	3	N 89°04'30" E	8.86	C3	410.00	76.32	S 89°03'40" E	75.25
4	N 77°02'37" E	22.58	4	N 77°02'37" E	18.05	4	N 77°02'37" E	36.16	C4	410.00	207.88	N 77°03'14" E	246.52
5	N 87°02'37" E	16.28	5	N 87°02'37" E	12.17	5	N 87°02'37" E	34.17	C5	15.00	21.46	N 87°03'20" E	19.88
6	N 77°02'37" E	26.78	6	N 77°02'37" E	19.87	6	N 77°02'37" E	13.08	C6	15.00	13.02	N 77°03'18" E	12.88
7	N 77°02'37" E	18.87	7	N 87°02'37" E	11.38	7	N 77°02'37" E	4.85	C7	30.00	148.88	N 77°03'18" E	148.58
8	N 87°02'37" E	2.87	8	N 87°02'37" E	7.08	8	N 87°02'37" E	35.71	C8	15.00	13.37	N 77°03'18" E	13.88
9	N 31°11'04" E	3.17	9	N 87°02'37" E	7.08	9	N 87°02'37" E	13.88	C9	15.00	23.96	N 87°03'18" E	22.27
10	N 15°03'17" E	18.87	10	N 87°02'37" E	13.38	10	N 15°03'17" E	26.57	C10	15.00	13.32	N 87°03'18" E	13.88
11	N 24°04'17" E	4.88	11	N 87°02'37" E	28.87	11	N 15°03'17" E	12.57	C11	30.00	94.23	N 87°03'18" E	88.74
12	N 34°04'17" E	16.28	12	N 87°02'37" E	8.88	12	N 15°03'17" E	8.88	C12	30.00	115.87	N 87°03'18" E	80.37
13	N 13°04'17" E	16.28	13	N 24°04'17" E	4.28	13	N 15°03'17" E	1.87	C13	30.00	46.88	N 87°03'18" E	44.88
14	N 22°04'17" E	4.88	14	N 24°04'17" E	22.17	14	N 15°03'17" E	14.51	C14	15.00	13.32	N 87°03'18" E	13.88
15	N 34°04'17" E	7.87	15	N 87°02'37" E	22.17	15	N 15°03'17" E	15.51	C15	15.00	24.32	N 87°03'18" E	22.87
16	N 19°04'17" E	12.37	16	N 24°04'17" E	28.87	16	N 87°02'37" E	7.87	C16	15.00	23.37	S 87°03'18" E	22.87
17	N 19°04'17" E	28.38	17	N 87°02'37" E	18.37	17	N 87°02'37" E	30.88	C17	15.00	5.37	S 87°03'18" E	5.34
18	N 29°04'17" E	4.88	18	N 87°02'37" E	2.87	18	N 15°03'17" E	7.02	C18	15.00	36.88	S 87°03'18" E	35.88
19	N 87°02'37" E	16.37	19	N 87°02'37" E	13.87	19	N 15°03'17" E	15.87	C19	80.00	271.14	N 87°03'18" E	88.74
20	N 87°02'37" E	8.37	20	N 87°02'37" E	8.37	20	N 15°03'17" E	10.38	C20	80.00	68.78	N 87°03'18" E	68.88
21	N 87°02'37" E	8.87	21	N 87°02'37" E	2.17	21	N 15°03'17" E	18.87	C21	80.00	98.37	N 87°03'18" E	98.38
22	N 87°02'37" E	12.37	22	N 87°02'37" E	15.14	22	N 15°03'17" E	15.14	C22	80.00	62.34	N 87°03'18" E	62.38
23	N 87°02'37" E	22.88	23	N 87°02'37" E	18.88	23	N 15°03'17" E	15.14	C23	80.00	23.87	N 87°03'18" E	23.87
24	N 87°02'37" E	8.17	24	N 87°02'37" E	15.17	24	N 15°03'17" E	30.88	C24	80.00	3.47	N 87°03'18" E	3.47
25	N 34°02'37" E	22.87	25	N 87°02'37" E	28.17	25	N 34°02'3						

## **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
- Lot Type Multi-Family Phase 2B
- Lot Type Amenity Center
- Lot Type Business Park Phase A
- Lot Type Unplatted Parcel

[Remainder of page left intentionally blank.]

## **EXHIBIT C-1 - LOT TYPE 1 HOMEBUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$7,195.77**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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

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

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 82.35	\$ 249.18	\$ 50.12	\$ 151.84	\$ 22.18	\$ 17.43	\$ 573.08
2024	86.27	245.47	52.98	149.08	21.76	17.78	573.34
2025	90.19	241.59	55.84	146.17	21.33	18.13	573.26
2026	94.11	237.08	58.71	143.10	20.88	18.50	572.37
2027	100.00	232.37	63.00	139.87	20.41	18.87	574.51
2028	103.92	227.37	65.87	136.40	19.91	19.24	572.71
2029	109.80	222.18	68.73	132.78	19.39	19.63	572.50
2030	113.72	216.69	73.03	129.00	18.84	20.02	571.29
2031	121.56	210.15	77.32	124.98	18.27	20.42	572.71
2032	127.45	203.16	81.62	120.73	17.67	20.83	571.45
2033	135.29	195.83	85.91	116.24	17.03	21.25	571.55
2034	143.13	188.05	90.21	111.51	16.35	21.67	570.93
2035	150.97	179.82	95.94	106.55	15.64	22.10	571.03
2036	160.78	171.14	100.23	101.28	14.88	22.55	570.85
2037	168.62	161.90	105.96	95.76	14.08	23.00	569.31
2038	178.42	152.20	111.69	89.94	13.23	23.46	568.94
2039	190.19	141.94	118.85	83.79	12.34	23.93	571.04
2040	199.99	131.00	124.57	77.26	11.39	24.41	568.62
2041	211.76	119.50	131.73	70.41	10.39	24.89	568.68
2042	223.52	107.33	138.89	63.16	9.33	25.39	567.63
2043	237.24	94.48	146.05	55.52	8.22	25.90	567.41
2044	250.97	80.83	154.64	47.49	7.03	26.42	567.38
2045	264.69	66.40	163.23	38.98	5.77	26.95	566.04
2046	280.38	51.18	171.83	30.01	4.45	27.48	565.33
2047	296.07	35.06	181.85	20.55	3.05	28.03	564.61
2048	313.71	18.04	191.87	10.55	1.57	28.60	564.34
<b>Total</b>	<b>\$ 4,435.10</b>	<b>\$ 4,179.94</b>	<b>\$ 2,760.67</b>	<b>\$ 2,492.94</b>	<b>\$ 365.41</b>	<b>\$ 586.87</b>	<b>\$ 14,820.92</b>

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

## **EXHIBIT C-2 - LOT TYPE 2 HOMEBUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$8,816.30**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

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

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 100.89	\$ 305.29	\$ 61.40	\$ 186.03	\$ 27.17	\$ 21.22	\$ 702.01
2024	105.70	300.75	64.91	182.65	26.67	21.64	702.32
2025	110.50	295.99	68.42	179.08	26.14	22.08	702.22
2026	115.31	290.47	71.93	175.32	25.58	22.52	701.13
2027	122.52	284.70	77.19	171.36	25.01	22.97	703.75
2028	127.32	278.58	80.70	167.12	24.39	23.43	701.54
2029	134.53	272.21	84.21	162.68	23.76	23.90	701.28
2030	139.33	265.49	89.47	158.05	23.09	24.37	699.80
2031	148.94	257.47	94.73	153.13	22.39	24.86	701.53
2032	156.15	248.91	100.00	147.92	21.64	25.36	699.98
2033	165.76	239.93	105.26	142.42	20.86	25.87	700.10
2034	175.37	230.40	110.52	136.63	20.03	26.38	699.34
2035	184.97	220.32	117.54	130.55	19.16	26.91	699.45
2036	196.99	209.68	122.80	124.09	18.23	27.45	699.24
2037	206.59	198.35	129.82	117.33	17.25	28.00	697.35
2038	218.61	186.48	136.84	110.19	16.22	28.56	696.89
2039	233.02	173.91	145.61	102.66	15.12	29.13	699.45
2040	245.03	160.51	152.63	94.66	13.96	29.71	696.49
2041	259.44	146.42	161.40	86.26	12.73	30.31	696.56
2042	273.86	131.50	170.17	77.38	11.43	30.91	695.26
2043	290.67	115.75	178.94	68.02	10.07	31.53	694.99
2044	307.49	99.04	189.47	58.18	8.61	32.16	694.96
2045	324.31	81.36	200.00	47.76	7.07	32.81	693.30
2046	343.52	62.71	210.52	36.76	5.45	33.46	692.43
2047	362.74	42.96	222.80	25.18	3.74	34.13	691.55
2048	384.36	22.10	235.08	12.93	1.92	34.81	691.21
<b>Total</b>	<b>\$ 5,433.92</b>	<b>\$ 5,121.28</b>	<b>\$ 3,382.38</b>	<b>\$ 3,054.36</b>	<b>\$ 447.70</b>	<b>\$ 714.48</b>	<b>\$ 18,154.13</b>

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

### **EXHIBIT C-3 - LOT TYPE 3 HOMEBUYER DISCLOSURE**

#### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$9,724.90**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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



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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

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

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

### ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 111.29	\$ 336.75	\$ 67.73	\$ 205.20	\$ 29.97	\$ 23.71	\$ 774.65
2024	116.59	331.74	71.60	201.48	29.41	24.19	775.01
2025	121.89	326.50	75.47	197.54	28.83	24.67	774.89
2026	127.19	320.40	79.34	193.39	28.22	25.16	773.70
2027	135.14	314.04	85.15	189.02	27.58	25.67	776.60
2028	140.44	307.28	89.02	184.34	26.91	26.18	774.17
2029	148.39	300.26	92.89	179.44	26.21	26.70	773.89
2030	153.69	292.84	98.69	174.34	25.46	27.24	772.26
2031	164.29	284.01	104.50	168.91	24.70	27.78	774.18
2032	172.24	274.56	110.30	163.16	23.87	28.34	772.47
2033	182.84	264.66	116.11	157.09	23.01	28.90	772.61
2034	193.44	254.14	121.91	150.71	22.10	29.48	771.78
2035	204.04	243.02	129.65	144.00	21.13	30.07	771.92
2036	217.28	231.29	135.46	136.87	20.11	30.67	771.69
2037	227.88	218.79	143.20	129.42	19.03	31.29	769.61
2038	241.13	205.69	150.94	121.55	17.89	31.91	769.11
2039	257.03	191.83	160.62	113.24	16.68	32.55	771.95
2040	270.28	177.05	168.36	104.41	15.40	33.20	768.69
2041	286.18	161.51	178.03	95.15	14.04	33.87	768.78
2042	302.08	145.05	187.71	85.36	12.61	34.54	767.35
2043	320.63	127.68	197.38	75.03	11.10	35.23	767.06
2044	339.18	109.24	208.99	64.18	9.50	35.94	767.03
2045	357.72	89.74	220.60	52.68	7.80	36.66	765.22
2046	378.92	69.17	232.22	40.55	6.02	37.39	764.27
2047	400.12	47.39	245.76	27.78	4.12	38.14	763.30
2048	423.97	24.38	259.31	14.26	2.12	38.90	762.94
<b>Total</b>	<b>\$ 5,993.86</b>	<b>\$ 5,649.02</b>	<b>\$ 3,730.93</b>	<b>\$ 3,369.11</b>	<b>\$ 493.83</b>	<b>\$ 798.38</b>	<b>\$ 20,035.12</b>

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

## **EXHIBIT C-4 - LOT TYPE MULTI-FAMILY PHASE 2B BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE MULTI-FAMILY PHASE 2B PRINCIPAL ASSESSMENT: \$1,648.280.86**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.



### ANNUAL INSTALLMENTS - LOT TYPE MULTI-FAMILY PHASE 2B

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 18,863.16	\$ 57,076.78	\$ 11,479.65	\$ 34,780.07	\$ 5,079.58	\$ 3,967.19	\$ 131,246.44
2024	\$ 19,761.41	\$ 56,227.94	\$ 12,135.63	\$ 34,148.69	\$ 4,985.26	\$ 4,046.54	\$ 131,305.47
2025	\$ 20,659.65	\$ 55,338.67	\$ 12,791.62	\$ 33,481.23	\$ 4,886.46	\$ 4,127.47	\$ 131,285.09
2026	\$ 21,557.90	\$ 54,305.69	\$ 13,447.60	\$ 32,777.69	\$ 4,783.16	\$ 4,210.02	\$ 131,082.05
2027	\$ 22,905.27	\$ 53,227.79	\$ 14,431.57	\$ 32,038.08	\$ 4,675.37	\$ 4,294.22	\$ 131,572.29
2028	\$ 23,803.51	\$ 52,082.53	\$ 15,087.55	\$ 31,244.34	\$ 4,560.84	\$ 4,380.10	\$ 131,158.87
2029	\$ 25,150.88	\$ 50,892.36	\$ 15,743.53	\$ 30,414.52	\$ 4,441.82	\$ 4,467.70	\$ 131,110.81
2030	\$ 26,049.13	\$ 49,634.81	\$ 16,727.50	\$ 29,548.63	\$ 4,316.07	\$ 4,557.06	\$ 130,833.19
2031	\$ 27,845.62	\$ 48,136.99	\$ 17,711.47	\$ 28,628.62	\$ 4,185.82	\$ 4,648.20	\$ 131,156.71
2032	\$ 29,192.99	\$ 46,535.86	\$ 18,695.44	\$ 27,654.49	\$ 4,046.60	\$ 4,741.16	\$ 130,866.53
2033	\$ 30,989.48	\$ 44,857.27	\$ 19,679.41	\$ 26,626.24	\$ 3,900.63	\$ 4,835.98	\$ 130,889.01
2034	\$ 32,785.97	\$ 43,075.37	\$ 20,663.38	\$ 25,543.87	\$ 3,745.68	\$ 4,932.70	\$ 130,746.98
2035	\$ 34,582.46	\$ 41,190.18	\$ 21,975.34	\$ 24,407.39	\$ 3,581.75	\$ 5,031.36	\$ 130,768.48
2036	\$ 36,828.07	\$ 39,201.69	\$ 22,959.31	\$ 23,198.74	\$ 3,408.84	\$ 5,131.99	\$ 130,728.64
2037	\$ 38,624.57	\$ 37,084.07	\$ 24,271.27	\$ 21,935.98	\$ 3,224.70	\$ 5,234.63	\$ 130,375.22
2038	\$ 40,870.18	\$ 34,863.16	\$ 25,583.23	\$ 20,601.06	\$ 3,031.58	\$ 5,339.32	\$ 130,288.53
2039	\$ 43,564.92	\$ 32,513.13	\$ 27,223.18	\$ 19,193.98	\$ 2,827.23	\$ 5,446.10	\$ 130,768.54
2040	\$ 45,810.53	\$ 30,008.14	\$ 28,535.14	\$ 17,696.71	\$ 2,609.40	\$ 5,555.03	\$ 130,214.95
2041	\$ 48,505.27	\$ 27,374.04	\$ 30,175.09	\$ 16,127.27	\$ 2,380.35	\$ 5,666.13	\$ 130,228.15
2042	\$ 51,200.01	\$ 24,584.98	\$ 31,815.04	\$ 14,467.64	\$ 2,137.82	\$ 5,779.45	\$ 129,984.95
2043	\$ 54,343.87	\$ 21,640.98	\$ 33,454.99	\$ 12,717.82	\$ 1,881.82	\$ 5,895.04	\$ 129,934.52
2044	\$ 57,487.72	\$ 18,516.21	\$ 35,422.93	\$ 10,877.79	\$ 1,610.11	\$ 6,012.94	\$ 129,927.71
2045	\$ 60,631.58	\$ 15,210.67	\$ 37,390.88	\$ 8,929.53	\$ 1,322.67	\$ 6,133.20	\$ 129,618.52
2046	\$ 64,224.57	\$ 11,724.35	\$ 39,358.82	\$ 6,873.03	\$ 1,019.51	\$ 6,255.86	\$ 129,456.14
2047	\$ 67,817.55	\$ 8,031.44	\$ 41,654.75	\$ 4,708.30	\$ 698.39	\$ 6,380.98	\$ 129,291.40
2048	\$ 71,859.66	\$ 4,131.93	\$ 43,950.68	\$ 2,417.29	\$ 359.30	\$ 6,508.60	\$ 129,227.45
<b>Total</b>	<b>\$ 1,015,915.89</b>	<b>\$ 957,467.04</b>	<b>\$ 632,364.97</b>	<b>\$ 571,039.02</b>	<b>\$ 83,700.78</b>	<b>\$ 133,578.95</b>	<b>\$ 3,394,066.65</b>

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

## **EXHIBIT C-5 - LOT TYPE AMENITY CENTER BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE AMENITY CENTER PRINCIPAL ASSESSMENT: \$183,500.00**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

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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]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

### ANNUAL INSTALLMENTS - LOT TYPE AMENITY CENTER

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 2,100.00	\$ 6,354.25	\$ 1,278.01	\$ 3,872.00	\$ 565.50	\$ 441.66	\$ 14,611.42
2024	\$ 2,200.00	\$ 6,259.75	\$ 1,351.04	\$ 3,801.71	\$ 555.00	\$ 450.49	\$ 14,617.99
2025	\$ 2,300.00	\$ 6,160.75	\$ 1,424.07	\$ 3,727.40	\$ 544.00	\$ 459.50	\$ 14,615.72
2026	\$ 2,400.00	\$ 6,045.75	\$ 1,497.10	\$ 3,649.08	\$ 532.50	\$ 468.69	\$ 14,593.12
2027	\$ 2,550.00	\$ 5,925.75	\$ 1,606.64	\$ 3,566.74	\$ 520.50	\$ 478.07	\$ 14,647.69
2028	\$ 2,650.00	\$ 5,798.25	\$ 1,679.67	\$ 3,478.37	\$ 507.75	\$ 487.63	\$ 14,601.67
2029	\$ 2,800.00	\$ 5,665.75	\$ 1,752.70	\$ 3,385.99	\$ 494.50	\$ 497.38	\$ 14,596.32
2030	\$ 2,900.00	\$ 5,525.75	\$ 1,862.24	\$ 3,289.59	\$ 480.50	\$ 507.33	\$ 14,565.41
2031	\$ 3,100.00	\$ 5,359.00	\$ 1,971.78	\$ 3,187.17	\$ 466.00	\$ 517.48	\$ 14,601.43
2032	\$ 3,250.00	\$ 5,180.75	\$ 2,081.33	\$ 3,078.72	\$ 450.50	\$ 527.82	\$ 14,569.12
2033	\$ 3,450.00	\$ 4,993.88	\$ 2,190.87	\$ 2,964.25	\$ 434.25	\$ 538.38	\$ 14,571.63
2034	\$ 3,650.00	\$ 4,795.50	\$ 2,300.41	\$ 2,843.75	\$ 417.00	\$ 549.15	\$ 14,555.81
2035	\$ 3,850.00	\$ 4,585.63	\$ 2,446.47	\$ 2,717.23	\$ 398.75	\$ 560.13	\$ 14,558.21
2036	\$ 4,100.00	\$ 4,364.25	\$ 2,556.02	\$ 2,582.67	\$ 379.50	\$ 571.33	\$ 14,553.77
2037	\$ 4,300.00	\$ 4,128.50	\$ 2,702.07	\$ 2,442.09	\$ 359.00	\$ 582.76	\$ 14,514.43
2038	\$ 4,550.00	\$ 3,881.25	\$ 2,848.13	\$ 2,293.48	\$ 337.50	\$ 594.42	\$ 14,504.78
2039	\$ 4,850.00	\$ 3,619.63	\$ 3,030.71	\$ 2,136.83	\$ 314.75	\$ 606.30	\$ 14,558.21
2040	\$ 5,100.00	\$ 3,340.75	\$ 3,176.76	\$ 1,970.14	\$ 290.50	\$ 618.43	\$ 14,496.59
2041	\$ 5,400.00	\$ 3,047.50	\$ 3,359.34	\$ 1,795.42	\$ 265.00	\$ 630.80	\$ 14,498.05
2042	\$ 5,700.00	\$ 2,737.00	\$ 3,541.91	\$ 1,610.66	\$ 238.00	\$ 643.42	\$ 14,470.98
2043	\$ 6,050.00	\$ 2,409.25	\$ 3,724.48	\$ 1,415.85	\$ 209.50	\$ 656.28	\$ 14,465.37
2044	\$ 6,400.00	\$ 2,061.38	\$ 3,943.57	\$ 1,211.00	\$ 179.25	\$ 669.41	\$ 14,464.61
2045	\$ 6,750.00	\$ 1,693.38	\$ 4,162.66	\$ 994.11	\$ 147.25	\$ 682.80	\$ 14,430.19
2046	\$ 7,150.00	\$ 1,305.25	\$ 4,381.74	\$ 765.16	\$ 113.50	\$ 696.45	\$ 14,412.11
2047	\$ 7,550.00	\$ 894.13	\$ 4,637.34	\$ 524.17	\$ 77.75	\$ 710.38	\$ 14,393.77
2048	\$ 8,000.00	\$ 460.00	\$ 4,892.95	\$ 269.11	\$ 40.00	\$ 724.59	\$ 14,386.65
<b>Total</b>	<b>\$ 113,100.00</b>	<b>\$ 106,593.00</b>	<b>\$ 70,400.00</b>	<b>\$ 63,572.70</b>	<b>\$ 9,318.25</b>	<b>\$ 14,871.09</b>	<b>\$ 377,855.04</b>

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





## **EXHIBIT C-6 - LOT TYPE BUSINESS PARK PHASE A BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE AMENITY CENTER PRINCIPAL ASSESSMENT: \$50,560.76**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF \_\_\_\_\_

§

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

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

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

### ANNUAL INSTALLMENTS - LOT TYPE BUSINESS PARK PHASE A

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 578.62	\$ 1,750.82	\$ 352.14	\$ 1,066.87	\$ 155.82	\$ 121.69	\$ 4,025.96
2024	\$ 606.18	\$ 1,724.78	\$ 372.26	\$ 1,047.51	\$ 152.92	\$ 124.13	\$ 4,027.78
2025	\$ 633.73	\$ 1,697.51	\$ 392.38	\$ 1,027.03	\$ 149.89	\$ 126.61	\$ 4,027.15
2026	\$ 661.29	\$ 1,665.82	\$ 412.50	\$ 1,005.45	\$ 146.72	\$ 129.14	\$ 4,020.92
2027	\$ 702.62	\$ 1,632.75	\$ 442.69	\$ 982.76	\$ 143.42	\$ 131.72	\$ 4,035.96
2028	\$ 730.17	\$ 1,597.62	\$ 462.81	\$ 958.42	\$ 139.90	\$ 134.36	\$ 4,023.28
2029	\$ 771.50	\$ 1,561.12	\$ 482.93	\$ 932.96	\$ 136.25	\$ 137.05	\$ 4,021.80
2030	\$ 799.05	\$ 1,522.54	\$ 513.11	\$ 906.40	\$ 132.39	\$ 139.79	\$ 4,013.29
2031	\$ 854.16	\$ 1,476.59	\$ 543.30	\$ 878.18	\$ 128.40	\$ 142.58	\$ 4,023.21
2032	\$ 895.49	\$ 1,427.48	\$ 573.48	\$ 848.30	\$ 124.13	\$ 145.43	\$ 4,014.31
2033	\$ 950.60	\$ 1,375.99	\$ 603.66	\$ 816.76	\$ 119.65	\$ 148.34	\$ 4,015.00
2034	\$ 1,005.70	\$ 1,321.33	\$ 633.85	\$ 783.55	\$ 114.90	\$ 151.31	\$ 4,010.64
2035	\$ 1,060.81	\$ 1,263.50	\$ 674.09	\$ 748.69	\$ 109.87	\$ 154.34	\$ 4,011.30
2036	\$ 1,129.70	\$ 1,202.51	\$ 704.27	\$ 711.62	\$ 104.57	\$ 157.42	\$ 4,010.08
2037	\$ 1,184.80	\$ 1,137.55	\$ 744.52	\$ 672.88	\$ 98.92	\$ 160.57	\$ 3,999.24
2038	\$ 1,253.69	\$ 1,069.42	\$ 784.76	\$ 631.93	\$ 92.99	\$ 163.78	\$ 3,996.58
2039	\$ 1,336.35	\$ 997.34	\$ 835.07	\$ 588.77	\$ 86.72	\$ 167.06	\$ 4,011.30
2040	\$ 1,405.23	\$ 920.50	\$ 875.31	\$ 542.84	\$ 80.04	\$ 170.40	\$ 3,994.32
2041	\$ 1,487.89	\$ 839.69	\$ 925.62	\$ 494.70	\$ 73.02	\$ 173.81	\$ 3,994.73
2042	\$ 1,570.55	\$ 754.14	\$ 975.92	\$ 443.79	\$ 65.58	\$ 177.28	\$ 3,987.27
2043	\$ 1,666.99	\$ 663.83	\$ 1,026.23	\$ 390.12	\$ 57.72	\$ 180.83	\$ 3,985.72
2044	\$ 1,763.43	\$ 567.98	\$ 1,086.59	\$ 333.67	\$ 49.39	\$ 184.45	\$ 3,985.51
2045	\$ 1,859.86	\$ 466.58	\$ 1,146.96	\$ 273.91	\$ 40.57	\$ 188.13	\$ 3,976.03
2046	\$ 1,970.08	\$ 359.64	\$ 1,207.33	\$ 210.83	\$ 31.27	\$ 191.90	\$ 3,971.05
2047	\$ 2,080.29	\$ 246.36	\$ 1,277.75	\$ 144.43	\$ 21.42	\$ 195.74	\$ 3,965.99
2048	\$ 2,204.28	\$ 126.75	\$ 1,348.18	\$ 74.15	\$ 11.02	\$ 199.65	\$ 3,964.03
<b>Total</b>	<b>\$ 31,163.06</b>	<b>\$ 29,370.15</b>	<b>\$ 19,397.70</b>	<b>\$ 17,516.53</b>	<b>\$ 2,567.51</b>	<b>\$ 4,097.51</b>	<b>\$ 104,112.47</b>

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



## **EXHIBIT C-7 - LOT TYPE UNPLATTED 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING<sup>1</sup> RETURN TO:

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

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PROPERTY ADDRESS

**LOT TYPE UNPLATTED PARCEL PRINCIPAL ASSESSMENT: \$11,636,278.74**

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

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.

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

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

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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<sup>2</sup> 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]<sup>3</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

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

Notary Public, State of Texas]<sup>4</sup>

\_\_\_\_\_  
<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

## ANNUAL INSTALLMENTS - LOT TYPE UNPLATTED PARCEL

Annual Installment Due 1/31	PID Bonds		Reimbursement Obligation		Additional Interest	Annual Collection Costs	Total
	Principal	Interest	Principal	Interest			
2023	\$ 133,167.22	\$ 402,941.82	\$ 81,042.29	\$ 245,534.99	\$ 35,860.03	\$ 28,006.97	\$ 926,553.33
2024	\$ 139,508.52	\$ 396,949.30	\$ 85,673.28	\$ 241,077.67	\$ 35,194.19	\$ 28,567.11	\$ 926,970.07
2025	\$ 145,849.82	\$ 390,671.41	\$ 90,304.27	\$ 236,365.64	\$ 34,496.65	\$ 29,138.45	\$ 926,826.24
2026	\$ 152,191.11	\$ 383,378.92	\$ 94,935.26	\$ 231,398.90	\$ 33,767.40	\$ 29,721.22	\$ 925,392.82
2027	\$ 161,703.06	\$ 375,769.37	\$ 101,881.74	\$ 226,177.46	\$ 33,006.45	\$ 30,315.64	\$ 928,853.72
2028	\$ 168,044.35	\$ 367,684.21	\$ 106,512.73	\$ 220,573.97	\$ 32,197.93	\$ 30,921.96	\$ 925,935.15
2029	\$ 177,556.30	\$ 359,282.00	\$ 111,143.72	\$ 214,715.77	\$ 31,357.71	\$ 31,540.40	\$ 925,595.88
2030	\$ 183,897.59	\$ 350,404.18	\$ 118,090.20	\$ 208,602.86	\$ 30,469.93	\$ 32,171.20	\$ 923,635.97
2031	\$ 196,580.19	\$ 339,830.07	\$ 125,036.68	\$ 202,107.90	\$ 29,550.44	\$ 32,814.63	\$ 925,919.91
2032	\$ 206,092.13	\$ 328,526.71	\$ 131,983.16	\$ 195,230.88	\$ 28,567.54	\$ 33,470.92	\$ 923,871.35
2033	\$ 218,774.72	\$ 316,676.41	\$ 138,929.65	\$ 187,971.81	\$ 27,537.08	\$ 34,140.34	\$ 924,030.01
2034	\$ 231,457.32	\$ 304,096.86	\$ 145,876.13	\$ 180,330.68	\$ 26,443.21	\$ 34,823.15	\$ 923,027.34
2035	\$ 244,139.91	\$ 290,788.07	\$ 155,138.10	\$ 172,307.49	\$ 25,285.92	\$ 35,519.61	\$ 923,179.10
2036	\$ 259,993.15	\$ 276,750.02	\$ 162,084.59	\$ 163,774.90	\$ 24,065.22	\$ 36,230.00	\$ 922,897.88
2037	\$ 272,675.74	\$ 261,800.42	\$ 171,346.56	\$ 154,860.24	\$ 22,765.25	\$ 36,954.60	\$ 920,402.82
2038	\$ 288,528.98	\$ 246,121.56	\$ 180,608.54	\$ 145,436.18	\$ 21,401.88	\$ 37,693.69	\$ 919,790.84
2039	\$ 307,552.87	\$ 229,531.15	\$ 192,186.01	\$ 135,502.71	\$ 19,959.23	\$ 38,447.57	\$ 923,179.54
2040	\$ 323,406.11	\$ 211,846.86	\$ 201,447.99	\$ 124,932.48	\$ 18,421.47	\$ 39,216.52	\$ 919,271.42
2041	\$ 342,430.00	\$ 193,251.01	\$ 213,025.46	\$ 113,852.84	\$ 16,804.44	\$ 40,000.85	\$ 919,364.59
2042	\$ 361,453.89	\$ 173,561.28	\$ 224,602.93	\$ 102,136.44	\$ 15,092.29	\$ 40,800.87	\$ 917,647.69
2043	\$ 383,648.43	\$ 152,777.68	\$ 236,180.40	\$ 89,783.28	\$ 13,285.02	\$ 41,616.88	\$ 917,291.69
2044	\$ 405,842.96	\$ 130,717.90	\$ 250,073.36	\$ 76,793.36	\$ 11,366.77	\$ 42,449.22	\$ 917,243.58
2045	\$ 428,037.50	\$ 107,381.93	\$ 263,966.33	\$ 63,039.33	\$ 9,337.56	\$ 43,298.21	\$ 915,060.85
2046	\$ 453,402.69	\$ 82,769.77	\$ 277,859.29	\$ 48,521.18	\$ 7,197.37	\$ 44,164.17	\$ 913,914.47
2047	\$ 478,767.87	\$ 56,699.12	\$ 294,067.75	\$ 33,238.92	\$ 4,930.36	\$ 45,047.45	\$ 912,751.47
2048	\$ 507,303.71	\$ 29,169.96	\$ 310,276.21	\$ 17,065.19	\$ 2,536.52	\$ 45,948.40	\$ 912,299.99
<b>Total</b>	<b>\$ 7,172,006.14</b>	<b>\$ 6,759,377.98</b>	<b>\$ 4,464,272.61</b>	<b>\$ 4,031,333.10</b>	<b>\$ 590,897.84</b>	<b>\$ 943,020.02</b>	<b>\$ 23,960,907.70</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 Summary			
Fiscal Year Ended	Principal	Interest	Total
09/30/2021	\$190,000.00	\$652,975.00	\$842,975.00
09/30/2022	\$200,000.00	\$644,425.00	\$844,425.00
09/30/2023	\$210,000.00	\$635,425.00	\$845,425.00
09/30/2024	\$220,000.00	\$625,975.00	\$845,975.00
09/30/2025	\$230,000.00	\$616,075.00	\$846,075.00
09/30/2026	\$240,000.00	\$604,575.00	\$844,575.00
09/30/2027	\$255,000.00	\$592,575.00	\$847,575.00
09/30/2028	\$265,000.00	\$579,825.00	\$844,825.00
09/30/2029	\$280,000.00	\$566,575.00	\$846,575.00
09/30/2030	\$290,000.00	\$552,575.00	\$842,575.00
09/30/2031	\$310,000.00	\$535,900.00	\$845,900.00
09/30/2032	\$325,000.00	\$518,075.00	\$843,075.00
09/30/2033	\$345,000.00	\$499,387.50	\$844,387.50
09/30/2034	\$365,000.00	\$479,550.00	\$844,550.00
09/30/2035	\$385,000.00	\$458,562.50	\$843,562.50
09/30/2036	\$410,000.00	\$436,425.00	\$846,425.00
09/30/2037	\$430,000.00	\$412,850.00	\$842,850.00
09/30/2038	\$455,000.00	\$388,125.00	\$843,125.00
09/30/2039	\$485,000.00	\$361,962.50	\$846,962.50
09/30/2040	\$510,000.00	\$334,075.00	\$844,075.00
09/30/2041	\$540,000.00	\$304,750.00	\$844,750.00
09/30/2042	\$570,000.00	\$273,700.00	\$843,700.00
09/30/2043	\$605,000.00	\$240,925.00	\$845,925.00
09/30/2044	\$640,000.00	\$206,137.50	\$846,137.50
09/30/2045	\$675,000.00	\$169,337.50	\$844,337.50
09/30/2046	\$715,000.00	\$130,525.00	\$845,525.00
09/30/2047	\$755,000.00	\$89,412.50	\$844,412.50
09/30/2048	\$800,000.00	\$46,000.00	\$846,000.00
<b>Total</b>	<b>\$11,700,000.00</b>	<b>\$11,956,700.00</b>	<b>\$23,656,700.00</b>



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

Installment Due 1/31	Reimbursement Obligation		Total
	Principal	Interest	
2023	\$ 127,800.83	\$ 387,200.00	\$ 515,000.83
2024	\$ 135,103.73	\$ 380,170.95	\$ 515,274.69
2025	\$ 142,406.64	\$ 372,740.25	\$ 515,146.89
2026	\$ 149,709.54	\$ 364,907.88	\$ 514,617.43
2027	\$ 160,663.90	\$ 356,673.86	\$ 517,337.76
2028	\$ 167,966.80	\$ 347,837.34	\$ 515,804.15
2029	\$ 175,269.71	\$ 338,599.17	\$ 513,868.88
2030	\$ 186,224.07	\$ 328,959.34	\$ 515,183.40
2031	\$ 197,178.42	\$ 318,717.01	\$ 515,895.44
2032	\$ 208,132.78	\$ 307,872.20	\$ 516,004.98
2033	\$ 219,087.14	\$ 296,424.90	\$ 515,512.03
2034	\$ 230,041.49	\$ 284,375.10	\$ 514,416.60
2035	\$ 244,647.30	\$ 271,722.82	\$ 516,370.12
2036	\$ 255,601.66	\$ 258,267.22	\$ 513,868.88
2037	\$ 270,207.47	\$ 244,209.13	\$ 514,416.60
2038	\$ 284,813.28	\$ 229,347.72	\$ 514,161.00
2039	\$ 303,070.54	\$ 213,682.99	\$ 516,753.53
2040	\$ 317,676.35	\$ 197,014.11	\$ 514,690.46
2041	\$ 335,933.61	\$ 179,541.91	\$ 515,475.52
2042	\$ 354,190.87	\$ 161,065.56	\$ 515,256.43
2043	\$ 372,448.13	\$ 141,585.06	\$ 514,033.20
2044	\$ 394,356.85	\$ 121,100.41	\$ 515,457.26
2045	\$ 416,265.56	\$ 99,410.79	\$ 515,676.35
2046	\$ 438,174.27	\$ 76,516.18	\$ 514,690.46
2047	\$ 463,734.44	\$ 52,416.60	\$ 516,151.04
2048	\$ 489,294.61	\$ 26,911.20	\$ 516,205.81
<b>Total</b>	<b>\$ 7,040,000.00</b>	<b>\$ 6,357,269.71</b>	<b>\$ 13,397,269.71</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

[Date]  
Hays County Clerk's Office  
Honorable Elaine 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

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

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

## RECITALS

**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

**STATE OF TEXAS**                   §  
   §  
**COUNTY OF HAYS**               §

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

