

**ORDINANCE NO. 2024 \_\_\_\_\_**

**AN ORDINANCE APPROVING AND AUTHORIZING THE ISSUANCE AND SALE OF THE CITY OF AUSTIN, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3) AND AUTHORIZING ALL RELATED DOCUMENTS AND FEES.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1. FINDINGS AND DETERMINATIONS**

The City Council finds and determines that:

- (A) Pursuant to Chapter 372 of the Texas Local Government Code (the “Act”), the City previously established the Whisper Valley Public Improvement District (the “District”) pursuant to Resolution No. 20100826-026, adopted by the City Council on August 26, 2010; and
- (B) On November 3, 2011, the City Council approved and accepted a Service and Assessment Plan (the “Original Service and Assessment Plan”) in conformity with the Act and levied assessments within the District; and
- (C) Pursuant to the Act, the City published notice of and held a public hearing on August 31, 2023 regarding the 2023 Amended and Restated Service and Assessment Plan (the “2023 Amended and Restated Service and Assessment Plan”), the Improvement Area #3 Assessment Roll (the “Improvement Area #3 Assessment Roll”), and the levy of special assessments against benefitted property located in Improvement Area #3 of the District, and after hearing testimony at the public hearing, the City Council closed the public hearing and adopted Ordinance No. 20230831-100 (the “Assessment Ordinance”); and
- (D) In the Assessment Ordinance, the City Council approved and accepted the 2023 Amended and Restated Service and Assessment Plan relating to the District (including the Improvement Area #3 Assessment Roll), which 2023

30 Amended and Restated Service and Assessment Plan amended and restated  
31 the Original Service and Assessment Plan and levied the Improvement Area  
32 #3 Assessments against the Improvement Area #3 Assessed Parcels (each  
33 term, as defined in the 2024 Amended and Restated Service and Assessment  
34 Plan (as defined below)); and

35 (E) An amended and restated service and assessment plan (the “2024 Amended  
36 and Restated Service and Assessment Plan”) amends and restates the 2023  
37 Amended and Restated Service and Assessment Plan for the purposes of  
38 issuing the Bonds (defined below) and updating the Improvement Area #3  
39 Assessment Roll; and

40 (F) The City is authorized by the Act to issue revenue bonds payable from the  
41 Improvement Area #3 Assessments (as defined in the 2024 Amended and  
42 Restated Service and Assessment Plan), and other revenue received, for the  
43 purposes of (i) paying the Actual Costs of the Improvement Area #3  
44 Improvements identified in the 2024 Amended and Restated Service and  
45 Assessment Plan, (ii) funding a reserve fund for the Bonds, and (iii) paying  
46 the costs of issuance of the Bonds; and

47 (G) The City Council finds and determines that it is in the best interest of the City  
48 to issue bonds to be designated City of Austin, Texas Special Assessment  
49 Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District  
50 Improvement Area #3) (the “Bonds”), such series to be payable from and  
51 secured by the Pledged Revenues, as defined in the Indenture; and

52 (H) The City Council finds that it should approve (i) the issuance of the Bonds to  
53 finance the Actual Costs of the Improvement Area #3 Improvements (as  
54 defined and identified in the 2024 Amended and Restated Service and  
55 Assessment Plan), (ii) the Indenture (as defined below) securing the City’s  
56 bonds authorized by this Ordinance, (iii) the Bond Purchase Agreement (as  
57 defined below) between the City and purchasers of the Bonds, (iv) the Limited  
58 Offering Memorandum (as defined below), (v) the 2024 Amended

59

60 and Restated Service and Assessment Plan, and (vi) the Continuing Disclosure  
61 Agreement (as defined below) between the City and U.S. Bank National  
62 Association (the “Trustee”) relating to the Bonds and the Improvement Area  
63 #3 Assessments; and

- 64 (I) The meeting at which this Ordinance is considered is open to the public as  
65 required by law, and public notice of the time, place and purpose of the  
66 meeting was provided as required by the Open Meetings Act, Chapter 551 of  
67 the Texas Government Code.

68 **PART 2. APPROVAL OF ISSUANCE OF BONDS AND INDENTURE OF**  
69 **TRUST**

- 70 (A) The issuance of the Bonds in the principal amount \$ \_\_\_\_ for the purpose of  
71 providing funds for (i) paying the Actual Costs of the Improvement Area #3  
72 Improvements, (ii) funding a reserve fund for the Bonds, and (iii) paying the  
73 costs of issuance of the Bonds, is authorized and approved.  
74
- 75 (B) The Bonds shall be issued and secured under the Indenture of Trust (the  
76 “Indenture”) dated as of December 1, 2024, between the City and the Trustee.  
77 The Indenture, in substantially the form attached as Exhibit A and  
78 incorporated for all purposes, is authorized and approved with such changes  
79 as are necessary. The Mayor or Mayor Pro Tem is authorized and directed to  
80 execute the Indenture.  
81
- 82 (C) The Bonds shall be dated, mature on the date or dates and in the principal or  
83 maturity amounts, bear interest, be subject to redemption and have the other  
84 terms and provisions set forth in the Indenture. The Bonds shall be in  
85 substantially the form set forth in the Indenture, with such changes as are  
86 necessary to conform the form of bond to the actual terms of the Bonds. The  
87 Bonds shall be payable from and secured by the Pledged Revenues (as defined  
88 in the Indenture) and other assets of the Trust Estate (as defined in the  
89 Indenture) pledged to such series and shall never be payable from ad valorem  
90 taxes.

60  
61  
62  
63  
64  
65  
66  
67  
68  
69  
70  
71  
72  
73  
74  
75  
76  
77  
78  
79  
80  
81  
82  
83  
84  
85  
86  
87  
88  
89  
90  
91

92 **PART 3. SALE OF BONDS; APPROVAL AND BOND PURCHASE**  
93 **AGREEMENT**

94 The Bonds shall be sold to Stifel Nicolaus & Company, Inc. (the “Underwriter”) pursuant to the terms of sale in the Bond Purchase Agreement, dated this date, between the City and the Underwriter, in substantially the form attached hereto as Exhibit B and incorporated for all purposes, which terms of sale are declared to be in the best interest of the City. The Bond Purchase Agreement is authorized and approved with such changes as are necessary, and the Mayor, Mayor Pro Tem, City Manager, or Chief Financial Officer is authorized and directed to execute the Bond Purchase Agreement.

101 **PART 4. LIMITED OFFERING MEMORANDUM**

102 The Preliminary Limited Offering Memorandum for the Bonds and any supplement or amendment (the “Preliminary Limited Offering Memorandum”) and the final Limited Offering Memorandum (the “Limited Offering Memorandum”) presented to and considered at the meeting at which this Ordinance was considered are approved and adopted with such changes as are necessary. The Mayor or Mayor Pro Tem is authorized and directed to execute the Limited Offering Memorandum. The Limited Offering Memorandum may be used by the Underwriter in the offering and sale of the Bonds. The City Clerk is authorized and directed to maintain copies of the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, and any supplement or amendment. Notwithstanding the prior approval and delivery of the Preliminary Limited Offering Memorandum in the offering of the Bonds, the Preliminary Limited Offering Memorandum is hereby ratified, approved and confirmed. Notwithstanding the approval and execution of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum by the Mayor or Mayor Pro Tem, the Mayor, the Mayor Pro Tem, and the City Council are not responsible for, and have no specific knowledge of, the information contained in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum pertaining to the Project (as defined in the Bond Purchase Agreement), the Landowner or its financial ability, any builders, any landowners, or the appraisal of the property in the District.

121 **PART 5. 2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT**  
122 **PLAN**

123 The 2023 Amended and Restated Service and Assessment Plan is amended and restated by the 2024 Amended and Restated Service and Assessment Plan, attached as Exhibit C, which is hereby accepted and approved pursuant to Section 372.013 of the Act.

127 **PART 6. CONTINUING DISCLOSURE AGREEMENT.**

128 That certain “City of Austin, Texas Special Assessment Revenue Bonds, Series  
129 2024 (Whisper Valley Public Improvement District Improvement Area #3) Continuing  
130 Disclosure Agreement of Issuer” (the “Continuing Disclosure Agreement”) between the  
131 City, U.S. Bank National Association, as Dissemination Agent, and P3Works, LLC as the  
132 Administrator, in substantially the form attached hereto as Exhibit D and incorporated for  
133 all purposes, is authorized and approved with such changes as are necessary. The City  
134 Manager, an Assistant City Manager, the Chief Financial Officer or the Treasurer of the  
135 City is authorized and directed to execute the Continuing Disclosure Agreement.

136 **PART 7. ADDITIONAL ACTIONS.**

137 The Mayor, the Mayor Pro Tem, the City Manager, an Assistant City Manager, the  
138 Chief Financial Officer, the City Treasurer and City Clerk are authorized and directed to  
139 execute all certificates, agreements, notices, instruction letters, requisitions, and other  
140 documents as are necessary in connection with the sale and issuance of the Bonds.

141 **PART 8. GOVERNING LAW.**

142 This Ordinance shall be construed and enforced in accordance with the laws of the  
143 State of Texas and the United States of America.

144 **PART 9. SEVERABILITY.**

145 If any provision of this Ordinance or its application to any person or circumstance  
146 is held to be invalid, the remainder of this Ordinance and the application of the provision  
147 to other persons or circumstances shall be valid, and the City Council declares that this  
148 Ordinance would have been enacted without the invalid provision.

149 **PART 9. INCORPORATION OF FINDINGS AND DETERMINATIONS.**

150 The findings and determinations of the City Council in Part 1 of this Ordinance are  
151 incorporated for all purposes.  
152  
153  
154  
155  
156  
157  
158  
159

160  
161  
162  
163  
164  
165  
166  
167  
168

**PART 10. EFFECTIVE DATE.**

This Ordinance is passed on one reading as authorized by Texas Government Code Section 1201.028 and shall be effective immediately upon its passage and adoption.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      §  
   §  
   §  
   §      \_\_\_\_\_  
        Kirk Watson  
        Mayor

169  
170  
171  
172  
173

**Exhibit A**

Indenture of Trust

---

INDENTURE OF TRUST

By and Between

CITY OF AUSTIN, TEXAS

and

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION,  
as Trustee

DATED AS OF [DECEMBER 1], 2024

SECURING

\$ \_\_\_\_\_  
CITY OF AUSTIN, TEXAS,  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT  
DISTRICT IMPROVEMENT AREA #3)

---



## Table of Contents

	<b>Page</b>
<b>ARTICLE I DEFINITIONS, FINDINGS AND INTERPRETATION.....</b>	<b>3</b>
Section 1.1.    Definitions.....	3
Section 1.2.    Findings.....	10
Section 1.3.    Table of Contents, Titles and Headings. ....	10
Section 1.4.    Interpretation. ....	10
<b>ARTICLE II THE BONDS .....</b>	<b>11</b>
Section 2.1.    Granting Clauses.....	11
Section 2.2.    Security for the Bonds. ....	12
Section 2.3.    Limited Obligations. ....	12
Section 2.4.    Authorization for Indenture. ....	12
Section 2.5.    Purpose.....	13
<b>ARTICLE III AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE     BONDS.....</b>	<b>13</b>
Section 3.1.    Authorization. ....	13
Section 3.2.    Date, Denomination, Maturities, Numbers and Interest.....	13
Section 3.3.    Conditions Precedent to Delivery of Bonds.....	14
Section 3.4.    Medium, Method and Place of Payment. ....	15
Section 3.5.    Execution and Registration of Bonds.....	16
Section 3.6.    Ownership. ....	16
Section 3.7.    Registration, Transfer and Exchange.....	17
Section 3.8.    Cancellation.....	18
Section 3.9.    Temporary Bonds.....	18
Section 3.10.   Replacement Bonds. ....	19
Section 3.11.   Book-Entry Only System.....	20
Section 3.12.   Successor Securities Depository: Transfer Outside Book-Entry-Only System. ....	20
Section 3.13.   Payments to Cede & Co. ....	21
<b>ARTICLE IV REDEMPTION OF BONDS BEFORE MATURITY .....</b>	<b>21</b>
Section 4.1.    Limitation on Redemption.....	21
Section 4.2.    Mandatory Sinking Fund Redemption.....	21
Section 4.3.    Optional Redemption.....	22
Section 4.4.    Extraordinary Optional Redemption.....	22
Section 4.5.    Partial Redemption.....	23
Section 4.6.    Notice of Redemption to Owners.....	23
Section 4.7.    Payment Upon Redemption.....	24
Section 4.8.    Effect of Redemption.....	24
<b>ARTICLE V FORM OF THE BONDS .....</b>	<b>25</b>
Section 5.1.    Form Generally.....	25
Section 5.2.    CUSIP Registration. ....	25
Section 5.3.    Legal Opinion.....	25
<b>ARTICLE VI FUNDS AND ACCOUNTS .....</b>	<b>26</b>

## Table of Contents

	Page
Section 6.1. Establishment of Funds and Accounts.....	26
Section 6.2. Initial Deposits to Funds and Accounts.....	27
Section 6.3. Pledged Revenue Fund.....	27
Section 6.4. Bond Fund.....	28
Section 6.5. Project Fund.....	28
Section 6.6. Redemption Fund.....	29
Section 6.7. Reserve Fund.....	29
Section 6.8. Rebate Fund: Rebate Amount.....	31
Section 6.9. Administrative Fund.....	32
Section 6.10. Investment of Funds.....	32
Section 6.11. Security of Funds.....	33
<b>ARTICLE VII COVENANTS.....</b>	<b>33</b>
Section 7.1. Confirmation of Assessments.....	33
Section 7.2. Collection and Enforcement of Assessments.....	33
Section 7.3. Against Encumbrances.....	34
Section 7.4. Records, Accounts, Accounting Reports.....	34
Section 7.5. Covenants to Maintain Tax-Exempt Status.....	34
<b>ARTICLE VIII LIABILITY OF CITY.....</b>	<b>38</b>
<b>ARTICLE IX THE TRUSTEE.....</b>	<b>39</b>
Section 9.1. Trustee as Paying Agent/Registrar.....	39
Section 9.2. Trustee Entitled to Indemnity.....	39
Section 9.3. Responsibilities of the Trustee.....	39
Section 9.4. Property Held in Trust.....	40
Section 9.5. Rights of the Trustee.....	40
Section 9.6. Compensation.....	41
Section 9.7. Permitted Acts.....	42
Section 9.8. Resignation of Trustee.....	42
Section 9.9. Removal of Trustee.....	42
Section 9.10. Successor Trustee.....	43
Section 9.11. Transfer of Rights and Property to Successor Trustee.....	44
Section 9.12. Merger, Conversion or Consolidation of Trustee.....	44
Section 9.13. Trustee To File Continuation Statements Only.....	44
Section 9.14. Construction of Indenture.....	45
<b>ARTICLE X MODIFICATION OR AMENDMENT OF THIS INDENTURE.....</b>	<b>45</b>
Section 10.1. Amendments Permitted.....	45
Section 10.2. Owners' Meetings.....	46
Section 10.3. Procedure for Amendment with Written Consent of Owners.....	46
Section 10.4. Effect of Supplemental Indenture.....	47
Section 10.5. Endorsement or Replacement of Bonds Issued After Amendments.....	47
Section 10.6. Amendatory Endorsement of Bonds.....	47
<b>ARTICLE XI DEFAULT AND REMEDIES.....</b>	<b>47</b>
Section 11.1. Events of Default.....	47

## Table of Contents

	<b>Page</b>
Section 11.2. Immediate Remedies for Default .....	48
Section 11.3. Restriction on Owner’s Action.....	49
Section 11.4. Application of Revenues and Other Money After Default. ....	50
Section 11.5. Effect of Waiver. ....	50
Section 11.6. Evidence of Ownership of Bonds.....	51
Section 11.7. No Acceleration. ....	51
Section 11.8. Mailing of Notice.....	51
Section 11.9. Exclusion of Bonds.....	51
Section 11.10. Waiver of Default.....	52
<b>ARTICLE XII GENERAL COVENANTS AND REPRESENTATIONS .....</b>	<b>52</b>
Section 12.1. Representations as to Trust Estate.....	52
Section 12.2. Books of Record - Accounts.....	52
Section 12.3. General.....	52
<b>ARTICLE XIII SPECIAL COVENANTS .....</b>	<b>53</b>
Section 13.1. Further Assurances; Due Performance.....	53
Section 13.2. Additional Obligations or Other Liens; Refunding Bonds.....	53
Section 13.3. Books of Record.....	54
<b>ARTICLE XIV PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE .....</b>	<b>54</b>
Section 14.1. Trust Irrevocable.....	54
Section 14.2. Satisfaction of Indenture.....	54
Section 14.3. Bonds Deemed Paid.....	55
<b>ARTICLE XV MISCELLANEOUS .....</b>	<b>55</b>
Section 15.1. Benefits of Indenture Limited to Parties.....	55
Section 15.2. Successor is Deemed Included in All References to Predecessor.....	55
Section 15.3. Execution of Documents and Proof of Ownership by Owners.....	55
Section 15.4. Waiver of Personal Liability.....	56
Section 15.5. Notices to and Demands on City and Trustee.....	56
Section 15.6. Partial Invalidity.....	57
Section 15.7. Applicable Laws.....	58
Section 15.8. Payment on Business Day.....	58
Section 15.9. Counterparts.....	58
Section 15.10. Statutory Certifications.....	58
<b>EXHIBIT A</b>	<b>1</b>

## INDENTURE OF TRUST

THIS INDENTURE, dated as of [December 1], 2024 is by and between the City of Austin, Texas (the “City”), and U.S. Bank Trust Company, National Association, as trustee (together with its successors, the “Trustee”). Capitalized terms used in the preambles, recitals and granting clauses and not otherwise defined shall have the meanings assigned thereto in Article I.

WHEREAS, a petition was submitted by the Developer and filed with the City Clerk of the City (the “City Clerk”) pursuant to the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the “PID Act”), requesting the creation of a public improvement district located in the extraterritorial jurisdiction of the City to be known as Whisper Valley Public Improvement District (the “District”); and

WHEREAS, the petition contained the signature of the owner of taxable property representing more than fifty percent of the appraised value of taxable real property liable for assessment within the District, as determined by the then current ad valorem tax rolls of the Travis Central Appraisal District, and the signature of the property owner who owns taxable real property that constitutes more than fifty percent of the area of all taxable property that is liable for assessment by the District; and

WHEREAS, on August 5, 2010, after due notice, the City Council of the City (the “City Council”) held the public hearing in the manner required by law on the advisability of the improvement projects and services described in the petition as required by Sec. 372.009 of the PID Act and on August 26, 2010, the City Council made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 20100826-026, adopted by a majority of the members of the City Council, authorized the District in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, on September 7, 2010, the City published notice of its authorization of the District in the Austin American Statesman, a newspaper of general circulation in the City; and

WHEREAS, no written protests of the District from any owners of record of property within the District were filed with the City Clerk within 20 days after September 7, 2010; and

WHEREAS, on July 20, 2023, the City Council by Resolution No. 20230720-020 made findings and determinations relating to the proposed assessment roll for Improvement Area #3 and the preliminary 2023 Amended and Restated Service and Assessment Plan pertaining to the Actual Costs of the Improvement Area #3 Improvements, called a public hearing for August 31, 2023 and directed City staff to (i) file said proposed assessment roll with the City Clerk and to make it available for public inspection as required by Section 372.016(b) of the PID Act and (ii) publish such notice as required by Section 372.016(b) of the PID Act relating to the August 31, 2023 hearing; and

WHEREAS, on August 15, 2023, the City Council, pursuant to Section 372.016(b) of the PID Act, published notice of a public hearing in the *Austin American-Statesman*, a newspaper of general circulation in the City and its extraterritorial jurisdiction, to consider the proposed assessment roll for Improvement Area #3 and the preliminary 2023 Amended and Restated Service and Assessment Plan and the levy of the “Assessments” on certain property in Improvement Area #3 of the District; and

WHEREAS, the City Council, pursuant to Section 372.016(c) of the PID Act, mailed notice of the public hearing to consider the proposed Assessments in Improvement Area #3 and the preliminary 2023 Amended and Restated Service and Assessment Plan and the levy of Assessments on property within Improvement Area #3 of the District to the last known address of the owners of the property liable for the Assessments; and

WHEREAS, the City Council convened the hearing on August 31, 2023, and at such public hearing all persons who appeared, or requested to appear, in person or by their attorney, were given the opportunity to contend for or contest the proposed assessment roll and the Assessments pertaining to Improvement Area #3, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of the Actual Costs of the Improvement Area #3 Improvements, the purposes of the Assessments, the special benefits the Assessments have on Improvement Area #3, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments, and there were no written objections or evidence submitted to the City Clerk in opposition to the 2023 Amended and Restated Service and Assessment Plan, the allocation of the Actual Costs of the Improvement Area #3 Improvements, the assessment roll, and the levy of the Assessments; and

WHEREAS, the City Council closed the hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City; and

WHEREAS, on August 31, 2023, the City approved and accepted the 2023 Amended and Restated Service and Assessment Plan in conformity with the requirements of the PID Act and adopted the Assessment Ordinance for Improvement Area #3 and therein levied the Assessments; and

WHEREAS, the City Council found and determined that the Assessments and the 2023 Amended and Restated Service and Assessment Plan should be approved and that the Assessments should be levied as provided in the 2023 Amended and Restated Service and Assessment Plan and the assessment roll; and

WHEREAS, on November 21, 2024, the City Council approved and accepted the 2024 Amended and Restated Service and Assessment Plan in conformity with the requirements of the PID Act, to incorporate the provisions of the 2023 Amended and Restated Service and Assessment Plan and the Bonds; and

WHEREAS, the City Council is authorized by the PID Act to issue its revenue bonds payable from the Assessments and from other revenue to be received from the Developer for the purpose of (i) paying a portion of the Actual Costs of the Improvement Area #3 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuance of the Bonds; and

WHEREAS, the City Council now desires to issue revenue bonds, in accordance with the PID Act, such bonds to be entitled "City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3)" (the "Bonds"), such Bonds being payable solely from the Assessment Revenue and other funds pledged under this Indenture to the payment of the Bonds and for the purposes set forth in this preamble; and

WHEREAS, the Trustee has agreed to accept the trusts herein created upon the terms set forth in this Indenture; and

THIS INDENTURE FURTHER WITNESSETH, and it is expressly declared, that all Bonds Similarly Secured issued and secured hereunder are to be issued, authenticated, and delivered and the Trust Estate hereby created, assigned, and pledged is to be dealt with and disposed of under, upon and subject to the terms, conditions, stipulations, covenants, agreements, trusts, uses, and purposes as hereinafter expressed, and the City has agreed and covenanted, and does hereby agree and covenant, with the Trustee and with the respective Owners from time to time of the Bonds Bonds Similarly Secured as follows:

## ARTICLE I

### DEFINITIONS, FINDINGS AND INTERPRETATION

#### Section 1.1. Definitions.

Unless otherwise expressly provided or unless the context clearly requires otherwise in this Indenture, the following terms shall have the meanings specified below:

“2023 Amended and Restated Service and Assessment Plan” means the 2023 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

“2024 Amended and Restated Service and Assessment Plan” means the 2024 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

“Account” means any of the accounts established pursuant to Section 6.1 of this Indenture.

“Actual Costs” mean, with respect to the Improvement Area #3 Improvements, the actual costs paid or incurred by or on behalf of the Developer: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City, County or TXDOT; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; (8) a construction management fee of 4% of the costs incurred by or on behalf of the Developer for the construction of such Improvement Area #3 Improvements (excluding legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisal costs) if the Developer is serving as the construction manager.

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

“Additional Interest Rate” means the 0.50% additional interest rate charged on the Assessments pursuant to Section 372.018 of the PID Act.

“Additional Obligations” means any bonds or obligations, including specifically, any installment contracts, reimbursement agreements, temporary notes or time warrants secured in whole or in part by an assessment, other than the Assessments securing the Bonds Similarly Secured, levied against the property within the District, in accordance with the PID Act.

“Administrative Fund” means that Fund established by Section 6.1 and administered pursuant to Section 6.9 hereof.

“Administrator” means an employee or designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District.

“Annual Collection Costs” mean the following actual or budgeted costs, as applicable, related to: (i) the Administrator; (ii) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (iii) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (iv) preparing and maintaining records with respect to the Assessment Roll and annual updates to the Service and Assessment Plan; (v) issuing, paying, and redeeming Bonds Similarly Secured; (vi) investing or depositing Assessments and Annual Installments; (vii) complying with the Service and Assessment Plan and the PID Act with respect to the issuance and sale of Bonds Similarly Secured, including continuing disclosure requirements; (viii) the paying agent/registrar and Trustee in connection with Bonds Similarly Secured, including their respective legal counsel; and (ix) administering the construction of the Improvement Area #3 Improvements. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of Annual Collection Costs.

“Annual Debt Service” means, for each Bond Year, the sum of (i) the interest due on the on the Outstanding Bonds Similarly Secured in such Bond Year, assuming that the Outstanding Bonds Similarly Secured are retired as scheduled (including by reason of Sinking Fund Installments), and (ii) the principal amount of the Outstanding Bonds Similarly Secured due in such Bond Year (including any Sinking Fund Installments due in such Bond Year).

“Annual Installment” means, with respect to each Assessed Parcel, each annual payment of (i) the Assessment as shown on the Assessment Roll attached to the Service and Assessment Plan as Exhibit P and related to the Bonds and the Improvement Area #3 Improvements; (ii) Annual Collection Costs; and (iii) Additional Interest, which is used to fund the Prepayment and Delinquency Reserve Account.

“Annual Service Plan Update” means the annual review and update of the Service and Assessment Plan required by the PID Act and the Service and Assessment Plan.

“Applicable Laws” means the PID Act, and all other laws or statutes, rules, or regulations, and any amendments thereto, of the State of Texas or of the United States, by which the City and its powers, securities, operations, and procedures are, or may be, governed or from which its powers may be derived.

“Assessments” means the aggregate assessments, shown on the Assessment Roll. The singular of such term means the assessment levied against an Assessed Parcel, as shown on the Assessment Roll, subject to reallocation upon the subdivision of an Assessed Parcel, or consolidation of multiple Assessed Parcels, or reduction according to the provisions of the Service and Assessment Plan and the PID Act.

“Assessment Ordinance” means Ordinance No. 20230831-100 adopted by the City Council on August 31, 2023, that levied the Assessments on the Assessed Parcels.

“Assessed Parcel” means each respective parcel of land located within Improvement Area #3 of the District against which an Assessment is levied by the Assessment Ordinance in accordance with the Service and Assessment Plan.

"Assessment Revenue" means money collected by or on behalf of the City from any one or more of the following: (i) an Assessment levied against an Assessed Parcel, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (ii) a Prepayment, and (iii) Foreclosure Proceeds.

"Assessment Roll" means the Assessment Rolls pertaining to the Assessed Parcels in Improvement Area #3 attached as Exhibit P to the Service and Assessment Plan or any other Assessment Roll in an amendment or supplement to the Service and Assessment Plan or in an Annual Service Plan Update, showing the total amount of the Assessment against each Assessed Parcel related to the Improvement Area #3 Improvements, as updated, modified, or amended from time to time in accordance with the terms of the Service and Assessment Plan and the PID Act.

"Authorized Denomination" means \$[25,000] and any integral multiple of \$[1,000] in excess thereof.

"Bond or "Bonds" means the City's bonds authorized to be issued by Section 3.1(a) of this Indenture entitled "City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3)".

"Bond Counsel" means Norton Rose Fulbright US LLP or any other attorney or firm of attorneys designated by the City that are nationally recognized for expertise in rendering opinions as to the legality and tax-exempt status of securities issued by public entities.

"Bond Date" means the date designated as the initial date of the Bonds by Section 3.2(a) of this Indenture.

"Bond Fund" means the Fund established pursuant to Section 6.1 and administered as provided in Section 6.4.

"Bond Ordinance" means Ordinance No. 2024[1121]-\_\_\_ adopted by the City Council on [November 21], 2024 authorizing the issuance of the Bonds pursuant to this Indenture.

"Bond Similarly Secured" or "Bonds Similarly Secured" means all bonds or any bond authorized by a bond ordinance and issued in accordance with this Indenture, including the Bonds, Refunding Bonds and any bonds issued in exchange or replacement thereof as permitted by this Indenture.

"Bond Year" means the one-year period beginning on October 1 in each year and ending on September 30 in the following year.

"Business Day" means any day other than a Saturday, Sunday or legal holiday in the State of Texas observed as such by the City or the Trustee.

"Certification for Payment" means a certificate executed by an engineer, construction manager or other person or entity acceptable to the City, as evidenced by the signature of a City Representative, specifying the amount of work performed and the cost thereof, presented to the Trustee to request funding for Actual Costs from money on deposit in the Project Fund.

"City Certificate" means a certificate signed by a City Representative and delivered to the Trustee.



“City Order” means written instructions by the City, executed by a City Representative.

“City Representative” means any official or agent of the City authorized by the City Council to undertake the action referenced herein.

“Closing Date” means the date of the initial delivery of and payment for the applicable Series of Bonds Similarly Secured.

“Code” means the Internal Revenue Code of 1986, as amended, including applicable regulations, published rulings and court decisions.

“Continuing Disclosure Agreement of Developer” means that certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) Continuing Disclosure Agreement of Developer executed between the Developer, Administrator and dissemination agent in connection with the issuance of the Bonds pursuant to which the Developer agrees to provide certain information regarding the development of the District and the Improvement Area #3 Improvements for the benefit of the Owners of the Bonds.

“Continuing Disclosure Agreement of Issuer” means that certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) Continuing Disclosure Agreement of Issuer executed between the City, Administrator and dissemination agent for the benefit of the Owners of the Bonds pursuant to which the City agrees to provide, by certain dates prescribed in the Continuing Disclosure Agreement of Issuer, periodic information and notices of material events regarding the City in accordance with the Securities and Exchange Commission Rule 15c2-12.

“Costs of Issuance Account” means the Account established pursuant to Section 6.1.

“Defeasance Securities” means Investment Securities then authorized by applicable law for the investment of funds to defease public securities.

“Delinquent Collection Costs” means the costs related to the foreclosure on an Assessed Parcel and the costs of collection of a delinquent Assessment, including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“Designated Payment/Transfer Office” means (i) with respect to the initial Paying Agent/Registrar named in this Indenture, the transfer/payment office located in Dallas, Texas, or such other location designated by the Paying Agent/Registrar and (ii) with respect to any successor Paying Agent/Registrar, the office of such successor designated and located as may be agreed upon by the City and such successor.

“Developer” means Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership.

“DTC” shall mean The Depository Trust Company located in New York, New York, or any successor securities depository.

“DTC Participant” shall mean brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations on whose behalf DTC was created to hold securities to facilitate the clearance and settlement of securities transactions among such Persons.

“Financing Agreement” means the Whisper Valley Public Improvement District Financing Agreement between the City and the Developer originally dated as of November 1, 2011, as amended on March 28, 2019, July 30, 2022 and as may be further amended from time to time, which provides for the apportionment, levying, and collection of assessments within the District (including the Assessments), the construction and maintenance of public improvements within the District (including the Improvement Area #3 Improvements), the issuance of Bonds and other matters related thereto.

“Foreclosure Proceeds” means the proceeds, including interest and penalty interest, received by the City from the enforcement of the Assessments against any Assessed Parcel, whether by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

“Fund” means any of the funds established pursuant to Section 6.1 of this Indenture.

“Improvement Area #3” has the meaning given to it in the Service and Assessment Plan.

“Improvement Area #3 Improvements” means the costs of the local infrastructure benefiting Improvement Area #3 only, as further described in Section III.C of the Service and Assessment Plan.

“Improvement Area #3 Improvements Account” means the Account of such name establish pursuant to Section 6.1 hereof.

“Indenture” means this Indenture of Trust as originally executed or as it may be from time to time supplemented or amended by one or more indentures supplemental hereto and entered into pursuant to the applicable provisions hereof.

“Independent Financial Consultant” means any consultant or firm of such consultants appointed by the City who, or each of whom: (i) is judged by the City, as the case may be, to have experience in matters relating to the issuance and/or administration of the Bonds Similarly Secured; (ii) is in fact independent and not under the domination of the City; (iii) does not have any substantial interest, direct or indirect, with or in the City, or any owner of real property in the District, or any real property in the District; and (iv) is not connected with the City as an officer or employee of the City, but who may be regularly retained to make reports to the City.

“Initial Bond” means the Initial Bond in the form set forth in Exhibit A to this Indenture.

“Interest Payment Date” means the date or dates upon which interest on the Bonds is scheduled to be paid until their respective dates of maturity or prior redemption, such dates being on May 1 and November 1 of each year, commencing [May 1, 2025].

“Investment Securities” means those authorized investments described in the Public Funds Investment Act, Texas Government Code, Chapter 2256, as amended; provided that such investments are at the time made, included in and authorized by the City’s official investment policy as approved by the City Council from time to time.

“Maximum Annual Debt Service” means the largest Annual Debt Service for any Bond Year after the calculation is made through the final maturity date of any Outstanding Bonds Similarly Secured.

“Outstanding” means, as of any particular date when used with reference to Bonds, all Bonds Similarly Secured authenticated and delivered under this Indenture except (i) any Bond Similarly Secured that has been canceled by the Trustee (or has been delivered to the Trustee for cancellation) at or before such date, (ii) any Bond Similarly Secured for which the payment of the principal or redemption price of and interest on such Bond Similarly Secured shall have been made as provided in Article IV, and (iii) any Bond Similarly Secured in lieu of or in substitution for which a new Bond Similarly Secured shall have been authenticated and delivered pursuant to Section 3.10 herein.

“Owner” means the Person who is the registered owner of a Bond Similarly Secured or Bonds Similarly Secured, as shown in the Register, which shall be Cede & Co., as nominee for DTC, so long as the Bonds Similarly Secured are in book-entry only form and held by DTC as securities depository in accordance with Section 3.11 herein.

“Paying Agent/Registrar” means initially the Trustee, or any successor thereto as provided in this Indenture.

“Person” or “Persons” means any individual, corporation, partnership, limited liability company, joint venture, association, joint-stock company, trust, unincorporated organization or government or any agency or political subdivision thereof.

“PID Act” means Texas Local Government Code, Chapter 372, Improvement Districts in Municipalities and Counties, Subchapter A, Public Improvement Districts, as amended.

“Pledged Funds” means the Pledged Revenue Fund, the Bond Fund, the Project Fund, the Reserve Fund, and the Redemption Fund.

“Pledged Revenue Fund” means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.3 herein.

“Pledged Revenues” means the sum of (i) Assessment Revenue less the Annual Collection Costs, (ii) the money held in any of the Pledged Funds, and (iii) any additional revenues that the City may pledge to the payment of Bonds Similarly Secured.

“Prepayment” means the payment of all or a portion of an Assessment before the due date thereof.

“Prepayment and Delinquency Reserve Account” means the Account of such name established pursuant to Section 6.1.

“Prepayment and Delinquency Reserve Requirement” means an amount equal to 5.5% of the principal amount of the Outstanding Bonds which will be funded from revenues received from the payment of Assessments deposited to the Pledged Revenue Fund.

“Principal and Interest Account” means the Account of such name established pursuant to Section 6.1.

“Project Fund” means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.5 herein.

“Purchaser” means, with respect to a Series of Bonds Similarly Secured, the initial purchaser of the Bonds Similarly Secured.

“Rebate Amount” has the meaning set forth in section 1.148-1(b) of the Regulations.

“Rebate Fund” means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.8 herein.

“Record Date” means the close of business on the fifteenth (whether or not a Business Day) day of the month next preceding an Interest Payment Date.

“Redemption Fund” means that fund established pursuant to Section 6.1 and administered pursuant to Section 6.6 herein.

“Refunding Bonds” means bonds issued pursuant to the PID Act and/or Chapter 1207 of the Texas Government Code or any other applicable law of the State of Texas (each as amended) to refund all or any portion of the then Outstanding Bonds Similarly Secured.

“Register” means the register specified in Article III of this Indenture.

“Reimbursement Agreement” means that certain “Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3” effective July 20, 2023, by and between the City and the Developer, as the developer of the Improvement Area #3 Improvements, in which the City agrees to reimburse the Developer from revenues derived from the Assessments levied on the Assessed Parcels for the Actual Costs paid by the Developer to develop certain of the Improvement Area #3 Improvements.

“Reserve Fund” means that fund established pursuant to Section 6.1 and administered in Section 6.7 herein.

“Reserve Fund Obligations” means cash or Investment Securities.

“Reserve Account Requirement” means the least of: (i) Maximum Annual Debt Service on the Bonds as of the date of issuance, (ii) 125% of average Annual Debt Service on the Bonds as of the date of issuance, or (iii) 10% of the principal amount of the Bonds; provided, however, that such amount shall be reduced by the amount of any transfers made pursuant to subsections (c) and (d) of Section 6.7; and provided further that as a result of an optional redemption pursuant to Section 4.3, the Reserve Account Requirement shall be reduced by a percentage equal to the pro rata principal amount of Bonds redeemed by such optional redemption divided by the total principal amount of the Outstanding Bonds prior to such redemption. As of the date of delivery of the Bonds, the Reserve Account Requirement is \$\_\_\_\_\_, [which is an amount equal to 125% of average Annual Debt Service on the Bonds as of the date of issuance] and the City shall promptly notify the Trustee in writing to establish any necessary reduction to the Reserve Account Requirement.

“Series” means any designated series of Bonds Similarly Secured issued under this Indenture.

“Service and Assessment Plan” means the Service and Assessment Plan for the District, including the assessment rolls for Improvement Area #3, as amended, including any annual updates and addenda (including, specifically, the 2023 Amended and Restated Service and Assessment Plan and the 2024 Amended and Restated service and Assessment Plan) thereto.

“Sinking Fund Installment” means the amount of money to redeem or pay at maturity the portion of the principal of Bonds payable from such installments at the times and in the amounts provided in Section 4.2 herein.

“Stated Maturity” means the date the Bonds Similarly Secured, or any portion of the Bonds Similarly Secured, as applicable, are scheduled to mature without regard to any redemption or prepayment.

“Supplemental Indenture” means an indenture which has been duly executed by the Trustee and the City Representative pursuant to an ordinance adopted by the City Council and which indenture amends or supplements this Indenture, but only if and to the extent that such indenture is specifically authorized or permitted hereunder.

“Tax Certificate” means the Certificate as to Tax Exemption delivered by the City on the Closing Date for the Bonds setting forth the facts, estimates and circumstances in existence on the Closing Date for the Bonds which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the interest on such Bonds to be included in the gross income of the Owners thereof for Federal income tax purposes.

“Trust Estate” means the Trust Estate described in Section 2.1 of this Indenture.

“Trustee” means U.S. Bank Trust Company, National Association, Dallas, Texas, and its successors, and any other corporation or association that may at any time be substituted in its place, as provided in Article IX, such entity to serve as Trustee and Paying Agent/Registrar for the Bonds Similarly Secured; provided, however, that with respect to payments on the Bonds and any exchange, transfer or other surrender of the Bonds, the Trustee’s principal office shall mean the corporate trust operations office of the Trustee in St. Paul, Minnesota or such other office or location designated by the Trustee by written notice.

Section 1.2. Findings.

The declarations, determinations and findings declared, made and found in the preamble to this Indenture are hereby adopted, restated and made a part of the operative provisions hereof.

Section 1.3. Table of Contents, Titles and Headings.

The table of contents, titles, and headings of the Articles and Sections of this Indenture have been inserted for convenience of reference only and are not to be considered a part hereof and shall not in any way modify or restrict any of the terms or provisions hereof and shall never be considered or given any effect in construing this Indenture or any provision hereof or in ascertaining intent, if any question of intent should arise.

Section 1.4. Interpretation.

(a) Unless the context requires otherwise, words of the masculine gender shall be construed to include correlative words of the feminine and neuter genders and vice versa, and

words of the singular number shall be construed to include correlative words of the plural number and vice versa.

(b) Any reference to a particular Article or Section shall be to such Article or Section of this Indenture unless the context shall require otherwise.

(c) References to any office shall include the Person holding the office in an interim, temporary or permanent capacity.

(d) This Indenture and all the terms and provisions hereof shall be liberally construed to effectuate the purposes set forth herein to sustain the validity of this Indenture.

## ARTICLE II

### THE BONDS

#### Section 2.1. Granting Clauses.

(a) In order to secure the payment of debt service on all Bonds Similarly Secured, and the performance and observance by the City of all the covenants expressed or implied herein, the City does hereby grant to the Trustee, as good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged a security interest in, mortgage, create a first lien on, and pledge to the Trustee, all of its right, title, and interest, whether now owned or hereafter acquire in, to, and under the following (the "Trust Estate"):

(i) All Pledged Revenues and all moneys and investments held in the Pledged Funds, including any and all proceeds thereof and any contract or any evidence of indebtedness related thereto or other rights of the City to receive any of such moneys or investments, whether now existing or hereafter coming into existence, and whether now or hereafter acquired; and

(ii) Any and all other property or money of every name and nature which is, from time to time hereafter by delivery or by writing of any kind, conveyed, pledged, assigned or transferred, to the Trustee as additional security hereunder by the City or by anyone on its behalf or with its written consent, and the Trustee is hereby authorized to receive any and all such property or money at any and all times and to hold and apply the same subject to the terms thereof.

(b) The Trustee shall have and hold the Trust Estate, whether now owned or hereafter acquired or received by the Trustee and its successors or assigns, in trust upon the terms and trusts herein set forth for the benefit of all present and future Owners of the Bonds Similarly Secured from time to time issued under and secured by this Indenture, and for enforcement of the payment of the Bonds Similarly Secured in accordance with their terms, and for the performance of and compliance with the obligations, covenants, and conditions of this Indenture. Provided, however, if the City or its assigns shall well and truly pay, or cause to be paid, the principal or redemption price of and the interest on all the Bonds Similarly Secured at the times and in the manner stated in the Bonds Similarly Secured, according to the true intent and meaning thereof, then this Indenture and the rights hereby granted shall cease, terminate and be void; otherwise this Indenture is to be and shall remain in full force and effect.

(c) Except as otherwise provided in the remaining provisions of this Indenture, nothing in this Section 2.1 shall prohibit the Trustee from bringing any actions or proceedings for the enforcement of the obligation of the City hereunder except that nothing in this Section shall prejudice the rights of the Trustee under Articles IX and XI hereof; provided further that the priority of payment and the source for the repayment of the debt service on the Bonds Similarly Secured shall be subject to the terms as set forth herein, including without limitation Article VI herein; provided further that the right to direct remedies following an Event of Default shall be limited to the Owners of the Bonds Similarly Secured to the extent provided as set forth in Articles XI and XV herein.

(d) The Bonds Similarly Secured are to be issued, registered, authenticated, and delivered, and the Trust Estate is to be held, dealt with and disposed of by the Trustee, upon and subject to the terms, covenants, conditions, uses, agreements and trusts set forth in this Indenture.

Section 2.2. Security for the Bonds Similarly Secured.

The Bonds Similarly Secured, as to principal and interest, are and shall be equally and ratably secured by and payable from a first lien on and pledge of the Trust Estate.

The lien on and pledge of the Trust Estate shall be valid and binding and fully perfected from and after the Closing Date for the applicable Series of Bonds Similarly Secured each issued under this Indenture, without physical delivery or transfer of control of the Trust Estate, the filing of this Indenture or any other act; all as provided in Texas Government Code, Chapter 1208, as amended, which applies to the issuance of the Bonds Similarly Secured and the pledge of the Trust Estate granted by the City under this Indenture, and such pledge is therefore valid, effective and perfected. If Texas law is amended at any time while the Bonds Similarly Secured are Outstanding such that the pledge of the Trust Estate granted by the City under this Indenture is to be subject to the filing requirements of Texas Business and Commerce Code, Chapter 9, as amended, then in order to preserve to the Owners of the Bonds Similarly Secured the perfection of the security interest in said pledge, the City agrees to take such measures as it determines are reasonable and necessary under Texas law to comply with the applicable provisions of Texas Business and Commerce Code, Chapter 9, as amended, and enable a filing to perfect the security interest in said pledge to occur.

Section 2.3. Limited Obligations.

The Bonds Similarly Secured are special and limited obligations of the City, payable solely from and secured solely by the Trust Estate, including the Pledged Revenues and the Pledged Funds; and the Bonds Similarly Secured shall never be payable out of funds raised or to be raised by taxation or from any other revenues, properties or income of the City.

Section 2.4. Authorization for Indenture.

The terms and provisions of this Indenture and the execution and delivery hereof by the City to the Trustee have been duly authorized by official action of the City Council of the City. The City has ascertained and it is hereby determined and declared that the execution and delivery of this Indenture is necessary to carry out and effectuate the purposes set forth in the preambles of this Indenture and that each and every covenant or agreement herein contained and made is necessary, useful or convenient in order to better secure the Bonds Similarly Secured and is a contract or agreement necessary, useful and convenient to carry out and effectuate the purposes herein described.

Section 2.5. Contract with Owners and Trustee.

(a) The purposes of this Indenture are to establish a lien and the security for, and to prescribe the minimum standards for the authorization, issuance, execution and delivery of, the Bonds Similarly Secured and to prescribe the rights of the Owners, and the rights and duties of the City and the Trustee.

(b) In consideration of the purchase and acceptance of any or all of the Bonds Similarly Secured by those who shall purchase and hold the same from time to time, the provisions of this Indenture shall be a part of the contract of the City with the Owners, and shall be deemed to be and shall constitute a contract among the City, the Owners and the Trustee.

ARTICLE III

AUTHORIZATION; GENERAL TERMS AND PROVISIONS REGARDING THE BONDS

Section 3.1. Authorization.

The Bonds are hereby authorized to be issued and delivered in accordance with the Constitution and laws of the State of Texas, including particularly the PID Act, as amended. The Bonds shall be issued in the aggregate principal amount of \$\_\_\_\_\_ for the purpose of (i) paying a portion of the Actual Costs of the Improvement Area #3 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuance of the Bonds.

Section 3.2. Date, Denomination, Maturities, Numbers and Interest.

(a) The Bonds shall be dated [December 21], 2024 (the "Bond Date") and shall be issued in Authorized Denominations. The Bonds shall be in fully registered form, without coupons. The Bonds shall be numbered separately from R-1 upward, except the Initial Bond, which shall be numbered T-1.

(b) The Bonds shall be issued in the original principal amount of \$\_\_\_\_\_. Interest shall accrue and be paid on each Bond from the later of the date of initial delivery of the Bonds or the most recent Interest Payment Date to which interest has been paid or provided for, at the rate per annum set forth below until the principal thereof has been paid on the maturity date specified below or otherwise provided for. Such interest shall be payable semiannually on May 1 and November 1 of each year, commencing [May 1, 2025] computed on the basis of a 360-day year of twelve 30-day months. The Bonds shall mature on November 1 in the years and in the principal amounts and shall bear interest as set forth below:

\$ _____ ***	_____ % Term Bond ***	Due November 1, 20__ ***
\$ _____ ***	_____ % Term Bond ***	Due November 1, 20__ ***
\$ _____	_____ % Term Bond	Due November 1, 20__

(c) The Bonds shall be subject to mandatory sinking fund redemption, optional redemption, and extraordinary optional redemption prior to maturity as provided in Article IV herein, and shall otherwise have the terms, tenor, denominations, details, and specifications as set forth in the form of Bond set forth in Exhibit A to this Indenture.



Section 3.3. Conditions Precedent to Delivery of Bonds Similarly Secured.

(a) The Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate the Bonds and, upon payment of the purchase price of the Bonds, shall deliver the Bonds upon the order of the City, but only upon delivery to the Trustee of:

- (i) a certified copy of the Assessment Ordinance;
- (ii) a certified copy of the Bond Ordinance;
- (iii) a copy of this Indenture executed by the Trustee and the City;
- (iv) a copy of the executed Financing Agreement;
- (v) a copy of the executed Reimbursement Agreement;
- (vi) a copy of the executed Continuing Disclosure Agreement of Issuer;
- (vii) a copy of the executed Continuing Disclosure Agreement of Developer;
- (viii) the approving opinion of the Attorney General of the State and the State Comptroller's registration certificate; and
- (ix) a City Certificate directing the authentication and delivery of the Bonds, describing the Bonds to be authenticated and delivered, designating the purchasers to whom the Bonds are to be delivered, stating the purchase price of the Bonds and stating that all items required by this Section are therewith delivered to the Trustee in form and substance satisfactory to the City.

(b) Each Series of Refunding Bonds shall be executed by the City and delivered to the Trustee, whereupon the Trustee shall authenticate such Refunding Bonds and, upon payment of the purchase price of such Series of Refunding Bonds, shall deliver such Series of Refunding Bonds upon the order of the City, but only upon delivery to the Trustee of:

- (i) the items described in Section 3.3(a)(vi), (vii) and (ix), if any, above;
- (ii) a certified copy of the ordinance of the City Council authorizing the issuance of such Series of Refunding Bonds and all actions necessary therefor;
- (iii) an original executed counterpart of the Supplemental Indenture for such Series of Refunding Bonds that establishes, among other things, the date, rate or rates of interest on, interest payment dates, maturity dates, redemption and all other terms and provisions of such Series of Refunding Bonds, which such terms shall include a deposit into the Reserve Account of the Reserve Fund of an amount equal to the Reserve Account Requirement taking into account the then Outstanding Bonds Similarly Secured and the Refunding Bonds then proposed to be issued;
- (iv) a City Certificate, including the requisite information as set forth in Section 3.3(a)(ix) above, to the effect that the issuance of such Series of Refunding Bonds complies with the requirements contained herein and in each Supplemental Indenture, including the requirements contained in Section 13.2(c) below; and

(v) the City Representative shall certify to the Trustee in writing that the City is not in default in the performance and observance of any of the terms, provisions and conditions applicable to the City contained herein or in any Supplemental Indenture.

Section 3.4. Medium, Method and Place of Payment.

(a) Principal of and interest on the Bonds Similarly Secured shall be paid in lawful money of the United States of America, as provided in this Section.

(b) Interest on the Bonds Similarly Secured shall be payable to the Owners thereof as shown in the Register at the close of business on the relevant Record Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner of a Bond Similarly Secured appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

(c) Interest on the Bonds Similarly Secured shall be paid by check, dated as of the Interest Payment Date, and sent, first class United States mail, postage prepaid, by the Paying Agent/Registrar to each Owner at the address of each as such appears in the Register or by such other customary banking arrangement acceptable to the Paying Agent/Registrar and the Owner; provided, however, the Owner shall bear all risk and expense of such other banking arrangement.

(d) The principal of each Bond Similarly Secured shall be paid to the Owner of such Bond Similarly Secured on the due date thereof, whether at the maturity date or the date of prior redemption thereof, upon presentation and surrender of such Bond Similarly Secured at the Designated Payment/Transfer Office of the Paying Agent/Registrar.

(e) If the date for the payment of the principal of or interest on the Bonds Similarly Secured shall be a Saturday, Sunday, legal holiday, or day on which banking institutions in the city where the Designated Payment/Transfer Office of the Paying Agent/Registrar is located are required or authorized by law or executive order to close, the date for such payment shall be the next succeeding day that is not a Saturday, Sunday, legal holiday, or day on which banking institutions are required or authorized to close, and payment on such date shall for all purposes be deemed to have been made on the due date thereof as specified in Section 3.2 of this Indenture.

(f) Unclaimed payments of amounts due hereunder shall be segregated in a special account and held in trust, uninvested by the Paying Agent/Registrar, for the account of the Owner of the Bonds Similarly Secured to which such unclaimed payments pertain. Subject to any escheat, abandoned property, or similar law of the State of Texas, any such payments remaining unclaimed by the Owners entitled thereto for two (2) years after the applicable payment or redemption date shall be applied to the next payment or payments on such Bonds Similarly Secured thereafter coming due and, to the extent any such money remains after the retirement of all Outstanding Bonds Similarly Secured, shall be paid to the City to be used for any lawful purpose. Thereafter, none of the City, the Paying Agent/Registrar, or any other Person shall be liable or responsible to any Owners of such Bonds Similarly Secured for any further payment of

such unclaimed money or on account of any such Bonds Similarly Secured, subject to any applicable escheat law or similar law of the State of Texas.

Section 3.5. Execution and Registration of Bonds Similarly Secured.

(a) The Bonds Similarly Secured shall be executed on behalf of the City by the Mayor and City Clerk, by their manual or facsimile signatures, and the official seal of the City shall be impressed or placed in facsimile thereon. Such facsimile signatures on the Bonds Similarly Secured shall have the same effect as if each of the Bonds Similarly Secured had been signed manually and in person by each of said officers, and such facsimile seal on the Bonds Similarly Secured shall have the same effect as if the official seal of the City had been manually impressed upon each of the Bonds Similarly Secured.

(b) In the event that any officer of the City whose manual or facsimile signature appears on the Bonds Similarly Secured ceases to be such officer before the authentication of such Bonds Similarly Secured or before the delivery thereof, such manual or facsimile signature nevertheless shall be valid and sufficient for all purposes as if such officer had remained in such office.

(c) Except as provided below, no Bond Similarly Secured shall be valid or obligatory for any purpose or be entitled to any security or benefit of this Indenture unless and until there appears thereon the Certificate of Trustee substantially in the form provided herein or in a Supplemental Indenture, duly authenticated by manual execution by an officer or duly authorized signatory of the Trustee. It shall not be required that the same officer or authorized signatory of the Trustee sign the Certificate of Trustee on all of the Bonds Similarly Secured. In lieu of the executed Certificate of Trustee described above, the Initial Bond delivered at the Closing Date for such Series of Bonds Similarly Secured shall have attached thereto the Comptroller's Registration Certificate substantially in the form provided herein or in a Supplemental Indenture, manually executed by the Comptroller of Public Accounts of the State of Texas, or by his or her duly authorized agent, which certificate shall be evidence that such Initial Bond has been duly approved by the Attorney General of the State of Texas, is a valid and binding obligation of the City, and has been registered by the Comptroller of Public Accounts of the State of Texas.

(d) On the Closing Date for each Series of the Bonds Similarly Secured, one Initial Bond representing the entire principal amount of such Series of Bonds Similarly Secured, payable in stated installments to the Purchaser of such Series of Bonds Similarly Secured, or its designee, executed with the manual or facsimile signatures of the Mayor and the City Clerk, approved by the Attorney General, and registered and manually signed by the Comptroller of Public Accounts, will be delivered to the Purchaser or such Series of Bonds Similarly Secured or its designee. Upon payment for such Initial Bond, the Trustee shall cancel the Initial Bond and deliver to DTC on behalf of the Purchaser one registered definitive bond for each year of maturity of such Series of Bonds Similarly Secured in the aggregate principal amount of all bonds for such maturity of such Series of the Bonds Similarly Secured, registered in the name of Cede & Co., as nominee of DTC.

Section 3.6. Ownership.

(a) The City, the Trustee the Paying Agent/Registrar and any other Person may treat the Person in whose name any Bond Similarly Secured is registered as the absolute owner of such Bond Similarly Secured for the purpose of making and receiving payment as provided herein (except interest shall be paid to the Person in whose name such Bond Similarly Secured is registered on the relevant Record Date) and for all other purposes, whether or not such Bond

Similarly Secured is overdue, and neither the City nor the Trustee, nor the Paying Agent/Registrar, shall be bound by any notice or knowledge to the contrary.

(b) All payments made to the Owner of any Bond Similarly Secured shall be valid and effectual and shall discharge the liability of the City, the Trustee and the Paying Agent/Registrar upon such Bond Similarly Secured to the extent of the sums paid.

Section 3.7. Registration, Transfer and Exchange.

(a) So long as any Bond Similarly Secured remains Outstanding, the City shall cause the Paying Agent/Registrar to keep at the Designated Payment/Transfer Office a Register in which, subject to such reasonable regulations as it may prescribe, the Paying Agent/Registrar shall provide for the registration and transfer of Bonds Similarly Secured in accordance with this Indenture. The Paying Agent/Registrar represents and warrants that it will file and maintain a copy of the Register with the City, and shall cause the Register to be current with all registration and transfer information as from time to time may be applicable.

(b) A Bond Similarly Secured shall be transferable only upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar with such endorsement or other evidence of transfer as is acceptable to the Paying Agent/Registrar. All transfers are subject to DTC requirements for so long as the Bonds DTC registered. No transfer of any Bond Similarly Secured shall be effective until entered in the Register.

(c) The Bonds Similarly Secured shall be exchangeable upon the presentation and surrender thereof at the Designated Payment/Transfer Office of the Paying Agent/Registrar for a Bond Similarly Secured or Bonds Similarly Secured of the same maturity and interest rate and in any Authorized Denomination and in an aggregate principal amount equal to the unpaid principal amount of the Bond Similarly Secured presented for exchange. The Trustee is hereby authorized to authenticate and deliver Bonds Similarly Secured exchanged for other Bonds Similarly Secured in accordance with this Section.

(d) The Trustee is hereby authorized to authenticate and deliver Bonds Similarly Secured transferred or exchanged in accordance with this Section. A new Bond Similarly Secured or Bonds Similarly Secured will be delivered by the Paying Agent/Registrar, in lieu of the Bond Similarly Secured being transferred or exchanged, at the Designated Payment/Transfer Office, or sent by United States mail, first class, postage prepaid, to the Owner or his designee. Each transferred Bond Similarly Secured delivered by the Paying Agent/Registrar in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly Secured or Bonds Similarly Secured in lieu of which such transferred Bond Similarly Secured is delivered.

(e) Each exchange Bond Similarly Secured delivered in accordance with this Section shall constitute an original contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly Secured or Bonds Similarly Secured in lieu of which such exchange Bond Similarly Secured is delivered.

(f) No service charge shall be made to the Owner for the initial registration, subsequent transfer, or exchange for a different Authorized Denomination of any of the Bonds Similarly Secured. The Paying Agent/Registrar, however, may require the Owner to pay a sum sufficient to cover any tax, fee or other governmental charge that is authorized to be imposed in connection with the registration, transfer, or exchange of a Bond Similarly Secured.

(g) Neither the City nor the Paying Agent/Registrar shall be required to issue, transfer, or exchange any Bond Similarly Secured or portion thereof called for redemption prior to maturity within forty-five (45) days prior to the date fixed for redemption; provided, however, such limitation shall not be applicable to an exchange by the Owner of the uncalled principal balance of a Bond Similarly Secured.

(h) The Trustee shall have no duty or obligation to monitor, investigate, determine or otherwise inquire as to the compliance with any restrictions on transfer imposed under this Indenture or under any applicable law with respect to any transfer of any interest in any Bond Similarly Secured, other than as expressly required by this Indenture. Each Owner agrees to indemnify the City and the Trustee against any liability that may result from any transfer, exchange or assignment of such Owner's Bonds Similarly Secured in violation of any provision of this Indenture and/or applicable United States federal or state securities law.

Section 3.8. Cancellation.

All Bonds Similarly Secured paid or redeemed before scheduled maturity in accordance with this Indenture, and all Bonds Similarly Secured in lieu of which exchange Bonds Similarly Secured or replacement Bonds Similarly Secured are authenticated and delivered in accordance with this Indenture, shall be cancelled, and proper records shall be made regarding such payment, redemption, exchange, or replacement. The Paying Agent/Registrar shall dispose of cancelled Bonds Similarly Secured in accordance with the records retention requirements of the Trustee.

Section 3.9. Temporary Bonds Similarly Secured.

(a) Following the delivery and registration of the Initial Bond of a given Series of Bonds Similarly Secured and pending the preparation of definitive bonds for such Series of Bonds Similarly Secured, the proper officers of the City may execute and, upon the City's request, the Trustee shall authenticate and deliver, one or more temporary bonds that are printed, lithographed, typewritten, mimeographed or otherwise produced, in any denomination, substantially of the tenor of the definitive bonds in lieu of which they are delivered, without coupons, and with such appropriate insertions, omissions, substitutions and other variations as the officers of the City executing such temporary bonds may determine, as evidenced by their signing of such temporary bonds.

(b) Until exchanged for bonds in definitive form, such bonds in temporary form shall be entitled to the benefit and security of this Indenture.

(c) The City, without unreasonable delay, shall prepare, execute and deliver to the Trustee the Bonds Similarly Secured in definitive form; thereupon, upon the presentation and surrender of the Bond Similarly Secured or Bonds Similarly Secured in temporary form to the Paying Agent/Registrar, the Paying Agent/Registrar shall cancel the Bonds Similarly Secured in temporary form and the Trustee shall authenticate and deliver in exchange therefor a Bond Similarly Secured or Bonds Similarly Secured of the same maturity and series, in definitive form, in the Authorized Denomination, and in the same aggregate principal amount, as the Bond Similarly Secured or Bonds Similarly Secured in temporary form surrendered. Such exchange shall be made without the making of any charge therefor to any Owner.

Section 3.10. Replacement Bonds Similarly Secured.

(a) Upon the presentation and surrender to the Paying Agent/Registrar of a mutilated bond, the Trustee shall authenticate and deliver in exchange therefor a replacement bond of like tenor and principal amount, bearing a number not contemporaneously outstanding. The City or the Paying Agent/Registrar may require the Owner of such Bond Similarly Secured to pay a sum sufficient to cover any tax or other governmental charge that is authorized to be imposed in connection therewith and any other expenses connected therewith.

(b) In the event that any Bond Similarly Secured is lost, apparently destroyed or wrongfully taken, the Trustee, pursuant to the Applicable Laws of the State of Texas and in the absence of notice or knowledge that such Bond Similarly Secured has been acquired by a bona fide purchaser, shall authenticate and deliver a replacement Bond Similarly Secured of like tenor and principal amount, bearing a number not contemporaneously outstanding, provided that the Owner first complies with the following requirements:

(i) furnishes to the Paying Agent/Registrar satisfactory evidence of his or her ownership of and the circumstances of the loss, destruction or theft of such Bond Similarly Secured;

(ii) furnishes such security or indemnity that is sufficient in the judgment of each of the Paying Agent/Registrar, the City and the Trustee to save and hold harmless each of the Paying Agent/Registrar, the City and the Trustee from any loss that any of them may suffer as a result of the delivery of such replacement Bond;

(iii) pays all expenses and charges in connection therewith, including, but not limited to, printing costs, legal fees, fees of the Trustee and the Paying Agent/Registrar and any tax or other governmental charge that is authorized to be imposed; and

(iv) satisfies any other reasonable requirements imposed by the City and the Trustee.

(c) After the delivery of such replacement Bond Similarly Secured, if a bona fide purchaser of the original Bond Similarly Secured in lieu of which such replacement Bond Similarly Secured was issued presents for payment such original Bond Similarly Secured, the City and the Paying Agent/Registrar shall be entitled to recover such replacement Bond Similarly Secured from the Person to whom it was delivered or any Person taking therefrom, except a bona fide purchaser, and shall be entitled to recover upon the security or indemnity provided therefor to the extent of any loss, damage, cost, or expense incurred by the City, the Paying Agent/Registrar or the Trustee in connection therewith.

(d) In the event that any such mutilated, lost, apparently destroyed or wrongfully taken Bond Similarly Secured has become or is about to become due and payable, the Paying Agent/Registrar, in its discretion, instead of issuing a replacement Bond Similarly Secured, may pay such Bond Similarly Secured if it has become due and payable or may pay such Bond Similarly Secured when it becomes due and payable.

(e) Each replacement Bond Similarly Secured delivered in accordance with this Section shall constitute an original additional contractual obligation of the City and shall be entitled to the benefits and security of this Indenture to the same extent as the Bond Similarly

Secured or Bonds Similarly Secured in lieu of which such replacement Bond Similarly Secured is delivered.

Section 3.11. Book-Entry Only System.

The Bonds Similarly Secured shall initially be issued in book-entry-only form and shall be deposited with DTC, which is hereby appointed to act as the securities depository therefor, in accordance with the letter of representations from the City to DTC. On the Closing Date for the applicable Series of Bonds Similarly Secured, the definitive Bonds Similarly Secured shall be issued in the form of a single typewritten certificate for each maturity thereof registered in the name of Cede & Co., as nominee for DTC.

With respect to Bonds Similarly Secured registered in the name of Cede & Co., as nominee of DTC, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation to any DTC Participant or to any Person on behalf of whom such a DTC Participant holds an interest in the Bonds Similarly Secured. Without limiting the immediately preceding sentence, the City, the Trustee and the Paying Agent/Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede & Co. or any DTC Participant with respect to any ownership interest in the Bonds Similarly Secured, (ii) the delivery to any DTC Participant or any other Person, other than an Owner, as shown on the Register, of any notice with respect to the Bonds Similarly Secured, including any notice of redemption, or (iii) the payment to any DTC Participant or any other Person, other than an Owner, as shown in the Register of any amount with respect to principal of, premium, if any, or interest on the Bonds Similarly Secured. Notwithstanding any other provision of this Indenture to the contrary, the City, the Trustee and the Paying Agent/Registrar shall be entitled to treat and consider the Person in whose name each Bond Similarly Secured is registered in the Register as the absolute owner of such Bond Similarly Secured for the purpose of payment of principal of, premium, if any, and interest on Bonds Similarly Secured, for the purpose of giving notices of redemption and other matters with respect to such Bond Similarly Secured, for the purpose of registering transfer with respect to such Bond Similarly Secured, and for all other purposes whatsoever. The Paying Agent/Registrar shall pay all principal of, premium, if any, and interest on the Bonds Similarly Secured only to or upon the order of the respective Owners as shown in the Register, as provided in this Indenture, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations with respect to payment of principal of, premium, if any, and interest on the Bonds Similarly Secured to the extent of the sum or sums so paid. No Person other than an Owner, as shown in the Register, shall receive a certificate evidencing the obligation of the City to make payments of amounts due pursuant to this Indenture. Upon delivery by DTC to the Paying Agent/Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions in this Indenture with respect to interest checks or drafts being mailed to the registered owner at the close of business on the relevant Record Date, the word "Cede & Co." in this Indenture shall refer to such new nominee of DTC.

Section 3.12. Successor Securities Depository: Transfer Outside Book-Entry-Only System.

In the event that the City determines that DTC is incapable of discharging its responsibilities described herein and in the letter of representations from the City to DTC, the City shall (i) appoint a successor securities depository, qualified to act as such under Section 17(a) of the Securities and Exchange Act of 1934, as amended, notify DTC and DTC Participants of the appointment of such successor securities depository and transfer one or more separate Bonds to

such successor securities depository; or (ii) notify DTC and DTC Participants of the availability through DTC of certificated Bonds and cause the Paying Agent/Registrar to transfer one or more separate registered Bonds to DTC Participants having Bonds credited to their DTC accounts. In such event, the Bonds shall no longer be restricted to being registered in the Register in the name of Cede & Co., as nominee of DTC, but may be registered in the name of the successor securities depository, or its nominee, or in whatever name or names Owners transferring or exchanging Bonds shall designate, in accordance with the provisions of this Indenture.

Section 3.13. Payments to Cede & Co.

Notwithstanding any other provision of this Indenture to the contrary, so long as any Bonds are registered in the name of Cede & Co., as nominee of DTC, all payments with respect to principal of, premium, if any, and interest on such Bonds, and all notices with respect to such Bonds shall be made and given, respectively, in the manner provided in the rules and procedures of DTC or in the blanket letter of representations from the City to DTC.

ARTICLE IV

REDEMPTION OF BONDS BEFORE MATURITY

Section 4.1. Limitation on Redemption.

The Bonds shall be subject to redemption before their scheduled maturity only as provided in this Article IV. Each Series of Bonds Similarly Secured, other than the Bonds, shall be subject to mandatory sinking fund redemption and optional redemption as provided in the Supplemental Indenture authorizing the issuance of such Series of Bonds Similarly Secured.

Section 4.2. Mandatory Sinking Fund Redemption.

(a) The Bonds are subject to mandatory sinking fund redemption prior to their Stated Maturity and will be redeemed by the City in part at the price of par plus accrued and unpaid interest to the date of redemption from money available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI, on the dates and in the principal amounts as set forth in the following schedule:

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____



November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

(b) At least forty-five (45) days prior to each sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of this Section 4.2, the Trustee shall select a principal amount of Bonds (in accordance with Section 4.5) of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6.

(c) The principal amount of Bonds required to be redeemed on any sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least forty-five (45) days prior to the sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

(d) The principal amount of Bonds required to be redeemed on any sinking fund redemption date pursuant to subparagraph (a) of this Section 4.2 shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least forty-five (45) days prior to the sinking fund redemption date, shall have been redeemed pursuant to the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

Section 4.3. Optional Redemption.

The City reserves the right and option to redeem Bonds before their scheduled maturity dates, in whole or in part, on any date on or after November 1, 20\_\_, such redemption date or dates to be fixed by the City, at the price of par, plus accrued interest to the date of redemption.

Section 4.4. Extraordinary Optional Redemption.

The City reserves the right and option to redeem Bonds Similarly Secured before their respective scheduled maturity dates, in whole or in part, on any date, at 100% of the principal amount of such Bonds Similarly Secured, or portions thereof, to be redeemed plus accrued interest to the date of redemption from amounts on deposit in the Redemption Fund as a result of Prepayments (including related transfers to the Redemption Fund made pursuant to the terms of this Indenture, any other transfers to the Redemption Fund under the terms of this Indenture, or as a result of unexpended amounts transferred from the Project Fund pursuant to the terms of this Indenture).

Section 4.5. Partial Redemption.

(a) If less than all of the Bonds Similarly Secured are to be redeemed pursuant to either Sections 4.2, 4.3 or 4.4, as applicable, the Bonds Similarly Secured shall be redeemed in minimum principal amounts of \$[1,000] or any integral multiple thereof. Each Bond Similarly Secured shall be treated as representing the number of Bonds Similarly Secured that is obtained by dividing the principal amount of such Series of Bonds Similarly Secured by \$[1,000].

(b) A portion of a single Bond Similarly Secured of an Authorized Denomination may be redeemed, but only in a principal amount equal to \$[1,000] or any integral thereof. The Trustee shall treat each \$[1,000] portion of such Bond Similarly Secured as though it were a single bond for purposes of selection for redemption. No redemption shall result in a Bond Similarly Secured in a denomination of less than an Authorized Denomination in effect at that time; provided, however, if the amount of Outstanding Bonds Similarly Secured is less than an Authorized Denomination after giving effect to such partial redemption, a Bond Similarly Secured in the principal amount equal to the unredeemed portion, but not less than \$[1,000], may be issued.

(c) In selecting the Bonds to be redeemed pursuant to Section 4.2, the Trustee may select Bonds in any method that results in a random selection.

(d) In selecting the Bonds to be redeemed pursuant to Section 4.3, the Trustee may rely on the written directions provided in a City Certificate.

(e) Notwithstanding the above provisions relating to the Bonds Similarly Secured, if less than all of a Series of Bonds Similarly Secured are called for extraordinary optional redemption pursuant to Section 4.4 hereof, the Bonds Similarly Secured or portion of a Bond Similarly Secured, as applicable, of such Series to be redeemed shall be allocated on a pro rata basis (as nearly as practicable) among all Outstanding Bonds Similarly Secured of such Series.

(f) Upon surrender of any Bond Similarly Secured for redemption in part, the Trustee in accordance with Section 3.7 of this Indenture, shall authenticate and deliver and exchange the Bond Similarly Secured or Bonds Similarly Secured of the same Series in an aggregate principal amount equal to the unredeemed portion of the Bond Similarly Secured so surrendered, such exchange being without charge.

Section 4.6. Notice of Redemption to Owners.

(a) The Trustee shall give notice of any redemption of Bonds Similarly Secured by sending notice by first class United States mail, postage prepaid, not less than thirty (30) days before the date fixed for redemption, to the Owner of each Bond Similarly Secured or portion thereof to be redeemed, at the address shown in the Register. So long as the Bonds Similarly Secured are in book-entry only form and held by DTC as securities depository, Owner means Cede & Co., as nominee for DTC.

(b) The notice shall state the redemption date, the redemption price, the place at which the Bonds Similarly Secured are to be surrendered for payment, and, if less than all the Bonds Similarly Secured Outstanding of such Series are to be redeemed, and subject to Section 4.5 hereof, an identification of the Bonds Similarly Secured or portions thereof to be redeemed,

any conditions to such redemption and that on the redemption date, if all conditions, if any, to such redemption have been satisfied, such Bond Similarly Secured shall become due and payable.

(c) Any notice given as provided in this Section shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

(d) The City has the right to rescind any optional redemption or extraordinary optional redemption described in Section 4.3 or 4.4 by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds Similarly Secured then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

(e) With respect to any optional redemption of the Bonds Similarly Secured, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds Similarly Secured to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds Similarly Secured and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

#### Section 4.7. Payment Upon Redemption.

(a) The Trustee shall make provision for the payment of the Bonds Similarly Secured to be redeemed on such date by setting aside and holding in trust an amount from the Redemption Fund or otherwise received by the Trustee from the City and shall use such funds solely for the purpose of paying the redemption price on the Bonds Similarly Secured being redeemed.

(b) Upon presentation and surrender of any Bond Similarly Secured called for redemption at the Designated Payment/Transfer Office on or after the date fixed for redemption, the Paying Agent/Registrar shall pay the redemption price on such Bond Similarly Secured to the date of redemption from the money set aside for such purpose.

#### Section 4.8. Effect of Redemption.

Notice of redemption having been given as provided in Section 4.6 of this Indenture, the Bonds Similarly Secured or portions thereof called for redemption shall become due and payable on the date fixed for redemption provided that funds for the payment of the principal amount plus accrued unpaid interest on such Bonds Similarly Secured, as applicable, to the date fixed for redemption are on deposit with the Trustee; thereafter, such Bonds Similarly Secured or portions thereof shall cease to bear interest from and after the date fixed for redemption, whether or not such Bonds Similarly Secured are presented and surrendered for payment on such date.

## ARTICLE V

### FORM OF THE BONDS

#### Section 5.1. Form Generally.

(a) The Bonds Similarly Secured, including the Registration Certificate of the Comptroller of Public Accounts of the State of Texas, the Certificate of the Trustee, and the Assignment to appear on each of the Bonds Similarly Secured, (i) shall be, with respect to the Bonds, substantially in the form set forth in Exhibit A to this Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture, and, with respect to any Refunding Bonds, substantially in the form set forth in an exhibit to a Supplemental Indenture with such appropriate insertions, omissions, substitutions, and other variations as are permitted or required by this Indenture and (ii) may have such letters, numbers, or other marks of identification (including identifying numbers and letters of the Committee on Uniform Securities Identification Procedures of the American Bankers Association) and such legends and endorsements (including any reproduction of an opinion of counsel) thereon as, consistently herewith, may be determined by the City or by the officers executing such Bonds Similarly Secured, as evidenced by their execution thereof.

(b) Any portion of the text of any Bonds Similarly Secured may be set forth on the reverse side thereof, with an appropriate reference thereto on the face of the Bonds Similarly Secured.

(c) The definitive Bonds Similarly Secured shall be typewritten, printed, lithographed, or engraved, and may be produced by any combination of these methods or produced in any other similar manner, all as determined by the officers executing such Bonds Similarly Secured, as evidenced by their execution thereof.

(d) The Initial Bond of each Series of Bonds Similarly Secured submitted to the Attorney General of the State of Texas may be typewritten and photocopied or otherwise reproduced.

#### Section 5.2. CUSIP Registration.

The City may secure identification numbers through the CUSIP Services managed by FactSet Research Systems Inc. on behalf of The American Bankers Association, New York, New York, and may authorize the printing of such numbers on the face of the Bonds Similarly Secured. It is expressly provided, however, that the presence or absence of CUSIP numbers on the Bonds Similarly Secured shall be of no significance or effect as regards the legality thereof and neither the City, the Trustee or the attorneys approving said Bonds Similarly Secured as to legality are to be held responsible for CUSIP numbers incorrectly printed on the Bonds Similarly Secured.

#### Section 5.3. Legal Opinion.

The approving legal opinion of Bond Counsel may be printed on or attached to each Bond Similarly Secured over the certification of the City Secretary of the City, which may be executed in facsimile.

## ARTICLE VI

### FUNDS AND ACCOUNTS

#### Section 6.1. Establishment of Funds and Accounts.

(a) Creation of Funds. The following Funds are hereby created and established under this Indenture:

- (i) Pledged Revenue Fund;
- (ii) Bond Fund;
- (iii) Project Fund;
- (iv) Reserve Fund;
- (v) Redemption Fund;
- (vi) Rebate Fund; and
- (vii) Administrative Fund.

(b) Creation of Accounts.

(i) The following Accounts are hereby created and established under the Bond Fund:

- (A) Principal and Interest Account;

(ii) The following Accounts are hereby created and established under the Reserve Fund:

- (A) Reserve Account; and
- (B) Prepayment and Delinquency Reserve Account;

(iii) The following Accounts are hereby created and established under the Project Fund:

- (A) Improvement Area #3 Improvements Account; and
- (B) Costs of Issuance Account;

(c) Each Fund and Account created within such Fund shall be maintained by the Trustee separate and apart from all other funds and accounts of the City. The Pledged Funds shall constitute trust funds which shall be held in trust by the Trustee as part of the Trust Estate solely for the benefit of the Owners of the Bonds Similarly Secured.

(d) Interest earnings and profit on each respective Fund and Account established by this Indenture shall be applied or withdrawn for the purposes of such Fund or Account as specified below.

Section 6.2. Initial Deposits to Funds and Accounts.

(a) The proceeds from the sale of the Bonds shall be paid to the Trustee and deposited or transferred by the Trustee as follows:

- (i) to the Reserve Account of the Reserve Fund: \$\_\_\_\_\_;
- (ii) to the Costs of Issuance Account of the Project Fund: \$\_\_\_\_\_; and
- (iii) to the Improvement Area #3 Improvements Account of the Project Fund: \$\_\_\_\_\_.

(b) Funds received from the City on the Closing Date of the Bonds in the amount of \$\_\_\_\_\_, consisting of Assessments paid to the Closing Date, shall be paid to the Trustee and deposited or transferred by the Trustee into the Improvement Area #3 Improvements Account of the Project Fund.

Section 6.3. Pledged Revenue Fund.

(a) On or about April 20 of each year while the Bonds Similarly Secured are Outstanding and beginning with the year when Assessments are being collected, the City shall deposit or cause to be deposited the Pledged Revenues into the Pledged Revenue Fund. From amounts deposited to the Pledged Revenue Fund, the City shall deposit or cause to be deposited Pledged Revenue as follows: (i) first, retain in the Pledged Revenue Fund an amount sufficient to pay debt service on the Bonds Similarly Secured next coming due, (ii) second, to the Reserve Account of the Reserve Fund in an amount to cause the amount in the Reserve Account to equal the Reserve Account Requirement, (iii) third, to the Prepayment and Delinquency Reserve Account in an amount equal to the Additional Interest collected, in accordance with Section 6.7(a), (iv) fourth, to the Improvement Area #3 Improvements Account of the Project Funds to pay Actual Costs of the Improvement Area #3 Improvements or to the Redemption Fund to be used to redeem the Bonds, as directed by the City in a City Certificate filed with the Trustee, and (v) fifth, to pay other costs permitted by the PID Act.

(b) From time to time as needed to pay the obligations relating to the Bonds Similarly Secured, but no later than five (5) Business Days before each Interest Payment Date, the Trustee shall withdraw from the Pledged Revenue Fund and transfer to the Principal and Interest Account of the Bond Fund, an amount, taking into account any amounts then on deposit in such Principal and Interest Account such that the amount on deposit in the Principal and Interest Account equals the principal (including any Sinking Fund Installments) and interest due on the Bonds Similarly Secured on the next Interest Payment Date.

(c) If, after the foregoing transfers and any transfer from the Reserve Fund as provided in Section 6.7 herein, there are insufficient funds to make the payments provided in paragraph (b) above, the Trustee shall apply the available funds in the Principal and Interest Account first to the payment of interest, then to the payment of principal (including any Sinking Fund Installments) on the Bonds Similarly Secured.

(d) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Prepayments to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer such Prepayments to the Redemption Fund.

(e) Notwithstanding Section 6.3(a) hereof, the Trustee shall deposit Foreclosure Proceeds to the Pledged Revenue Fund and as soon as practicable after such deposit shall transfer Foreclosure Proceeds first to the Reserve Account to restore any transfers from the Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, second, to the Prepayment and Delinquency Reserve Account to restore any transfers from the Prepayment and Delinquency Reserve Account made with respect to the Assessed Parcel(s) to which the Foreclosure Proceeds relate, and third, to the Redemption Fund.

(f) After satisfaction of the requirement to provide for the payment of the principal and interest on the Bonds Similarly Secured and to fund any deficiency that may exist in the Reserve Fund, the Trustee, at the written direction of the City, may apply Assessments for any lawful purposes permitted by the PID Act for which Assessments may be paid.

(g) Any Pledged Revenues remaining after satisfying the foregoing payments may be used, at the direction of the City, for any lawful purpose for which Assessments may be used under the PID Act.

Section 6.4. Bond Fund.

(a) On each Interest Payment Date, the Trustee shall withdraw from the Principal and Interest Account and transfer to the Paying Agent/Registrar the principal (including any Sinking Fund Installments) and interest then due and payable on the Bonds Similarly Secured.

(b) If amounts in the Principal and Interest Account are insufficient for the purposes set forth in paragraph (a) above, the Trustee shall withdraw from the Reserve Fund amounts to cover the amount of such insufficiency. Amounts so withdrawn from the Reserve Fund shall be withdrawn in accordance with the provisions of Section 6.7(f) hereof and shall be deposited in the Principal and Interest Account and transferred to the Paying Agent/Registrar.

Section 6.5. Project Fund.

(a) Money on deposit in the Project Fund shall be used for the purposes specified in subsections (i) and (ii) of Section 3.1 hereof. Notwithstanding any other provisions, money on deposit in the Improvement Area #3 Improvements Account shall only be used to pay the Actual Costs of the Improvement Area #3 Improvements.

(b) Disbursements from the Costs of Issuance Account of the Project Fund shall be made by the Trustee to pay costs of issuance of the Bonds Similarly Secured pursuant to one or more City Certificates. Disbursements from the Improvement Area #3 Improvements Account of the Project Fund to pay Actual Costs of the Improvement Area #3 Improvements shall be made by the Trustee upon receipt by the Trustee of a properly executed and completed Certification for Payment. The disbursement of funds from the Improvement Area #3 Improvements Account of the Project Fund pursuant to a Certification for Payment shall be pursuant to and in accordance with the disbursement procedures described in the Financing Agreement; provided that the Trustee may rely solely and conclusively on a Certificate of Payment in making a disbursement from the Improvement Area #3 Improvements Account of the Project Fund. Such provisions and procedures related to such disbursement contained in the Financing Agreement, and no other provisions of the Financing Agreement, are herein incorporated by reference and deemed set forth herein in full.

(c) If the City Representative determines in his or her sole discretion that amounts then on deposit in the Improvement Area #3 Improvements Account of the Project Fund are not expected to be expended for purposes of the Improvement Area #3 Improvements Account of the Project Fund due to the abandonment, or constructive abandonment, of the Improvement Area #3 Improvements, as the case may be, such that, in the opinion of the City Representative, it is unlikely that the amounts in the Improvement Area #3 Improvements Account of the Project Fund will ever be expended for the purposes of the Improvement Area #3 Improvements Account Project Fund, the City Representative shall file a City Certificate with the Trustee which identifies the amounts then on deposit in the Improvement Area #3 Improvements Account of the Project Fund that are not expected to be used for purposes of the Improvement Area #3 Improvements Account of the Project Fund. If such City Certificate is so filed, the amounts on deposit in the Improvement Area #3 Improvements Account of the Project Fund shall be transferred to the Redemption Fund to redeem Bonds Similarly Secured on the earliest practicable date after notice of redemption has been provided in accordance with the Indenture.

(d) In making any determination pursuant to this Section, the City Representative may conclusively rely upon a certificate of an Independent Financial Consultant.

(e) Upon the filing of a City Certificate stating that all Improvement Area #3 Improvements have been completed and that all Actual Costs of the Improvement Area #3 Improvements have been paid, or that any such Actual Costs are not required to be paid from the Improvement Area #3 Improvements Account of the Project Fund pursuant to a Certification for Payment, the Trustee (i) shall transfer the amount, if any, remaining within the Improvement Area #3 Improvements Account of the Project Fund to the Bond Fund and (ii) the Improvement Area #3 Improvements Account of the Project Fund shall be closed.

(f) Not later than six months following the Closing Date, upon a determination by the City Representative that all costs of issuance of the Bonds have been paid, any amounts remaining in the Costs of Issuance Account shall be transferred to the Improvement Area #3 Improvements Account of the Project Fund and used to pay Actual Costs of the Improvement Area #3 Improvements or, if the Improvement Area #3 Improvements Account of the Project Fund is closed, to the Principal and Interest Account of the Bond Fund and used to pay interest on the Bonds, as directed by the City in a City Certificate filed with the Trustee, and the Costs of Issuance Account shall be closed.

Section 6.6. Redemption Fund.

(a) The Trustee shall cause to be deposited to the Redemption Fund from the Pledged Revenue Fund an amount sufficient to redeem Bonds Similarly Secured as provided in Sections 4.3 and 4.4 on the dates specified for redemption as provided in Sections 4.3 and 4.4. Amounts on deposit in the Redemption Fund shall be used and withdrawn by the Trustee to redeem Bonds Similarly Secured as provided in Article IV.

Section 6.7. Reserve Fund.

(a) The City agrees with the Owners of the Bonds Similarly Secured to accumulate, and when accumulated maintain in the Reserve Account of the Reserve Fund, an amount equal to not less than the Reserve Account Requirement. All amounts deposited in the Reserve Account of the Reserve Fund shall be used and withdrawn by the Trustee for the purpose of making transfers to the Principal and Interest Account of the Bond Fund as provided in this Indenture.



(b) The Trustee will transfer from the Pledged Revenue Fund to the Prepayment and Delinquency Reserve Account on May 1 of each year, commencing May 1, 2025, an amount equal to the Additional Interest until the Prepayment and Delinquency Reserve Requirement has been accumulated in the Prepayment and Delinquency Reserve Account. Once the Prepayment and Delinquency Reserve Requirement has accumulated in the Prepayment and Delinquency Reserve Account, all amounts in excess of the Prepayment and Delinquency Reserve Requirement shall be transferred by the Trustee to the Redemption Fund to redeem Bonds as provided in Article IV; provided, however, that at any time the amount on deposit in the Prepayment and Delinquency Reserve Account is less than Prepayment and Delinquency Reserve Requirement, the Trustee shall resume depositing such amounts from the Pledged Revenue Fund into the Prepayment and Delinquency Reserve Account until the Prepayment and Delinquency Reserve Requirement has accumulated in the Prepayment and Delinquency Reserve Account; provided, however, that the City shall not be required to replenish the Prepayment and Delinquency Reserve Account in the event funds are transferred from the Prepayment and Delinquency Reserve Account to the Redemption Fund as a result of an extraordinary optional redemption, optional redemption, or mandatory redemption of Bonds from the proceeds of a Prepayment pursuant to Section 4.4 of this Indenture.

(c) Whenever a transfer is made from an Account of the Reserve Fund to the Bond Fund due to a deficiency in the Bond Fund, the Trustee shall provide written notice thereof to the City, specifying the amount withdrawn and the source of said funds.

(d) Whenever Bonds Similarly Secured are to be redeemed with the proceeds of Prepayments pursuant to Section 4.4, a proportionate amount in the Reserve Account of the Reserve Fund shall be transferred on the Business Day prior to the redemption date by the Trustee to the Redemption Fund to be applied to the redemption of the Bonds Similarly Secured. The amount so transferred from the Reserve Account of the Reserve Fund shall be equal to a percentage of the amount of the Bonds Similarly Secured redeemed with such percentage equal to the lesser of: (i) the amount required to be in the Reserve Account of the Reserve Fund, as a percentage of the Outstanding Bonds Similarly Secured prior to the redemption, and (ii) the amount actually in the Reserve Account of the Reserve Fund, as a percentage of the Outstanding Bonds Similarly Secured prior to the redemption. If after such transfer, and after applying investment earnings on the Prepayment toward payment of accrued interest to the date of redemption on the Bonds Similarly Secured to be redeemed, there are insufficient funds in the Redemption Fund to pay the principal amount plus accrued and unpaid interest on such Bonds Similarly Secured to the date fixed for redemption of the Bonds Similarly Secured to be redeemed as a result of such Prepayment and as a result of the transfer from the Reserve Account under this Section 6.7(c), the Trustee shall transfer an amount equal to the shortfall, and/or any additional amounts necessary to permit the Bonds Similarly Secured to be redeemed in minimum principal amounts of \$[1,000] from the Prepayment and Delinquency Reserve Account to the Redemption Fund to be applied to the redemption of the Bonds Similarly Secured.

(e) Whenever, on any Interest Payment Date, or on any other date at the written request of a City Representative, the amount in the Reserve Account exceeds the Reserve Account Requirement, the Trustee shall provide written notice to the City Representative of the amount of the excess. Such excess shall be transferred to the Principal and Interest Account to be used for the payment of debt service on the Bonds Similarly Secured on the next Interest Payment Date in accordance with Section 6.4 hereof, unless within thirty (30) days of such notice to the City Representative, the Trustee receives a City Order instructing the Trustee to apply such excess: (i) to pay amounts due under Section 6.8 hereof, (ii) to the Administrative Fund in an amount not more than the Annual Collection Costs for the Bonds, or (iii) to the Improvement

Area #3 Improvements Account of the Project Fund if such application and the expenditure of funds is expected to occur within three years of the date hereof.

(f) Whenever, on any Interest Payment Date, or on any other date at the written request of the City Representative, the amount in the Prepayment and Delinquency Reserve Account exceeds the Prepayment and Delinquency Reserve Requirement, the Trustee shall provide written notice to the City of the amount of the excess. The amount of such excess on deposit in the Prepayment and Delinquency Reserve Account shall be transferred to the Redemption Fund.

(g) Whenever, on any Interest Payment Date, the amount on deposit in the Bond Similarly Secured Fund is insufficient to pay the debt service on the Bonds due on such date, the Trustee shall transfer first from the Prepayment and Delinquency Reserve Account of the Reserve Fund and second from the Reserve Account of the Reserve Fund to the Bond Fund the amounts necessary to cure such deficiency.

(h) At the final maturity of the Bonds Similarly Secured, the amount on deposit in the Reserve Account and the Prepayment and Delinquency Reserve Account shall be transferred to the Principal and Interest Account and applied to the payment of the principal of the Bonds Similarly Secured.

(i) If, after a Reserve Account withdrawal, the amount on deposit in the Reserve Account of the Reserve Fund is less than the Reserve Account Requirement, the Trustee shall transfer from the Pledged Revenue Fund to the Reserve Account of the Reserve Fund the amount of such deficiency, in accordance with Section 6.3.

(j) If the amount held in the Reserve Fund together with the amount held in the Bond Fund and Redemption Fund is sufficient to pay the principal of all Outstanding Bonds Similarly Secured on the next Interest Payment Date, together with the unpaid interest accrued on such Outstanding Bonds Similarly Secured as of such Interest Payment Date, the money shall be transferred to the Redemption Fund and thereafter used to redeem all Bonds Similarly Secured as of such Interest Payment Date.

Section 6.8. Rebate Fund: Rebate Amount.

(a) There is hereby established a special fund of the City to be designated "City of Austin, Texas, Rebate Fund" (the "Rebate Fund") to be held by the Trustee in accordance with the terms and provisions of this Indenture. Amounts on deposit in the Rebate Fund shall be used solely for the purpose of paying amounts due the United States Government in accordance with the Code.

(b) In order to assure the Rebate Amount is paid to the United States rather than to a third party, investments of funds on deposit in the Rebate Fund shall be made in accordance with the Code and the Tax Certificate.

(c) The Trustee conclusively shall be deemed to have complied with the provisions of this Section and Section 7.5(h) and shall not be liable or responsible if it follows the instructions of the City and shall not be required to take any action under this Section (including investment of amounts in the Rebate Fund) and Section 7.5(h) in the absence of written instructions from the City.

(d) If, on the date of each annual calculation, the amount on deposit in the Rebate Fund exceeds the Rebate Amount, the City may direct the Trustee, pursuant to a City Order, to transfer the amount in excess of the Rebate Amount to the Bond Fund.

Section 6.9. Administrative Fund.

(a) The City shall deposit or cause to be deposited to the Administrative Fund the amounts collected each year to pay the Annual Collection Costs associated with the Assessments.

(b) Money in the Administrative Fund shall be held by the Trustee separate and apart from the other Funds created and administered hereunder and used as directed by a City Order solely for the purposes set forth in the Service and Assessment Plan. The Administrative Fund shall not be part of the Trust Estate and shall not be security for the Bonds.

Section 6.10. Investment of Funds.

(a) Money in any Fund established pursuant to this Indenture shall be invested by the Trustee as directed by the City pursuant to a City Order filed with the Trustee at least two (2) days in advance of the making of such investment. Such investments shall be (i) in time deposits or certificates of deposit secured in the manner required by law for public funds, (ii) in direct obligations of, including obligations the principal and interest on which are unconditionally guaranteed by, the United States of America, (iii) in obligations of any agencies or instrumentalities thereof, or (iv) in such other investments as are permitted under the Public Funds Investment Act Texas Government Code, Chapter 2256, as amended, or any successor law, as in effect from time to time; provided that all such deposits and investments shall be directed by the City to be made in such manner (which may include repurchase agreements for such investment with any primary dealer of such agreements) that the money required to be expended from any Fund will be available at the proper time or times. Such investments shall be valued each year in terms of current market value as of September 30. For purposes of maximizing investment returns, to the extent permitted by law, money in such Funds may be invested in common investments of the kind described above, or in a common pool of such investment which shall be kept and held at an official depository bank, which shall not be deemed to be or constitute a commingling of such money or funds provided that safekeeping receipts or certificates of participation clearly evidencing the investment or investment pool in which such money is invested and the share thereof purchased with such money or owned by such Fund are held by or on behalf of each such Fund. Such investments may be sold by the Trustee to prevent any Event of Default.

(b) Obligations purchased as an investment of moneys in any Fund shall be deemed to be part of such Fund or Account, subject, however, to the requirements of this Indenture for transfer of interest earnings and profits resulting from investment of amounts in Funds and Accounts. Whenever in this Indenture any moneys are required to be transferred by the City to the Trustee, such transfer may be accomplished by transferring a like amount of Investment Securities.

(c) The Trustee and its affiliates may act as sponsor, advisor, depository, principal or agent in the acquisition or disposition of any investment and may receive compensation in connection with any investment. The Trustee shall have no investment discretion and the Trustee's only responsibility for investments shall be to follow the written instructions of the City Order. In the absence of any such instructions, all funds shall be held by the Trustee uninvested

in cash, yet collateralized. The Trustee shall have no responsibility to insure the investment directed is a permitted investment. The Trustee shall not incur any liability for losses arising from any investments made pursuant to this Section. The Trustee shall not be required to determine the suitability or legality of any investments and may conclusively rely on the related City Order as to such matters.

(d) Investments in any and all Funds and Accounts may be commingled in a separate fund or funds for purposes of making, holding and disposing of investments, notwithstanding provisions herein for transfer to or holding in or to the credit of particular Funds or Accounts of amounts received or held by the Trustee hereunder, provided that the Trustee shall at all times account for such investments strictly in accordance with the Funds and Accounts to which they are credited and otherwise as provided in this Indenture.

(e) The Trustee will furnish the City monthly cash transaction statements which include detail for all investment transactions made by the Trustee hereunder; and, unless the Trustee receives a written request, the Trustee is not required to provide brokerage confirmations so long as the Trustee is providing such monthly cash transaction statements.

Section 6.11. Security of Funds.

All Funds heretofore created or reaffirmed, to the extent not invested as herein permitted, shall be secured in the manner and to the fullest extent required by law for the security of public funds, and such Funds shall be used only for the purposes and in the manner permitted or required by this Indenture.

ARTICLE VII

COVENANTS

Section 7.1. Confirmation of Assessments.

The City hereby confirms, covenants, and agrees that, in the Assessment Ordinance, it has levied the Assessments against the respective Assessed Parcels from which the Pledged Revenues and other Assessment Revenues will be collected and received.

Section 7.2. Collection and Enforcement of Assessments.

(a) For so long as any Bonds Similarly Secured are Outstanding, the City covenants, agrees and warrants that it will take and pursue all actions permissible under Applicable Laws to cause the Assessments to be collected and the liens thereof enforced continuously, in the manner and to the maximum extent permitted by Applicable Laws, and to cause no reduction, abatement or exemption in the Assessments.

(b) The City will determine or cause to be determined, no later than February 15 of each year, whether or not any Annual Installment is delinquent and, if such delinquencies exist, the City will order and cause to be commenced as soon as practicable any and all appropriate and legally permissible actions to obtain such Annual Installment, and any delinquent charges and interest thereon, including diligently prosecuting an action in district court to foreclose the currently delinquent Annual Installment. Notwithstanding the foregoing, the City shall not be required under any circumstances to purchase or make payment for the purchase of the delinquent Assessment or the corresponding Assessed Parcel. Furthermore, nothing shall

obligate the City, the City Attorney, or any appropriate designee to undertake collection or foreclosure actions against delinquent accounts in violation of applicable state law, court order, or existing contractual provisions between the City and its appropriate collections enforcement designees.

Section 7.3. Against Encumbrances.

(a) Other than Refunding Bonds, City shall not create and, to the extent Pledged Revenues are received, shall not suffer to remain, any lien, encumbrance or charge upon the Trust Estate, other than that specified in Section 9.6 of this Indenture, or upon any other property pledged under this Indenture, except the pledge created for the security of the Bonds Similarly Secured, and other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds Similarly Secured.

(b) So long as Bonds Similarly Secured are Outstanding hereunder, the City shall not issue any bonds, notes or other evidences of indebtedness other than the Bonds and Refunding Bonds secured by any pledge of or other lien or charge on the Pledged Revenues or other property pledged under this Indenture, other than a lien or pledge subordinate to the lien and pledge of such property related to the Bonds.

Section 7.4. Records, Accounts, Accounting Reports.

The City hereby covenants and agrees that so long as any of the Bonds Similarly Secured or any interest thereon remain Outstanding and unpaid, it will keep and maintain a proper and complete system of records and accounts pertaining to the Assessments. The Trustee and Owner or Owners of any Bonds Similarly Secured or any duly authorized agent or agents of such Owners shall have the right at all reasonable times to inspect all such records, accounts, and data relating thereto, upon written request to the City by the Trustee, such Owner or duly authorized representative, as applicable. The City shall provide the Trustee, such Owner or duly authorized representative, as applicable, an opportunity to inspect such books and records relating to the Bonds Similarly Secured during the City's regular business hours and on a mutually agreeable date not later than thirty days after the City receives such request.

Section 7.5. Covenants to Maintain Tax-Exempt Status.

(a) Definitions. When used in this Section, the following terms shall have the following meanings:

*"Closing Date"* means the date on which each Series of the Bonds Similarly Secured are first authenticated and delivered to the Purchaser against payment therefor.

*"Code"* means the Internal Revenue Code of 1986, as amended by all legislation, if any, effective on or before the Closing Date.

*"Computation Date"* has the meaning set forth in section 1.148-1(b) of the Regulations.

*"Gross Proceeds"* means any proceeds as defined in section 1.148-1(b) of the Regulations, and any replacement proceeds as defined in section 1.148-1(c) of the Regulations, of the Bonds.

*“Investment”* has the meaning set forth in section 1.148-1(b) of the Regulations.

*“Nonpurpose Investment”* means any investment property, as defined in section 148(b) of the Code, in which Gross Proceeds of the Bonds are invested and which is not acquired to carry out the governmental purposes of the Bonds.

*“Regulations”* means any proposed, temporary or final Income Tax Regulations issued pursuant to sections 103 and 141 through 150 of the Code, and 103 of the Internal Revenue Code of 1954, which are applicable to the Bonds. Any reference to any specific Regulation shall also mean, as appropriate, any proposed, temporary or final Income Tax Regulation designed to supplement, amend or replace the specific Regulation referenced.

*“Yield”* of (1) any Investment has the meaning set forth in section 1.148-5 of the Regulations; and (2) the Bonds has the meaning set forth in section 1.148-4 of the Regulations.

(b) Not to Cause Interest to Become Taxable. The City shall not use, permit the use of, or omit to use Gross Proceeds or any other amounts (or any property the acquisition, construction or improvement of which is to be financed directly or indirectly with Gross Proceeds) in a manner which if made or omitted, respectively, would cause the interest on any Bond to become includable in the gross income, as defined in section 61 of the Code, of the owner thereof for federal income tax purposes. Without limiting the generality of the foregoing, unless and until the City receives a written opinion of counsel nationally recognized in the field of municipal bond law to the effect that failure to comply with such covenant will not adversely affect the exemption from federal income tax of the interest on any Bond, the City shall comply with each of the specific covenants in this Section.

(c) No Private Use or Private Payments. Except as permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall at all times prior to the last Stated Maturity of each Series of the Bonds Similarly Secured:

(i) exclusively own, operate and possess all property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with Gross Proceeds of the Bonds Similarly Secured of such Series, and not use or permit the use of such Gross Proceeds (including all contractual arrangements with terms different than those applicable to the general public) or any property acquired, constructed or improved with such Gross Proceeds in any activity carried on by any person or entity (including the United States or any agency, department and instrumentality thereof) other than a state or local government, unless such use is solely as a member of the general public; and

(ii) not directly or indirectly impose or accept any charge or other payment by any person or entity who is treated as using Gross Proceeds of the Bonds Similarly Secured of such Series or any property the acquisition, construction or improvement of which is to be financed or refinanced directly or indirectly with such Gross Proceeds, other than taxes of general application within the City or interest earned on investments acquired with such Gross Proceeds pending application for their intended purposes.

(d) No Private Loan.

(i) Except to the extent permitted by section 141 of the Code and the Regulations and rulings thereunder, the City shall not use Gross Proceeds of the Bonds Similarly Secured to make or finance loans to any person or entity other than a state or local government. For purposes of the foregoing covenant, such Gross Proceeds are considered to be "loaned" to a person or entity if: (1) property acquired, constructed or improved with such Gross Proceeds is sold or leased to such person or entity in a transaction which creates a debt for federal income tax purposes; (2) capacity in or service from such property is committed to such person or entity under a take-or-pay, output or similar contract or arrangement; or (3) indirect benefits, or burdens and benefits of ownership, of such Gross Proceeds or any property acquired, constructed or improved with such Gross Proceeds are otherwise transferred in a transaction which is the economic equivalent of a loan.

(ii) The City covenants and agrees that the levied Assessments will meet the requirements of the "tax assessment loan exception" within the meaning of section 1.141-5(d) of the Regulations on the date the Bonds Similarly Secured are delivered and will ensure that the Assessments continue to meet such requirements for so long as the Bonds Similarly Secured are outstanding hereunder.

(e) Not to Invest at Higher Yield. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not at any time prior to the final Stated Maturity of any Series of the Bonds Similarly Secured directly or indirectly invest Gross Proceeds in any Investment (or use Gross Proceeds to replace money so invested) if, as a result of such investment, the Yield from the Closing Date of all Investments acquired with Gross Proceeds (or with money replaced thereby), whether then held or previously disposed of, exceeds the Yield of such Series of the Bonds Similarly Secured.

(f) Not Federally Guaranteed. Except to the extent permitted by section 149(b) of the Code and the Regulations and rulings thereunder, the City shall not take or omit to take any action which would cause the Bonds Similarly Secured to be federally guaranteed within the meaning of section 149(b) of the Code and the Regulations and rulings thereunder.

(g) Information Report. The City shall timely file the information required by section 149(e) of the Code with the Secretary of the Treasury on Form 8038-G or such other form and in such place as the Secretary may prescribe with respect to each Series of the Bonds Similarly Secured.

(h) Rebate of Arbitrage Profits. Except to the extent otherwise provided in section 148(f) of the Code and the Regulations and rulings thereunder:

(i) The City shall account for all Gross Proceeds (including all receipts, expenditures and investments thereof) on its books of account separately and apart from all other funds (and receipts, expenditures and investments thereof) and shall retain all records of accounting for at least six years after the day on which the last outstanding Bond Similarly Secured is discharged. However, to the extent permitted by law, the City may commingle Gross Proceeds of the Bonds Similarly Secured with other money of the City, provided that the City separately accounts for each receipt and expenditure of Gross Proceeds and the obligations acquired therewith.

(ii) Not less frequently than each Computation Date for each Series of the Bonds Similarly Secured, the City shall calculate the Rebate Amount in accordance with rules set forth in section 148(f) of the Code and the Regulations and rulings thereunder. The City shall maintain such calculations with its official transcript of proceedings relating to the issuance of each Series of the Bonds Similarly Secured until six years after the final Computation Date.

(iii) As additional consideration for the purchase of the Bonds Similarly Secured by the Purchaser and the loan of the money represented thereby and in order to induce such purchase by measures designed to insure the excludability of the interest thereon from the gross income of the owners thereof for federal income tax purposes, the City shall, pursuant to a City Order, direct the Trustee to transfer to the Rebate Fund from the funds or subaccounts designated in such City Order and direct the Trustee to pay to the United States from the Rebate Fund the amount that when added to the future value of previous rebate payments made for any Series of the Bonds Similarly Secured equals (i) in the case of a Final Computation Date as defined in Section 1.148-3(e)(2) of the Regulations, one hundred percent (100%) of the Rebate Amount on such date; and (ii) in the case of any other Computation Date, ninety percent (90%) of the Rebate Amount on such date. In all cases, the rebate payments shall be made at the times, in the installments, to the place and in the manner as is or may be required by section 148(f) of the Code and the Regulations and rulings thereunder, and shall be accompanied by Form 8038-T or such other forms and information as is or may be required by Section 148(f) of the Code and the Regulations and rulings thereunder.

(iv) The City shall exercise reasonable diligence to assure that no errors are made in the calculations and payments required by paragraphs (ii) and (iii), and if an error is made, to discover and promptly correct such error within a reasonable amount of time thereafter (and in all events within one hundred eighty (180) days after discovery of the error), including payment to the United States of any additional Rebate Amount owed to it, interest thereon, and any penalty imposed under Section 1.148-3(h) of the Regulations.

(i) Not to Divert Arbitrage Profits. Except to the extent permitted by section 148 of the Code and the Regulations and rulings thereunder, the City shall not, at any time prior to the earlier of the Stated Maturity or final payment of the Bonds Similarly Secured, enter into any transaction that reduces the amount required to be paid to the United States pursuant to Subsection (h) of this Section because such transaction results in a smaller profit or a larger loss than would have resulted if the transaction had been at arm's length and had the Yield of the Bonds Similarly Secured not been relevant to either party.

(j) Elections. The City hereby directs and authorizes the Mayor, Mayor Pro Tem, City Manager, Deputy City Manager, Assistant City Manager, Chief Financial Officer, any Deputy Chief Financial Officer, City Treasurer, or City Clerk, individually or jointly, to make elections permitted or required pursuant to the provisions of the Code or the Regulations, as they deem necessary or appropriate in connection with each Series of the Bonds Similarly Secured, in the Tax Certificate or similar or other appropriate certificate, form or document.



## ARTICLE VIII

### LIABILITY OF CITY

The City shall not incur any responsibility in respect of the Bonds Similarly Secured or this Indenture other than in connection with the duties or obligations explicitly herein or in the Bonds Similarly Secured assigned to or imposed upon it. The City shall not be liable in connection with the performance of its duties hereunder, except for its own willful default or act of bad faith. The City shall not be bound to ascertain or inquire as to the performance or observance of any of the terms, conditions covenants or agreements of the Trustee herein or of any of the documents executed by the Trustee in connection with the Bonds Similarly Secured, or as to the existence of a default or Event of Default thereunder.

In the absence of bad faith, the City may conclusively rely, as to the truth of the statements and the correctness of the opinions expressed therein, upon certificates or opinions furnished to the City and conforming to the requirements of this Indenture. The City shall not be liable for any error of judgment made in good faith unless it shall be proved that it was negligent in ascertaining the pertinent facts.

No provision of this Indenture, the Bonds Similarly Secured, the Assessment Ordinance, or any agreement, document, instrument, or certificate executed, delivered or approved in connection with the issuance, sale, delivery, or administration of the Bonds Similarly Secured (the "Bond Documents"), shall require the City to expend or risk its own general funds or otherwise incur any financial liability (other than with respect to the Pledged Revenues and the Annual Collection Costs attributable to the Assessments) in the performance of any of its obligations hereunder, or in the exercise of any of its rights or powers, if in the judgment of the City there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it.

Neither the Owners nor any other Person shall have any claim against the City or any of its officers, officials, agents, or employees for damages suffered as a result of the City's failure to perform in any respect any covenant, undertaking, or obligation under any Bond Documents or as a result of the incorrectness of any representation in, or omission from, any of the Bond Documents, except to the extent that any such claim relates to an obligation, undertaking, representation, or covenant of the City, in accordance with the Bond Documents and the PID Act. Any such claim shall be payable only from Pledged Revenues or the Annual Collection Costs attributable to the Assessments. Nothing contained in any of the Bond Documents shall be construed to preclude any action or proceeding in any court or before any governmental body, agency, or instrumentality against the City or any of its officers, officials, agents, or employees to enforce the provisions of any of the Bond Documents or to enforce all rights of the Owners of the Bonds Similarly Secured by mandamus or other proceeding at law or in equity.

The City may rely on and shall be protected in acting or refraining from acting upon any notice, resolution, request, consent, order, certificate, report, warrant, bond, or other paper or document believed by it to be genuine and to have been signed or presented by the proper party or proper parties. The City may consult with counsel with regard to legal questions, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken or suffered by it hereunder in good faith and in accordance therewith.

Whenever in the administration of its duties under this Indenture the City shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any

action hereunder, such matter (unless other evidence in respect thereof be herein specifically prescribed) may, in the absence of willful misconduct on the part of the City, be deemed to be conclusively proved and established by a certificate of the Trustee, an Independent Financial Consultant, an independent inspector or City Manager or other person designated by the City Council to so act on behalf of the City, and such certificate shall be full warrant to the City for any action taken or suffered under the provisions of this Indenture upon the faith thereof, but in its discretion the City may, in lieu thereof, accept other evidence of such matter or may require such additional evidence as to it may seem reasonable.

In order to perform its duties and obligations hereunder, the City may employ such persons or entities as it deems necessary or advisable. The City shall not be liable for any of the acts or omissions of such persons or entities employed by it in good faith hereunder, and shall be entitled to rely, and shall be fully protected in doing so, upon the opinions, calculations, determinations, and directions of such persons or entities.

## ARTICLE IX

### THE TRUSTEE

#### Section 9.1. Trustee as Paying Agent/Registrar

The Trustee is hereby designated and agrees to act as Paying Agent/Registrar for and in respect to the Bonds Similarly Secured.

#### Section 9.2. Trustee Entitled to Indemnity

The Trustee shall be under no obligation to institute any suit, or to undertake any proceeding under this Indenture, or to enter any appearance or in any way defend in any suit in which it may be made defendant, or to take any steps in the execution of the trusts hereby created or in the enforcement of any rights and powers hereunder, until it shall be indemnified, to the extent permitted by law, to its satisfaction against any and all costs and expenses, outlays, and counsel fees and other reasonable disbursements, and against all liability except as a consequence of its own negligence or willful misconduct. Nevertheless, the Trustee may begin suit, or appear in and defend suit, or do anything else appropriate to be done by it as the Trustee, without indemnity, and in such case the Trustee may make transfers from the Administrative Fund, and to the extent money in the Administrative Fund is insufficient, from the Pledged Revenue Fund, to pay all costs and expenses, outlays, and counsel fees and other reasonable disbursements properly incurred in connection therewith and shall be entitled to a preference therefor over any Bonds Similarly Secured Outstanding hereunder.

The Trustee's rights to immunities and protection from liability hereunder will survive its resignation or removal.

#### Section 9.3. Responsibilities of the Trustee.

The recitals contained in this Indenture and in the Bonds Similarly Secured shall be taken as the statements of the City and the Trustee assumes no responsibility for the correctness of the same. The Trustee makes no representations as to the validity or sufficiency of the offering documents, this Indenture or the Bonds Similarly Secured or with respect to the security afforded by this Indenture, and the Trustee shall incur no liability with respect thereto. Except as otherwise expressly provided in this Indenture, the Trustee shall have no responsibility or duty with respect

to: (i) the issuance of Bonds Similarly Secured for value; (ii) the application of the proceeds thereof, except to the extent that such proceeds are received by it in its capacity as Trustee; (iii) the application of any money paid to the City or others in accordance with this Indenture, except as to the application of any money paid to it in its capacity as Trustee; or (iv) any calculation of arbitrage or rebate under the Code. The Trustee has the right to act through agents and attorneys and shall have no liability for the negligence or willful misconduct of the agents and attorneys appointed with due care.

The duties and obligations of the Trustee shall be determined by the express provisions of this Indenture, and the Trustee shall not be liable except for the performance of such duties and obligations as are specifically set forth in this Indenture. No implied covenants or obligations shall be read into this Indenture against the Trustee. The Trustee will, during the existence of an Event of Default, exercise such rights and powers vested in it by this Indenture and use the same degree of care and skill in its exercise as a prudent person would exercise or use under the circumstances in the conduct of his or her own affairs.

The Trustee shall not be liable for any action taken or omitted by it in the performance of its duties under this Indenture, except for its own negligence or willful misconduct, both before and after default by the City.

The Trustee shall not be liable with respect to any action taken or omitted to be taken by it in good faith in accordance with any direction of the Owners of the applicable percentage of the Outstanding Bonds Similarly Secured permitted to be given by them under this Indenture.

The Trustee shall not be liable for any error in judgment exercised in good faith and expressly authorized or within the discretion or rights or powers conferred upon it by this Indenture.

The rights, privileges, protections, immunities and benefits given to the Trustee including, without limitation, its right to be indemnified, are extended to, and shall be enforceable by, the Trustee in each of its capacities hereunder, and each agent, custodian and person employed to act hereunder.

In no event shall the Trustee be responsible or liable for special, indirect, punitive or consequential loss or damage of any kind whatsoever (including, but not limited to, loss of profit) irrespective of whether the Trustee has been advised of the likelihood of such loss or damage and regardless of the form of action.

Under no circumstances shall the Trustee be liable in its individual capacity for the obligations evidenced by the Bonds Similarly Secured.

Section 9.4. Property Held in Trust.

All money and securities held by the Trustee at any time pursuant to the terms of this Indenture shall be held by the Trustee in trust for the purposes and under the terms and conditions of this Indenture.

Section 9.5. Rights of the Trustee.

The Trustee may conclusively rely and shall be protected in acting upon any order, notice, request, consent, waiver, certificate, statement, affidavit, requisition, bond, or other document

provided to the Trustee in accordance with the terms of this Indenture that it shall in good faith reasonably believe to be genuine and to have been adopted or signed by the proper board or Person or to have been prepared and furnished pursuant to any of the provisions of this Indenture, or upon the written opinion of any counsel, architect, engineer, insurance consultant, management consultant, or accountant believed by the Trustee to be qualified in relation to the subject matter, and the Trustee shall be under no duty to make any investigation or inquiry into any statements contained or matters referred to in any such instrument. The Trustee may consult with counsel, who may or may not be Bond Counsel, and the opinion of such counsel shall be full and complete authorization and protection in respect of any action taken, suffered or omitted by it in good faith and in reliance thereon.

The Trustee may execute any of the trusts or powers hereunder or perform any of its duties hereunder through agents and attorneys and the Trustee shall not be responsible for any misconduct or negligence on the part of any agent or attorney appointed with due care by it hereunder.

Whenever the Trustee shall deem it necessary or desirable that a matter be proved or established prior to taking or suffering any action under this Indenture, such matter may be deemed to be conclusively proved and established by a City Certificate, unless other evidence in respect thereof be hereby specifically prescribed. Such City Certificate shall be full warrant for any action taken or suffered in good faith under the provisions hereof, but in its discretion the Trustee may in lieu thereof accept other evidence of such fact or matter or may require such further or additional evidence as it may deem reasonable. Except as otherwise expressly provided herein, any request, order, notice, or other direction required or permitted to be furnished pursuant to any provision hereof by the City to the Trustee shall be sufficiently executed if executed in the name of the City by the City Representative.

The Trustee shall not be under any obligation to see to the recording or filing of this Indenture, or otherwise to the giving to any Person of notice of the provisions hereof except as expressly required in Section 9.13 herein.

The Trustee shall not be deemed to have knowledge of any default or Event of Default (other than the failure of the City to deposit the Assessments) unless it has been given written notice thereof.

The Trustee shall have no duty or obligation to monitor the City's compliance with the terms of this Indenture or to ascertain or inquire as to the performance or observance of any covenants, conditions or agreements on the part of the City herein except as may be expressly provided for herein.

The Trustee shall not be required to give any bond or surety in respect of the execution of the trusts and powers established by this Indenture.

The permissive right of the Trustee to do things enumerated in this Indenture shall not be construed as a duty to take such action.

Section 9.6. Compensation.

Unless otherwise provided by contract with the Trustee, the Trustee shall transfer from the Administrative Fund, from time to time, reasonable compensation for all services rendered by it hereunder, including its services as Paying Agent/Registrar, together with all its reasonable

expenses, charges, and other disbursements and those of its counsel, agents and employees, incurred in and about the administration and execution of the trusts hereby created and the exercise of its powers and the performance of its duties hereunder, subject to any limit on the amount of such compensation or recovery of expenses or other charges as shall be prescribed by specific agreement, and the Trustee shall have a lien therefor on any and all funds at any time held by it hereunder prior to any Bonds Similarly Secured Outstanding. None of the provisions contained in this Indenture shall require the Trustee to expend or risk its own funds or otherwise incur financial liability in the performance of any of its duties or in the exercise of any of its rights or powers, if in the judgment of the Trustee there are reasonable grounds for believing that the repayment of such funds or liability is not reasonably assured to it. If the City shall fail to make any payment required by this Section, the Trustee may make such payment from any money in its possession in the Administrative Fund, and to the extent moneys in the Administrative Fund are insufficient, then from any moneys in its possession in the Pledged Revenue Fund under the provisions of this Indenture and shall be entitled to a preference therefor over any Bonds Similarly Secured Outstanding hereunder.

Subject to the provisions of this section, the right of the Trustee to receive compensation, and the City's obligation to make payment, hereunder shall survive the termination of this Indenture or the resignation or removal of the Trustee.

To the extent permitted by law, the City agrees to indemnify the Trustee for, and hold it harmless against, any loss, liability, cost, claim or expenses (including fees, costs, and expenses of counsel) incurred by it without negligence or willful misconduct, arising out of or in connection with acting as Trustee hereunder.

Section 9.7. Permitted Acts.

The Trustee and its directors, officers, employees, or agents may become the owner of or may in good faith buy, sell, own, hold and deal in Bonds Similarly Secured and may join in any action that any Owner of Bonds Similarly Secured may be entitled to take as fully and with the same rights as if it were not the Trustee. The Trustee may act as depository, and permit any of its officers or directors to act as a member of, or in any other capacity with respect to, the City or any committee formed to protect the rights of Owners of Bonds Similarly Secured or to effect or aid in any reorganization growing out of the enforcement of the Bonds Similarly Secured or this Indenture, whether or not such committee shall represent the Owners of a majority in aggregate outstanding principal amount of the Bonds Similarly Secured.

Section 9.8. Resignation of Trustee.

The Trustee may at any time resign and be discharged of its duties and obligations hereunder by giving not fewer than thirty (30) days' notice, specifying the date when such resignation shall take effect, to the City and each Owner of any Outstanding Bond Similarly Secured. Such resignation shall take effect upon the appointment of a successor as provided in Section 9.10 and the acceptance of such appointment by such successor. The resigning Trustee shall not be liable for the actions of the successor trustee

Section 9.9. Removal of Trustee.

Upon thirty (30) day written notice, the Trustee may be removed by (i) the Owners of at least a majority of the aggregate outstanding principal of the Bonds Similarly Secured by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or by

their attorneys-in-fact, duly authorized and delivered to the City, or (ii) so long as the City is not in default under this Indenture, the City. Copies of each such instrument shall be delivered by the City to the Trustee and any successor thereof. The Trustee may also be removed at any time for any breach of trust or for acting or proceeding in violation of, or for failing to act or proceed in accordance with, any provision of this Indenture with respect to the duties and obligations of the Trustee by any court of competent jurisdiction upon the application of the City or the Owners of not less than ten percent (10%) of the aggregate outstanding principal of the Bonds Similarly Secured.

Section 9.10. Successor Trustee.

If the Trustee shall resign, be removed, be dissolved, or become incapable of acting, or shall be adjudged as bankrupt or insolvent, or if a receiver, liquidator, or conservator of the Trustee or of its property shall be appointed, or if any public officer shall take charge or control of the Trustee or of its property or affairs, the position of the Trustee hereunder shall thereupon become vacant.

If the position of Trustee shall become vacant for any of the foregoing reasons or for any other reason, a successor Trustee may be appointed within one year after any such vacancy shall have occurred by the Owners of at least twenty-five percent (25%) of the aggregate outstanding principal of the Bonds Similarly Secured by an instrument or concurrent instruments in writing signed and acknowledged by such Owners or their attorneys-in-fact, duly authorized and delivered to such successor Trustee, with notification thereof being given to the predecessor Trustee and the City.

Until such successor Trustee shall have been appointed by the Owners of the Bonds Similarly Secured, the City shall forthwith (and in no event in excess of thirty (30) days after such vacancy occurs) appoint a Trustee to act hereunder. Copies of any instrument of the City providing for any such appointment shall be delivered by the City to the Trustee so appointed and to the predecessor Trustee. The City shall mail notice of any such appointment to each Owner of any Outstanding Bonds Similarly Secured within thirty (30) days after such appointment. Any appointment of a successor Trustee made by the City immediately and without further act shall be superseded and revoked by an appointment subsequently made by the Owners of Bonds Similarly Secured.

If no appointment of a successor Trustee shall be made within forty-five (45) days after the giving by any Trustee of any notice of resignation in accordance with Section 9.8 herein or after the occurrence of any other event requiring or authorizing such appointment, the Trustee or any Owner of Bonds Similarly Secured may apply to any court of competent jurisdiction for the appointment of such a successor, and the court may thereupon, after such notice, if any, as the court may deem proper, appoint such successor and the City shall be responsible for the costs of such appointment process.

Any successor Trustee appointed under the provisions of this Section shall be a commercial bank or trust company or national banking association (i) having a capital and surplus and undivided profits aggregating at least \$50,000,000, if there be such a commercial bank or trust company or national banking association willing and able to accept the appointment on reasonable and customary terms, and (ii) authorized by law to perform all the duties of the Trustee required by this Indenture.

Each successor Trustee shall mail notice of its appointment to the Trustee, any rating agency which, at the time of such appointment, is providing a rating on the Bonds Similarly Secured and each of the Owners of the Bonds Similarly Secured.

Section 9.11. Transfer of Rights and Property to Successor Trustee.

Any successor Trustee appointed under the provisions of Section 9.10 shall execute, acknowledge, and deliver to its predecessor and the City an instrument in writing accepting such appointment, and thereupon such successor, without any further act, deed, or conveyance, shall become fully vested with all money, estates, properties, rights, immunities, powers, duties, obligations, and trusts of its predecessor hereunder, with like effect as if originally appointed as Trustee. However, the Trustee then ceasing to act shall nevertheless, on request of the City or of such successor, execute, acknowledge, and deliver such instruments of conveyance and further assurance and do such other things as may reasonably be required for more fully and certainly vesting and confirming in such successor all the rights, immunities, powers, and trusts of such Trustee and all the right, title, and interest of such Trustee in and to the Trust Estate, and shall pay over, assign, and deliver to such successor any money or other properties subject to the trusts and conditions herein set forth. Should any deed, conveyance, or instrument in writing from the City be required by such successor for more fully and certainly vesting in and confirming to it any such money, estates, properties, rights, powers, duties, or obligations, any and all such deeds, conveyances, and instruments in writing, on request and so far as may be authorized by law, shall be executed, acknowledged, and delivered by the City.

Section 9.12. Merger, Conversion or Consolidation of Trustee.

Any corporation or association into which the Trustee may be merged or with which it may be consolidated or any corporation or association resulting from any merger, conversion or consolidation to which it shall be a party or any corporation or association to which the Trustee may sell or transfer all or substantially all of its corporate trust business shall be the successor to such Trustee hereunder, without any further act, deed or conveyance, provided that such corporation or association shall be a commercial bank or trust company or national banking association qualified to be a successor to such Trustee under the provisions of Section 9.10, or a trust company that is a wholly-owned subsidiary of any of the foregoing.

Section 9.13. Trustee To File Continuation Statements Only.

The Trustee shall have no duty or obligation to file or record any financing statements pursuant to the Texas Uniform Commercial Code, as from time to time in effect (the "UCC"). If necessary and upon receipt of a copy of a filed financing statement, the Trustee shall file or cause to be filed, such continuation statements as may be required by the UCC in order to continue perfection of the security interest of the Trustee in such items of tangible or intangible personal property and any fixtures as may have been granted to the Trustee pursuant to this Indenture in the time, place and manner required by the UCC. In addition, unless the Trustee shall have been notified in writing by the City that any such initial filing or description of collateral was or has become defective, the Trustee shall be fully protected in (a) relying on such initial filing and descriptions in filing any financing or continuation statements or modifications thereto pursuant to this section and (b) filing any continuation statements in the same filing offices as the initial filings were made.

Section 9.14. Construction of Indenture.

The Trustee may construe any of the provisions of this Indenture insofar as the same may appear to be ambiguous or inconsistent with any other provision hereof, and any construction of any such provisions hereof by the Trustee in good faith shall be binding upon the Owners of the Bonds Similarly Secured. Permissive rights of the Trustee are not to be construed as duties.

ARTICLE X

MODIFICATION OR AMENDMENT OF THIS INDENTURE

Section 10.1. Amendments Permitted.

This Indenture and the rights and obligations of the City and of the Owners of the Bonds Similarly Secured may be modified or amended at any time by a Supplemental Indenture, except as provided below, pursuant to the affirmative vote at a meeting of Owners of the Bonds Similarly Secured, or with the written consent without a meeting, of the Owners of at least sixty-six and two-thirds percent (66-2/3%) of the aggregate principal amount of the Bonds Similarly Secured then Outstanding. No such modification or amendment shall (i) extend the maturity of any Bond Similarly Secured or reduce the interest rate thereon, or otherwise alter or impair the obligation of the City to pay the principal of, and the interest and any premium on, any Bond Similarly Secured, without the express consent of the Owner of such Bond Similarly Secured, or (ii) permit the creation by the City of any pledge or lien upon the Trust Estate superior to or on a parity with the pledge and lien created for the benefit of the Bonds Similarly Secured (except as otherwise permitted by Applicable Laws or this Indenture), or reduce the percentage of Bonds Similarly Secured required for the amendment hereof. Any such amendment may not modify any of the rights or obligations of the Trustee without its written consent.

This Indenture and the rights and obligations of the City and of the Owners may also be modified or amended at any time by a Supplemental Indenture, without the consent of any Owners, only to the extent permitted by law and only for any one or more of the following purposes:

- (i) to add to the covenants and agreements of the City in this Indenture contained, other covenants and agreements thereafter to be observed, or to limit or surrender any right or power herein reserved to or conferred upon the City;
- (ii) to make modifications not adversely affecting any Outstanding Bonds Similarly Secured in any material respect;
- (iii) to make such provisions for the purpose of curing any ambiguity, or of curing, correcting or supplementing any defective provision contained in this Indenture, or in regard to questions arising under this Indenture, as the City and the Trustee may deem necessary or desirable and not inconsistent with this Indenture, and that shall not adversely affect the rights of the Owners of the Bonds Similarly Secured;
- (iv) to provide for the issuance of Refunding Bonds, as set forth in Section 13.2 hereof; and



(v) to make such additions, deletions or modifications as may be necessary or desirable to assure exemption from federal income taxation of interest on the Bonds Similarly Secured.

The Trustee must receive an opinion of Bond Counsel to the effect that the Supplemental Indenture is authorized or permitted by the terms of the Indenture and will not adversely affect the: (i) interest of the Owners in any material respect, or (ii) exclusion of interest on any Bond Similarly Secured from gross income for purposes of federal income taxation.

Section 10.2. Owners' Meetings.

The City may at any time call a meeting of the Owners of the Bonds Similarly Secured. In such event the City is authorized to fix the time and place of said meeting and to provide for the giving of notice thereof, and to fix and adopt rules and regulations for the conduct of said meeting.

Section 10.3. Procedure for Amendment with Written Consent of Owners.

The City and the Trustee may at any time adopt a Supplemental Indenture amending the provisions of the Bonds Similarly Secured or of this Indenture, to the extent that such amendment is permitted by Section 10.1 herein, to take effect when and as provided in this Section. A copy of such Supplemental Indenture, together with a request to Owners for their consent thereto, shall be mailed by first class mail, by the Trustee to each Owner of Bonds Similarly Secured from whom consent is required under this Indenture, but failure to mail copies of such Supplemental Indenture and request shall not affect the validity of the Supplemental Indenture when assented to as in this Section provided.

Such Supplemental Indenture shall not become effective unless there shall be filed with the Trustee the written consents of the Owners as required by this Indenture and a notice shall have been mailed as hereinafter in this Section provided, and the City has delivered to the Trustee an opinion of Bond Counsel to the effect that such amendment is permitted and will not adversely affect the exclusion of interest on the Bonds Similarly Secured from gross income for purposes of federal income taxation. Each such consent shall be effective only if accompanied by proof of ownership of the Bonds Similarly Secured for which such consent is given, which proof shall be such as is permitted by Section 11.6 herein. Any such consent shall be binding upon the Owner of the Bonds Similarly Secured giving such consent and on any subsequent Owner (whether or not such subsequent Owner has notice thereof), unless such consent is revoked in writing by the Owner giving such consent or a subsequent Owner by filing such revocation with the Trustee prior to the date when the notice hereinafter in this Section provided for has been mailed.

After the Owners of the required percentage of Bonds Similarly Secured shall have filed their consents to the Supplemental Indenture, the City shall mail a notice to the Owners in the manner hereinbefore provided in this Section for the mailing of the Supplemental Indenture, stating in substance that the Supplemental Indenture has been consented to by the Owners of the required percentage of Bonds Similarly Secured and will be effective as provided in this Section (but failure to mail copies of said notice shall not affect the validity of the Supplemental Indenture or consents thereto). Proof of the mailing of such notice shall be filed with the Trustee. A record, consisting of the papers required by this Section 10.3 to be filed with the Trustee, shall be proof of the matters therein stated until the contrary is proved. The Supplemental Indenture shall become effective upon the filing with the Trustee of the proof of mailing of such notice, and the Supplemental Indenture shall be deemed conclusively binding (except as otherwise hereinabove specifically provided in this Article) upon the City and the Owners of all Bonds

Similarly Secured at the expiration of sixty (60) days after such filing, except in the event of a final decree of a court of competent jurisdiction setting aside such consent in a legal action or equitable proceeding for such purpose commenced within such sixty-day period.

Section 10.4. Effect of Supplemental Indenture.

From and after the time any Supplemental Indenture becomes effective pursuant to this Article X, this Indenture shall be deemed to be modified and amended in accordance therewith, the respective rights, duties, and obligations under this Indenture of the City, the Trustee, and all Owners of Bonds Similarly Secured Outstanding shall thereafter be determined, exercised and enforced hereunder subject in all respects to such modifications and amendments, and all the terms and conditions of any such Supplemental Indenture shall be deemed to be part of the terms and conditions of this Indenture for any and all purposes.

Section 10.5. Endorsement or Replacement of Bonds Similarly Secured Issued After Amendments.

The City may determine that Bonds Similarly Secured issued and delivered after the effective date of any action taken as provided in this Article X shall bear a notation, by endorsement or otherwise, in form approved by the City, as to such action. In that case, upon demand of the Owner of any Bond Similarly Secured Outstanding at such effective date and presentation of his Bond Similarly Secured for that purpose at the designated office of the Trustee or at such other office as the City may select and designate for that purpose, a suitable notation shall be made on such Bond Similarly Secured. The City may determine that new Bonds Similarly Secured, so modified as in the opinion of the City is necessary to conform to such Owners' action, shall be prepared, executed, and delivered. In that case, upon demand of the Owner of any Bonds Similarly Secured then Outstanding, such new Bonds Similarly Secured shall be exchanged at the designated office of the Trustee without cost to any Owner, for Bonds Similarly Secured then Outstanding, upon surrender of such Bonds Similarly Secured.

Section 10.6. Amendatory Endorsement of Bonds Similarly Secured.

The provisions of this Article X shall not prevent any Owner from accepting any amendment as to the particular Bonds Similarly Secured held by such Owner, provided that due notation thereof is made on such Bonds Similarly Secured.

## ARTICLE XI

### DEFAULT AND REMEDIES

Section 11.1. Events of Default.

(a) Each of the following occurrences or events shall be and is hereby declared to be an "Event of Default," to wit:

(i) The failure of the City to deposit the Pledged Revenues to the Pledged Revenue Fund;

(ii) The failure of the City to enforce the collection of the Assessments including the prosecution of foreclosure proceedings;

(iii) The failure to make payment of the principal of or interest on any of the Bonds Similarly Secured when the same becomes due and payable and such failure is not remedied within thirty (30) days; provided, however, that the payments are to be made only from Pledged Revenues or other funds currently available in the Pledged Funds and the Pledged Revenues must be available to the City to make any such payments; and

(iv) Default in the performance or observance of any covenant, agreement or obligation of the City under this Indenture and the continuation thereof for a period of ninety (90) days after written notice to the City by the Trustee, or by the Owners of at least twenty-five percent (25%) of the aggregate outstanding principal of the Bonds Similarly Secured with a copy to the Trustee, specifying such default and requesting that the failure be remedied.

(b) Nothing in Section 11.1(a) will be viewed to be an Event of Default if such provision is in violation of any applicable state law or court order.

Section 11.2. Immediate Remedies for Default.

(a) Subject to Article VIII, upon the happening and continuance of any of the Events of Default described in Section 11.1, the Owners of at least twenty-five percent (25%) of the Bonds Similarly Secured then Outstanding, may direct the Trustee to proceed against the City for the purpose of protecting and enforcing the rights of the Owners under this Indenture, by action seeking mandamus or by other suit, action, or special proceeding in equity or at law, in any court of competent jurisdiction, for any relief to the extent permitted by Applicable Laws, including, but not limited to, the specific performance of any covenant or agreement contained herein, or injunction; provided, however, that no action for money damages against the City may be sought or shall be permitted; provided further that the Trustee shall only be obligated to exercise such one or more of the rights and powers conferred by this section as so directed if Trustee shall have been indemnified by the Owners as provided herein. Notwithstanding the foregoing, the Trustee may refuse to follow any direction that it believes conflicts with Applicable Laws or this Indenture or that the Trustee determines is unduly prejudicial to the rights of any Owner of Bonds (it being understood that the Trustee does not have any affirmative duty to ascertain whether or not any action or forbearance is unduly prejudicial to such Owner) or that would involve the Trustee in personal liability; provide d, however that the Trustee may take any other action deemed proper to the Trustee that is not inconsistent with such direction. Prior to taking an any act under this Indenture, the Trustee shall be entitled to indemnification satisfactory to it in its sole discretion against all losses and expenses caused by taking or not takin any such action.

(b) THE PRINCIPAL OF THE BONDS SIMILARLY SECURED SHALL NOT BE SUBJECT TO ACCELERATION UNDER ANY CIRCUMSTANCES.

(c) If the assets of the Trust Estate are sufficient to pay all amounts due with respect to Outstanding Bonds Similarly Secured, in the selection of Trust Estate assets to be used in the payment of Bonds Similarly Secured due under this Article, the City shall determine, in its absolute discretion, and shall instruct the Trustee by City Order, which Trust Estate assets shall be applied to such payment and shall not be liable to any Owner or other Person by reason of such selection and application. In the event that the City shall fail to deliver to the Trustee such City Order, the Trustee shall select and liquidate or sell Trust Estate assets as provided in the following paragraph, and shall not be liable to any Owner, or other Person, or the City by reason of such selection, liquidation or sale.

(d) Whenever moneys are to be applied pursuant to this Article XI, irrespective of whether other remedies authorized under this Indenture shall have been pursued in whole or in part, the Trustee may cause any or all of the assets of the Trust Estate, including Investment Securities, to be sold. The Trustee may so sell the assets of the Trust Estate and all right, title, interest, claim and demand thereto and the right of redemption thereof, in one or more parts, at any such place or places, and at such time or times and upon such notice and terms as the Trustee may deem appropriate and as may be required by law and apply the proceeds thereof in accordance with the provisions of this Section. Upon such sale, the Trustee may make and deliver to the purchaser or purchasers a good and sufficient assignment or conveyance for the same, which sale shall be a perpetual bar both at law and in equity against the City, and all other Persons claiming such properties. No purchaser at any sale shall be bound to see to the application of the purchase money proceeds thereof or to inquire as to the authorization, necessity, expediency, or regularity of any such sale. Nevertheless, if so requested by the Trustee, the City shall ratify and confirm any sale or sales by executing and delivering to the Trustee or to such purchaser or purchasers all such instruments as may be necessary or, in the judgment of the Trustee, proper for the purpose which may be designated in such request.

Section 11.3. Restriction on Owner's Action.

(a) No Owner shall have any right to institute any action, suit or proceeding at law or in equity for the enforcement of this Indenture or for the execution of any trust thereof or any other remedy hereunder, unless (i) a default has occurred and is continuing of which the Trustee has been notified in writing, (ii) such default has become an Event of Default and the Owners of at least twenty-five percent (25%) of the aggregate principal amount of the Bonds Similarly Secured then Outstanding have made written request to the Trustee and offered it reasonable opportunity either to proceed to exercise the powers hereinbefore granted or to institute such action, suit or proceeding in its own name, (iii) the Owners have furnished to the Trustee indemnity as provided in Section 9.2 herein, (iv) the Trustee has for sixty (60) days after such notice failed or refused to exercise the powers hereinbefore granted, or to institute such action, suit, or proceeding in its own name, (v) no direction inconsistent with such written request has been given to the Trustee during such 60-day period by the Owners of a majority of the aggregate principal amount of the Bonds Similarly Secured then Outstanding, and (vi) notice of such action, suit, or proceeding is given to the Trustee; however, no one or more Owners of the Bonds Similarly Secured shall have any right in any manner whatsoever to affect, disturb, or prejudice this Indenture by its, his, her or their action or to enforce any right hereunder except in the manner provided herein, and that all proceedings at law or in equity shall be instituted and maintained in the manner provided herein and for the equal benefit of the Owners of all Bonds Similarly Secured then Outstanding. The notification, request and furnishing of indemnity set forth above shall, at the option of the Trustee, be conditions precedent to the execution of the powers and trusts of this Indenture and to any action or cause of action for the enforcement of this Indenture or for any other remedy hereunder.

(b) Subject to Article VIII, nothing in this Indenture shall affect or impair the right of any Owner to enforce, by action at law, payment of any Bond Similarly Secured at and after the maturity thereof, or on the date fixed for redemption or the obligation of the City to pay each Bond Similarly Secured issued hereunder to the respective Owners thereof at the time and place, from the source and in the manner expressed herein and in the Bonds Similarly Secured.

(c) In case the Trustee or any Owners shall have proceeded to enforce any right under this Indenture and such proceedings shall have been discontinued or abandoned for any reason or shall have been determined adversely to the Trustee or any Owners, then and in every

such case the City, the Trustee and the Owners shall be restored to their former positions and rights hereunder, and all rights, remedies and powers of the Trustee shall continue as if no such proceedings had been taken.

Section 11.4. Application of Revenues and Other Money After Default.

(a) All money, securities, funds and Pledged Revenues, Pledged Funds and other assets of the Trust Estate and the income therefrom received by the Trustee pursuant to any right given or action taken under the provisions of this Article shall, after payment of the cost and expenses of the proceedings resulting in the collection of such amounts, the expenses (including fees and expenses of its counsel and agents), liabilities, and advances owing to or incurred or made by the Trustee and the fees of the Trustee in carrying out this Indenture, during the continuance of an Event of Default, the Trustee, on behalf of the City, notwithstanding Section 11.2 hereof, be applied by the Trustee to the payment of interest and principal or redemption price then due on Bonds Similarly Secured, as follows:

FIRST: To the payment to the Owners entitled thereto all installments of interest then due in the direct order of maturity of such installments, and, if the amount available shall not be sufficient to pay in full any installment, then to the payment thereof ratably, according to the amounts due on such installment, to the Owners entitled thereto, without any discrimination or preference; and

SECOND: To the payment to the Owners entitled thereto of the unpaid principal of Outstanding Bonds Similarly Secured, or redemption price of any Bonds Similarly Secured which shall have become due, whether at maturity or by call for redemption, in the direct order of their due dates and, if the amounts available shall not be sufficient to pay in full all the Bonds Similarly Secured due on any date, then to the payment thereof ratably, according to the amounts of principal due and to the Owners entitled thereto, without any discrimination or preference.

Within ten (10) days of receipt of such good and available funds, the Trustee may fix a record and payment date for any payment to be made to Owners pursuant to this Section 11.4.

(b) In the event funds are not adequate to cure any of the Events of Default described in Section 11.1, the available funds shall be allocated to the Bonds Similarly Secured that are Outstanding in proportion to the quantity of Bonds Similarly Secured that are currently due and in default under the terms of this Indenture.

(c) The restoration of the City to its prior position after any and all defaults have been cured, as provided in Section 11.3, shall not extend to or affect any subsequent default under this Indenture or impair any right consequent thereon.

Section 11.5. Effect of Waiver.

(a) No delay or omission of the Trustee, or any Owner, to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver of any such default or an acquiescence therein; and every power and remedy given by this Indenture to the Trustee or the Owners, respectively, may be exercised from time to time and as often as may be deemed expedient.

Section 11.6. Evidence of Ownership of Bonds Similarly Secured.

(a) Any request, consent, revocation of consent or other instrument which this Indenture may require or permit to be signed and executed by the Owners of Bonds Similarly Secured may be in one or more instruments of similar tenor, and shall be signed or executed by such Owners in person or by their attorneys duly appointed in writing. Proof of the execution of any such instrument, or of any instrument appointing any such attorney, or the holding by any Person of the Bonds Similarly Secured shall be sufficient for any purpose of this Indenture (except as otherwise herein expressly provided) if made in the following manner:

(i) The fact and date of the execution of such instruments by any Owner of Bonds Similarly Secured or the duly appointed attorney authorized to act on behalf of such Owner may be provided by a guarantee of the signature thereon by a bank or trust company or by the certificate of any notary public or other officer authorized to take acknowledgments of deeds, that the Person signing such request or other instrument acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer. Where such execution is by an officer of a corporation or association or a member of a partnership, on behalf of such corporation, association or partnership, such signature guarantee, certificate, or affidavit shall also constitute sufficient proof of his authority.

(ii) The ownership of Bonds Similarly Secured and the amount, numbers and other identification and date of holding the same shall be proved by the Register.

(b) Except as otherwise provided in this Indenture with respect to revocation of a consent, any request or consent by an Owner of Bonds Similarly Secured shall bind all future Owners of the same Bond Similarly Secured in respect of anything done or suffered to be done by the City or the Trustee in accordance therewith.

Section 11.7. No Acceleration.

In the event of the occurrence of an Event of Default under Section 11.1 hereof, the right of acceleration of any Stated Maturity is not granted as a remedy hereunder and the right of acceleration under this Indenture is expressly denied.

Section 11.8. Mailing of Notice.

Any provision in this Article for the mailing of a notice or other document to Owners shall be fully complied with if it is mailed, first class postage prepaid, only to each Owner at the address appearing upon the Register.

Section 11.9. Exclusion of Bonds Similarly Secured.

Bonds Similarly Secured owned or held by or for the account of the City will not be deemed Outstanding for the purpose of consent or other action or any calculation of Outstanding Bonds Similarly Secured provided for in this Indenture, and the City shall not be entitled with respect to such Bonds Similarly Secured to give any consent or take any other action provided for in this Indenture.

Section 11.10. Waiver of Default

With the written consent of at least sixty-six and two-thirds percent (66-2/3%) in aggregate principal amount of the Bonds then Outstanding, the Owners may waive compliance by the City with certain past defaults under the Indenture and their consequences. Any such consent shall be conclusive and binding upon the Owners and upon all future Owners.

ARTICLE XII

GENERAL COVENANTS AND REPRESENTATIONS

Section 12.1. Representations as to Trust Estate.

(a) The City represents and warrants that it is authorized by Applicable Laws to authorize and issue the Bonds Similarly Secured, to execute and deliver this Indenture and to pledge the Trust Estate in the manner and to the extent provided in this Indenture, and that the Pledged Revenues and the Trust Estate are and will be and remain free and clear of any pledge, lien, charge, or encumbrance thereon or with respect thereto prior to, or of equal rank with, the pledge and lien created in or authorized by this Indenture except as expressly provided herein.

(b) The City shall at all times, to the extent permitted by Applicable Laws, defend, preserve and protect the pledge of the Trust Estate and all the rights of the Owners and the Trustee, under this Indenture against all claims and demands of all Persons whomsoever.

(c) The City will take all steps reasonably necessary and appropriate, and will direct the Trustee to take all steps reasonably necessary and appropriate, to collect all delinquencies in the collection of the Assessments and any other amounts pledged to the payment of the Bonds Similarly Secured to the fullest extent permitted by the PID Act and other Applicable Laws.

(d) To the extent permitted by law, notice of the Annual Installments shall be sent by, or on behalf of the City, to the affected property owners on the same statement or such other mechanism that is used by the City, so that such Annual Installments are collected simultaneously with ad valorem taxes and shall be subject to the same penalties, procedures, and foreclosure sale in case of delinquencies as are provided for ad valorem taxes of the City.

Section 12.2. Books of Record - Accounts.

The Trustee shall keep or cause to be kept proper books of record and account (separate from all other records and accounts) in which complete and correct entries shall be made of its transactions relating to the Funds and Accounts established by this Indenture and which shall at all times be subject to inspection by the City, and the Owner or Owners of not less than ten percent (10%) in principal amount of any Bonds Similarly Secured then Outstanding or their representatives duly authorized in writing.

Section 12.3. General.

The City shall do and perform or cause to be done and performed all acts and things required to be done or performed by or on behalf of the City under the provisions of this Indenture.

## ARTICLE XIII

### SPECIAL COVENANTS

#### Section 13.1. Further Assurances; Due Performance.

(a) At any and all times the City will duly execute, acknowledge and deliver, or will cause to be done, executed and delivered, all and every such further acts, conveyances, transfers, and assurances in a manner as the Trustee shall reasonably require for better conveying, transferring, pledging, and confirming unto the Trustee, all and singular, the revenues, Funds, Accounts and properties constituting the Pledged Revenues, and the Trust Estate hereby transferred and pledged, or intended so to be transferred and pledged.

(b) The City will duly and punctually keep, observe and perform each and every term, covenant and condition on its part to be kept, observed and performed, contained in this Indenture.

#### Section 13.2. Additional Obligations or Other Liens; Refunding Bonds.

(a) The City reserves the right, subject to the provisions contained in this Section 13.2, to issue Additional Obligations under other indentures, assessment ordinances, or similar agreements or other obligations which do not constitute or create a lien on the Trust Estate and are not payable from Pledged Revenues. Additionally, the City has reserved the right to issue bonds or other obligations secured by and payable from Pledged Revenues so long as such pledge is subordinate to the pledge of the Pledged Revenues securing payment of the Bonds Similarly Secured.

(b) Other than Refunding Bonds, the City will not create or voluntarily permit to be created any debt, lien or charge on the Trust Estate, and will not do or omit to do or suffer to be or omitted to be done any matter or things whatsoever whereby the lien of this Indenture or the priority hereof might or could be lost or impaired; and further covenants that it will pay or cause to be paid or will make adequate provisions for the satisfaction and discharge of all lawful claims and demands which if unpaid might by law be given precedence over or any equality with this Indenture as a lien or charge upon the Trust Estate; provided, however, that nothing in this Section shall require the City to apply, discharge, or make provision for any such lien, charge, claim, or demand so long as the validity thereof shall be contested by it in good faith, unless thereby, in the opinion of Bond Counsel or counsel to the Trustee, the same would endanger the security for the Bonds.

(c) The City reserves the right to issue Refunding Bonds, the proceeds of which would be utilized to refund all or any portion of the Outstanding Bonds Similarly Secured or Outstanding Refunding Bonds and to pay all costs incident to the Refunding Bonds, as authorized by the laws of the State, and in accordance with the conditions set forth below:

(i) The principal of all Refunding Bonds must (i) be scheduled to be paid, (ii) be subject to mandatory sinking fund redemption or (iii) mature, on November 1 of the years in which such principal (i) is scheduled to be paid, (ii) is subject to mandatory sinking fund redemption or (iii) matures. All Refunding Bonds must bear interest at a fixed rate and any interest payment dates for Refunding Bonds must be May 1 and November 1. The date, rate or rates of interest on, interest payment dates, maturity dates, redemption



and all other terms and provisions of Refunding Bonds shall be set forth in a Supplemental Indenture; and

(ii) Upon their authorization by the City, the Refunding Bonds of a Series issued under this Section 13.2 shall be issued and shall be delivered to the purchasers or owners thereof, but before, or concurrently with, the delivery of said Refunding Bonds to such purchasers or owners there shall have been filed with the Trustee (1) a copy, certified by the City Secretary of the City, of the ordinance or ordinances of the City authorizing the issuance, sale, execution and delivery of the Refunding Bonds and the execution and delivery of a Supplemental Indenture establishing, among other things, the date, rate or rates of interest on, interest payment dates, maturity dates, redemption and all other terms and provisions of such Refunding Bonds, and (2) an original executed counterpart of the Supplemental Indenture for such Refunding Bonds.

Section 13.3. Books of Record.

(a) The City shall cause to be kept full and proper books of record and accounts, in which full, true and proper entries will be made of all dealing, business and affairs of the City, which relate to the Pledged Revenues, the Pledged Funds, and the Bonds Similarly Secured which books can be inspected by the Trustee during regular business hours of a Business Day upon request.

(b) The Trustee shall have no responsibility with respect to the financial and other information received by it pursuant to this Section 13.3 except to receive and retain same, subject to the Trustee's document retention policies, and to distribute the same in accordance with the provisions of this Indenture. Specifically, but without limitation, the Trustee shall have no duty to review such information, is not considered to have notice of the contents of such information or a default based on such contents, and has no duty to verify the accuracy of such information.

#### ARTICLE XIV

#### PAYMENT AND CANCELLATION OF THE BONDS AND SATISFACTION OF THE INDENTURE

Section 14.1. Trust Irrevocable.

The trust created by the terms and provisions of this Indenture is irrevocable until the Bonds Similarly Secured which are secured hereby are fully paid or provision is made for their payment as provided in this Article.

Section 14.2. Satisfaction of Indenture.

If the City shall pay or cause to be paid, or there shall otherwise be paid to the Owners, principal of and interest on of all of the Bonds Similarly Secured, at the times and in the manner stipulated in this Indenture, and all amounts due and owing with respect to the Bonds Similarly Secured have been paid or provided for, then the pledge of the Trust Estate and all covenants, agreements, and other obligations of the City to the Owners of such Bonds Similarly Secured, shall thereupon cease, terminate, and become void and be discharged and satisfied. In such event, the Trustee shall execute and deliver to the City copies of all such documents as it may have evidencing that the principal of and interest on of the Bonds Similarly Secured has been paid so that the City may determine if the Indenture is satisfied; if so, the Trustee shall pay over

or deliver all money held by it in the Funds and Accounts held hereunder to the Person entitled hereunder to receive such amounts, or, if no Person is entitled to receive such amounts, then to the City.

Section 14.3. Bonds Similarly Secured Deemed Paid.

All Outstanding Bonds Similarly Secured shall prior to the Stated Maturity or redemption date thereof be deemed to have been paid and to no longer be deemed Outstanding if (i) in case any such Bonds Similarly Secured are to be redeemed on any date prior to their Stated Maturity, the Trustee shall have given notice of redemption on said date as provided herein, (ii) there shall have been deposited with the Trustee either money in an amount which shall be sufficient, or Defeasance Securities the principal of and the interest on which when due will provide money which, together with any money deposited with the Trustee at the same time, shall be sufficient to pay when due the principal of and interest on of the Bonds Similarly Secured on and prior to the redemption date or maturity date thereof, as the case may be, (iii) the Trustee shall have received a report by an independent certified public accountant selected by the City verifying the sufficiency of the money or Defeasance Securities deposited with the Trustee to pay when due the principal of and interest on of the Bonds Similarly Secured to become due on such Bonds Similarly Secured on and prior to the redemption date or maturity date thereof, as the case may be, and (iv) if the Bonds are then rated, the Trustee shall have received written confirmation from each rating agency that such deposit will not result in the reduction or withdrawal of the rating on the Bonds Similarly Secured. Neither Defeasance Securities nor money deposited with the Trustee pursuant to this Section nor principal or interest payments on of any such Defeasance Securities shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal of and interest on the Bonds Similarly Secured.

ARTICLE XV

MISCELLANEOUS

Section 15.1. Benefits of Indenture Limited to Parties.

Nothing in this Indenture, expressed or implied, is intended to give to any Person other than the City, the Trustee and the Owners, any right, remedy, or claim under or by reason of this Indenture. Any covenants, stipulations, promises or agreements in this Indenture by and on behalf of the City shall be for the sole and exclusive benefit of the Owners and the Trustee.

Section 15.2. Successor is Deemed Included in All References to Predecessor.

Whenever in this Indenture or any Supplemental Indenture either the City or the Trustee is named or referred to, such reference shall be deemed to include the successors or assigns thereof, and all the covenants and agreements in this Indenture contained by or on behalf of the City or the Trustee shall bind and inure to the benefit of the respective successors and assigns thereof whether so expressed or not.

Section 15.3. Execution of Documents and Proof of Ownership by Owners.

Any request, declaration, or other instrument which this Indenture may require or permit to be executed by Owners may be in one or more instruments of similar tenor, and shall be executed by Owners in person or by their attorneys duly appointed in writing.

Except as otherwise herein expressly provided, the fact and date of the execution by any Owner or his attorney of such request, declaration, or other instrument, or of such writing appointing such attorney, may be proved by the certificate of any notary public or other officer authorized to take acknowledgments of deeds to be recorded in the state in which he purports to act, that the Person signing such request, declaration, or other instrument or writing acknowledged to him the execution thereof, or by an affidavit of a witness of such execution, duly sworn to before such notary public or other officer.

Except as otherwise herein expressly provided, the ownership of registered Bonds Similarly Secured and the amount, maturity, number, and date of holding the same shall be proved by the Register.

Any request, declaration or other instrument or writing of the Owner of any Bond Similarly Secured shall bind all future Owners of such Bond Similarly Secured in respect of anything done or suffered to be done by the City or the Trustee in good faith and in accordance therewith.

Section 15.4. Waiver of Personal Liability.

No member, officer, agent, or employee of the City shall be individually or personally liable for the payment of the principal of, or interest or any premium on, the Bonds Similarly Secured; but nothing herein contained shall relieve any such member, officer, agent, or employee from the performance of any official duty provided by law.

Section 15.5. Notices to and Demands on City and Trustee.

(a) Except as otherwise expressly provided in this Indenture, all notices or other instruments required or permitted under this Indenture, including any City Certificate or City Order, shall be in writing and shall be delivered by hand or by overnight delivery service, mailed by first class mail, postage prepaid, or transmitted by facsimile or e-mail (subject to paragraph (c) below) and addressed as follows:

If to the City: City of Austin, Texas  
P.O. Box 2106  
Austin, Texas 78768  
Attn: City Treasurer

If to the Trustee  
or the Paying Agent/Registrar: U.S. Bank Trust Company, National Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240  
Attn: Brian Jensen

Any such notice, demand, or request may also be transmitted to the appropriate party by telegram or telephone and shall be deemed to be properly given or made at the time of such transmission if, and only if, such transmission of notice shall be confirmed in writing and sent as specified above.

Any of such addresses may be changed at any time upon written notice of such change given to the other party by the party effecting the change. Notices and consents given by mail in accordance with this Section shall be deemed to have been given five Business Days after the

date of dispatch; notices and consents given by any other means shall be deemed to have been given when received.

(b) The Trustee shall mail to each Owner of a Bond Similarly Secured notice of (i) any substitution of the Trustee; or (ii) the redemption or defeasance of all Bonds Similarly Secured Outstanding.

(c) The Trustee shall have the right to accept and act upon instructions, including funds transfer instructions ("Instructions") given pursuant to the Indenture and delivered using Electronic Means ("Electronic Means" means the following communications methods: e-mail, facsimile transmission, secure electronic transmission containing applicable authorization codes, passwords and/or authentication keys issued by the Trustee, or another method or system specified by the Trustee as available for use in connection with its services hereunder); provided, however, that the City shall provide to the Trustee an incumbency certificate listing officers with the authority to provide such Instructions ("Authorized Officers") and containing specimen signatures of such Authorized Officers, which incumbency certificate shall be amended by the City whenever a person is to be added or deleted from the listing. If the City elects to give the Trustee Instructions using Electronic Means and the Trustee in its discretion elects to act upon such Instructions, the Trustee's understanding of such Instructions shall be deemed controlling. The City understands and agrees that the Trustee cannot determine the identity of the actual sender of such Instructions and that the Trustee shall conclusively presume that directions that purport to have been sent by an Authorized Officer listed on the incumbency certificate provided to the Trustee have been sent by such Authorized Officer. The City shall be responsible for ensuring that only Authorized Officers transmit such Instructions to the Trustee and the City and all Authorized Officers are solely responsible to safeguard the use and confidentiality of applicable user and authorization codes, passwords and/or authentication keys upon receipt by the City. The Trustee shall not be liable for any losses, costs or expenses arising directly or indirectly from the Trustee's reliance upon and compliance with such Instructions notwithstanding such directions conflict or are inconsistent with a subsequent written instruction. The City agrees: (i) to assume all risks arising out of the use of Electronic Means to submit Instructions to the Trustee, including without limitation the risk of the Trustee acting on unauthorized Instructions, and the risk of interception and misuse by third parties; (ii) that it is fully informed of the protections and risks associated with the various methods of transmitting Instructions to the Trustee and that there may be more secure methods of transmitting Instructions than the method(s) selected by the City; (iii) that the security procedures (if any) to be followed in connection with its transmission of Instructions provide to it a commercially reasonable degree of protection in light of its particular needs and circumstances; and (iv) to notify the Trustee immediately upon learning of any compromise or unauthorized use of the security procedures.

#### Section 15.6. Partial Invalidity.

If any Section, paragraph, sentence, clause, or phrase of this Indenture shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Indenture. The City hereby declares that it would have adopted this Indenture and each and every other Section, paragraph, sentence, clause, or phrase hereof and authorized the issue of the Bonds Similarly Secured pursuant thereto irrespective of the fact that any one or more Sections, paragraphs, sentences, clauses, or phrases of this Indenture may be held illegal, invalid, or unenforceable.

Section 15.7. Applicable Laws.

This Indenture shall be governed by and enforced in accordance with the laws of the State of Texas applicable to contracts made and performed in the State of Texas.

Section 15.8. Payment on Business Day.

In any case where the date of the maturity of interest, principal of the Bonds or the date fixed for redemption of any Bonds or the date any action is to be taken pursuant to this Indenture is other than a Business Day, the payment of interest or principal (and premium, if any) or the action need not be made on such date but may be made on the next succeeding day that is a Business Day with the same force and effect as if made on the date required and no interest shall accrue for the period from and after such date.

Section 15.9. Counterparts.

This Indenture may be executed in counterparts, each of which shall be deemed an original.

Section 15.10. Statutory Certifications.

(a) The Trustee makes the following representations and covenants pursuant to Chapter 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this 2024 Supplemental Indenture. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under the common control with the Trustee within the meaning of SEC Rule 405, 17 C.F.R. Section 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Indenture shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Indenture, notwithstanding anything in this Indenture to the contrary. Iran, Sudan, and Foreign Terrorist Organizations.

(b) Not a Sanctioned Company. The Trustee represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Trustee and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) No Boycott of Israel. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Indenture. As used in the foregoing verification, "boycott Israel" has the meaning provided in Section 2271.001, Government Code.

(d) No Discrimination Against Firearm Entities. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Indenture. As used in the foregoing verification, "discriminate

against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(e) No Boycott of Energy Companies. The Trustee hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Indenture. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

[remainder of page left blank intentionally]

IN WITNESS WHEREOF, the City and the Trustee have caused this Indenture of Trust to be executed all as of the date hereof.

CITY OF AUSTIN, TEXAS

By: \_\_\_\_\_,  
KIRK WATSON, Mayor

Attest:

\_\_\_\_\_  
MYRNA RIOS, City Clerk

[CITY SEAL]

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION, as Trustee

By: \_\_\_\_\_  
Authorized Officer

*Signature Page to Indenture of Trust*

**EXHIBIT A**

(a) Form of Bond.

NEITHER THE FAITH AND CREDIT NOR THE TAXING POWER OF THE STATE OF TEXAS, THE CITY, OR ANY OTHER POLITICAL CORPORATION, SUBDIVISION OR AGENCY THEREOF, IS PLEDGED TO THE PAYMENT OF THE PRINCIPAL OF OR INTEREST ON THIS BOND.

REGISTERED  
No. \_\_\_\_\_

REGISTERED  
\$ \_\_\_\_\_

United States of America  
State of Texas

CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3)

<u>INTEREST RATE</u>	<u>MATURITY DATE</u>	<u>DATE OF DELIVERY</u>	<u>CUSIP NUMBER</u>
_____ %	_____	_____	_____

The City of Austin, Texas (the "City"), for value received, hereby promises to pay, solely from the Pledged Revenues, to

\_\_\_\_\_

or registered assigns, on the Maturity Date, as specified above, the sum of  
\_\_\_\_\_ DOLLARS

unless this Bond shall have been sooner called for redemption and the payment of the principal hereof shall have been paid or provision for such payment shall have been made, and to pay interest on the unpaid principal amount hereof from the later of the Date of Delivery, as specified above, or the most recent Interest Payment Date to which interest has been paid or provided for until such principal amount shall have been paid or provided for, at the per annum rate of interest specified above, computed on the basis of a 360-day year of twelve 30-day months, such interest to be paid semiannually on May 1 and November 1 of each year, commencing [May 1], 2025, until maturity or prior redemption.

Capitalized terms appearing herein that are defined terms in the Indenture defined below, have the meanings assigned to them in the Indenture. Reference is made to the Indenture for such definitions and for all other purposes.

The principal of this Bond shall be payable without exchange or collection charges in lawful money of the United States of America upon presentation and surrender of this Bond at the designated corporate trust office (the "Designated Payment/Transfer Office"), of U.S. Bank Trust Company, National Association, Dallas, Texas, as trustee and paying agent/registrar (the "Trustee", which term includes any successor trustee under the Indenture), or, with respect to a successor trustee and paying agent/registrar, at the Designated Payment/Transfer Office of such successor. Interest on this Bond is payable by check dated as of the Interest Payment Date, mailed by the Trustee to the registered owner at the address shown on the registration books



kept by the Trustee or by such other customary banking arrangements acceptable to the Trustee, requested by, and at the risk and expense of, the Person to whom interest is to be paid. For the purpose of the payment of interest on this Bond, the registered owner shall be the Person in whose name this Bond is registered at the close of business on the "Record Date," which shall be the fifteenth day of the month next preceding such Interest Payment Date; provided, however, that in the event of nonpayment of interest on a scheduled Interest Payment Date, and for 30 days thereafter, a new record date for such interest payment (a "Special Record Date") will be established by the Trustee, if and when funds for the payment of such interest have been received from the City. Notice of the Special Record Date and of the scheduled payment date of the past due interest (the "Special Payment Date," which shall be 15 days after the Special Record Date) shall be sent at least five Business Days prior to the Special Record Date by United States mail, first class postage prepaid, to the address of each Owner of a Bond appearing on the books of the Trustee at the close of business on the last Business Day preceding the date of mailing such notice.

If a date for the payment of the principal of or interest on the Bonds is a Saturday, Sunday, legal holiday, or a day on which banking institutions in the city in which the Designated Payment/Transfer Office is located are authorized by law or executive order to close, then the date for such payment shall be the next succeeding Business Day, and payment on such date shall have the same force and effect as if made on the original date payment was due.

This Bond is one of a duly authorized issue of assessment revenue bonds of the City having the designation specified in its title (herein referred to as the "Bonds"), dated [December 21, 2024 and issued in the aggregate principal amount of \$ \_\_\_\_\_ and issued, with the limitations described herein, pursuant to an Indenture of Trust, dated as of [December 1], 2024 (the "Indenture"), by and between the City and the Trustee, to which Indenture reference is hereby made for a description of the amounts thereby pledged and assigned, the nature and extent of the lien and security, the respective rights thereunder to the Owners of the Bonds, the Trustee, and the City, and the terms upon which the Bonds are, and are to be, authenticated and delivered and by this reference to the terms of which each Owner of this Bond hereby consents. All Bonds issued under the Indenture are equally and ratably secured by the amounts thereby pledged and assigned. The Bonds are being issued for the purpose of (i) paying a portion of the Actual Costs of the Improvement Area #3 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, and (iii) paying the costs of issuance of the Bonds.

The Bonds Similarly Secured are special, limited obligations of the City payable solely from the Trust Estate as defined in the Indenture. Reference is hereby made to the Indenture, copies of which are on file with and available upon request from the Trustee, for the provisions, among others, with respect to the nature and extent of the duties and obligations of the City, the Trustee and the Owners. The Owner of this Bond Similarly Secured, by the acceptance hereof, is deemed to have agreed and consented to the terms, conditions and provisions of the Indenture.

Notwithstanding any provision hereof, the Indenture may be released and the obligation of the City to make money available to pay this Bond may be defeased by the deposit of money and/or certain direct or indirect Defeasance Securities sufficient for such purpose as described in the Indenture.

The Bonds are issuable as fully registered bonds only in Authorized Denominations, subject to the provisions of the Indenture authorizing redemption in minimum principal amounts of \$[1,000] and any multiple thereof.

The Bonds are subject to sinking fund redemption prior to their respective maturities and will be redeemed by the City in part at a price equal to the principal amount thereof plus accrued and unpaid interest thereon to the date set for redemption from money available for such purpose in the Principal and Interest Account of the Bond Fund pursuant to Article VI of the Indenture, on the dates and in the principal amounts as set forth in the following schedule:

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

Term Bonds Maturing November 1, 20\_\_

<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__	\$ _____
November 1, 20__ (maturity)	\$ _____

At least forty-five (45) days prior to each sinking fund redemption date, and subject to any prior reduction authorized by subparagraphs (c) and (d) of Section 4.2 of the Indenture, the Trustee shall select a principal amount of Bonds of such maturity equal to the Sinking Fund Installment amount of such Bonds to be redeemed, shall call such Bonds for redemption on such scheduled sinking fund redemption date, and shall give notice of such redemption, as provided in Section 4.6 of the Indenture.

The principal amount of Bonds required to be redeemed on any sinking fund redemption date shall be reduced, at the option of the City, by the principal amount of any Bonds of such maturity which, at least 45 days prior to the sinking fund redemption date shall have been acquired by the City at a price not exceeding the principal amount of such Bonds plus accrued and unpaid interest to the date of purchase thereof, and delivered to the Trustee for cancellation.

The principal amount of Bonds required to be redeemed on any sinking fund redemption date pursuant to subparagraph (a) of Section 4.2 of the Indenture shall be reduced on a pro rata basis among Sinking Fund Installments by the principal amount of any Bonds which, at least forty-five (45) days prior to the sinking fund redemption date, shall have been redeemed pursuant to

the optional redemption or extraordinary optional redemption provisions hereof and not previously credited to a mandatory sinking fund redemption.

The City reserves the right and option to redeem Bonds before their scheduled maturity dates, in whole or in part, on any date on or after November 1, 20\_\_, such redemption date or dates to be fixed by the City, at the price of par, plus accrued interest to the date of redemption.

The Bonds are subject to extraordinary optional redemption prior to maturity in whole or in part, on any date, at a redemption price equal to the principal amount of the Bonds called for redemption, plus accrued and unpaid interest to the date fixed for redemption from amounts on deposit in the Redemption Fund as a result of Prepayments.

The Trustee shall give notice of any redemption of Bonds by sending notice by first class United States mail, postage prepaid, not less than 30 days before the date fixed for redemption, to the Owner of each Bond (or part thereof) to be redeemed, at the address shown on the Register. The notice shall state the redemption date, the redemption price, the place at which the Bonds are to be surrendered for payment, and, if less than all the Bonds Outstanding are to be redeemed, an identification of the Bonds or portions thereof to be redeemed. Any notice so given shall be conclusively presumed to have been duly given, whether or not the Owner receives such notice.

The City has the right to rescind any optional redemption or extraordinary optional redemption by written notice to the Trustee on or prior to the date fixed for redemption. Any notice of redemption shall be cancelled and annulled if for any reason funds are not available on the date fixed for redemption for the payment in full of the Bonds then called for redemption, and such cancellation shall not constitute an Event of Default under the Indenture. The Trustee shall mail notice of rescission of redemption in the same manner notice of redemption was originally provided.

With respect to any optional redemption of the Bonds, unless the Trustee has received funds sufficient to pay the redemption price of the Bonds to be redeemed before giving of a notice of redemption, the notice may state the City may condition redemption on the receipt of such funds by the Trustee on or before the date fixed for the redemption, or on the satisfaction of any other prerequisites set forth in the notice of redemption. If a conditional notice of redemption is given and such prerequisites to the redemption are not satisfied and sufficient funds are not received, the notice shall be of no force and effect, the City shall not redeem the Bonds and the Trustee shall give notice, in the manner in which the notice of redemption was given, that the Bonds have not been redeemed.

The Indenture permits, with certain exceptions as therein provided, the amendment thereof and the modification of the rights and obligations of the City and the rights of the Owners of the Bonds under the Indenture at any time Outstanding affected by such modification. The Indenture also contains provisions permitting the Owners of specified percentages in aggregate principal amount of the Bonds at the time Outstanding, on behalf of the Owners of all the Bonds, to waive compliance by the City with certain past defaults under the Bond Ordinance or the Indenture and their consequences. Any such consent or waiver by the Owner of this Bond or any predecessor Bond evidencing the same debt shall be conclusive and binding upon such Owner and upon all future Owners thereof and of any Bond issued upon the transfer thereof or in exchange therefor or in lieu thereof, whether or not notation of such consent or waiver is made upon this Bond.

As provided in the Indenture, this Bond is transferable upon surrender of this Bond for transfer at the Designated Payment/Transfer Office, with such endorsement or other evidence of transfer as is acceptable to the Trustee, and upon delivery to the Trustee of such certifications and/or opinion of counsel as may be required under the Indenture for the transfer of this Bond. Upon satisfaction of such requirements, one or more new fully registered Bonds of the same Stated Maturity, of Authorized Denominations, bearing the same rate of interest, and for the same aggregate principal amount will be issued to the designated transferee or transferees.

Neither the City nor the Trustee shall be required to issue, transfer or exchange any Bond called for redemption where such redemption is scheduled to occur within 45 calendar days of the transfer or exchange date; provided, however, such limitation shall not be applicable to an exchange by the registered owner of the uncalled principal balance of a Bond.

The City, the Trustee, and any other Person may treat the Person in whose name this Bond is registered as the owner hereof for the purpose of receiving payment as herein provided (except interest shall be paid to the Person in whose name this Bond is registered on the Record Date or Special Record Date, as applicable) and for all other purposes, whether or not this Bond be overdue, and neither the City nor the Trustee shall be affected by notice to the contrary.

The City has reserved the right to issue Refunding Bonds and Additional Obligations on the terms and conditions specified in the Indenture.

NEITHER THE FULL FAITH AND CREDIT NOR THE GENERAL TAXING POWER OF THE CITY OF AUSTIN, TEXAS, TRAVIS COUNTY, TEXAS OR THE STATE OF TEXAS, OR ANY POLITICAL SUBDIVISION THEREOF, IS PLEDGED TO THE PAYMENT OF THE BONDS.

IT IS HEREBY CERTIFIED AND RECITED that the issuance of this Bond and the series of which it is a part is duly authorized by law; that all acts, conditions and things required to be done precedent to and in the issuance of the Bonds have been properly done and performed and have happened in regular and due time, form and manner, as required by law; and that the total indebtedness of the City, including the Bonds, does not exceed any Constitutional or statutory limitation.

IN WITNESS WHEREOF, the City Council of the City has caused this Bond to be executed under the official seal of the City.

\_\_\_\_\_  
Mayor, City of Austin, Texas

\_\_\_\_\_  
City Clerk, City of Austin, Texas

[City Seal]

(b) Form of Comptroller's Registration Certificate.

The following Registration Certificate of Comptroller of Public Accounts shall appear on the Initial Bond:

REGISTRATION CERTIFICATE OF  
COMPTROLLER OF PUBLIC ACCOUNTS

OFFICE OF THE COMPTROLLER §  
OF PUBLIC ACCOUNTS § REGISTER NO. \_\_\_\_\_  
§  
THE STATE OF TEXAS §

I HEREBY CERTIFY THAT there is on file and of record in my office a certificate to the effect that the Attorney General of the State of Texas has approved this Bond, and that this Bond has been registered this day by me.

WITNESS MY SIGNATURE AND SEAL OF OFFICE this \_\_\_\_\_

\_\_\_\_\_  
Comptroller of Public Accounts  
of the State of Texas

[SEAL]

(c) Form of Certificate of Trustee.

The following Certificate of Trustee shall appear on the definitive Bonds:

CERTIFICATE OF TRUSTEE

It is hereby certified that this is one of the Bonds of the series of Bonds referred to in the within mentioned Indenture.

\_\_\_\_\_  
U.S. Bank Trust Company, National  
Association, as Trustee

DATED: \_\_\_\_\_

By: \_\_\_\_\_  
Authorized Signatory

(d) Form of Assignment.

ASSIGNMENT

FOR VALUE RECEIVED, the undersigned hereby sells, assigns, and transfers unto  
(print or typewrite name, address and zip code of transferee):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(Social Security or other identifying number: \_\_\_\_\_) the within Bond and  
all rights hereunder and hereby irrevocably constitutes and appoints  
\_\_\_\_\_ attorney to transfer the within Bond on the books kept for  
registration hereof, with full power of substitution in the premises.

Date: \_\_\_\_\_

Signature Guaranteed By:  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE: The signature on this Assignment  
must correspond with the name of the  
registered owner as it appears on the face of  
the within Bond in every particular and must  
be guaranteed in a manner acceptable to the  
Trustee.

Authorized Signatory

(e) The Initial Bond shall be in the form set forth in paragraphs (a) through (d) of this  
Exhibit A, except for the following alterations:

(i) immediately under the name of the Bond the heading "INTEREST RATE"  
and "MATURITY DATE" shall both be completed with the expression "As Shown Below,"  
and the reference to the "CUSIP NUMBER" shall be deleted;

(ii) in the first paragraph of the Bond, the words "on the Maturity Date, as  
specified above, the sum of \_\_\_\_\_ DOLLARS" shall be  
deleted and the following will be inserted: "on \_\_\_\_\_ in each of the years, in the  
principal installments and bearing interest at the per annum rates set forth in the following  
schedule:

Principal Installments                      Interest Rates                      Years"

(Information to be inserted from Section 3.2(b) hereof); and

(iii) the Initial Bond shall be numbered T-1.

174  
175  
176  
177  
178

**Exhibit B**

Bond Purchase Agreement



OHS DRAFT 10/30/2024

**§[PRINCIPAL]  
CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3 PROJECT)**

---

**BOND PURCHASE AGREEMENT**

---

[ \_\_\_\_\_ ], 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Ladies and Gentlemen:

The undersigned, Stifel, Nicolaus & Company, Incorporated (the “Underwriter”), offers to enter into this Bond Purchase Agreement (this “Agreement”) with the City of Austin, Texas (the “City”), which will be binding upon the City and the Underwriter upon the acceptance of this Agreement by the City. This offer is made subject to its acceptance by the City by execution of this Agreement and its delivery to the Underwriter on or before 10:00 p.m., Central Time, on the date hereof and, if not so accepted, will be subject to withdrawal by the Underwriter upon written notice delivered to the City at any time prior to the acceptance hereof by the City. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Indenture (defined herein) between the City and U.S. Bank Trust Company, National Association, as trustee (the “Trustee”), authorizing the issuance of the Bonds (defined herein), and in the Limited Offering Memorandum (defined herein).

1. Purchase and Sale of Bonds. Upon the terms and conditions and upon the basis of representations, warranties, and agreements hereinafter set forth, the Underwriter hereby agrees to purchase from the City, and the City hereby agrees to sell to the Underwriter, all (but not less than all) of the §[PRINCIPAL] aggregate principal amount of the “City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project)” (the “Bonds”), at a purchase price of \$[ \_\_\_\_\_ ] (representing the aggregate principal amount of the Bonds, less an Underwriter’s discount of \$[ \_\_\_\_\_ ]).

Inasmuch as this purchase and sale represents a negotiated transaction, the City understands, and hereby confirms, that the Underwriter is not acting as a municipal advisor or fiduciary of the City (including, without limitation, a “municipal advisor” (as such term is defined in Section 975(e) of the Dodd Frank Wall Street Reform and Consumer Protection Act)), but rather is acting solely in its capacity as Underwriter for its own account. The City acknowledges and agrees that (i) the purchase and sale of the Bonds pursuant to this Agreement is an arm’s length

commercial transaction between the City and the Underwriter, (ii) in connection with the discussions, undertakings, and procedures leading up to the consummation of this transaction, the Underwriter is and has been acting solely as a principal and is not acting as the agent, municipal advisor, financial advisor, or fiduciary of the City, (iii) the Underwriter has not assumed an advisory or fiduciary responsibility in favor of the City with respect to the offering described herein or the discussions, undertakings, and procedures leading thereto (regardless of whether the Underwriter has provided other services or is currently providing other services to the City on other matters) and the Underwriter has no obligation to the City with respect to the offering described herein except the obligations expressly set forth in this Agreement, (iv) the City has consulted its own legal, financial and other advisors to the extent it has deemed appropriate, (v) the Underwriter has financial and other interests that differ from those of the City, and (vi) the Underwriter has provided to the City prior disclosures under Rule G-17 of the Municipal Securities Rulemaking Board (“MSRB”), which have been received by the City. The City further acknowledges and agrees that following the issuance and delivery of the Bonds, the Underwriter has indicated that it may have periodic discussions with the City regarding the expenditure of bond proceeds and the construction of the Improvement Area #3 Improvements financed with the Bonds and, in connection with such discussions, the Underwriter shall be acting solely as a principal and will not be acting as the agent or fiduciary of, and will not be assuming an advisory or fiduciary responsibility in favor of, the City.

The Bonds shall be dated [December 21], 2024 and shall have the maturities and redemption features, if any, and bear interest at the rates per annum shown on Schedule I hereto. Payment for and delivery of the Bonds, and the other actions described herein, shall take place on [December 18], 2024 (or such other date as may be agreed to by the City and the Underwriter) (the “Closing Date”).

2. Authorization Instruments and Law. The Bonds were authorized by an ordinance enacted by the City Council of the City (the “City Council”) on [November 21], 2024 (the “Bond Ordinance”) and shall be issued pursuant to the provisions of the Public Improvement District Assessment Act, Subchapter A of Chapter 372, Texas Local Government Code, as amended (the “Act”), and the Indenture of Trust, dated as of [December 1], 2024, between the City and the Trustee, authorizing the issuance of the Bonds (the “Indenture”). The Bonds shall be substantially in the form described in, and shall be secured under the provisions of, the Indenture.

The Bonds and interest thereon shall be secured by the Trust Estate (as defined in the Indenture) consisting primarily of revenue from the proceeds of special assessments (the “Assessments”) levied on the assessable parcels within Improvement Area #3 of the Whisper Valley Public Improvement District (the “District”). The District was established by a resolution (the “Creation Resolution”), enacted by the City Council on August 26, 2010, in accordance with the Act. The Assessments were levied in accordance with an amended and restated service and assessment plan (the “2023 Amended and Restated SAP”), pursuant to an ordinance adopted by the City Council on August 31, 2023 (the “Assessment Ordinance”). On [November 21], 2024, pursuant to the Bond Ordinance, the City Council adopted an amended and restated service and assessment plan (as updated and amended from time to time, the “Service and Assessment Plan” and, together with the Creation Resolution, the Indenture, and the Bond Ordinance, the “Authorizing Documents”), which serves to amend and restate the 2023 Amended and Restated SAP in its entirety for the purposes of (1) issuing the Bonds and (2) updating the Assessment Rolls.

The Bonds shall be further secured by certain applicable funds and accounts created pursuant to the Indenture.

The Bonds shall be as described in Schedule I attached hereto, the Indenture, and the Limited Offering Memorandum. The proceeds of the Bonds shall be used for (i) paying a portion of the Actual Costs of the Improvement Area #3 Improvements, (ii) funding a reserve fund for payment of principal and interest on the Bonds, (iii) paying the costs of issuance of the Bonds.

3. Initial Offering. The Underwriter agrees to make an initial offering of all of the Bonds in accordance with Section 4 hereof and to limit the initial offering of the Bonds to persons that qualify as “Accredited Investors” (as defined in Rule 501 of Regulation D under the Securities Act (as defined herein)) or “Qualified Institutional Buyers” (as defined in Rule 144A under the Securities Act). On or before the third (3rd) Business Day prior to the Closing Date, the Underwriter shall execute and deliver to Bond Counsel (as defined herein) the Issue Price Certificate (as defined herein), in substantially the form attached hereto as Appendix B.

4. Establishment of Issue Price.

a. The Underwriter agrees to assist the City in establishing the issue price of the Bonds and shall execute and deliver to the City on or before the third (3rd) business day prior to the Closing Date an “issue price” or similar certificate (the “Issue Price Certificate”), together with the supporting pricing wires or equivalent communications, substantially in the form attached hereto as Appendix B, with such modifications as may be appropriate or necessary, in the reasonable judgment of the Underwriter, the City and Bond Counsel, to accurately reflect, as applicable, the sales price or prices or the initial offering price or prices to the public of the Bonds. All actions to be taken by the City under this Section to establish the issue price of the Bonds may be taken on behalf of the City by the City’s Financial Advisor identified herein and any notice or report to be provided to the City may be provided to the City’s Financial Advisor or to Bond Counsel.

b. The Underwriter confirms that it has offered all of the Bonds of each maturity to the public on or before the date of this Agreement at the respective offering price (the “initial offering price”), or at the corresponding yield or yields, set forth in Schedule I attached hereto, except as otherwise set forth therein. The City will treat the first price at which 10% of each maturity of the Bonds is sold to the public as of the sale date as the issue price of that maturity (the “10% test”). At or promptly after the execution of this Agreement, the Underwriter shall report to the City on Schedule A to the Issue Price Certificate the first price at which the Underwriter has sold to the public each maturity of the Bonds and shall identify to the City on Schedule A to the Issue Price Certificate those maturities of the Bonds for which the 10% test has not been satisfied. If different interest coupons apply within a maturity, each separate CUSIP number within that maturity will be treated as a separate maturity for this purpose.

c. The City and the Underwriter agree that the restrictions set forth in the next sentence shall apply to those maturities of the Bonds for which the 10% test has not been met as of the date of this Agreement, which will allow the City to treat the initial offering price to the public of each such maturity as of the sale date as the issue price of that

maturity (the “hold-the-offering-price rule”). So long as the hold-the-offering-price rule remains applicable to any maturity of the Bonds, the Underwriter will neither offer nor sell unsold Bonds of that maturity to any person at a price that is higher than the initial offering price to the public during the period starting on the sale date and ending on the earlier of the following:

- (i) the close of the fifth (5th) business day after the sale date; or
- (ii) the date on which the Underwriter has sold at least 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public.

The Underwriter shall promptly advise the City when the Underwriter has sold 10% of that maturity of the Bonds to the public at a price that is no higher than the initial offering price to the public, if such sale occurs prior to the close of the fifth (5th) business day after the sale date.

d. The Underwriter confirms that any selling group agreement and each third-party distribution agreement relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each dealer who is a member of the selling group and each broker-dealer that is a party to such third-party distribution agreement, as applicable, to (A) comply with the hold-the-offering-price rule, if applicable, if and for so long as directed by the Underwriter and as set forth in the related pricing wires, (B) promptly notify the Underwriter of any sales of Bonds that, to its knowledge, are made to a purchaser who is a related party to an underwriter participating in the initial sale of the Bonds to the public, and (C) acknowledge that, unless otherwise advised by the dealer or broker-dealer, the Underwriter shall assume that each order submitted by the dealer or broker-dealer is a sale to the public. The City acknowledges that, in making the representation set forth in this subsection, the Underwriter will rely on (i) in the event a selling group has been created in connection with the initial sale of the Bonds to the public, the agreement of each dealer who is a member of the selling group to comply with the hold-the-offering-price rule, if applicable, as set forth in a selling group agreement and the related pricing wires, and (ii) in the event that a third-party distribution agreement was employed in connection with the initial sale of the Bonds to the public, the agreement of each broker-dealer that is a party to such agreement to comply with the hold-the-offering-price rule, if applicable, as set forth in the third-party distribution agreement and the related pricing wires. The City further acknowledges that the Underwriter shall not be liable for the failure of any dealer who is a member of a selling group, or of any broker-dealer that is a party to a third-party distribution agreement, to comply with its corresponding agreement regarding the hold-the-offering-price rule as applicable to the Bonds.

e. The Underwriter acknowledges that sales of any Bonds to any person that is a related party to the Underwriter shall not constitute sales to the public for purposes of this Section. Further, for purposes of this Section:

(i) “public” means any person other than an underwriter or a related party to an underwriter;

(ii) “underwriter” means (A) any person that agrees pursuant to a written contract with the City (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public);

(iii) a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) more than 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other); and

(iv) “sale date” means the date of execution of this Agreement by all parties.

## 5. Limited Offering Memorandum.

a. Delivery of Limited Offering Memorandum. The City previously has delivered, or caused to be delivered, to the Underwriter the Preliminary Limited Offering Memorandum for the Bonds dated [\_\_\_\_\_], 2024 (the “Preliminary Limited Offering Memorandum”), in a “designated electronic format,” as defined in the MSRB Rule G-32 (“Rule G-32”). The City will prepare, or cause to be prepared, a final Limited Offering Memorandum relating to the Bonds (as more particularly defined below, the “Limited Offering Memorandum”) which will be (i) dated the date of this Agreement, (ii) complete within the meaning of the United States Securities and Exchange Commission’s Rule 15c2-12, as amended (“Rule 15c2-12”), (iii) in a “designated electronic format,” and (iv) substantially in the form of the most recent version of the Preliminary Limited Offering Memorandum provided to the Underwriter before the execution hereof, except for the inclusion of the information permitted to be excluded from the Preliminary Limited Offering Memorandum by Section (b)(1) of Rule 15c2-12. The Limited Offering Memorandum, including the cover page thereto, all exhibits, schedules, appendices, maps, charts, pictures, diagrams, reports, and statements included or incorporated therein or attached thereto, and all amendments and supplements thereto that may be authorized for use with respect to the Bonds are collectively referred to herein as the “Limited Offering Memorandum.” Until the Limited Offering Memorandum has been prepared and is available for distribution, the City shall provide to the Underwriter, upon

request, sufficient quantities (which may be in electronic format) of the Preliminary Limited Offering Memorandum as the Underwriter reasonably deems necessary to satisfy the obligation of the Underwriter under Rule 15c2-12 with respect to distribution to each potential customer.

b. Preliminary Limited Offering Memorandum Deemed Final. The Preliminary Limited Offering Memorandum has been prepared for use by the Underwriter in connection with the initial limited public offering, sale, and distribution of the Bonds. The City hereby represents and warrants that the Preliminary Limited Offering Memorandum has been deemed final by the City as of its date, except for the omission of such information which is dependent upon the final pricing of the Bonds for completion, all as permitted to be excluded by Section (b)(1) of Rule 15c2-12.

c. Use of Limited Offering Memorandum in Offering and Sale. The City hereby authorizes the Limited Offering Memorandum and the information therein contained to be used by the Underwriter in connection with the initial limited public offering and the sale of the Bonds. The City consents to the use by the Underwriter prior to the date hereof of the Preliminary Limited Offering Memorandum in connection with the initial limited public offering of the Bonds. The City shall provide, or cause to be provided, to the Underwriter as soon as practicable after the date of the City's acceptance of this Agreement (but, in any event, not later than the earlier of the Closing Date or seven (7) Business Days after the City's acceptance of this Agreement) copies of the Limited Offering Memorandum which is complete as of the date of its delivery to the Underwriter. The City shall provide the Limited Offering Memorandum, or cause the Limited Offering Memorandum to be provided, (i) in a "designated electronic format" consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

d. Updating of Limited Offering Memorandum. If, after the date of this Agreement, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the "end of the underwriting period" (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than the twenty-fifth (25th) day after the "end of the underwriting period" for the Bonds), the City becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the City will notify the Underwriter promptly (and for the purposes of this clause provide the Underwriter with such information as it may from time to time reasonably request), and if, in the reasonable judgment of the Underwriter, such fact or event requires preparation and publication of a supplement or amendment to the Limited Offering Memorandum, the City will forthwith prepare and furnish, at no expense to the Underwriter (in a form and manner approved by the Underwriter), either an amendment or a supplement

to the Limited Offering Memorandum so that the statements therein as so amended and supplemented will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading or so that the Limited Offering Memorandum will comply with law; provided, however, that for all purposes of this Agreement and any certificate delivered by the City in accordance herewith, the City makes no representations with respect to the following information (collectively, the “Non-City Disclosures”): (i) the descriptions in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum of The Depository Trust Company, New York, New York (“DTC”), or its book-entry-only system, and (ii) the information in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum in any maps included therein or under the captions and subcaptions “PLAN OF FINANCE — Development Plan,” “— Status of Development” and “— Homebuilders and Status of Home Construction,” “NOTICE TO INVESTORS — LIMITATIONS APPLICABLE TO INITIAL PURCHASERS,” “BOOK-ENTRY ONLY SYSTEM,” “OVERLAPPING TAXES AND DEBT — Owners’ Association,” “THE IMPROVEMENT AREA #3 IMPROVEMENTS,” “THE DEVELOPMENT,” “THE DEVELOPER,” “THE SPECIAL ASSESSMENT CONSULTANT,” “THE ADMINISTRATOR,” “APPRAISAL OF IMPROVEMENT AREA #3,” “THE MARKET STUDY,” “BONDHOLDERS’ RISKS” (only as it pertains to the Developer, the Improvement Area #3 Improvements, and the Development, as defined in the Limited Offering Memorandum), “LEGAL MATTERS — Litigation – The Developer,” “CONTINUING DISCLOSURE — The Developer” and “— The Developer’s Compliance with Prior Undertakings,” “INFORMATION RELATING TO THE TRUSTEE,” “APPENDIX E-2,” “APPENDIX F,” and “APPENDIX H.” If such notification shall be subsequent to the Closing (defined herein), the City, at no expense to the Underwriter, shall furnish such legal opinions, certificates, instruments, and other documents as the Underwriter may reasonably deem necessary to evidence the truth and accuracy of such supplement or amendment to the Limited Offering Memorandum. The City shall provide any such amendment or supplement or cause any such amendment or supplement to be provided, (i) in a “designated electronic format” consistent with the requirements of Rule G-32 and (ii) in a printed format in such quantity as the Underwriter shall reasonably request in order for the Underwriter to comply with Section (b)(4) of Rule 15c2-12 and the rules of the MSRB.

e. Filing with MSRB. The Underwriter hereby agrees to timely file the Limited Offering Memorandum with the MSRB through its Electronic Municipal Market Access system within one (1) Business Day after receipt but no later than the Closing Date. Unless otherwise notified in writing by the Underwriter, the City can assume that the “end of the underwriting period” for purposes of Rule 15c2-12 is the Closing Date.

6. City Representations, Warranties and Covenants. The City represents, warrants, and covenants that:

a. Due Organization, Existence and Authority. The City is a political subdivision of the State of Texas (the “State”), and has, and at the Closing Date will have, full legal right, power and authority:

- (i) to enter into and perform its duties and obligations under:
  - (1) this Agreement;
  - (2) the Indenture;
  - (3) the Whisper Valley and Indian Hills Annexation and Development Agreement, effective as of June 18, 2009, by and among the City, Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership (“the Developer”), and Club Deal 116 Indian Hills TX, Limited Partnership, a Delaware limited partnership (the “Development Agreement”);
  - (4) the Whisper Valley Public Improvement District Financing Agreement, dated as of November 1, 2011, executed and delivered by the City and the Developer, as amended by that certain First Amendment dated March 28, 2019, and that certain Second Amendment dated July 30, 2022 (as amended, the “Financing Agreement”);
  - (5) the Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3, executed and delivered by the City and the Developer (the “Reimbursement Agreement”), effective as of July 20, 2023; and
  - (6) the Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of December 1, 2024, executed and delivered by the City, P3Works, LLC, as “Administrator” and U.S. Bank Trust Company, National Association, as “Dissemination Agent” (the “Continuing Disclosure Agreement of Issuer”).
- (ii) to issue, sell, and deliver the Bonds to the Underwriter as provided herein; and
- (iii) to carry out and consummate the transactions on its part described in (1) the Authorizing Documents, (2) this Agreement, (3) the Development Agreement, (4) the Financing Agreement, (5) the Reimbursement Agreement, (6) the Continuing Disclosure Agreement of Issuer, (7) the Limited Offering Memorandum, and (8) any other documents and certificates described in any of the foregoing (the documents described by subclauses (1) through (8) being referred to collectively herein as the “City Documents”).

b. Due Authorization and Approval of City. By all necessary official action of the City, the City has duly authorized and approved the adoption or execution and delivery by the City of, and the performance by the City of the obligations on its part contained in, the City Documents and, as of the date hereof, such authorizations and approvals are in full force and effect and have not been amended, modified, or rescinded, except as may have been approved by the Underwriter. When validly executed and delivered by the other parties thereto, the City Documents will constitute the legally valid



and binding obligations of the City enforceable upon the City in accordance with their respective terms, except insofar as enforcement may be limited by principles of sovereign immunity, bankruptcy, insolvency, reorganization, moratorium, or similar laws or equitable principles relating to or affecting creditors' rights generally. The City has complied, and will at the Closing be in compliance, in all material respects, with the obligations on its part to be performed on or prior to the Closing Date under the City Documents.

c. Due Authorization for Issuance of the Bonds. The City has duly authorized the issuance and sale of the Bonds pursuant to the Bond Ordinance, the Indenture, and the Act. The City has, and at the Closing will have, full legal right, power and authority (i) to enter into, execute, deliver, and perform its obligations under this Agreement and the other City Documents, (ii) to issue, sell and deliver the Bonds to the Underwriter pursuant to the Indenture, the Bond Ordinance, the Act, and as provided herein, and (iii) to carry out, give effect to and consummate the transactions on the part of the City described by the Bond Ordinance and the other City Documents.

d. No Breach or Default. As of the time of acceptance hereof, and to its knowledge, the City is not, and as of the Closing Date the City will not be, in breach of or in default in any material respect under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment or decree or any trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument related to the Bonds and to which the City is a party or is otherwise subject, and no event has occurred and is continuing which, with the passage of time or the giving of notice, or both, would constitute a default or event of default under any such instrument which breach, default or event could have a material adverse effect on the City's ability to perform its obligations under the Bonds or the City Documents; and, as of such times, the authorization, execution and delivery of the Bonds and the City Documents and compliance by the City with the obligations on its part to be performed in each of such agreements or instruments does not and will not conflict with or constitute a breach of or default under any applicable constitutional provision, law or administrative rule or regulation of the State or the United States, or any applicable judgment, decree, license, permit, trust agreement, loan agreement, bond, note, resolution, ordinance, agreement or other instrument to which the City (or any of its officers in their respective capacities as such) is subject, or by which it or any of its properties are bound, nor will any such authorization, execution, delivery or compliance result in the creation or imposition of any lien, charge or other security interest or encumbrance of any nature whatsoever upon any portion of the Trust Estate or under the terms of any such law, regulation or instrument, except as may be permitted by the City Documents.

e. No Litigation. At the time of acceptance hereof there is no action, suit, proceeding, inquiry or investigation, at law or in equity, before or by any court, government agency, public board or body (collectively and individually, an "Action") pending against the City with respect to which the City has been served with process, nor to the knowledge of the City is any Action threatened against the City, in which any such Action (i) in any way questions the existence of the City or the rights of the members of the City Council to hold their respective positions, (ii) in any way questions the formation or existence of the

District, (iii) affects, contests or seeks to prohibit, restrain or enjoin the issuance or delivery of any of the Bonds, or the payment or collection of any amounts pledged to pay the principal of and interest on the Bonds, or in any way contests or affects the validity of the City Documents or the consummation of the transactions on the part of the City described therein, or contests the exclusion of the interest on the Bonds from federal income taxation, or (iv) which may result in any material adverse change in the financial condition of the City; and, as of the time of acceptance hereof, to the City's knowledge, there is no basis for any action, suit, proceeding, inquiry, or investigation of the nature described in clauses (i) through (iv) of this sentence.

f. Bonds Issued Pursuant to Indenture. City represents that the Bonds, when issued, executed, and delivered in accordance with the Indenture and sold to the Underwriter as provided herein, will be validly issued and outstanding obligations of the City subject to the terms of the Indenture, entitled to the benefits of the Indenture and the security of the lien on and pledge of the Trust Estate. The Indenture creates a valid lien on and pledge of the Trust Estate pursuant to the Indenture to the extent provided for in the Indenture, including the investments thereof, subject in all cases to the provisions of the Indenture permitting the application thereof for the purposes and on the terms and conditions set forth therein.

g. Assessments. The Assessments constituting the security for the Bonds have been levied by the City in accordance with the Assessment Ordinance and the Act on those parcels of land identified in the Improvement Area #3 Assessment Roll (as defined in the Service and Assessment Plan). According to the Act, such Assessments constitute a valid and legally binding first and prior lien against the properties assessed, superior to all other liens and claims, except liens or claims for state, county, school district, or municipality ad valorem taxes, and runs with the land.

h. Consents and Approvals. All authorizations, approvals, licenses, permits, consents, elections, and orders of or filings with any governmental authority, legislative body, board, agency, or commission having jurisdiction in the matters which are required by the Closing Date for the due authorization of, which would constitute a condition precedent to or the absence of which would adversely affect the due performance by the City of, its obligations in connection with the City Documents have been duly obtained or made and are in full force and effect, except the approval of the Bonds by the Attorney General of the State, registration of the Bonds by the Comptroller of Public Accounts of the State, and the approvals, consents and orders as may be required under Blue Sky or securities laws of any jurisdiction.

i. Public Debt. Prior to the Closing, the City will not offer or issue any bonds, notes or other obligations for borrowed money or incur any material liabilities, direct or contingent, payable from or secured by a lien on and pledge of the Trust Estate which secures the Bonds without the prior approval of the Underwriter.

j. Preliminary Limited Offering Memorandum. The information contained in the Preliminary Limited Offering Memorandum is true and correct in all material respects, and such information does not contain any untrue statement of a material fact or omit to

state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures.

k. Limited Offering Memorandum. At the time of the City’s acceptance hereof and (unless the Limited Offering Memorandum is amended or supplemented pursuant to Section 5(d) of this Agreement) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the “end of the underwriting period,” the information contained in the Limited Offering Memorandum does not and will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that the City makes no representations with respect to the Non-City Disclosures; and further provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

l. Supplements or Amendments to Limited Offering Memorandum. If the Limited Offering Memorandum is supplemented or amended pursuant to Section 5(d) of this Agreement, at the time of each supplement or amendment thereto and (unless subsequently again supplemented or amended pursuant to such paragraph) at all times subsequent thereto during the period up to and including the twenty-fifth (25th) day subsequent to the “end of the underwriting period,” the Limited Offering Memorandum as so supplemented or amended will not contain any untrue statement of a material fact or omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that if the City notifies the Underwriter of any fact or event as required by Section 5(d) hereof, and the Underwriter determines that such fact or event does not require preparation and publication of a supplement or amendment to the Limited Offering Memorandum, then the Limited Offering Memorandum in its then-current form shall be conclusively deemed to be complete and correct in all material respects.

m. Compliance with Rule 15c2-12. During the past five (5) years, the City has complied in all material respects with its previous continuing disclosure undertakings made by it in accordance with Rule 15c2-12, except as described in the Limited Offering Memorandum.

n. Use of Bond Proceeds. The City will apply, or cause to be applied, the proceeds from the sale of the Bonds as provided in and subject to all of the terms and provisions of the Indenture and will not take or omit to take any action which action or omission will adversely affect the exclusion from gross income for federal income tax purposes of the interest on the Bonds.

o. Blue Sky and Securities Laws and Regulations. The City will furnish such information and execute such instruments and take such action in cooperation with the Underwriter as the Underwriter may reasonably request, at no expense to the City, (i) to (y) qualify the Bonds for offer and sale under the Blue Sky or other securities laws and regulations of such states and other jurisdictions in the United States as the Underwriter may designate and (z) determine the eligibility of the Bonds for investment under the laws of such states and other jurisdictions and (ii) to continue such qualifications in effect so long as required for the initial distribution of the Bonds by the Underwriter (provided, however, that the City will not be required to qualify as a foreign corporation or to file any general or special consents to service of process under the laws of any jurisdiction) and will advise the Underwriter immediately of receipt by the City of any notification with respect to the suspension of the qualification of the Bonds for sale in any jurisdiction or the initiation or threat of any proceeding for that purpose.

p. Certificates of the City. Any certificate signed by any official of the City authorized to do so in connection with the transactions described in this Agreement shall be deemed a representation and/or warranty, as applicable in the legal context, by the City to the Underwriter as to the statements made therein and can be relied upon by the Underwriter as to the statements made therein.

q. Intentional Actions Regarding Representations and Warranties. The City covenants that between the date hereof and the Closing Date it will not intentionally take actions which will cause the representations and warranties made in this Section to be untrue as of the Closing Date.

r. Financial Advisor. The City has engaged PFM Financial Advisors LLC as its financial advisor (the “Financial Advisor”) in connection with its offering and issuance of the Bonds.

By delivering the Limited Offering Memorandum to the Underwriter, the City shall be deemed to have reaffirmed, with respect to the Limited Offering Memorandum, the representations, warranties, and covenants set forth above.

7. Developer Letter of Representations. At the signing of this Agreement, the City and Underwriter shall receive from the Developer, an executed Developer Letter of Representations (the “Developer Letter of Representations”) in the form of Appendix A hereto, and at the Closing, a certificate signed by the Developer (the “Developer Closing Certificate”) in the form of Appendix E hereto, as set forth in Section 10(f) hereof.

8. The Closing. At 10:00 a.m., Central time, on the Closing Date, or at such other time or on such earlier or later Business Day as shall have been mutually agreed upon by the City and the Underwriter, (i) the City will deliver or cause to be delivered to DTC through its “FAST” System, the Bonds in the form of one fully registered Bond for each maturity, registered in the name of Cede & Co., as nominee for DTC, duly executed by the City and authenticated by the Trustee as provided in the Indenture, and (ii) the City will deliver the closing documents hereinafter mentioned to Norton Rose Fulbright US LLP (“Bond Counsel”), or a place to be mutually agreed upon by the City and the Underwriter. Settlement will be through the facilities of

DTC. The Underwriter will accept delivery and pay the purchase price of the Bonds as set forth in Section 1 hereof by wire transfer in federal funds payable to the order of the City or its designee. These payments and deliveries, together with the delivery of the aforementioned documents, are herein called the “Closing.” The Bonds will be made available to the Underwriter or Underwriter’s Counsel (defined herein) for inspection not less than twenty-four (24) hours prior to the Closing.

9. Underwriter’s Closing Conditions. The Underwriter has entered into this Agreement in reliance upon the representations and covenants herein and in the Developer Letter of Representations and the performance by the City of its obligations under this Agreement, both as of the date hereof and as of the Closing Date. Accordingly, the Underwriter’s obligations under this Agreement to purchase, accept delivery of, and pay for the Bonds shall be conditioned upon the performance by the City of its obligations to be performed hereunder at or prior to Closing and shall also be subject to the following additional conditions:

a. Bring-Down Representations of the City. The representations and covenants of the City contained in this Agreement shall be true and correct in all material respects as of the date hereof and at the time of the Closing, as if made on the Closing Date.

b. Executed Agreements and Performance Thereunder. At the time of the Closing (i) the City Documents shall be in full force and effect, and shall not have been amended, modified, or supplemented except with the written consent of the Underwriter; (ii) the Authorizing Documents shall be in full force and effect; (iii) there shall be in full force and effect such other resolutions or actions of the City as, in the opinion of Bond Counsel and Underwriter’s Counsel, shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the City described in this Agreement and the City Documents; (iv) there shall be in full force and effect such other resolutions or actions of the Developer as, in the opinion of Metcalfe Wolff Stuart & Williams LLP, counsel to the Developer (“Developer’s Counsel”), shall be necessary on or prior to the Closing Date in connection with the transactions on the part of the Developer described in the Developer Letter of Representations, the Development Agreement, the Financing Agreement, the Reimbursement Agreement, and the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of December 1, 2024, executed and delivered by the Developer, the Administrator and the Dissemination Agent (the “Continuing Disclosure Agreement of Developer,” and together with the Developer Letter of Representations, the Development Agreement, the Financing Agreement, and the Reimbursement Agreement, the “Developer Documents”); and (v) the City shall perform or have performed its obligations required or specified in the City Documents to be performed at or prior to Closing.

c. No Default. At the time of the Closing, no default shall have occurred or be existing and no circumstances or occurrences that, with the passage of time or giving of notice, shall constitute an event of default under this Agreement, the Indenture, the City Documents, the Developer Documents or other documents relating to the financing and construction of the Improvement Area #3 Improvements and the Development (as defined in the Limited Offering Memorandum), and the Developer shall not be in default in the payment of principal or interest on any of its indebtedness which default shall materially

adversely impact the ability of the Developer to pay the Assessments when due or complete the Improvement Area #3 Improvements.

d. Closing Documents. At or prior to the Closing, the Underwriter shall have received each of the documents required under Section 10 below.

e. Termination Events. The Underwriter shall have the right to cancel its obligation to purchase the Bonds and to terminate this Agreement without liability therefor by written notification to the City if, between the date of this Agreement and the Closing, in the Underwriter's reasonable judgment, any of the following shall have occurred:

(i) the market price or marketability of the Bonds, or the ability of the Underwriter to enforce contracts for the sale of the Bonds, shall be materially adversely affected by the occurrence of any of the following:

(1) legislation shall have been introduced in or enacted by the Congress of the United States or adopted by either House thereof, or legislation pending in the Congress of the United States shall have been amended, or legislation shall have been recommended to the Congress of the United States or otherwise endorsed for passage (by press release, other form of notice, or otherwise) by the President of the United States, the Treasury Department of the United States, or the Internal Revenue Service or legislation shall have been proposed for consideration by either the U.S. Senate Committee on Finance or the U.S. House of Representatives Committee on Ways and Means or legislation shall have been favorably reported for passage to either House of the Congress of the United States by a Committee of such House to which such legislation has been referred for consideration, or a decision by a court of the United States or the Tax Court of the United States shall be rendered or a ruling, regulation, or official statement (final, temporary, or proposed) by or on behalf of the Treasury Department of the United States, the Internal Revenue Service, or other federal agency shall be made, which would result in federal taxation of revenues or other income of the general character expected to be derived by the City or upon interest on securities of the general character of the Bonds or which would have the effect of changing, directly or indirectly, the federal income tax consequences of receipt of interest on securities of the general character of the Bonds in the hands of the holders thereof, and which in either case, makes it, in the reasonable judgment of the Underwriter, impracticable or inadvisable to proceed with the offer, sale, or delivery of the Bonds on the terms and in the manner described in the Limited Offering Memorandum; or

(2) legislation shall be enacted by the Congress of the United States, or a decision by a court of the United States shall be rendered, or a stop order, ruling, regulation or official statement by, or on behalf of, the United States Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall be

issued or made to the effect that the issuance, offering or sale of obligations of the general character of the Bonds, or the issuance, offering or sale of the Bonds, including all underlying obligations, as described herein or by the Limited Offering Memorandum, is in violation or would be in violation of, or that obligations of the general character of the Bonds, or the Bonds, are not exempt from registration under, any provision of the federal securities laws, including the Securities Act of 1933, as amended and as then in effect (the "Securities Act"), or that the Indenture needs to be qualified under the Trust Indenture Act of 1939, as amended and as then in effect (the "Trust Indenture Act"); or

(3) a general suspension of trading in securities on the New York Stock Exchange, the establishment of minimum prices on such exchange, the establishment of material restrictions (not in force as of the date hereof) upon trading securities generally by any governmental authority or any national securities exchange, a general banking moratorium declared by federal, State of New York, or State officials authorized to do so; provided, however, that such suspension in trading or any disruption in securities settlement, payment, or clearance service is not in force on the date hereof; or

(4) there shall have occurred (whether or not foreseeable) (i) any outbreak of hostilities (including, without limitation, an act of terrorism) including, but not limited to, an escalation of hostilities that existed prior to the date hereof, (ii) national or international calamity or crisis, including, but not limited to, an escalation in the scope or magnitude of any natural disaster, or (iii) material financial crisis or adverse change in the financial or economic conditions affecting the United States government or the securities markets in the United States; or

(5) there shall have occurred since the date of this Agreement any materially adverse change in the affairs or financial condition of the City, except as disclosed or described in the Limited Offering Memorandum; or

(6) any state blue sky or securities commission or other governmental agency or body in any state in which more than ten percent (10%) of the Bonds have been offered and sold shall have withheld registration, exemption or clearance of the offering of the Bonds as described herein, or issued a stop order or similar ruling relating thereto; or

(7) any amendment to the federal or State Constitution or action by any federal or state court, legislative body, regulatory body, or other authority materially adversely affecting the tax status of the City, its property, income, securities (or interest thereon), or the validity or enforceability of the Assessments and the liens created thereby, which

Assessments being the primary asset of the Trust Estate pledged to pay principal of and interest on the Bonds; or

(ii) the New York Stock Exchange or other national securities exchange or any governmental authority shall impose, as to the Bonds or as to obligations of the general character of the Bonds, any material restrictions not now in force, or increase materially those now in force, with respect to the extension of credit by, or the charge to the net capital requirements of, the Underwriter; or

(iii) any event occurring, or information becoming known which, in the reasonable judgment of the Underwriter, makes untrue in any material respect any statement or information contained in the Limited Offering Memorandum, or has the effect that the Limited Offering Memorandum contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, which change shall occur subsequent to the date of this Agreement and shall not be due to the malfeasance, misfeasance or nonfeasance of the Underwriter; or

(iv) any fact or event shall exist or have existed that, in the Underwriter's reasonable judgment, requires or has required an amendment of or supplement to the Limited Offering Memorandum; or

(v) a general banking moratorium shall have been declared by federal or State authorities having jurisdiction and shall be in force; or

(vi) a material disruption in securities settlement, payment or clearance services shall have occurred; or

(vii) a decision by a court of the United States shall be rendered, or a stop order, release, regulation or no-action letter by or on behalf of the United States Securities and Exchange Commission or any other governmental agency having jurisdiction of the subject matter shall have been issued or made, to the effect that the issuance, offering or sale of the Bonds, including the underlying obligations as described in this Agreement or in the Limited Offering Memorandum, or any document relating to the issuance, offering or sale of the Bonds, is or would be in violation of any provision of the federal securities laws on the Closing Date, including the Securities Act, the Securities Exchange Act of 1934 and the Trust Indenture Act; or

(viii) the purchase of and payment for the Bonds by the Underwriter, or the resale of the Bonds by the Underwriter, on the terms and conditions herein provided shall be prohibited by any applicable law, governmental authority, board, agency or commission, which prohibition shall occur subsequent to the date hereof and shall not be due to the malfeasance, misfeasance, or nonfeasance of the Underwriter; or



~~(ix) — an adverse change of a material nature in the financial position, results of operations or condition, financial or otherwise, of the Developer, other than in the ordinary course of its business.~~

The foregoing termination provisions shall not apply to any current, pending or proposed law that exists as of the date of execution of this Agreement which would permit the Underwriter to invoke its termination rights hereunder.

10. Closing Documents. At or prior to the Closing, the Underwriter (or Underwriter's Counsel on behalf of the Underwriter) shall receive the following documents:

a. Bond Opinion. The approving opinion of Bond Counsel, dated the Closing Date and substantially in the form included as Appendix D to the Limited Offering Memorandum, together with a reliance letter from Bond Counsel, dated the Closing Date and addressed to the Underwriter, which may be included in the supplemental opinion required by Section 10(b) hereof, to the effect that the foregoing opinion may be relied upon by the Underwriter to the same extent as if such opinion were addressed to it.

b. Supplemental Opinion. A supplemental opinion of Bond Counsel dated the Closing Date and addressed to the City and the Underwriter, in form and substance acceptable to Underwriter's Counsel, to the following effect:

(i) Except to the extent noted therein, Bond Counsel has not verified and is not passing upon, and does not assume any responsibility for, the accuracy, completeness or fairness of the statements and information contained in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum but that Bond Counsel has reviewed the statements and information appearing in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum under the captions and subcaptions "PLAN OF FINANCE — The Bonds," "DESCRIPTION OF THE BONDS," "SECURITY FOR THE BONDS SIMILARLY SECURED," "ASSESSMENT PROCEDURES" (except for the subcaptions "Assessment Methodology" and "Assessment Amounts"), "THE DISTRICT" (except for the subcaption "Collection and Delinquency History of District Assessments"), "TAX MATTERS," "LEGAL MATTERS — Legal Proceedings" (except for the final paragraph thereof) and "— Legal Opinions" (except for the final paragraph thereof), "CONTINUING DISCLOSURE — The City," "REGISTRATION AND QUALIFICATION OF BONDS FOR SALE," "LEGAL INVESTMENTS AND ELIGIBILITY TO SECURE PUBLIC FUNDS IN TEXAS," "INVESTMENTS" and "APPENDIX B" and Bond Counsel is of the opinion that the information relating to the Bonds and legal issues contained under such captions and subcaptions is an accurate and fair description of the laws and legal issues addressed therein and, with respect to the Bonds, such information conforms to the Bond Ordinance, the Assessment Ordinance, and the Indenture;

(ii) The Bonds are not subject to the registration requirements of the Securities Act, and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(iii) The City has or at the time of the adoption thereof had full power and authority to adopt the Creation Resolution, the Assessment Ordinance, and the Bond Ordinance (collectively, the foregoing documents are referred to herein as the “City Actions”) and perform its obligations thereunder and the City Actions have been duly adopted, are in full force and effect and have not been modified, amended or rescinded; and

(iv) The Indenture, the Development Agreement, the Financing Agreement, the Reimbursement Agreement, the Continuing Disclosure Agreement of Issuer, and this Agreement have been duly authorized, executed and delivered by the City and, assuming the due authorization, execution and delivery of such instruments, documents, and agreements by the other parties thereto, constitute the legal, valid, and binding agreements of the City, enforceable in accordance with their respective terms, except as enforcement thereof may be limited by bankruptcy, insolvency, or other laws affecting enforcement of creditors’ rights, or by the application of equitable principles if equitable remedies are sought and to the application of Texas law relating to governmental immunity applicable to governmental entities.

c. City Legal Opinion. An opinion of an attorney for the City, dated the Closing Date and addressed to the Underwriter, the City and the Trustee, with respect to matters relating to the City, substantially in the form of Appendix C hereto or in form otherwise agreed upon by the Underwriter.

d. Disclosure Counsel Opinion. An opinion of McCall, Parkhurst & Horton L.L.P., as Disclosure Counsel to the City, dated the Closing Date and addressed to the City in a form acceptable to the City.

e. Opinion of Developer’s Counsel. An opinion of Developer’s Counsel, dated the Closing Date and addressed to the City, Bond Counsel, the attorney for the City, the Underwriter, and the Trustee, substantially in the form of Appendix D hereto or in form otherwise agreed upon by the City and the Underwriter.

f. Developer Closing Certificate. The Developer Closing Certificate dated as of the Closing Date, signed by authorized officers of the Developer in substantially the form of Appendix E hereto.

g. City Closing Certificate. A certificate of the City, dated the Closing Date, signed by an appropriate City official, to the effect that:

(i) the representations and warranties of the City contained herein and in the City Documents are true and correct in all material respects on and as of the Closing Date as if made on the date thereof;

(ii) the Authorizing Documents and City Documents are in full force and effect and have not been amended, modified, or supplemented;

(iii) except as disclosed in the Limited Offering Memorandum, no litigation or proceeding against the City is pending or, to the best of the knowledge of such person, threatened in any court or administrative body nor is there a basis for litigation which would (a) contest the right of the members or officials of the City to hold and exercise their respective positions, (b) contest the due organization and valid existence of the City or the establishment of the District, (c) contest the validity, due authorization and execution of the Bonds or the City Documents, or (d) attempt to limit, enjoin or otherwise restrict or prevent the City from levying and collecting the Assessments pledged to pay the principal of and interest on the Bonds, or the pledge thereof;

(iv) the City has, to the best of such person's knowledge, complied with all agreements and covenants and satisfied all conditions set forth in the City Documents, on its part to be complied with or satisfied hereunder at or prior to the Closing;

(v) all official action of the City relating to the Limited Offering Memorandum, the Bonds and the City Documents have been duly taken by the City, are in full force and effect and have not been modified, amended, supplemented or repealed, except as otherwise approved in writing by the Underwriter; and

(vi) to his or her knowledge, no event affecting the City has occurred since the date of the Limited Offering Memorandum which should be disclosed therein for the purpose for which it is to be used or which is necessary to be disclosed therein in order to make the statements and information therein not misleading in any respect.

h. Trustee's Counsel Opinion. An opinion of counsel to the Trustee, dated the Closing Date and addressed to the Underwriter, the City and Bond Counsel, in form and substance acceptable to Underwriter's Counsel, the City and Bond Counsel to the following effect:

(i) The Trustee is duly organized, validly existing and in good standing as a national banking association organized under the laws of the United States of America, with full corporate power and authority to conduct its business and affairs as Trustee;

(ii) The Trustee has full right, power, and authority to enter into the Indenture, to perform its obligations under, and to carry out and consummate all of the transactions involving the Trustee contemplated by, the Indenture;

(iii) The Indenture has been duly authorized, executed and delivered by the Trustee and is valid and enforceable against the Trustee in accordance with its terms; and

(iv) No consent, approval, authorization or other action by any governmental authority having jurisdiction over the Trustee that has not been obtained is or will be required for the authentication of the Bonds or the

consummation by the Trustee of the other transactions contemplated to be performed by the Trustee in connection with the authentication of the Bonds and the acceptance and performance of the obligations created by the Indenture.

i. Trustee's Certificate. A customary authorization and incumbency certificate dated prior to the Closing Date, signed by authorized officers of the Trustee in form and substance acceptable to the Underwriter, Underwriter's Counsel, and Bond Counsel.

j. Underwriter Counsel's Opinion. An opinion, dated the Closing Date and addressed to the Underwriter, of Orrick, Herrington & Sutcliffe LLP ("Underwriter's Counsel"), to the effect that:

(i) The Bonds are not subject to the registration requirements of the Securities Act and the Indenture is exempt from qualification pursuant to the Trust Indenture Act;

(ii) Such counsel is not passing upon and does not assume any responsibility for the accuracy, completeness or fairness of any of the statements contained in the Preliminary Limited Offering Memorandum or in the Limited Offering Memorandum and makes no representation that it has independently verified the accuracy, completeness or fairness of any such statements. In its capacity as counsel to the Underwriter, to assist the Underwriter in part of its responsibility with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, such counsel has participated in conferences with representatives of the Underwriter, representatives of the City, and its counsel, Norton Rose Fulbright US LLP, as bond counsel, PFM Financial Advisors LLC, as financial advisor, the special assessment consultant, the public improvement district administrator, representatives of the Developer, its counsel, Metcalfe Wolff Stuart & Williams LLP, and its engineers, consultants, and others, during which the contents of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum and related matters were discussed. Based on such counsel's participation in the above-mentioned conferences (which, with respect to the Preliminary Limited Offering Memorandum, did not extend beyond the date of this Agreement), and in reliance thereon, on oral and written statements and representations of the City, the Developer and others and on the records, documents, certificates, opinions and matters herein mentioned, such counsel advises the Underwriter as a matter of fact and not opinion that, during the course of such counsel's representation of the Underwriter on this matter, (a) no facts had come to the attention of the attorneys in such counsel's firm rendering legal services to the Underwriter in connection with the Preliminary Limited Offering Memorandum which caused such counsel to believe, as of the date of the Preliminary Limited Offering Memorandum and as of the date of this Agreement, based on the documents, drafts and facts in existence and reviewed as of those dates, that the Preliminary Limited Offering Memorandum contained any untrue statement of a material fact or omitted to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not

misleading (except any information marked as preliminary or subject to change, any information permitted to be omitted by Securities and Exchange Commission Rule 15c2-12 or otherwise left blank and any other differences with the information in the Limited Offering Memorandum), and (b) no facts had come to the attention of the attorneys in such counsel's firm rendering legal service to the Underwriter in connection with the Limited Offering Memorandum which caused such counsel to believe that the Limited Offering Memorandum as of its date and as of the Closing Date contained or contains any untrue statement of a material fact or omitted or omits to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided that, such counsel expressly excludes from the scope of this paragraph and expresses no view, with respect to both the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, about any CUSIP numbers, financial, accounting, statistical or economic, engineering or demographic data or forecasts, numbers, charts, tables, graphs, estimates, projections, assumptions or expressions of opinion, any information about verification, feasibility, valuation, appraisals, absorption, real estate or environmental matters, relationship among the parties, Appendices, or any information about book-entry, DTC, Cede & Co., underwriting or underwriter, tax matters, included or referred to therein or omitted therefrom. No responsibility is undertaken or conclusion expressed with respect to any other disclosure document, materials or activity, or as to any information from another document or source referred to by or incorporated by reference in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum; and

(iii) The Continuing Disclosure Agreement of Issuer, together with Section 10(o) hereof and Section ~~10~~6 of the Bond Ordinance satisfies the requirements contained in Securities and Exchange Commission Rule 15c2-12(b)(5) for an undertaking by the City for the benefit of the holders of the Bonds to provide the information at the times and in the manner required by said Rule; provided that, for purposes of this opinion, such counsel is not expressing any view regarding the content of the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum that is not expressly stated in numbered paragraph ii, above.

k. Limited Offering Memorandum. The Limited Offering Memorandum and each supplement or amendment, if any, thereto.

l. Delivery of City Documents and Developer Documents. The City Documents and Developer Documents shall have been executed and delivered in form and content satisfactory to the Underwriter.

m. Form 8038-G. Evidence that the federal tax information form 8038-G has been prepared by Bond Counsel for filing.

n. Federal Tax Certificate. A certificate of the City in form and substance satisfactory to Bond Counsel and Underwriter's Counsel setting forth the facts, estimates and circumstances in existence on the Closing Date, which establish that it is not expected that the proceeds of the Bonds will be used in a manner that would cause the Bonds to be

“arbitrage bonds” within the meaning of Section 148 of the Internal Revenue Code of 1986, as amended (the “Code”), and any applicable regulations (whether final, temporary or proposed), issued pursuant to the Code.

o. Attorney General Opinion and Comptroller Registration. The approving opinion of the Attorney General of the State regarding the Bonds and the Comptroller of the State’s Certificate of Registration for the Initial Bond.

p. Continuing Disclosure Agreements. The Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer shall have been executed by the parties thereto in substantially the forms attached to the Limited Offering Memorandum as Appendix E-1 and Appendix E-2.

q. Letter of Representation of the Appraiser. (i) Letter of Representation of the appraiser, substantially in the form of Appendix F hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter, and (ii) a copy of the real estate appraisal of the certain property in Improvement Area #3 of the District, dated October ~~16~~29, 2024.

r. Letter of Representation of Administrator. Letter of Representation of Administrator, substantially in the form of Appendix G hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

s. Letter of Representation of Special Assessment Consultant. Letter of Representation of special assessment consultant, substantially in the form of Appendix H hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter.

t. Letter of Representation of Market Research Company. (i) Letter of Representation of the market research company, substantially in the form of Appendix I hereto, addressed to the City, Bond Counsel, the Underwriter, and the Trustee, or in form otherwise agreed upon by the Underwriter, and (ii) a copy of the market study of Improvement Area #3, dated ~~[ ]~~October 24, 2024.

u. Evidence of Filing of Assessment Ordinance and Service and Assessment Plan. Evidence that (i) the Assessment Ordinance, including a legal description of the property within the District and the Improvement Area #3 Assessment Roll and a statement indicating the contact for and address of where a copy of the 2023 Amended and Restated SAP and any updates thereto may be obtained or viewed and (ii) the Service and Assessment Plan, as amended, have been filed of record in the real property records of Travis County, Texas.

v. Developer Organizational Documents. The Developer shall have delivered to the Underwriter and the City, (i) fully executed copies of the Developer’s organizational documents, (ii) a Certificate of Status from the Texas Secretary of State, (iii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer, and (iv) Certificate of Status from the Delaware Secretary of State.

w. Rule 15c2-12 Certification. A resolution, ordinance, or certificate of the City whereby the City has deemed the Preliminary Limited Offering Memorandum final as of its date, except for permitted omissions, as contemplated by Rule 15c2-12 in connection with the offering of the Bonds, which certification may be included in the Bond Ordinance.

x. Dissemination Agent. Evidence acceptable to the Underwriter in its sole discretion that the City has engaged a dissemination agent acceptable to the Underwriter for the Bonds, with the execution of the Continuing Disclosure Agreement of Issuer and the Continuing Disclosure Agreement of Developer by other parties thereto being conclusive evidence of such acceptance by the Underwriter. The Underwriter hereby acknowledges and agrees that U.S. Bank Trust Company, National Association is an acceptable dissemination agent.

y. BLOR. A copy of the current Blanket Issuer Letter of Representation to DTC signed by the City.

z. Additional Documents. Such additional legal opinions, certificates, instruments, and other documents as the Underwriter or Underwriter's Counsel may reasonably deem necessary.

If the City shall be unable to satisfy the conditions to the obligations of the Underwriter to purchase, to accept delivery of and to pay for the Bonds contained in this Agreement (unless waived by the Underwriter in its sole discretion), or if the obligations of the Underwriter shall be terminated for any reason permitted by this Agreement, this Agreement shall terminate and the Underwriter and the City shall have no further obligation hereunder, except as further set forth in Sections 13, 15 and 16 hereof.

11. City's Closing Conditions. The obligation of the City hereunder to deliver the Bonds shall be subject to receipt on or before the Closing Date of the purchase price set forth in Section 1 hereof, the Attorney General Opinion, the opinion of Bond Counsel described in Section 10(a) hereof and all documents required to be delivered by the Developer.

12. Term of Agreement. Except for surviving representations, warranties, and indemnities of the parties to this Agreement, the term of this Agreement terminates upon the "end of the underwriting period" (as defined in Rule 15c2-12) or, if earlier, exercise of a termination right (which may not be based on and existing or incipient breach of a verification).

13. Costs and Expenses.

a. The Underwriter shall be under no obligation to pay, and the City shall cause to be paid from proceeds of the Bonds the following expenses incident to the issuance of the Bonds and performance of the City's obligations hereunder: (i) the costs of the preparation and printing of the Bonds; (ii) the cost of preparation, printing, and mailing of the Preliminary Limited Offering Memorandum, the final Limited Offering Memorandum and any supplements and amendments thereto; (iii) the fees and disbursements of the City's Financial Advisor, the Trustee's counsel, Bond Counsel, Disclosure Counsel to the City, Developer's Counsel, and the Trustee relating to the issuance of the Bonds; (iv) the

Attorney General's review fees; (v) the fees and disbursements of accountants, advisers and any other experts or consultants retained by the City or the Developer, including but not limited to the fees and expenses of the appraiser, the market research company, the special assessment consultant, the Administrator; and (vi) the expenses incurred by or on behalf of City employees and representatives that are incidental to the issuance of the Bonds and the performance by the City of its obligations under this Agreement.

b. The Underwriter shall pay the following expenses: (i) all advertising expenses in connection with the limited offering of the Bonds; (ii) fees of Underwriter's Counsel; and (iii) all other expenses, including CUSIP fees (including out-of-pocket expenses and related regulatory expenses), incurred by it in connection with its limited offering and distribution of the Bonds, except as noted in Subsection 13(a) above.

c. The City acknowledges that the Underwriter will pay from the Underwriter's expense allocation of the underwriting discount the applicable per bond assessment charged by the Municipal Advisory Council of Texas, a nonprofit corporation whose purpose is to collect, maintain and distribute information relating to issuing entities of municipal securities.

14. Notice. Any notice or other communication to be given to the City under this Agreement may be given by delivering the same in writing to: City of Austin, Texas, 301 W. 2nd Street, Austin, Texas 78701, Attention: Treasurer, or City of Austin, P.O. Box 2106, Austin, Texas 78768, Attention: Treasurer.

Any notice or other communication to be given to the Underwriter under this Agreement may be given by delivering the same in writing to: Stifel, Nicolaus & Company, Incorporated 8115 Preston Road, Suite 650, Dallas, TX 75225, Attention: [\_\_\_\_\_].

15. Parties in Interest; Survival of City Representations. This Agreement is made solely for the benefit of the City and the Underwriter (including their respective successors and assigns), and no other person shall acquire or have any right hereunder or by virtue hereof. All of the City's representations, warranties, and covenants contained in this Agreement shall remain operative and in full force and effect and survive delivery of and payment for the Bonds and any termination, regardless of any investigations made by or on behalf of the Underwriter.

16. Survival of Representations and Warranties of Third Parties. All representations and warranties of the parties (other than the City and Underwriter) made in, pursuant to or in connection with this Agreement, including the appendices hereto, shall survive the execution and delivery of this Agreement, notwithstanding any investigation by the parties. All statements contained in any certificate, instrument, or other writing delivered by a party to this Agreement or in connection with the transactions described in or by this Agreement constitute representations and warranties by such party under this Agreement to the extent such statement is set forth as a representation and warranty in the instrument in question.

17. Severability. In case any one or more of the provisions contained herein shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof.



18. State Law and Venue Governs. The validity, interpretation, and performance of this Agreement shall be governed by the laws of the State and venue shall lie in Travis County, Texas.

19. No Assignment. The rights and obligations created by this Agreement shall not be subject to assignment by the Underwriter or the City without the prior written consent of the other party hereto.

20. No Personal Liability. None of the members of the City Council, nor any officer, representative, agent, or employee of the City, shall be charged personally by the Underwriter with any liability, or be held liable to the Underwriter under any term or provision of this Agreement, or because of execution or attempted execution, or because of any breach or attempted or alleged breach of this Agreement.

21. Statutory Verifications. The Underwriter makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Underwriter within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Agreement, notwithstanding anything in this Agreement to the contrary.

a. Not a Sanctioned Company. The Underwriter represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Underwriter and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

b. No Boycott of Israel. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

c. No Discrimination Against Firearm Entities. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

d. No Boycott of Energy Companies. The Underwriter hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

22. Form 1295. The Underwriter hereby represents and warrants that it is exempt from the requirements of Section 2252.908 of the Texas Government Code, as amended, pursuant to subsection (c)(4) thereof, and, accordingly, the Underwriter is not required to file a Certificate of Interested Parties Form 1295 otherwise prescribed thereunder.

23. Entire Agreement. This Agreement when accepted by the City in writing as heretofore specified shall constitute the entire agreement between the City and the Underwriter with respect to the purchase of the Bonds and supersedes all oral statements, prior writings, and representations with respect thereto.

24. Counterparts. This Agreement may be executed by the parties hereto in separate counterparts, each of which when so executed and delivered shall be an original, but all such counterparts shall together constitute but one and the same instrument. The City and the Underwriter agree that electronic signatures to this Agreement may be regarded as original signatures.

*[Signature pages follow.]*

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed as of the date first set forth above.

**STIFEL, NICOLAUS & COMPANY,  
INCORPORATED**  
as Underwriter

By: \_\_\_\_\_  
Name:  
Title:

Accepted at \_\_\_\_\_ a.m./p.m. central time on the  
date first stated above.

**City of Austin, Texas**

By: \_\_\_\_\_  
Authorized Official

**SCHEDULE I**

\$ \_\_\_\_\_

CITY OF AUSTIN, TEXAS

(a municipal corporation of the State of Texas located in Travis, Hays and Williamson Counties)

SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024

(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT

IMPROVEMENT AREA #3 PROJECT)

Interest Accrues From: Date of Delivery

\$ \_\_\_\_\_ % Term Bonds, Due November 1, 20\_\_, Priced to Yield \_\_\_\_% (a) (b) (d)

\$ \_\_\_\_\_ % Term Bonds, Due November 1, 20\_\_, Priced to Yield \_\_\_\_% (a) (b) (c) (d)

\$ \_\_\_\_\_ % Term Bonds, Due November 1, 20\_\_, Priced to Yield \_\_\_\_% (a) (b) (c) (d)

- (a) [The initial reoffering prices or yields of the Bonds have been determined in accordance with the 10% test.]
- (b) The Bonds are subject to extraordinary optional redemption as described in the Limited Offering Memorandum under “DESCRIPTION OF THE BONDS — Redemption Provisions.”
- (c) The Bonds maturing on and after November 1, 20\_\_ are also subject to redemption, in whole or in part, prior to stated maturity, at the option of the City, on any date on or after November 1, 20\_\_ at the redemption price of 100% of the principal amount of such Bonds, or portion thereof, to be redeemed, plus accrued interest to date of redemption.
- (d) The Bonds maturing November 1, 20\_\_, November 1, 20\_\_ and November 1, 20\_\_, are also subject to mandatory sinking fund redemption on the dates and in the respective principal amounts as set forth in the following schedules.

**\$ \_\_\_\_\_ Bonds Maturing November 1, 20**

<u>Redemption Date</u>	<u>Principal Amount</u>	<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$	November 1, 20__	\$
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__†	

† Stated Maturity

**\$ \_\_\_\_\_ Bonds Maturing November 1, 20**

<u>Redemption Date</u>	<u>Principal Amount</u>	<u>Redemption Date</u>	<u>Principal Amount</u>
November 1, 20__	\$	November 1, 20__	\$
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__†	

† Stated Maturity

**\$ Bonds Maturing November 1, 20**

<b><u>Redemption Date</u></b>	<b><u>Principal Amount</u></b>	<b><u>Redemption Date</u></b>	<b><u>Principal Amount</u></b>
November 1, 20__	\$	November 1, 20__	\$
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__	
November 1, 20__		November 1, 20__†	

† Stated Maturity

**APPENDIX A**

**FORM OF DEVELOPER LETTER OF REPRESENTATIONS**

**§[PRINCIPAL]  
CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3 PROJECT)**

---

**DEVELOPER LETTER OF REPRESENTATIONS**

---

[ \_\_\_\_\_ ], 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company, Incorporated,  
8115 Preston Road, Suite 650  
Dallas, TX 75225

Ladies and Gentlemen:

This letter is being delivered to the City of Austin, Texas (the “City”) and Stifel, Nicolaus & Company, Incorporated (the “Underwriter”), in consideration for your entering into the Bond Purchase Agreement dated the date hereof (the “Bond Purchase Agreement”) for the sale and purchase of the §[PRINCIPAL] “City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project)” (the “Bonds”). Pursuant to the Bond Purchase Agreement, the Underwriter has agreed to purchase from the City, and the City has agreed to sell to the Underwriter the Bonds. In order to induce the City to enter into the Bond Purchase Agreement and as consideration for the execution, delivery, and sale of the Bonds by the City and the purchase of them by the Underwriter, the undersigned, Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership (the “Developer”), makes the representations, warranties, and covenants contained in this Developer Letter of Representations. Unless the context clearly indicates otherwise, each capitalized term used in this Developer Letter of Representations will have the meaning set forth in the Bond Purchase Agreement.

1. Purchase and Sale of Bonds. Inasmuch as the purchase and sale of the Bonds represents a negotiated transaction, the Developer understands, and hereby confirms, that the Underwriter is not acting as a fiduciary of the Developer, but rather is acting solely in its capacity as Underwriter of the Bonds for its own account.

2. Updating of the Limited Offering Memorandum. If, after the date of this Developer Letter of Representations, up to and including the date the Underwriter is no longer required to provide a Limited Offering Memorandum to potential customers who request the same pursuant to Rule 15c2-12 (the earlier of (i) ninety (90) days from the “end of the underwriting period” (as defined in Rule 15c2-12) and (ii) the time when the Limited Offering Memorandum is available to any person from the MSRB, but in no case less than twenty-five (25) days after the “end of the underwriting period” for the Bonds), the Developer becomes aware of any fact or event which might or would cause the Limited Offering Memorandum, as then supplemented or amended, to contain any untrue statement of a material fact or to omit to state a material fact required to be stated therein or necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading, or if it is necessary to amend or supplement the Limited Offering Memorandum to comply with law, the Developer will notify the Underwriter (and for the purposes of this clause provide the Underwriter with such information as it may from time to time request); however, that for the purposes of this Developer Letter of Representations and any certificate delivered by the Developer in accordance with the Bond Purchase Agreement, the Developer makes no representations with respect to the information appearing in the Preliminary Limited Offering Memorandum or the Limited Offering Memorandum except for the information under the captions and subcaptions, including all of the maps depicted therein and on pages iv-viii, “PLAN OF FINANCE — Development Plan,” “— Status of Development,” “— Homebuilders and Status of Home Construction,” “— The Reimbursement Agreement,” and “— Phased PID Bonds,” “OVERLAPPING TAXES AND DEBT — Owners’ Association,” “THE IMPROVEMENT AREA #3 IMPROVEMENTS,” “THE DEVELOPMENT,” and “THE DEVELOPER,” and, to the Developer’s knowledge after due inquiry, under the captions “BONDHOLDERS’ RISKS” (only as it pertains to the Developer, the Improvement Area #3 Improvements, and the Development (as defined in the Limited Offering Memorandum)), “LEGAL MATTERS — Litigation – The Developer,” “CONTINUING DISCLOSURE — The Developer” and “— The Developer’s Compliance with Prior Undertakings,” “SOURCES OF INFORMATION — The Developer,” APPENDIX E-2,” and “APPENDIX G” (collectively, the “Developer Disclosures”) in accordance with subsection 4(f) hereof.

3. Developer Documents. The Developer has executed and delivered each of the below listed documents (individually, a “Developer Document” and collectively, the “Developer Documents”) in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against Developer in accordance with its terms:

- a. this Developer Letter of Representations;
- b. the Whisper Valley and Indian Hills Annexation and Development Agreement, effective as of June 18, 2009, by and among the City, the Developer, and Club Deal 116 Indian Hills TX, Limited Partnership, a Delaware limited partnership (the “Development Agreement”);
- c. the Whisper Valley Public Improvement District Financing Agreement, dated as of November 1, 2011, executed and delivered by the City and the Developer, as amended by that certain First Amendment dated March 28, 2019 and by that certain Second Amendment dated July 30, 2022 (as amended, the “Financing Agreement”);



d. the Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3, executed and delivered by the City and the Developer (the “Reimbursement Agreement”) effective as of July 20, 2023; and

e. the Continuing Disclosure Agreement of Developer with respect to the Bonds, dated as of December 1, 2024, executed and delivered by the Developer, P3Works, LLC, as Administrator, and U.S. Bank Trust Company, National Association, as Dissemination Agent (the “Continuing Disclosure Agreement of Developer”).

The Developer has complied in all material respects with all of the Developer’s agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

4. Developer Representations, Warranties and Covenants. The Developer represents, warrants, and covenants to the City and the Underwriter that:

a. Due Organization and Existence. The Developer is duly formed and validly existing as a limited partnership under the laws of the State of Delaware and is authorized to act and conduct business within the State of Texas.

b. Organizational Documents. The copies of the organizational documents of the Developer provided by the Developer (the “Developer Organizational Documents”) to the City and the Underwriter are fully executed, true, correct, and complete copies of such documents and such documents have not been amended or supplemented since delivery to the City and the Underwriter and are in full force and effect as of the date hereof.

c. No Breach. The execution and delivery of the Developer Documents by Developer does not violate any judgment, order, writ, injunction or decree binding on Developer or any indenture, agreement, or other instrument to which the Developer is a party.

d. No Litigation. Other than as described in the Preliminary Limited Offering Memorandum and in the Limited Offering Memorandum, there are no proceedings pending or threatened in writing before any court or administrative agency against the Developer that are either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

e. Information. The information prepared and submitted by the Developer to the City or the Underwriter in connection with the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum was, and is, as of this date, true and correct in all material respects.

f. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The Developer represents and warrants that the information set forth in the Developer Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is true and correct and does not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in the light of the circumstances under which they were made, not misleading. The Developer agrees to provide a certificate dated the Closing Date affirming, as of such date, the representations contained in this subsection (f) with respect to the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum.

g. Events of Default. No “Event of Default” or “event of default” by the Developer under any of the Developer Documents, any documents to which the Developer is a party described in the Limited Offering Memorandum, or under any material documents relating to the financing and construction of the Improvement Area #3 Improvements to which the Developer is a party, or event that, with the passage of time or the giving of notice or both, would constitute such “Event of Default” or “event of default,” by the Developer has occurred and is continuing.

5. Indemnification.

a. The Developer will indemnify and hold harmless the City and the Underwriter and each of their officers, directors, employees and agents against any losses, claims, damages or liabilities to which any of them may become subject, under the Securities Act of 1933 or otherwise, insofar as such losses, claims, damages or liabilities (or actions in respect thereof) arise out of or are based upon an untrue statement or alleged untrue statement of a material fact contained or incorporated by reference in the Developer Disclosures in the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum, or any amendment or supplement to the Limited Offering Memorandum amending or supplementing the information contained under the aforementioned captions (as qualified above), or arise out of or are based upon the omission, untrue statement or alleged untrue statement or omission to state therein a material fact necessary to make the statements under the aforementioned captions (as qualified above) not misleading under the circumstances under which they were made and will reimburse any indemnified party for any reasonable legal or other expenses reasonably incurred by them in connection with investigating or defending any such action or claim as such expenses are incurred.

b. Promptly after receipt by an indemnified party under subsection (a) above of notice of the commencement of any action, such indemnified party shall, if a claim in respect thereof is to be made against the indemnifying party under such subsection, notify the indemnifying party in writing of the commencement thereof; but the omission so to notify the indemnifying party shall not relieve the indemnifying party from any liability which it may have to the indemnified party otherwise than under such subsection, unless such indemnifying party was prejudiced by such delay or lack of notice. In case any such action shall be brought against an indemnified party, it shall promptly notify the indemnifying party of the commencement thereof, the indemnifying party shall be entitled to participate therein and, to the extent that it shall wish, to assume the defense thereof, with counsel reasonably satisfactory to such indemnified party (who shall not, except with

the consent of the indemnified party, be counsel to the indemnifying party), and, after notice from the indemnifying party to such indemnified party of its election so to assume the defense thereof, the indemnifying party shall not be liable to such indemnified party under such subsection for any legal expenses of other counsel or any other expenses, in each case subsequently incurred by such indemnified party, in connection with the defense thereof other than reasonable costs of investigation. The indemnifying party shall not be liable for any settlement of any such action effected without its consent, but if settled with the consent of the indemnifying party or if there is a final judgment for the plaintiff in any such action, the indemnifying party will indemnify and hold harmless any indemnified party from and against any loss or liability by reason of such settlement or judgment. The indemnity herein shall survive delivery of the Bonds and shall survive any investigation made by or on behalf of the City, the Developer or the Underwriter.

6. Survival of Representations, Warranties and Covenants. All representations, warranties, and agreements in this Developer Letter of Representations will survive regardless of (a) any investigation or any statement in respect thereof made by or on behalf of the Underwriter, (b) delivery of any payment by the Underwriter for the Bonds hereunder, and (c) any termination of the Bond Purchase Agreement.

7. Binding on Successors and Assigns. This Developer Letter of Representations will be binding upon the Developer and (i) any entity to which the Developer assigns its rights or obligations under the Financing Agreement related to all or a portion of the property in Improvement Area #3; (ii) any entity which is the successor by merger or otherwise to all or substantially all of the Developer's assets and liabilities including, but not limited to, any merger or acquisition pursuant to any public offering or reorganization to obtain financing and/or growth capital; or (iii) any entity which may have acquired all of the outstanding stock or ownership of the assets of the Developer. This Developer Letter of Representations will be binding upon the Developer and its successors and assigns and inure solely to the benefit of the Underwriter and the City, and no other person or firm or entity will acquire or have any right under or by virtue of this Developer Letter of Representations.

*[Signature page follows.]*

**DEVELOPER:**

CLUB DEAL 120 WHISPER VALLEY, LIMITED  
PARTNERSHIP, a Delaware limited partnership  
qualified to do business in Texas  
(as Developer)

By: CD120 GP, LLC, a Delaware limited liability  
company qualified to do business in Texas  
Its: General Partner

By: \_\_\_\_\_  
Douglas H. Gilliland, Manager

## APPENDIX B

**§[PRINCIPAL]  
CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3)**

### ISSUE PRICE CERTIFICATE

The undersigned, on behalf of Stifel, Nicolaus & Company, Incorporated (“Stifel”), hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the “Bonds”) of the City of Austin, Texas (the “Issuer”).

1. ***Sale of the General Rule Maturities.*** As of the date of this certificate, for each Maturity of the General Rule Maturities, the first price at which at least 10% of such Maturity was sold to the Public is the respective price listed in Schedule A.

2. ***Initial Offering Price of the Hold-the-Offering-Price Maturities.***

(a) Stifel offered the Hold-the-Offering-Price Maturities to the Public for purchase at the respective initial offering prices listed in Schedule A (the “Initial Offering Prices”) on or before the Sale Date. A copy of the pricing wire or equivalent communication for the Bonds is attached to this certificate as Schedule B.

(b) As set forth in the Bond Purchase Agreement, Stifel agreed in writing on or prior to the Sale Date that, (i) for each Maturity of the Hold-the-Offering-Price Maturities, it would neither offer nor sell any of the Bonds of such Maturity to any person at a price that is higher than the Initial Offering Price for such Maturity during the Holding Period for such Maturity (the “hold-the-offering-price rule”), and (ii) any selling group agreement shall contain the agreement of each dealer who is a member of the selling group, and any retail or other third party distribution agreement shall contain the agreement of each broker-dealer who is a party to the retail or other third party distribution agreement, to comply with the hold-the-offering-price rule. Pursuant to such agreement, no Underwriter (as defined below) offered or sold any Maturity of the Hold-the-Offering-Price Maturities at a price that is higher than the respective Initial Offering Price for that Maturity of the Bonds during the Holding Period.

3. ***Defined Terms.***

(a) ***General Rule Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the “General Rule Maturities.”

(b) ***Hold-the-Offering-Price Maturities*** means those Maturities of the Bonds listed in Schedule A hereto as the “Hold-the-Offering-Price Maturities.”

(c) ***Holding Period*** means, with respect to a Hold-the-Offering-Price Maturity, the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day

after the Sale Date, or (ii) the date on which Stifel sold at least 10% of such Hold-the-Offering-Price Maturity to the Public at prices that are no higher than the Initial Offering Price for such Hold-the-Offering-Price Maturity.

(d) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate maturities.

(e) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50% common ownership, directly or indirectly.

(f) *Sale Date* means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is [\_\_\_\_\_], 2024.

(h) *Underwriter* means (i) any person that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents Stifel’s interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Certificate as to Tax Exemption with respect to the Bonds and with respect to compliance with the federal income tax rules affecting the Bonds, and by Norton Rose Fulbright US LLP in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Stifel, Nicolaus & Company, Incorporated,  
as Underwriter

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Dated: \_\_\_\_\_

## **SCHEDULE A**

### **SALE PRICES OF THE GENERAL RULE MATURITIES AND INITIAL OFFERING PRICES OF THE HOLD-THE-OFFERING-PRICE MATURITIES**

## **SCHEDULE B**

### **PRICING WIRE AND EQUIVALENT COMMUNICATION**



**APPENDIX C**

[LETTERHEAD OF CITY ATTORNEY]

[\_\_\_\_\_], 2024

Stifel, Nicolaus & Company, U.S. Bank Trust Company, National Association  
Incorporated, 13737 Noel Road, Suite 800  
8115 Preston Road, Suite 650 Dallas, Dallas, Texas 75240  
TX 75225

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

§[PRINCIPAL]  
CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3 PROJECT)

Ladies and Gentlemen:

I am an Assistant City Attorney for the City of Austin, Texas (the “City”), and am rendering this opinion for limited purposes in connection with the issuance and sale of §[PRINCIPAL] of “City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project)” (the “Bonds”), by the City, a political subdivision of the State of Texas.

The Bonds are authorized pursuant to an ordinance enacted by the City Council of the City (the “City Council”) on [November 21], 2024 (the “Bond Ordinance”), and shall be issued pursuant to the provisions of Subchapter A of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “Act”) and the Indenture of Trust dated as of [December 1], 2024 (the “Indenture”) by and between the City and [U.S. Bank Trust Company, National Association], as trustee (the “Trustee”). Capitalized terms not defined herein shall have the same meanings as in the Indenture, unless otherwise stated herein.

In connection with rendering this opinion, I have reviewed:

(a) The Resolution No. 20100826-026 (the “Creation Resolution”), enacted by the City Council on August 26, 2010;

(b) An ordinance accepted and approved by the City Council on August 31, 2023, and the 2023 Amended and Restated Service and Assessment Plan attached as an exhibit thereto (the “Assessment Ordinance”);

(c) The Bond Ordinance, including the 2024 Amended and Restated Service and Assessment Plan (the “Service and Assessment Plan”) attached as an exhibit thereto;

(d) The Indenture;

(e) The Whisper Valley and Indian Hills Annexation and Development Agreement, effective as of June 18, 2009, by and among the City, Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership (“the Developer”), and Club Deal 116 Indian Hills TX, Limited Partnership, a Delaware limited partnership (the “Development Agreement”);

(f) The Whisper Valley Public Improvement District Financing Agreement, dated as of November 1, 2011, executed and delivered by the City and the Developer, as amended by that certain First Amendment dated March 28, 2019 and that certain Second Amendment on July 30, 2022 (as amended, the “Financing Agreement”);

(g) The Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3, executed and delivered by the City and the Developer (the “Reimbursement Agreement”) effective as of July 20, 2023; and

(h) The Continuing Disclosure Agreement of the Issuer with respect to the Bonds, dated as of December 1, 2024, executed and delivered by the City, P3Works, LLC, as Administrator, and U.S. Bank Trust Company, National Association, as Dissemination Agent (the “Continuing Disclosure Agreement of Issuer”).

The Creation Resolution, the Assessment Ordinance, the Bond Ordinance, and the Indenture shall hereinafter be collectively referred to as the “Authorizing Documents” and the remaining documents shall hereinafter be collectively referred to as the “City Documents.”

In all such examinations, I have assumed that all signatures on documents and instruments executed by the City are genuine and that all documents submitted to me as copies conform to the originals. In addition, for purposes of this opinion, I have assumed the due authorization, execution and delivery of the City Documents by all parties other than the City.

Based upon and subject to the foregoing and the additional qualifications and assumptions set forth herein, I am of the opinion that:

1. The City is a Texas political subdivision and has all necessary power and authority to enter into and perform its obligations under the Authorizing Documents and the City Documents. The City has taken or obtained all actions, approvals, consents and authorizations required of it by applicable laws in connection with the execution of the Authorizing Documents and the City Documents and the performance of its obligations thereunder.

2. To the best of my knowledge, there is no action, suit, proceeding, inquiry or investigation at law or in equity, before or by any court, public board or body, pending, or threatened against the City: (a) affecting the existence of the City or the titles of its officers to their respective offices, (b) in any way questioning the formation or existence of the District, (c) affecting, contesting or seeking to prohibit, restrain or enjoin the delivery of any of the Bonds, or the payment, collection or application of any amounts pledged or to be pledged to pay the principal

of and interest on the Bonds, including the Assessments in the District pursuant to the provisions of the Assessment Ordinance, the Bond Ordinance, and the Service and Assessment Plan referenced therein, (d) contesting or affecting the validity or enforceability or the City's performance of the City Documents, (e) contesting the exclusion of the interest on the Bonds from federal income taxation, or (f) which may result in any material adverse change relating to the financial condition of the City.

3. The Authorizing Documents were duly enacted by the City and remain in full force and effect on the date hereof.

4. The City Documents have been duly authorized, executed and delivered by the City and remain legal, valid and binding obligations of the City enforceable against the City in accordance with their terms. However, the enforceability of the obligations of the City under such City Documents may be limited or otherwise affected by (a) bankruptcy, insolvency, reorganization, moratorium and other laws affecting the rights of creditors generally, (b) principles of equity, whether considered at law or in equity, and (c) the application of Texas law relating to action by future councils and relating to governmental immunity applicable to governmental entities.

5. The performance by the City of the obligations under the Authorizing Documents and the City Documents will not violate any provision of any federal or Texas constitutional or statutory provision.

6. No further consent, approval, authorization, or order of any court or governmental agency or body or official is required to be obtained by the City as a condition precedent to the performance by the City of its obligations under the Authorizing Documents and the City Documents.

7. The City has duly authorized and delivered the Preliminary Limited Offering Memorandum.

8. Based upon our limited participation in the preparation of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum (collectively, the "Limited Offering Memorandum"), the statements and information contained in the Limited Offering Memorandum with respect to the City under the captions and subcaptions "ASSESSMENT PROCEDURES," "THE CITY," "THE DISTRICT," "LEGAL MATTERS — Litigation — The City," "CONTINUING DISCLOSURE — The City" and " — The City Compliance with Prior Undertakings" and "APPENDIX A" are a fair and accurate summary of the law and the documents and facts summarized therein.

9. The adoption of the Authorizing Documents and the execution and delivery of the City Documents and the compliance with the provisions of the Authorizing Documents and the City Documents under the circumstances contemplated thereby, to the best of my knowledge: (a) do not and will not in any material respect conflict with, or constitute on the part of the City, a breach of or default under any agreement to which the City is a party or by which it is bound, and (b) do not and will not in any material respect conflict with, or constitute on the part of the City, a

violation, breach of, or default under any existing law, regulation, court order or consent decree to which the City is subject.

This opinion may not be relied upon by any other person except those specifically addressed in this letter.

Very truly yours,

[\_\_\_\_\_]
[Assistant City Attorney]
City of Austin

## APPENDIX D

### [LETTERHEAD OF METCALFE WOLFF STUART & WILLIAMS LLP COUNSEL TO THE DEVELOPER]

[\_\_\_\_\_], 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company,  
Incorporated,  
8115 Preston Road, Suite 650 Dallas,  
TX 75225

Norton Rose Fulbright US LLP  
98 San Jacinto Boulevard  
Austin, Texas 78701

City of Austin  
Attn: Assistant City Attorney  
PO Box 1088  
Austin, Texas 78767-1088

[U.S. Bank Trust Company, National  
Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240]

### §[PRINCIPAL] CITY OF AUSTIN, TEXAS SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024 (WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT IMPROVEMENT AREA #3)

Ladies and Gentlemen:

We have acted as special counsel for Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership qualified to act and conduct business within the State of Texas (the “**Developer**”), and CD120 GP, LLC, a Delaware limited liability company qualified to act and conduct business within the State of Texas, the general partner of the Developer (“**Developer General Partner**”), in connection with the issuance and sale by the City of Austin, Texas (the “**City**”) of §[PRINCIPAL] City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “**Bonds**”), pursuant to that certain Indenture of Trust dated as of [December 1], 2024 (the “**Indenture**”), by and between the City and [U.S. Bank Trust Company, National Association], as trustee (the “**Trustee**”). Proceeds from the sale of the Bonds will be used, in part, to fund certain public infrastructure improvements in the development known as “Whisper Valley” (the “**Project**”). Developer and Developer General Partner are referred to herein collectively as our “**Client**.”

The Bonds are being sold to Stifel, Nicolaus & Company, Incorporated (the “**Underwriter**”), pursuant to that certain Bond Purchase Agreement dated [\_\_\_\_\_], 2024, by and between the City and the Underwriter (the “**Bond Purchase Agreement**”). This opinion is being delivered pursuant to Section 10(e) of the Bond Purchase Agreement.

D-1

All capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Bond Purchase Agreement.

a. **Assumptions and Bases for Opinions and Assurances**

In our capacity as special counsel to the Developer, and for purposes of rendering the opinions set forth herein, we have examined originals or copies, certified or otherwise identified to our satisfaction, of:

- (a) The following documents previously executed or being executed, entered into and/or issued, as the case may be, in connection with the issuance of the Bonds (collectively, the “**Documents**”):
  - a. The Indenture executed by the City and the Trustee;
  - b. The Bond Purchase Agreement executed by the Underwriter and the City;
  - c. The Developer Letter of Representations executed by the Developer dated [\_\_\_\_\_], 2024;
  - d. The Developer Closing Certificate executed by the Developer pursuant to Section 10(f) of the Bond Purchase Agreement dated [\_\_\_\_\_], 2024;
  - e. The Whisper Valley and Indian Hills Annexation and Development Agreement, effective as of June 18, 2009, by and among the City, the Developer, and Club Deal 116 Indian Hills TX, Limited Partnership, a Delaware limited partnership (the “Development Agreement”);
  - f. The Whisper Valley Public Improvement District Financing Agreement, dated as of November 1, 2011, executed and delivered by the City and the Developer, as amended by that certain First Amendment dated March 28, 2019 and that certain Second Amendment dated July 30, 2022 (as amended, the “Financing Agreement”);
  - g. The Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3, executed and delivered by the City and the Developer (the “Reimbursement Agreement”) effective as of July 20, 2023; and
  - h. The Continuing Disclosure Agreement of the Developer with respect to the Bonds, dated as of [December 1], 2024, executed and delivered by the Developer, [P3Works, LLC], as Administrator, and U.S. Bank Trust Company, National Association, as Dissemination Agent.

- (b) The Preliminary Limited Offering Memorandum, dated [\_\_\_\_], 2024, relating to the issuance of the Bonds as authorized by the City (the “**Preliminary Limited Offering Memorandum**”);
- (c) The final Limited Offering Memorandum relating to the issuance of the Bonds, dated [\_\_\_\_], 2024, as authorized by the City (the “**Limited Offering Memorandum**”); and
- (d) The certificates described on Exhibit A attached hereto relating to the organization and existence of our Client (“**Developer Certificates**”).

Whenever our opinion or advice with respect to the existence or absence of facts is indicated to be based on our knowledge, we are referring to the actual knowledge of the Metcalfe Wolff Stuart & Williams, LLP attorneys who have given substantive attention to matters concerning the Developer during the course of our representation of the Developer in connection with the Documents, which knowledge has been obtained by such attorneys in their capacity as such after review of certificates, reports and information provided by the Developer, assuming such certificates, reports and information are accurate and complete. Except as otherwise stated herein, we have undertaken no independent investigation or certification of such matters. Further, the words “**our knowledge**” and similar language used herein are intended to be limited to the knowledge of the attorneys within our firm who have worked on the matters contemplated by our representation as special counsel.

In rendering the opinions set forth herein, we have assumed, without independent investigation, that:

- (i) all persons other than our Client have duly and validly executed and delivered each instrument, document, and agreement constituting a Document or executed in connection therewith to which such party is a signatory, and each such party’s obligations set forth therein are its legal, valid, and binding obligations, enforceable in accordance with the terms thereof;
- (ii) each person executing any such instrument, document, or agreement other than our Client is duly authorized and has the legal power to do so;
- (iii) each natural person executing any such instrument, document, or agreement is legally competent to do so;
- (iv) there are no oral or written modifications of, or amendments to, the Documents, and there has been no waiver of any of the provisions thereof, by actions or conduct of the parties or otherwise;
- (v) all representations of fact set forth in the Documents and in the Developer Certificates are complete and accurate, insofar as such facts pertain to the subject matter of the opinions rendered hereby; and
- (vi) all documents submitted to us as originals are complete and authentic, all documents

submitted to us as certified, conformed or photostatic copies conform to the original documents, all signatures on all documents submitted to us for examination are genuine, and all public records and certificates of public officials are accurate and complete.

In addition, we have assumed that the Documents accurately reflect the complete understanding of the parties with respect to the transactions contemplated thereby and the rights and obligations of the parties thereunder. We have also assumed that the terms and conditions of the transaction as reflected in the Documents have not been amended, modified or supplemented, directly or indirectly, by any other agreement or understanding of the parties or waiver of any of the material provisions of the Documents.

We assume that none of the parties to the Documents (other than Developer) is a party to any court or regulatory proceeding relating to or otherwise affecting the Documents or is subject to any order, writ, injunction or decree of any court or federal, state or local governmental agency or commission that would prohibit the execution and delivery of the Documents, or the consummation of the transactions therein contemplated in the manner therein provided, or impair the validity or enforceability thereof. We assume that each of the parties to the Documents (other than Developer) has full authority to close this transaction in accordance with the terms and provisions of the Documents.

We assume that neither the Underwriter nor the City nor their respective counsel has any current actual knowledge of any facts not known to us or any law or judicial decision which would make the opinions set forth herein incorrect, and that no party upon whom we have relied for purposes of this opinion letter has perpetrated a fraud.

We bring to your attention that as special counsel, we have only been engaged by our Client in connection with the Documents (and the transactions contemplated in the Documents) and do not represent our Client generally.

**b. Opinions**

Based solely upon the foregoing, and subject to the assumptions, qualifications and limitations set forth herein, we are of the opinion that:

1. The Developer, and Developer General Partner are validly existing and are in good standing under the laws of the State of Delaware and are authorized to act and conduct business within the State of Texas.

2. The Developer has the requisite partnership power to execute, deliver and perform its obligations under each of the Documents to which it is a party and has taken all necessary partnership action to authorize the execution and delivery of such Documents and the performance by Developer of the obligations under such Documents.

3. The execution and delivery by the Developer of the Documents to which it is a party will not:



(i) to our knowledge, violate any provision of any existing law, statute, rule or regulation applicable to the Developer under the laws of the State of Texas nor subject the Developer to a fine, penalty or other similar sanctions under any law, statute, rule or regulation applicable to the Developer;

(ii) to our knowledge, violate or result in the breach of any existing court decree or order of any governmental body binding upon or affecting the Developer, nor, to our knowledge, will the performance of the agreements in the Documents violate or result in the breach of any existing court decree or order of any governmental body binding upon or affecting the Developer; or

(iii) violate the Developer Basic Documents (as defined on Exhibit A), nor will the performance by the Developer of the agreements in the Documents violate the Developer Basic Documents.

4. To our knowledge, the execution, delivery and performance by the Developer of the Documents to which it is a party do not constitute a breach of or default under any existing loan agreement, indenture, bond note, resolution, agreement or other instrument to which the Client is a party or is otherwise subject, which violation, breach or default would materially adversely affect the Developer or the transactions contemplated by the Documents.

5. To our knowledge, no consent, approval, authorization or other action by, or filing with, any governmental authority is required for the execution and delivery by the Developer of the Documents to which the Developer is a party, other than as are required with respect to the financing transaction evidenced thereby.

6. The Developer has duly executed and delivered each of the Documents to which it is a party, and each of such Documents constitutes the legal, valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms.

7. No taxes or other charges, including, without limitation, intangible or documentary stamp taxes, mortgage or recording taxes, transfer taxes or similar charges, are payable to the State of Texas by the Developer on account of its execution or delivery of any of the Documents or the recording or filing of any of the Documents in the Official Public Records of Travis County, Texas, except for normal filing or recording fees.

**c. Assurances**

Subject to the assumptions, qualifications and limitations set forth herein, we provide you the following assurances:

- A. There are no actions, suits or proceedings pending or, to our knowledge, threatened against our Client in any court of law or equity, or before or by any governmental instrumentality

with respect to (i) its organization or existence or qualification to do business in the State of Texas; (ii) its authority to execute or deliver the Documents to which it is a party; (iii) the validity or enforceability against it of such Documents or the transactions contemplated thereby; (iv) the titles of its officers executing the Documents; (v) the execution and delivery of the Documents on behalf of the Developer; or (vi) the operations or financial condition of the Developer that would materially adversely affect those operations or the financial condition of the Developer.

- B. As special counsel to Developer, we reviewed the portions of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum under the sections “PLAN OF FINANCE — Development Plan,” “— Status of Development,” “— Homebuilders and Status of Home Construction,” “— The Reimbursement Agreement” and “— Phased PID Bonds,” “OVERLAPPING TAXES AND DEBT — Owners’ Association,” “THE IMPROVEMENT AREA #3 IMPROVEMENTS,” “THE DEVELOPMENT,” “THE DEVELOPER,” “BONDHOLDERS’ RISKS,” “LEGAL MATTERS — Litigation – The Developer,” and “CONTINUING DISCLOSURE — The Developer” and “— The Developer’s Compliance with Prior Undertakings,” “APPENDIX E-2,” and “APPENDIX G,” with such review being limited to information pertaining to the Developer, the Improvement Area #3 Improvements and the Development] (as defined in the Limited Offering Memorandum) (collectively, the “**Developer Statements**”). We did not participate in the preparation of the documents incorporated by reference in the Limited Offering Memorandum or in the preparation of any other portions of the Limited Offering Memorandum, other than the Developer Statements (provided that we did participate in the preparation of the Service and Assessment Plan, the Reimbursement Agreement, and the Financing Agreement). We did, however, participate in meetings at which the Developer was present during which the contents of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum were discussed. The purpose of our professional engagement was not to establish or to confirm factual matters set forth in the Limited Offering Memorandum, and we have not undertaken to verify independently any of such factual matters. Moreover, many of the determinations required to be made in the preparation of the Limited Offering Memorandum involve matters of a non-legal nature. Subject to the foregoing and on the basis of the information we gained in the course of performing the services referred to above, we confirm to you that nothing came to our attention that caused us to believe that the Developer Statements in the Preliminary Limited Offering Memorandum, as of its date and the date of the Bond Purchase Agreement, and the Limited Offering Memorandum, as of its date and the date hereof, contain any untrue statement of a material fact or omits to state any material fact necessary in order to make the statements therein, in the light of the circumstances under which they were made, not misleading; provided, however, that we do not assume any responsibility for the accuracy, completeness or fairness of the statements contained in the Developer Statements and we do not express any belief with respect to the financial statements or other financial, engineering, statistical or accounting data or information, or any information incorporated by reference or the appendices attached to the Limited Offering Memorandum. The negative assurance provided in this paragraph is furnished by us only to Underwriter, is solely for the benefit of Underwriter in its capacity as Underwriter to assist Underwriter in establishing defenses under applicable securities laws and may not be used, quoted or

relied upon or otherwise referred to for any other purpose or by any other person (including any person purchasing securities from Underwriter and any other addressees of this letter).

**d. Qualifications**

In addition to any assumptions, qualifications and other matters set forth elsewhere herein, the opinions and assurances set forth above are subject to the following assumptions and qualifications:

- A. We have not examined any court dockets, agency files or other public records regarding the entry of any judgments, writs, decrees or orders or the pendency of any actions, proceedings, investigations or litigation.
- B. We have relied upon the Developer Certificates, as well as the representations of the Developer contained in the Documents, with respect to certain facts material to our opinion and in providing any assurances contained herein. Except as otherwise specifically indicated herein, we have made no independent investigation regarding any of the foregoing documents or the representations contained therein.
- C. Except for the Documents, we have not reviewed, and express no opinion as to, any other contracts or agreements to which the Developer is a party or by which the Developer is or may be bound.
- D. The opinions expressed herein are based upon and limited to the applicable laws of the State of Texas and the laws of the United States of America, the Delaware Revised Uniform Limited Partnership Act (“**DE LP Act**”), and the Delaware Limited Liability Company Act (“**DE LLC Act**”), excluding the principles of conflicts of laws thereof, as in effect as of the date hereof, and our knowledge of the facts relevant to such opinions on such date. In this regard, we note that we are members of the Bar of the State of Texas, we do not express any opinion herein as to matters governed by the laws of any other jurisdiction, except the United States of America, the DE LP Act, and the DE LLC Act. We do not express any opinion as to the judicial decisions construing the DE LP Act and/or DE LLC Act or any other matters of Delaware law other than the text of the DE LP Act and/or DE LLC Act. We do not purport to be experts in any other laws and we can accept no responsibility for the applicability or effect of any such laws. In addition, we assume no obligation to supplement the opinions expressed herein if any applicable laws change after the date hereof, or if we become aware of any facts or circumstances that affect the opinions expressed herein.
- E. No opinions or statements are implied beyond those expressly stated in this opinion letter. Without limiting the generality of the preceding sentence, unless explicitly addressed in this opinion letter, the opinions and confirmations set forth in this opinion letter do not address any of the following legal issues, and we specifically express no opinion with respect thereto: (a) securities laws, “Blue Sky” laws, and laws relating to commodity (and other) futures and indices and other similar instruments; (b) margin regulations; (c) pension and employee benefit laws and regulations; (d) antitrust and unfair competition laws; (e) laws concerning

filing and notice requirements, other than requirements applicable to charter-related documents such as a certificate of merger; (f) compliance with fiduciary duty requirements; (g) the statutes and ordinances, the administrative decisions, and the rules and regulations of counties, towns, municipalities, and special political subdivisions, and judicial decisions to the extent that they deal with any of the foregoing matters in this paragraph; (h) the creation, attachment, perfection, or priority of a lien, or security interest in, or to, collateral, or enforcement of a security interest in collateral comprising personal property; (i) environmental laws; (j) zoning, land use, condominium, cooperative, subdivision, and other development laws; (k) tax laws; (l) patent, copyright and trademark, state trademark, and other intellectual property laws; (m) racketeering laws; (n) health and safety laws; (o) labor laws; (p) laws concerning (i) national and local emergency, (ii) possible judicial deference to acts of sovereign states, and (iii) criminal and civil forfeiture; laws of general application to the extent it provides for criminal prosecution (e.g., mail fraud and wire fraud statutes); (r) bulk transfer laws; (s) laws concerning access by the disabled and building codes; (t) title to any property, the characterization of any property as real property, personal property, or fixtures, or the accuracy or sufficiency of any description of collateral or other property; and (u) usury.

- F. Notwithstanding anything contained herein to the contrary, we express no opinion whatsoever concerning the status of title to any real or personal property nor do we express any opinion with regard to the sufficiency or accuracy of any legal descriptions contained in the Documents.
- G. The opinions expressed herein regarding the enforceability of the Documents is subject to the qualification that certain of the remedial, waiver or other provisions thereof may not be enforceable; but such unenforceability will not, in our judgment, render the Documents invalid as a whole or substantially interfere with the practical realization of the principal legal benefits provided in the Documents, except to the extent of any economic consequences of any procedural delays which may result therefrom.
- H. The opinion expressed herein as to the enforceability of the Documents is specifically subject to the qualification that enforceability of the Documents is limited by the following: (i) the rights of the United States under the Federal Tax Lien Act of 1966, as amended; (ii) principles of equity, public policy and unconscionability which may limit the availability of certain remedies; (iii) bankruptcy, insolvency, reorganization, fraudulent conveyance, moratorium, liquidation, probate, conservatorship and other laws applicable to creditors' rights or the collection of debtors' obligations generally; and (iv) requirements of due process under the United States Constitution, the Constitution of the State of Texas and other laws or court decisions limiting the rights of creditors to repossess, foreclose or otherwise realize upon the property of a debtor without appropriate notice or hearing or both.
- I. We express no opinion as to whether a court would grant specific performance or any other equitable remedy with respect to the enforcement of the Documents.
- J. We express no opinion as to the validity, binding effect, or enforceability of: (i) provisions which purport to waive rights or notices, including rights to trial by jury, counterclaims or

defenses, jurisdiction or venue; (ii) provisions relating to consent judgments, waivers of defenses or the benefits of statutes of limitations, marshaling of assets, the transferability of any assets which by their nature are nontransferable, sales in inverse order of alienation, or severance; (iii) provisions purporting to waive the benefits of present or of future laws relating to exemptions, appraisal, valuation, stay of execution, redemption, extension of time for payment, setoff and similar debtor protection laws; or (iv) provisions requiring a party to pay fees and expenses regardless of the circumstances giving rise to such fees or expenses or the reasonableness thereof.

- K. The opinions expressed herein are subject to the effect of generally applicable rules of law that provide that forum selection clauses in contracts are not necessarily binding on the court(s) in the forum selected.
- L. We express no opinion as to the enforceability of any provisions in the Documents purporting to entitle a party to indemnification in respect of any matters arising in whole or in part by reason of any negligent, illegal or wrongful act or omission of such party.

This opinion is furnished to you solely in connection with the transactions, for the purposes and on the terms described above and may not be relied upon by you for any other purpose or by any other person in any manner or for any purpose.

Sincerely,

METCALFE WOLFF STUART & WILLIAMS, LLP

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

## EXHIBIT A

### **Organizational Documents and Certificates**

1. Agreement of Limited Partnership of Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership, dated May 31, 2006.
2. Limited Liability Company Agreement of CD120 GP, LLC, a Delaware limited liability company, dated May 31, 2006.
3. Certified copy of Certificate of Limited Partnership of Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership, from the Delaware Secretary of State dated \_\_\_\_\_, 2024.
4. Certified copy of Certificate of Formation of CD120 GP, LLC, a Delaware limited liability company, from the Delaware Secretary of State dated \_\_\_\_\_, 2024.
5. Application for Foreign Registration of a Limited Partnership of Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership, filed with the Secretary of State of the State of Texas on June 5, 2006;
6. Certificate of Existence and Good Standing dated \_\_\_\_\_, 2024, from the Delaware Secretary of State for Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership.
7. Certificate of Existence and Good Standing dated \_\_\_\_\_, 2024, from the Delaware Secretary of State for CD120 GP, LLC, a Delaware limited liability company.
8. Certificate of Fact dated \_\_\_\_\_, 2024, from the Texas Secretary of State for Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership.
9. Certificate of Account Status dated \_\_\_\_\_, 2024, from the Texas Comptroller of Public Accounts for Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership.
10. Certificate of Fact dated \_\_\_\_\_, 2024, from the Texas Secretary of State for CD120 GP, LLC, a Delaware limited liability company.
11. Certificate of Account Status dated \_\_\_\_\_, 2024, from the Texas Comptroller of Public Accounts for CD120 GP, LLC, a Delaware limited liability company.
12. Legal Opinion Certificate dated as of the date hereof, executed by CD120 GP, LLC.
13. Approval of Bonds and Documents by Developer dated \_\_\_\_\_, 2024, executed by \_\_\_\_\_, as manager of CD120 GP, LLC.

Items 1-4 above are referred to in this opinion letter as the “**Developer Basic Documents.**”

## APPENDIX E

### CLOSING CERTIFICATE OF DEVELOPER

Club Deal 120 Whisper Valley Limited Partnership, a Delaware limited partnership (the “Developer”), DOES HEREBY CERTIFY the following as of the date hereof. All capitalized terms not otherwise defined herein shall have the meaning given to such term in the Limited Offering Memorandum.

1. The Developer is a limited partnership organized, validly existing and in good standing under the laws of the State of Delaware, authorized to act and conduct business within the State of Texas.

2. Representatives of the Developer have provided information to the City of Austin, Texas (the “City”) and Stifel, Nicolaus & Company, Incorporated (the “Underwriter”) to be used in connection with the offering by the City of its \$[PRINCIPAL] aggregate principal amount of Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “Bonds”), pursuant to the Preliminary Limited Offering Memorandum, dated [\_\_\_\_], 2024 (the “Preliminary Limited Offering Memorandum”), and Limited Offering Memorandum dated [\_\_\_\_], 2024 (the “Limited Offering Memorandum”).

3. The Developer has delivered to the Underwriter and the City true, correct, complete and fully executed copies of (i) the Developer’s organizational documents, including its Certificate of Formation filed with the Delaware Secretary of State, and (ii) a certificate of registration of a foreign company from the Texas Secretary of State, evidencing that the Developer is certified to conduct business in the State of Texas, and such documents have not been amended or supplemented since delivery to the Underwriter and the City and are in full force and effect as of the date hereof.

4. The Developer has delivered to the Underwriter and the City a (i) Certificate of Status from the Texas Secretary of State, (ii) verification of franchise tax account status from the Texas Comptroller of Public Accounts for the Developer, and (iii) Certificate of Status from the Delaware Secretary of State.

5. The Developer has executed and delivered each of the below listed documents (individually, a “Developer Document” and collectively, the “Developer Documents”) in the capacity provided for in each such Developer Document, and each such Developer Document constitutes a valid and binding obligation of the Developer, enforceable against the Developer in accordance with its terms, except as the enforcement thereof may be limited by any applicable bankruptcy, insolvency, moratorium, reorganization or similar laws or equitable principles affecting the rights of creditors generally:

(a) that certain Developer Letter of Representations dated [\_\_\_\_], 2024;

(b) the Whisper Valley and Indian Hills Annexation and Development Agreement, effective as of June 18, 2009, by and among the City, the Developer, and Club

Deal 116 Indian Hills TX, Limited Partnership, a Delaware limited partnership (the “Development Agreement”);

(c) the Whisper Valley Public Improvement District Financing Agreement, dated as of November 1, 2011, executed and delivered by the City and the Developer, as amended by that certain First Amendment dated March 28, 2019 and that certain Second Amendment on July 30, 2022 (as amended, the “Financing Agreement”);

(d) the Whisper Valley Public Improvement District Acquisition and Reimbursement Agreement Improvement Area #3, executed and delivered by the City and the Developer (the “Reimbursement Agreement”) effective as of July 20, 2023; and

(e) the Continuing Disclosure Agreement of the Developer with respect to the Bonds, dated as of December 1, 2024, executed and delivered by the Developer, P3Works, LLC, as Administrator, and U.S. Bank Trust Company, National Association, as Dissemination Agent (the “Continuing Disclosure Agreement of Developer”).

6. The Developer has complied in all material respects with all of the Developer’s agreements and covenants and satisfied all conditions required to be complied with or satisfied by the Developer under the Developer Documents on or prior to the date hereof.

7. The representations and warranties of the Developer contained in the Developer Documents are true and correct in all material respects on and as of the date hereof.

8. The execution and delivery of the Developer Documents by the Developer does not violate any judgment, order, writ, injunction or decree binding on the Developer or any indenture, agreement, or other instrument to which the Developer is a party. There are no proceedings pending or, to the Developer’s knowledge, after due inquiry, threatened in writing before any court or administrative agency against the Developer that is either not covered by insurance or which singularly or collectively would have a material, adverse effect on the ability of the Developer to perform its obligations under the Developer Documents in all material respects or that would reasonably be expected to prevent or prohibit the development of the District in accordance with the description thereof in the Limited Offering Memorandum.

9. The Developer has reviewed and approved the information contained in the Preliminary Limited Offering Memorandum under the captions and subcaptions, including the maps depicted therein and on [pages iii-vi thereof, “PLAN OF FINANCE — Development Plan,” “— Status of Development,” “— Homebuilders and Status of Home Construction,” “— The Reimbursement Agreement” and “— Phased PID Bonds,” “OVERLAPPING TAXES AND DEBT — Owners’ Association,” “THE IMPROVEMENT AREA #3 IMPROVEMENTS,” “THE DEVELOPMENT,” and “THE DEVELOPER” and, to the Developer’s knowledge after due inquiry, under the captions “BONDHOLDERS’ RISKS” (only as it pertains to the Developer, the Improvement Area #3 Improvements, and the Development (as defined in the Limited Offering Memorandum)), “LEGAL MATTERS — Litigation – The Developer,” and “CONTINUING DISCLOSURE — The Developer” and “— The Developer’s Compliance with Prior Undertakings,” “SOURCES OF INFORMATION — The Developer,” “APPENDIX E-2” and “APPENDIX G” (collectively, the “Developer Disclosures”) and certifies that the Developer



Disclosures do not contain any untrue statement of a material fact or omit to state any material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Preliminary Limited Offering Memorandum and as of the date of the Limited Offering Memorandum; provided, however, that the foregoing certification is not a certification as to the accuracy, completeness, or fairness of any of the other statements contained in the Preliminary Limited Offering Memorandum.

10. The Developer has reviewed and approved the information contained in the Developer Disclosures in the Limited Offering Memorandum and certifies that the same does not contain any untrue statement of a material fact or omit to state a material fact necessary in order to make the statements made therein, in the light of the circumstances under which they are made, not misleading, as of the date of the Limited Offering Memorandum and as of the date hereof, provided, however, that the foregoing certification is not a certification as to the accuracy, completeness or fairness of any of the other statements contained in the Limited Offering Memorandum.

11. To the best of the Developer's knowledge, the Developer is in compliance in all material respects with all provisions of applicable law relating to the Developer in connection with the development of the public improvements within Improvement Area #3. Except as otherwise described in the Limited Offering Memorandum: (a) to the Developer's knowledge, there is no default of any zoning condition, land use permit or development agreement binding upon the Developer or any portion of the Development that would materially and adversely affect the Developer's ability to complete or cause to be completed the development of Improvement Area #3 of the District as described in the Limited Offering Memorandum; and (b) the Developer has no reason to believe that any additional permits, consents, and licenses required to complete the development of the property in Improvement Area #3 of the District as and in the manner described in the Limited Offering Memorandum will not be reasonably obtainable in due course.

12. The Developer is not insolvent and has not made an assignment for the benefit of creditors, filed or consented to a petition in bankruptcy, petitioned or applied (or consented to any third-party petition or application) to any tribunal for the appointment of a custodian, receiver or any trustee or commenced any proceeding under any bankruptcy, reorganization, arrangement, readjustment of debt, dissolution or liquidation law or statute of any jurisdiction.

13. The levy of the Assessments on property in Improvement Area #3 of the District owned by the Developer will not conflict with or constitute a breach of or default under any agreement, mortgage, deed of trust, indenture or other instrument to which the Developer is a party or to which the Developer or any of its property or assets is subject.

14. The Developer is not in default under any mortgage, trust indenture, lease or other instrument to which it or any of its assets is subject, which default would have a material and adverse effect on the Bonds or the Developer's ability to perform its obligations under the Developer Documents.

15. The Developer has no knowledge of any physical condition of the land contained within the boundaries of Improvement Area #3 that currently requires, or currently is reasonably expected to require in the process of development investigation or remediation under any

applicable federal, state or local governmental laws or regulations relating to the environment in any material and adverse respect.

Dated: [ \_\_\_\_\_ ], 2024

**DEVELOPER:**

CLUB DEAL 120 WHISPER VALLEY, LIMITED  
PARTNERSHIP, a Delaware limited partnership  
qualified to do business in Texas  
(as Developer)

By: CD120 GP, LLC, a Delaware limited liability  
company qualified to do business in Texas  
Its: General Partner

By: \_\_\_\_\_  
Douglas H. Gilliland, Manager

## APPENDIX F

[LETTERHEAD OF APPRAISER]

\_\_\_\_\_, 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company, Incorporated  
8115 Preston Road, Suite 650  
Dallas, TX 75225

Norton Rose Fulbright US LLP  
98 San Jacinto Boulevard  
Austin, Texas 78701

U.S. Bank Trust Company, National Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240

Re: City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “Bonds”)

Ladies and Gentlemen:

The undersigned, \_\_\_\_\_, representative of Integra Realty Resources (“Integra”), the appraiser of the undeveloped property contained in Improvement Area #3 of the Whisper Valley Public Improvement District (the “District”), does hereby represent the following:

1. Integra has supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated [\_\_\_\_\_] , 2024, and the Limited Offering Memorandum for the Bonds, dated [\_\_\_\_\_] , 2024 (together, the “Limited Offering Memorandum”), relating to the issuance of the Bonds by the City of Austin, Texas, as described above. The information Integra has provided is the real estate appraisal of certain property within Improvement Area #3 of the District (the “Appraisal”), located in APPENDIX F to the Limited Offering Memorandum, and the description thereof, set forth under the caption “APPRAISAL OF IMPROVEMENT AREA #3.”

2. To the best of my professional knowledge and belief, as of the date of the Appraisal, the portion of the Limited Offering Memorandum described above does not contain an untrue statement of a material fact as to the information and data set forth therein and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. Integra agrees to the inclusion of the Appraisal in the Limited Offering Memorandum and the use of its name in the Limited Offering Memorandum for the Bonds.

4. Integra agrees that, to the best of its ability, it will inform you immediately should it learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about [December 18], 2024) which would render any such information in the Limited Offering

Memorandum untrue, incomplete, or incorrect, in a material fact or render any information materially misleading.

5. The undersigned hereby represents that he has been duly authorized to execute this letter of representations.

Sincerely yours,

Integra Realty Resources

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

## APPENDIX G

### LETTERHEAD OF P3WORKS, LLC

\_\_\_\_\_, 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company, Incorporated  
8115 Preston Road, Suite 650  
Dallas, TX 75225

Norton Rose Fulbright US LLP  
98 San Jacinto Boulevard  
Austin, Texas 78701

U.S. Bank Trust Company, National Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240

Re: City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “Bonds”)

Ladies and Gentlemen:

The undersigned, \_\_\_\_\_, representative of P3Works, LLC (“P3Works”), consultant in connection with the administration of the Whisper Valley Public Improvement District (the “District”) for the City of Austin, Texas (the “City”), does hereby represent the following:

1. P3Works has supplied certain information contained in the Preliminary Limited Offering Memorandum, dated [\_\_\_\_], 2024 (the “Preliminary Limited Offering Memorandum”), and the final Limited Offering Memorandum, dated [\_\_\_\_], 2024 (the “Limited Offering Memorandum”), relating to the issuance of the Bonds by the City, as described above. The information P3Works provided for the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is located (a) under the caption “ASSESSMENT PROCEDURES” (b) under the caption “THE DISTRICT — Collection and Delinquency History of District Assessments,” (c) under the caption “THE ADMINISTRATOR” and (d) in the Service and Assessment Plan (the “SAP”) for the City located in APPENDIX C to the Limited Offering Memorandum.

2. At the request of the City, P3Works has prepared the SAP and acknowledges and agrees that the SAP will be included in the Limited Offering Memorandum for the Bonds.

3. To the best of my professional knowledge and belief, the portions of the Limited Offering Memorandum described above do not contain an untrue statement of a material fact as to the information so provided and data set forth therein and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. P3Works agrees to the use of its name in the Limited Offering Memorandum for the Bonds.

4. P3Works agrees that, to the best of its ability, it will inform you immediately should it learn of any event(s) or information of which you are not aware subsequent to the date of this

letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about [\_\_\_\_], 2024) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he has been duly authorized to execute this letter of representation.

Sincerely yours,

**P3Works, LLC**

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

## APPENDIX H

### LETTERHEAD OF DEVELOPMENT PLANNING & FINANCING GROUP, INC.

\_\_\_\_\_, 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company, Incorporated  
8115 Preston Road, Suite 650  
Dallas, TX 75225

Norton Rose Fulbright US LLP  
98 San Jacinto Boulevard  
Austin, Texas 78701

U.S. Bank Trust Company, National Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240

Re: City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “Bonds”)

Ladies and Gentlemen:

The undersigned, \_\_\_\_\_, representative of Development Planning & Financing Group, Inc. (“DPFG”), consultant in connection with the creation by the City of Austin, Texas (the “City”), of the Whisper Valley Public Improvement District (the “District”), does hereby represent the following:

1. DPFG has supplied certain information contained in the Preliminary Limited Offering Memorandum, dated [\_\_\_\_], 2024 (the “Preliminary Limited Offering Memorandum”), and the final Limited Offering Memorandum, dated [\_\_\_\_], 2024 (the “Limited Offering Memorandum”), relating to the issuance of the Bonds by the City, as described above. The information DPFG has provided for the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum is located under the captions and subcaptions “PLAN OF FINANCE — Development Plan,” “— Status of Development” and “— Homebuilders and Status of Home Construction,” “THE IMPROVEMENT AREA #3 IMPROVEMENTS,” “THE DEVELOPMENT” and “THE SPECIAL ASSESSMENT CONSULTANT.”

2. To the best of my professional knowledge and belief, the portions of the Limited Offering Memorandum described above do not contain an untrue statement of a material fact as to the information so provided and data set forth therein, and do not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. DPFG agrees to the use of its name in the Limited Offering Memorandum for the Bonds.

4. DPFG agrees that, to the best of its ability, it will inform you immediately should it learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about [\_\_\_\_], 2024) which would render any such information in the Limited Offering

Memorandum untrue, incomplete, or incorrect, in any material fact or render any such information materially misleading.

5. The undersigned hereby represents that he has been duly authorized to execute this letter of representation.

Sincerely yours,

**DEVELOPMENT PLANNING &  
FINANCING GROUP, INC.**

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



## APPENDIX I

[LETTERHEAD OF ECONOMIC & PLANNING SYSTEMS, INC.]

\_\_\_\_\_, 2024

City of Austin, Texas  
301 W. 2nd Street  
Austin, Texas 78701

Stifel, Nicolaus & Company, Incorporated  
8115 Preston Road, Suite 650  
Dallas, TX 75225

Norton Rose Fulbright US LLP  
98 San Jacinto Boulevard  
Austin, Texas 78701

U.S. Bank Trust Company, National Association  
13737 Noel Road, Suite 800  
Dallas, Texas 75240

Re: City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3 Project) (the “Bonds”)

Ladies and Gentlemen:

The undersigned, \_\_\_\_\_, representative of Economic & Planning Systems, Inc. (“EPS”), a market research and consulting firm does hereby represent the following:

1. EPS has supplied certain information contained in the Preliminary Limited Offering Memorandum for the Bonds, dated \_\_[\_\_\_\_\_]\_\_, 2024, and the Limited Offering Memorandum for the Bonds, dated [\_\_\_\_\_]\_\_, 2024 (together, the “Limited Offering Memorandum”), relating to the issuance of the Bonds by the City of Austin, Texas, as described above. The information EPS has provided is the market study of the property within Improvement Area #3 of the Whisper Valley Public Improvement District (the “Market Study”), located in APPENDIX H to the Limited Offering Memorandum, and the description thereof, set forth under the caption “THE MARKET STUDY.”

2. To the best of my professional knowledge and belief, as of the date of the Market Study, the portion of the Limited Offering Memorandum described above does not contain an untrue statement of a material fact as to the information and data set forth therein and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading.

3. EPS agrees to the inclusion of the Market Study in the Limited Offering Memorandum and the use of its name in the Limited Offering Memorandum for the Bonds.

4. EPS agrees that, to the best of its ability, it will inform you immediately should it learn of any event(s) or information of which you are not aware subsequent to the date of this letter and prior to the actual time of delivery of the Bonds (anticipated to occur on or about [\_\_\_\_\_]\_\_, 2024) which would render any such information in the Limited Offering Memorandum untrue, incomplete, or incorrect, in any material fact or render any statement in the Market Study materially misleading.

5. The undersigned hereby represents that he has been duly authorized to execute this letter of representations.

Sincerely yours,

**Economic & Planning Systems, Inc.**

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

179  
180  
181  
182  
183

## **Exhibit C**

### 2024 Amended and Restated Service and Assessment Plan



WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
2024 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

OCTOBER 30, 2024

## TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
INTRODUCTION .....	5
SECTION I: DEFINITIONS.....	8
SECTION II: THE DISTRICT .....	19
SECTION III: AUTHORIZED IMPROVEMENTS.....	19
SECTION IV: SERVICE PLAN.....	25
SECTION V: ASSESSMENT PLAN.....	25
SECTION VI: TERMS OF THE ASSESSMENTS .....	30
SECTION VII: ASSESSMENT ROLL .....	37
SECTION VIII: ADDITIONAL PROVISIONS .....	38
LIST OF EXHIBITS.....	40
EXHIBIT A - DESCRIPTION OF LAND WITHIN DISTRICT .....	42
EXHIBIT B - VICINITY MAP AND CONCEPT PLAN OF DISTRICT .....	57
EXHIBIT C-1 – WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT .....	59
EXHIBIT C-2 – WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT .....	65
EXHIBIT C-3 – WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT .....	72
EXHIBIT C-4 – WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT .....	82
EXHIBIT D-1 - IMPROVEMENT AREA #1 LOT TYPE MAP .....	89
EXHIBIT D-2 – PREVIOUSLY SOLD ASSESSED PARCELS MAP .....	90
EXHIBIT D-3 - IMPROVEMENT AREA #2 LOT TYPE MAP .....	92
EXHIBIT D-4 - IMPROVEMENT AREA #3 LOT TYPE MAP .....	93
EXHIBIT E – COST AND ALLOCATION OF AUTHORIZED IMPROVEMENTS .....	94
EXHIBIT F - SERVICE PLAN .....	95
EXHIBIT G - SOURCES AND USES OF FUNDS .....	96
EXHIBIT H - MASTER IMPROVEMENT AREA ASSESSMENT ROLL .....	97
EXHIBIT I - PROJECTED ANNUAL INSTALLMENTS FOR MASTER IMPROVEMENT AREA ASSESSED PARCELS.....	98
EXHIBIT J - IMPROVEMENT AREA #1 BOND ASSESSMENT ROLL .....	99
EXHIBIT K - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #1 BOND ASSESSED PARCELS.....	104
EXHIBIT L - IMPROVEMENT AREA #1 REIMBURSEMENT ASSESSMENT ROLL .....	105
EXHIBIT M - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #1 REIMBURSEMENT ASSESSED PARCELS.....	106
EXHIBIT N - IMPROVEMENT AREA #2 ASSESSMENT ROLL.....	107
EXHIBIT O - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #2 ASSESSED PARCELS .....	113
EXHIBIT P - IMPROVEMENT AREA #3 ASSESSMENT ROLL .....	114

**EXHIBIT Q - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #3 ASSESSED PARCELS ..... 122**

**EXHIBIT R-1 - MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS ..... 123**

**EXHIBIT R-2 - MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS..... 124**

**EXHIBIT R-3 - MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS..... 131**

**EXHIBIT S-1 - MASTER IMPROVEMENT AREA PREPAYMENTS..... 138**

**EXHIBIT S-2 - IMPROVEMENT AREA #1 PREPAYMENTS ..... 152**

**EXHIBIT S-3 - IMPROVEMENT AREA #2 PREPAYMENTS ..... 153**

**EXHIBIT S-4 - IMPROVEMENT AREA #3 PREPAYMENTS ..... 154**

**EXHIBIT T - CALCULATION OF ASSESSMENT BY LOT TYPE ..... 155**

**EXHIBIT U – BUYER DISCLOSURES ..... 156**

**BUYER DISCLOSURE – LOT TYPE 1 ..... 157**

**BUYER DISCLOSURE – LOT TYPE 2 ..... 163**

**BUYER DISCLOSURE – LOT TYPE 3 ..... 169**

**BUYER DISCLOSURE – PROPERTY ID 858607 ..... 175**

**BUYER DISCLOSURE – LOT TYPE 4 ..... 181**

**BUYER DISCLOSURE – LOT TYPE 5 ..... 187**

**BUYER DISCLOSURE – LOT TYPE 6 ..... 193**

**BUYER DISCLOSURE – LOT TYPE 7 ..... 199**

**BUYER DISCLOSURE – LOT TYPE 8 ..... 205**

**BUYER DISCLOSURE – LOT TYPE 9 ..... 211**

**BUYER DISCLOSURE – LOT TYPE 10 ..... 217**

**BUYER DISCLOSURE – LOT TYPE 11 ..... 223**

**BUYER DISCLOSURE – LOT TYPE 12 ..... 229**

**BUYER DISCLOSURE – LOT TYPE 13 ..... 235**

**BUYER DISCLOSURE – PROPERTY ID 201773 ..... 241**

**BUYER DISCLOSURE – PROPERTY ID 858720 ..... 247**

**BUYER DISCLOSURE – PROPERTY ID 806427 ..... 253**

**BUYER DISCLOSURE – PROPERTY ID 965584 ..... 259**

**BUYER DISCLOSURE – PROPERTY ID 963221 ..... 265**

**BUYER DISCLOSURE – PROPERTY ID 806429 ..... 271**

**BUYER DISCLOSURE – PROPERTY ID 806431 ..... 277**

**BUYER DISCLOSURE – PROPERTY ID 965110 ..... 283**

**BUYER DISCLOSURE – PROPERTY ID 965111 ..... 289**

**BUYER DISCLOSURE – PROPERTY ID 965112 ..... 295**

**BUYER DISCLOSURE – PROPERTY ID 806432 ..... 301**

<b>BUYER DISCLOSURE – PROPERTY ID 806424 .....</b>	<b>307</b>
<b>BUYER DISCLOSURE – PROPERTY ID 806428 .....</b>	<b>313</b>
<b>BUYER DISCLOSURE – PROPERTY ID 978116 .....</b>	<b>319</b>
<b>BUYER DISCLOSURE – PROPERTY ID 978098 .....</b>	<b>325</b>

## INTRODUCTION

Capitalized terms used in this 2024 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2024 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a “Section” or an “Exhibit” shall be a reference to a Section of this 2024 Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this 2024 Amended and Restated Service and Assessment Plan for all purposes.

On August 26, 2010, the City Council approved that certain “Petition for the Creation of a Public Improvement District to Finance Improvements for Whisper Valley Subdivision” which authorized the creation of the Whisper Valley Public Improvement District to finance the Actual Costs of the Authorized Improvements benefitting certain property located within the District, all of which is located in the limited purpose annexed jurisdiction of the City, but not within its corporate limits.

On November 3, 2011, the City Council approved the Master Improvement Area Assessment Ordinance, which approved a Service and Assessment Plan, made a finding of special benefit to property located within the District, and levied the Master Improvement Area Assessments on property located within the District.

On November 16, 2011, the City issued its \$15,500,000 Special Assessment Revenue Bonds, Senior Series 2011 (Whisper Valley Public Improvement District) and its \$18,485,168 Texas Special Assessment Revenue Bonds, Subordinate Series 2011 (Whisper Valley Public Improvement District).

On August 23, 2018, the City Council approved the 2018 Addendum to the Service and Assessment Plan and approved the Improvement Area #1 Assessment Ordinance, which levied the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Parcels. The Improvement Area #1 Assessments were ratified and confirmed by City Council action on February 7, 2019.

On March 12, 2019, the City received a Prepayment that, when combined with moneys transferred from certain funds held pursuant to the terms of the Indenture for the Master Improvement Area Bonds, paid in full all Master Improvement Area Assessments levied against Parcels within Improvement Area #1.



On March 28, 2019, the City Council approved the 2019 Amended and Restated Service and Assessment Plan, which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) incorporating the provisions of the Service and Assessment Plan and the 2018 Addendum to the Service and Assessment Plan into one document, (2) issuing PID Bonds, and (3) updating the Assessment Rolls.

On April 16, 2019, the City issued its \$4,500,000 Special Assessment Revenue Bonds, Series 2019 (Whisper Valley Public Improvement District Improvement Area #1).

On July 29, 2020, the City Council approved the 2020 Service and Assessment Plan Update by approving Resolution No. 20200729-026. The 2020 Service and Assessment Plan Update also updated the Assessment Roll for 2020.

On August 25, 2020, the City received a Prepayment that, when combined with moneys transferred from certain funds held pursuant to the terms of the Indenture for the Master Improvement Area Bonds, paid in full all Master Improvement Area Assessments levied against Parcels within Improvement Area #2.

On October 1, 2020, the City approved the 2020 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 20201001-039 which approved the Improvement Area #2 Assessment Roll and levied the Improvement Area #2 Assessments on benefitted properties within Improvement Area #2.

On July 29, 2021, the City Council approved the 2021 Service and Assessment Plan Update by approving Resolution No. 20210729-042. The 2021 Service and Assessment Plan Update also updated the Assessment Roll for 2021.

On July 28, 2022, the City Council approved the 2022 Service and Assessment Plan Update by approving Ordinance No. 20220728-019. The 2022 Service and Assessment Plan Update also updated the Assessment Roll for 2022.

On December 1, 2022, the City Council approved the 2022 Amended and Restated Service and Assessment Plan Update by approving Ordinance No. 20221201-006. The 2022 Service and Assessment Plan Update served to amend and restate the 2020 Amended and Restated Service and Assessment Plan, as updated, in its entirety for the purposes of issuing Improvement Area #2 Bonds and updating the Assessment Roll for 2022.

On December 22, 2022, the City issued its \$6,820,000 Special Assessment Revenue Bonds, Series 2022 (Whisper Valley Public Improvement District Improvement Area #2).

On June 9, 2023, the City received a Prepayment that, when combined with moneys transferred from certain funds held pursuant to the terms of the Indenture for the Master Improvement Area Bonds, paid in full all Master Improvement Area Assessments levied against Parcels within Improvement Area #3.

On August 31, 2023, the City Council approved the 2023 Amended and Restated Service and Assessment Plan Update by approving Ordinance No. 20230831-100. The 2023 Amended and Restated Service and Assessment Plan Update served to amend and restate the 2022 Amended and Restated Service and Assessment Plan, in its entirety for the purposes of levying the Improvement Area #3 Assessments on benefitted properties within Improvement Area #3 and updating the Assessment Roll for 2023.

On July 18, 2024, the City Council approved the 2024 Service and Assessment Plan Update by approving Ordinance No. 20240718-018. The 2024 Service and Assessment Plan Update also updated the Assessment Roll for 2024.

This 2024 Amended and Restated Service and Assessment Plan serves to amend and restate the 2023 Amended and Restated Service and Assessment Plan, as updated, in its entirety for the purposes of issuing the Improvement Area #3 Bonds.

Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This 2024 Amended and Restated Service and Assessment Plan, fulfills such requirement. This 2024 Amended and Restated Service and Assessment Plan also updates the Assessment Roll for 2024.

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

The PID Act requires that the service plan include an assessment plan that assesses the actual costs of the authorized improvements against property in a public improvement district based on the special benefits conferred on the public improvement district by the authorized improvements. The Assessment Plan is contained in **Section V**.

## SECTION I: DEFINITIONS

**“2018 Addendum to the Service and Assessment Plan”** means the 2018 Addendum to the Service and Assessment Plan adopted by the City by Ordinance No. 20180823-073 on August 23, 2018.

**“2019 Amended and Restated Service and Assessment Plan”** means the 2019 Amended and Restated Service and Assessment Plan which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) incorporating the provisions of the Service and Assessment Plan and the 2018 Addendum to the Service and Assessment Plan into one document, (2) issuing PID Bonds, and (3) updating the Assessment Rolls, as they may be modified and updated from time to time.

**“2020 Amended and Restated Service and Assessment Plan”** means the 2020 Amended and Restated Service and Assessment Plan which served to amend and restate the 2019 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #2 Assessments, and (2) updating the Assessment Rolls, as they may be modified and updated from time to time.

**“2022 Amended and Restated Service and Assessment Plan”** means the 2022 Amended and Restated Service and Assessment Plan which served to amend and restate the 2020 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) issuing Improvement Area #2 Bonds, and (2) updating the Assessment Rolls, as they may be modified and updated from time to time.

**“2023 Amended and Restated Service and Assessment Plan”** means the 2023 Amended and Restated Service and Assessment Plan which served to amend and restate the 2022 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) levying Improvement Area #3 Assessments, and (2) updating the Assessment Rolls, as they may be modified and updated from time to time.

**“2024 Amended and Restated Service and Assessment Plan”** means this 2024 Amended and Restated Service and Assessment Plan which serves to amend and restate the 2023 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) issuing Improvement Area #3 Bonds, and (2) updating the Assessment Rolls, as they may be modified and updated from time to time.

**“Actual Costs”** mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of owners and developers of the District: (1) to plan, finance, design, acquire, construct, install, and dedicate such improvements to the City, County or TXDOT; (2) to prepare

plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) to acquire easements and other right-of-way; (5) for third-party professional consulting services including, but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (6) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; (7) of fees charged by the City or any other political subdivision or governmental authority; (8) a construction management fee of 4% of the costs incurred by or on behalf of the Owner for the construction of such Authorized Improvement (excluding legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisal costs) if the Owner is serving as the construction manager.

**“Additional Interest”** means the amount collected by application of the Additional Interest Rate. Additional Interest is not charged on the Improvement Area #1 Reimbursement Agreement.

**“Additional Interest Rate”** means the 0.50% additional interest charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act and the applicable Indenture.

**“Administrator”** means the person or independent firm designated by the City Council to perform the duties and obligations of the “Administrator” in this 2024 Amended and Restated Service and Assessment Plan.

**“Annual Collection Costs”** mean the actual or budgeted costs and expenses related to: (1) the Administrator; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2024 Amended and Restated Service and Assessment Plan and the PID Act with respect to the issuance and sale of PID Bonds, including continuing disclosure requirements; (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel; and (9) administering the construction of the Authorized Improvements. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

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

**“Annual Service Plan Update”** means an update to this 2024 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

**“Assessed Parcels”** mean any Parcel within the District against which an Assessment is levied.

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

**“Assessment Ordinance”** means any Assessment Ordinance adopted by the City Council in accordance with the PID Act that levied Assessments within the District, including the Master Improvement Area Assessment Ordinance, the Improvement Area #1 Assessment Ordinance, the Improvement Area #2 Assessment Ordinance, and the Improvement Area #3 Assessment Ordinance.

**“Assessment Plan”** assesses the Actual Costs of the Authorized Improvements against the Assessed Parcels based on the special benefits conferred on the Assessed Parcels by the Authorized Improvements, more specifically described in **Section V**.

**“Assessment Roll”** means any assessment roll for Assessed Parcels within the District.

**“Authorized Improvements”** mean improvements authorized by Section 372.003 of the PID Act as more specifically described in **Section III**.

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

**“City”** means the City of Austin, Texas.

**“City Council”** means the duly elected governing body and council of the City.

**“County”** means Travis County, Texas.

**“Delinquent Collection Costs”** mean, for any Assessed Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2024 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

**“District”** means approximately 2,066 acres located within the limited purpose annexed jurisdiction of the City, as shown on **Exhibit B** and as more specifically described on **Exhibit A**.

**“Improvement Area #1”** means the area within Whisper Valley Village 1, Phase 1 Final Plat of the District, as shown on **Exhibit C-1**.

**“Improvement Area #1 Assessed Parcels”** means collectively the Improvement Area #1 Bond Assessed Parcels and the Improvement Area #1 Reimbursement Assessed Parcels.

**“Improvement Area #1 Assessment Ordinance”** means Ordinance No. 20180823-073 adopted by the City Council on August 23, 2018 in accordance with the PID Act that levied Assessments on Parcels within Improvement Area #1 for financing the Actual Costs of the Improvement Area #1 Improvements and Bond Issuance Costs relating to the Improvement Area #1 Bonds, as ratified and confirmed by Ordinance No. 20190207-02 adopted by the City Council on February 7, 2019.

**“Improvement Area #1 Assessments”** mean the Assessments levied on Parcels within Improvement Area #1 for financing the Actual Costs of the Improvement Area #1 Improvements and Bond Issuance Costs relating to the Improvement Area #1 Bonds, including the Improvement Area #1 Bond Assessments and the Improvement Area #1 Reimbursement Assessments as shown on the Improvement Area #1 Bond Assessment Roll on **Exhibit J** and the Improvement Area #1 Reimbursement Assessment Roll on **Exhibit L**, respectively.

**“Improvement Area #1 Bond Assessed Parcels”** means any and all Parcels within Improvement Area #1 against which an Improvement Area #1 Assessment is levied, excluding the Previously Sold Assessed Parcels.

**“Improvement Area #1 Bond Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Bond Assessed Parcels, included in this 2024 Amended and Restated Service and Assessment Plan on **Exhibit J**, the projected Annual Installments for all Improvement Area #1 Bond Assessed Parcels is shown on **Exhibit K**.

**“Improvement Area #1 Bond Assessments”** mean the Assessments levied on all Improvement Area #1 Bond Assessed Parcels.

**“Improvement Area #1 Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2019 (Whisper Valley Public Improvement District Improvement Area #1) that are secured by the revenues from the Improvement Area #1 Bond Assessments.

**“Improvement Area #1 Improvements”** mean the Authorized Improvements which provide a special benefit only to the Improvement Area #1 Assessed Parcels and are described in **Section III.B** hereto.

**“Improvement Area #1 Reimbursement Agreement”** means that certain “Whisper Valley Public Improvement District Improvement Area #1 Reimbursement Agreement” effective April 16, 2019, by and between the City and the Owner, in which the City agrees to pay the Owner for Actual Costs of the Improvement Area #1 Improvements solely from Improvement Area #1 Reimbursement Assessments, including Annual Installments thereof.

**“Improvement Area #1 Reimbursement Assessed Parcels”** means any and all Previously Sold Assessed Parcels within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

**“Improvement Area #1 Reimbursement Assessment Roll”** means the Assessment Roll for the Improvement Area #1 Reimbursement Assessed Parcels within the Improvement Area #1, included in this 2024 Amended and Restated Service and Assessment Plan on **Exhibit L**, and the projected Annual Installments for all Improvement Area #1 Reimbursement Assessed Parcels are shown on **Exhibit M**.

**“Improvement Area #1 Reimbursement Assessments”** mean the Assessments levied on all Improvement Area #1 Reimbursement Assessed Parcels.

**“Improvement Area #1 Reimbursement Obligation”** means the obligation of the City to pay certain costs of Improvement Area #1 Improvements from revenues from Improvement Area #1 Reimbursement Assessments levied on Improvement Area #1 Reimbursement Assessed Parcels pursuant to the Improvement Area #1 Reimbursement Agreement.

**“Improvement Area #2”** means the area within Whisper Valley Village 1, Phase 2 Final Plat of the District, as shown on **Exhibit C-2**.

**“Improvement Area #2 Assessed Parcels”** means any and all Parcels within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

**“Improvement Area #2 Assessment Ordinance”** means an Assessment Ordinance adopted by the City Council on October 1, 2020 in accordance with the PID Act that levied Assessments on Parcels within Improvement Area #2 for financing the Actual Costs of the Improvement Area #2 Improvements.

**“Improvement Area #2 Assessment Roll”** means the Assessment Roll for the Improvement Area #2 Assessed Parcels, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update. The Improvement Area #2 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan on **Exhibit N**.

**“Improvement Area #2 Assessments”** mean the Assessments levied on Parcels within Improvement Area #2 for financing the Actual Costs of the Improvement Area #2 Improvements and Bond Issuance Costs relating to the Improvement Area #2 Bonds, as shown on the Improvement Area #2 Assessment Roll.

**“Improvement Area #2 Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2022 (Whisper Valley Public Improvement District Improvement Area #2) that are secured by the revenues from the Improvement Area #2 Assessments.

**“Improvement Area #2 Improvements”** mean the Authorized Improvements which provide a special benefit only to the Improvement Area #2 Assessed Parcels and are described in **Section III.C** hereto.

**“Improvement Area #2 Reimbursement Agreement”** means that certain “Whisper Valley Public Improvement District Improvement Area #2 Acquisition and Reimbursement Agreement” effective October 1, 2020, as amended on July 30, 2022, by and between the City and the Owner, in which the City agrees to pay the Owner for Actual Costs of the Improvement Area #2 Improvements solely from Improvement Area #2 Assessments, including Annual Installments thereof.

**“Improvement Area #3”** means the area within Whisper Valley Village 1, Phase 3 Final Plat of the District and the Whisper Valley Village 1, Phase 4 Final Plat of the District, as shown on **Exhibit C-3** and **Exhibit C-4** respectively.

**“Improvement Area #3 Assessed Parcels”** means any and all Parcels within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

**“Improvement Area #3 Assessment Ordinance”** means an Assessment Ordinance adopted by the City Council on August 31, 2023 in accordance with the PID Act that levied Assessments on Parcels within Improvement Area #3 for financing the Actual Costs of the Improvement Area #3 Improvements.

**“Improvement Area #3 Assessment Roll”** means the Assessment Roll for the Improvement Area #3 Assessed Parcels, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with any Annual Service Plan Update. The Improvement Area #3 Assessment Roll is included in this 2024 Amended and Restated Service and Assessment Plan on **Exhibit P**.

**“Improvement Area #3 Assessments”** mean the Assessments levied on Parcels within Improvement Area #3 for financing the Actual Costs of the Improvement Area #3 Improvements and Bond Issuance Costs relating to the Improvement Area #3 Bonds, as shown on the Improvement Area #3 Assessment Roll.

**“Improvement Area #3 Bonds”** mean those certain City of Austin, Texas Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3) that are secured by the revenues from the Improvement Area #3 Assessments.

**“Improvement Area #3 Improvements”** mean the Authorized Improvements which provide a special benefit only to the Improvement Area #3 Assessed Parcels and are described in **Section III.C** hereto.

**“Indenture”** means an Indenture or Indentures of Trust entered into in connection with the



issuance of one or more series of PID Bonds, as amended from time to time, between the City and the Trustee setting forth terms and conditions related to the applicable series of PID Bonds.

**“Lot”** means (1) for any portion of the District for which a final subdivision plat has been recorded in the official public records of the County, a tract of land described by “lot” in such final and recorded subdivision plat, and (2) for any portion of the District for which a horizontal condominium regime has been created, a tract of land described by “unit” in the final declaration of condominium regime.

**“Lot Type”** means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and confirmed by the City Council.

**“Lot Type 1”** means an Improvement Area #1 Bond Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 25’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 2”** means an Improvement Area #1 Bond Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 50’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 3”** means an Improvement Area #1 Bond Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 60’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 4”** means an Improvement Area #1 Reimbursement Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 25’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 5”** means an Improvement Area #1 Reimbursement Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 35’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 6”** means an Improvement Area #1 Reimbursement Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 50’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 7”** means an Improvement Area #1 Reimbursement Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 1 Final Plat marketed to homebuilders as a 60’ lot as shown on the Lot Type map on **Exhibit D-1**.

**“Lot Type 8”** means an Improvement Area #2 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 2 Final Plat marketed to homebuilders as a 25’ lot as shown on the Lot Type map on **Exhibit D-3**.

**“Lot Type 9”** means an Improvement Area #2 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 2 Final Plat marketed to homebuilders as a 35’ lot as shown on the Lot Type map on **Exhibit D-3**.

**“Lot Type 10”** means an Improvement Area #2 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 2 Final Plat marketed to homebuilders as a 50’ lot as shown on the Lot Type map on **Exhibit D-3**.

**“Lot Type 11”** means an Improvement Area #3 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 3 Final Plat or the Whisper Valley Village 1, Phase 4 Final Plat marketed to homebuilders as a 35’ lot as shown on the Lot Type map on **Exhibit D-4**.

**“Lot Type 12”** means an Improvement Area #3 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 3 Final Plat or the Whisper Valley Village 1, Phase 4 Final Plat marketed to homebuilders as a 40’ lot as shown on the Lot Type map on **Exhibit D-4**.

**“Lot Type 13”** means an Improvement Area #3 Assessed Parcel identified as a Lot on the Whisper Valley Village 1, Phase 3 Final Plat or the Whisper Valley Village 1, Phase 4 Final Plat marketed to homebuilders as a 50’ lot as shown on the Lot Type map on **Exhibit D-4**.

**“Master Improvement Area”** means all of the property within the District as shown on **Exhibit B** and as more specifically described on **Exhibit A**.

**“Master Improvement Area Assessed Parcels”** mean any and all Parcels within the Master Improvement Area, against which a Master Improvement Area Assessment has been levied.

**“Master Improvement Area Assessment Ordinance”** means Ordinance No. 20111103-012 adopted by the City Council on November 3, 2011 in accordance with the PID Act which levied the Master Improvement Area Assessments on the District.

**“Master Improvement Area Assessment Roll”** means the Assessment Roll for the Master Improvement Area Assessed Parcels, included in this 2024 Amended and Restated Service and Assessment Plan on **Exhibit H**, and the projected Annual Installments for the Master Improvement Area are shown on **Exhibit I**.

**“Master Improvement Area Assessments”** mean the Assessments levied on Parcels within the Master Improvement Area.

**“Master Improvement Area Bonds”** mean those bonds entitled “City of Austin, Texas Special Assessment Revenue Bonds, Senior Series 2011 (Whisper Valley Public Improvement District)” that are secured by Master Improvement Area Assessments.

**“Master Improvements”** mean the Authorized Improvements which provide a special benefit to the District and are described in **Section III.A** hereto.

**“Maximum Assessment”** means, for each Lot Type, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) an amount that produces an Annual Installment for the year in which the Maximum Assessment Calculation Date occurs resulting in the Maximum Equivalent Tax Rate. The Maximum Assessment shall be calculated on the Maximum Assessment Calculation Date.

**“Maximum Assessment Calculation Date”** means 30 days prior to subdividing by plat, issuance of a site development permit, creating units by a horizontal condominium regime, or any other action that would cause the uses within a Parcel to differ from the uses shown on **Exhibit D-1, Exhibit D-3, or Exhibit D-4**.

**“Maximum Equivalent Tax Rate”** means an amount that does not exceed the lesser of (i) 125% of such Parcel’s anticipated buildout value times the City’s tax rate in the fiscal year the Assessment is determined or (ii) the equivalent tax rate as calculated at the time of the most recent Assessment levy increased by 2% per year to the date of the new Assessment levy. The estimated buildout value for a Lot Type shall be determined by the Administrator and confirmed by a City representative by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder and developer contracts, discussions with homebuilders and developers, reports from third party consultants, information provided by the Owner, or any other information that may help determine assessed value.

**“Non-Benefited Property”** means Parcels that receive no special benefit from the Authorized Improvements as determined by the City Council which may include Public Property and Owner Association Property.

**“Owner(s)”** means Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership (including its successors, assigns, or transferees).

**“Owner Association Property”** means property within the boundaries of the District that is owned by or irrevocably offered for dedication to, whether in fee simple or through an easement, an Owners’ Association established or to be established for the benefit of a group of homeowners or property owners within the District.

**“Owners’ Association”** means the association(s) established for the benefit of property owners within the District.

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

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

**“PID Bonds”** mean the bonds to be issued by the City, in one or more series, to finance the Authorized Improvements that confer a special benefit on the property within the District, which may include funds for any required reserves and amounts necessary to pay the Bond Issuance Costs, and to be secured by a pledge of the applicable Assessments pursuant to the authority granted in the PID Act, for the purposes of (1) financing the costs of Authorized Improvements and related costs, and (2) reimbursement for Actual Costs paid prior to the issuance of the PID Bonds.

**“PID Financing Agreement”** means the Whisper Valley Public Improvement District Financing Agreement by and between the City and Club Deal 120 Whisper Valley, Limited Partnership, dated November 1, 2011, as amended on March 28, 2019, as amended on October 1, 2020, as amended on July 30, 2022, as may be further amended from time to time.

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

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

**“Previously Sold Assessed Parcels”** mean the 42 Lots within Improvement Area #1, as shown on **Exhibit D-2**, which were sold to individual homeowners prior to August 23, 2018, the effective date of the Improvement Area #1 Assessment Ordinance, which levied the Improvement Area #1 Assessments.

**“Public Property”** means real property, whether conveyed or dedicated in fee simple, as an easement, license, or otherwise, to the Federal Government, to the County, to the City, or to any other political subdivision, public or government agency, or public utility.

**“Service and Assessment Plan”** means the Service and Assessment Plan adopted by the City by Ordinance No. 20111103-012 on November 3, 2011 as may be updated, amended, supplemented or restated from time to time.

**“Service Plan”** means a plan that covers a period of five years and defines the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period.

**“Subordinate Master Bond”** means those certain City of Austin, Texas Special Assessment Revenue Bonds, Subordinate Series 2011 (Whisper Valley Public Improvement District).

**“Trustee”** means the trustee (or successor trustee) under an Indenture.

**“TXDOT”** means the Texas Department of Transportation.

**“Whisper Valley Village 1, Phase 1 Final Plat”** means the final plat dated March 7, 2014, attached as **Exhibit C-1**.

**“Whisper Valley Village 1, Phase 2 Final Plat”** means the final plat dated April 18, 2020, attached as **Exhibit C-2**.

**“Whisper Valley Village 1, Phase 3 Final Plat”** means the final plat dated August 19, 2022, attached as **Exhibit C-3**.

**“Whisper Valley Village 1, Phase 4 Final Plat”** means the final plat dated November 18, 2022, attached as **Exhibit C-4**.

## SECTION II: THE DISTRICT

The District includes approximately 2,066 contiguous acres located within the City's extraterritorial jurisdiction, as described on **Exhibit A** and depicted on **Exhibit B**. Development of the District is anticipated to include single-family and multifamily residential, office, retail and other uses, as well as parks, entry monuments, landscaping, infrastructure, and associated rights-of-way necessary to provide roadways, drainage, and utilities to the District.

The Master Improvement Area consists of all property within the District as described on **Exhibit A** and depicted on **Exhibit B**.

Improvement Area #1 consists of approximately 79.973 contiguous acres located within the District and the Whisper Valley Village 1, Phase 1 Final Plat, as depicted on **Exhibit C-1**. Improvement Area #1 contains 257 Lots, of which 20 Lots are Non-Benefited Property and 237 Lots will be used as single-family residences.

Improvement Area #2 consists of approximately 54.5482 contiguous acres located within the District and the Whisper Valley Village 1, Phase 2 Final Plat, as depicted on **Exhibit C-2**. Improvement Area #2 contains 283 Lots, of which 16 Lots are Non-Benefited Property and 267 Lots will be used as single-family residences.

Improvement Area #3 consists of approximately 112.2654 contiguous acres located within the District and the Whisper Valley Village 1, Phase 3 Final Plat and the Whisper Valley Village 1, Phase 4 Final Plat, as depicted on **Exhibit C-3** and **Exhibit C-4**. Improvement Area #3 contains 385 Lots, of which 22 Lots are Non-Benefited Property and 363 Lots will be used as single-family residences.

## SECTION III: AUTHORIZED IMPROVEMENTS

The City Council, based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the improvements described below are Authorized Improvements authorized by the Act that confer a special benefit on the respective Assessed Parcel. The cost and allocation of the Authorized Improvements is summarized on **Exhibit E**.

## **A. Master Improvements**

### ▪ *Braker Lane Phase 1 & 2*

Braker Lane is located east of SH 130 in the County, provides primary access to the District, and consists of a 2.45 mile 4-lane divided roadway with turn lanes, bike lanes, curb and gutter, storm sewer, water quality, and sidewalk facilities. Braker Lane utilizes innovative water quality, a structural crossing of a major floodplain, hike and bike facilities, and link existing FM 973 to Taylor Lane. Phase 1& 2 of the project consists of two lanes of the ultimate section. Intersection Improvements were funded under an agreement with TxDOT to construct left and right turn lanes on FM 973.

### ▪ *Water Line 1*

This project consists of constructing approximately 19,684 linear feet of 48" diameter water transmission main from the City's Central Pressure zone. The project is located within the right of way (ROW) of Decker Lake Road. The line was designed and constructed in accordance with City standards and specifications.

### ▪ *Wastewater Treatment Plant, 30" Wastewater Interceptor, and Water Line 2*

The Subordinate Master Bonds funded a 0.5 MGD wastewater treatment plant, 2.5 miles of 30" wastewater line, and 17,900 linear feet of 24" water line. The Subordinate Master Bonds have been paid in full, and no Assessments securing the Subordinate Master Bonds remain outstanding.

## **B. Improvement Area #1 Improvements**

### ▪ *Erosion and Sedimentation Control*

The erosion and sedimentation controls installed for this site work consist of silt fence, inlet protection, tree protection, stabilized construction entrance, rip rap, and revegetation required to control sedimentation run-off from the site during site development and prevent erosion prior to construction of Improvement Area #1. The erosion and sedimentation controls were installed according to City standards, determined in the City's sole discretion.

### ▪ *Clearing and Grading*

The clearing and grading improvements consist of site clearing, soil remediation, grading within the right of way for the installation of the internal roadway system, and for the installation of utilities and drainage controls outside of the right of way in order to serve Improvement Area #1. The clearing and grading follow the approved construction document from the City.

- *Drainage Improvements*

The drainage improvements consist of the construction and installation of storm sewer pipe, manholes and junction boxes, headwalls, drainage inlets and appurtenances necessary for the storm system that will service all of Improvement Area #1. The drainage improvements were constructed according to City standards, determined in the City's sole discretion.

- *Street Improvements*

The street improvements consist of installing lime treated sub-base, flexible base course, surface course, curb and gutters and sidewalks along non-frontage lots that provide the basis of the roadway system within Improvement Area #1. The street improvements were constructed according to City standards, determined in the City's sole discretion.

- *Potable Water Improvements*

The potable water improvements consist of the construction and installation of water mains, domestic service connections, valves, fire hydrants and appurtenances, necessary for the water distribution system that will service all of Improvement Area #1. The water improvements were constructed according to City standards, determined in the City's sole discretion.

- *Wastewater Improvements*

The wastewater improvements consist of construction and installation of wastewater mains, domestic service connections, manholes and appurtenances necessary to provide sanitary sewer service to all of Improvement Area #1. The wastewater improvements were constructed according to City standards, determined in the City's sole discretion.

- *Demolition and Restoration*

The demolition and restoration for the site consist of tree removal to clear the site for the development of Improvement Area #1. The demolition follows the approved construction document from the City.

- *Pond Improvements*

The pond improvements consist of installing two (2) detention and water quality ponds which include establishing revegetation, storm headwalls and box culverts, maintenance access paths and make-up water sources necessary to support the Improvement Area #1 drainage infrastructure system. The pond improvements follow the approved construction document from the City.



### **C. Improvement Area #2 Improvements**

- *Erosion and Sedimentation Control*

The erosion and sedimentation controls installed for this site work consist of silt fence, inlet protection, tree protection, stabilized construction entrance, rip rap, and revegetation required to control sedimentation run-off from the site during site development and prevent erosion prior to construction of Improvement Area #2. The erosion and sedimentation controls will be installed according to City standards, determined in the City's sole discretion.

- *Clearing and Grading*

The clearing and grading improvements consist of site clearing, soil remediation, grading within the right of way for the installation of the internal roadway system, and for the installation of utilities and drainage controls outside of the right of way in order to serve Improvement Area #2. The clearing and grading will follow the approved construction document from the City.

- *Drainage Improvements*

The drainage improvements consist of the construction and installation of storm sewer pipe, manholes and junction boxes, headwalls, drainage inlets and appurtenances necessary for the storm system that will service all of Improvement Area #2. The drainage improvements will be constructed according to City standards, determined in the City's sole discretion.

- *Street Improvements*

The street improvements consist of installing geogrid reinforcement, flexible base course, surface course, curb and gutters and sidewalks along non-frontage lots that will provide the basis of the roadway system within Improvement Area #2. The street improvements will be constructed according to City standards, determined in the City's sole discretion.

- *Potable Water Improvements*

The potable water improvements consist of the construction and installation of water mains, domestic service connections, valves, fire hydrants and appurtenances, necessary for the water distribution system that will service all of Improvement Area #2. The water improvements will be constructed according to City standards, determined in the City's sole discretion.

- *Wastewater Improvements*

The wastewater improvements consist of construction and installation of wastewater mains, domestic service connections, manholes and appurtenances necessary to provide

sanitary sewer service to all of Improvement Area #2. The wastewater improvements will be constructed according to City standards, determined in the City's sole discretion.

- *Retaining Walls*

The retaining walls for the site consist of dry stack limestone and gravity retaining walls that are engineered to 1) maintain maximum roadway and lot slopes, 2) limit the cut and fill to the City maximums, and 3) prevent grading encroachments into the jurisdictional waters within Improvement Area #2.

- *Pond Improvements*

The pond improvements consist of installing two (2) detention and water quality ponds which include establishing revegetation, storm headwalls and box culverts and maintenance access paths necessary to support the Improvement Area #2 drainage infrastructure system. The pond improvements will follow the approved construction document from the City.

#### **D. Improvement Area #3 Improvements**

- *Streets*

Improvements include subgrade stabilization (including excavation and drainage), base material and asphalt for roadways, concrete and reinforcing steel for curbs, handicapped ramps. Intersections and signage are included. These roadway improvements include streets that will provide street access to each Lot. These projects will provide access to existing community roadways, county and state highways.

- *Drainage, Water Quality and Detention*

Improvements include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales and water quality/detention ponds. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of Improvement Area #3.

- *Water*

Improvements include trench excavation and embedment, trench safety, PVC and DI piping, fire hydrant assemblies, air release valves, gate valves, service connections, and testing. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to the limits of the improvements.

- *Wastewater*

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, and testing. These lines will include the necessary

appurtenances to be fully operational extending wastewater service to the limits of Improvement Area #3.

- *Erosion Control*  
Includes silt fence, rock berms, construction entrances, inlet protection, and topsoil for the limits of Improvement Area #3.
- *Clearing*  
Includes clear and grub, excavation, embankment, and lot grading for the area of Improvement Area #3 containing the Improvement Area #3 Improvements.
- *Landscaping, Parks and Trails*  
Includes street designs, pedestrian/bike circulation routes, landscaping, and recreational activities. Neighborhood parks, public places and multi-use paths promote meaningful connections to the public and residents, and community activities. Common areas include landscaped areas along the collector streets, including trees, trails, and planting and irrigation. Pocket parks are open space areas within each neighborhood which are landscaped and irrigated and provide outdoor landscape improvements open to the public and residents of the community. Trails consist of multi-use paths, midblock pedestrian paths, and walkways located in public corridors that serve origin and destination points.
- *Soft Costs*  
Improvements include land planning and design, City fees, engineering, soil testing, survey, construction management, legal fees, consultant fees, contingency, inspection fees, and other PID costs incurred and paid by the Owner.

#### **E. Bond Issuance Costs**

- *Debt Service Reserve Fund*  
Equals the amount required under an Indenture in connection with the issuance of PID Bonds.
- *Capitalized Interest*  
Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.
- *Underwriting Discount*  
Equals a percentage of the par amount of a series of PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, first year Annual Collection Costs, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

## SECTION IV: SERVICE PLAN

The Act requires the Service Plan to cover a period of at least five years and to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must be reviewed and updated by the City Council at least annually. **Exhibit F** of this 2024 Amended and Restated Service and Assessment Plan summarizes the Service Plan for the District.

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

## SECTION V: ASSESSMENT PLAN

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

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

## **A. Assessment Methodology**

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Assessments shall be allocated as follows:

### *1. Master Improvements*

The Master Improvement Area Assessment Ordinance approved the Service and Assessment Plan, which allocated Master Improvement Area Assessments across all Assessed Parcels in the District based on the ratio of the estimated assessable acreage of each Assessed Parcel to the total estimated assessable acreage for all Assessed Parcels.

### *2. Improvement Area #1 Improvements*

The Improvement Area #1 Assessment Ordinance approved the Improvement Area #1 Assessment Roll, which allocated Improvement Area #1 Assessments across all the Improvement Area #1 Assessed Parcels based on the ratio of the estimated buildout value of each Improvement Area #1 Assessed Parcel to the total estimated buildout value for all Improvement Area #1 Assessed Parcels, as shown on **Exhibit T**.

### *3. Improvement Area #2 Improvements*

The Improvement Area #2 Assessment Ordinance approved the Improvement Area #2 Assessment Roll, which allocated Improvement Area #2 Assessments across all the Improvement Area #2 Assessed Parcels based on the ratio of the estimated buildout value of each Improvement Area #2 Assessed Parcel to the total estimated buildout value for all Improvement Area #2 Assessed Parcels, as shown on **Exhibit T**.

### *4. Improvement Area #3 Improvements*

The Improvement Area #3 Assessment Ordinance approved the Improvement Area #3 Assessment Roll, which allocated Improvement Area #3 Assessments across all the Improvement Area #3 Assessed Parcels based on the ratio of the estimated buildout value of each Improvement Area #3 Assessed Parcel to the total estimated buildout value for all Improvement Area #3 Assessed Parcels, as shown on **Exhibit T**.

## **B. Assessments**

### *1. Master Improvement Area Assessments*

The outstanding Master Improvement Area Assessments levied against the Master Improvement Area Assessed Parcels are shown on the Master Improvement Area Assessment Roll, attached hereto on **Exhibit H**. The projected Annual Installments for the Master Improvement Area Assessed Parcels are shown on **Exhibit I**.

## 2. *Improvement Area #1 Assessments*

- a. The outstanding Improvement Area #1 Bond Assessments are shown on the Improvement Area #1 Bond Assessment Roll, attached hereto on **Exhibit J**. The projected Annual Installments for all Improvement Area #1 Bond Assessed Parcels are shown on **Exhibit K**.
- b. The outstanding Improvement Area #1 Reimbursement Assessments are shown on the Improvement Area #1 Reimbursement Assessment Roll, attached hereto on **Exhibit L**. The projected Annual Installments for all Improvement Area #1 Reimbursement Assessed Parcels are shown on **Exhibit M**.

## 3. *Improvement Area #2 Assessments*

The outstanding Improvement Area #2 Assessments are shown on the Improvement Area #2 Assessment Roll, attached hereto on **Exhibit N**. The projected Annual Installments for all Improvement Area #2 Assessed Parcels are shown on **Exhibit O**.

## 4. *Improvement Area #3 Assessments*

The outstanding Improvement Area #3 Assessments are shown on the Improvement Area #3 Assessment Roll, attached hereto on **Exhibit P**. The projected Annual Installments for all Improvement Area #3 Assessed Parcels are shown on **Exhibit Q**.

### **C. Findings of Special Benefit**

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

#### 1. *Master Improvement Area Assessments*

- a. The Actual Costs of the Master Improvements plus Bond Issuance Costs relating to the Master Improvement Area Bonds and Subordinate Master Bond equal \$34,405,148, as shown on **Exhibit E**; and
- b. The Master Improvement Area Assessed Parcels receive special benefit from the Master Improvements equal to or greater than the Actual Costs of the Master Improvements allocable to the Master Improvement Area; and
- c. The sum of the Master Improvement Area Assessments for all Master Improvement Area Assessed Parcels at the time the Master Improvement Area Assessments were levied equaled \$33,985,168, of which \$3,867,616 remains outstanding; and

- d. The special benefit (  $\geq$  \$34,405,148) received by Master Improvement Area Assessed Parcels from the Master Improvements is greater than the amount of the Master Improvement Area Assessments (\$33,985,168) levied against all Master Improvement Area Assessed Parcels; and
- e. At the time the City Council levied the Master Improvement Area Assessments, the Owner owned 100% of the Assessed Parcels within the District. The Owner acknowledged that the Master Improvements confer a special benefit on the Assessed Parcels within the District and consented to the imposition of the Master Improvement Area Assessments to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the Master Improvement Area Assessment Ordinance; and (2) the levying of Master Improvement Area Assessments on the Assessed Parcels within the District.

*2. Improvement Area #1 Assessments*

- a. The Actual Costs of the Improvement Area #1 Improvements plus the Bond Issuance Costs related to the Improvement Area #1 Bonds equal \$7,404,213, as shown on **Exhibit E**; and
- b. The Improvement Area #1 Assessed Parcels receive a special benefit from the Improvement Area #1 Improvements and Bond Issuance Costs related to the Improvement Area #1 Bonds equal to or greater than the Actual Cost of the Improvement Area #1 Improvements and Bond Issuance Costs related to the Improvement Area #1 Bonds; and
- c. The total Improvement Area #1 Assessed Parcels were allocated 100% of the Improvement Area #1 Assessments which equal \$5,370,820, of which \$5,003,450 remain outstanding; and
- d. The special benefit (  $\geq$  \$7,404,213) received by Improvement Area #1 Assessed Parcels from the Improvement Area #1 Improvements and Bond Issuance Costs related to the Improvement Area #1 Bonds is equal to or greater than the amount of the Improvement Area #1 Assessments (\$5,370,820) levied for the Improvement Area #1 Improvements and Bond Issuance Costs related to the Improvement Area #1 Bonds.

3. *Improvement Area #2 Assessments*

- a. The Actual Costs of the Improvement Area #2 Improvements plus the Bond Issuance Costs related to the Improvement Area #2 Bonds equal \$8,781,682, as shown on **Exhibit E**; and
- b. The Improvement Area #2 Assessed Parcels receive a special benefit from the Improvement Area #2 Improvements and Bond Issuance Costs related to the Improvement Area #2 Bonds equal to or greater than the Actual Cost of the Improvement Area #2 Improvements and Bond Issuance Costs related to the Improvement Area #2 Bonds; and
- c. The total Improvement Area #2 Assessed Parcels were allocated 100% of the Improvement Area #2 Assessments which equal \$7,540,000, of which \$6,675,610 currently remains outstanding; and
- d. The special benefit ( $\geq$  \$8,781,682) received by Improvement Area #2 Assessed Parcels from the Improvement Area #2 Improvements and Bond Issuance Costs related to the Improvement Area #2 Bonds is equal to or greater than the amount of the Improvement Area #2 Assessments (\$7,540,000) levied for the Improvement Area #2 Improvements and Bond Issuance Costs related to the Improvement Area #2 Bonds.

4. *Improvement Area #3 Assessments*

- a. The Actual Costs of the Improvement Area #3 Improvements plus the Bond Issuance Costs related to the Improvement Area #3 Bonds, equal \$16,098,000, as shown on **Exhibit E**; and
- b. The Improvement Area #3 Assessed Parcels receive a special benefit from the Improvement Area #3 Improvements and Bond Issuance Costs related to the Improvement Area #3 Bonds equal to or greater than the Actual Cost of the Improvement Area #3 Improvements and Bond Issuance Costs related to the Improvement Area #3 Bonds; and
- c. The total Improvement Area #3 Assessed Parcels were allocated 100% of the Improvement Area #3 Assessments which equal \$12,160,000, of which \$11,990,000 currently remains outstanding; and
- d. The special benefit ( $\geq$  \$16,098,000) received by Improvement Area #3 Assessed Parcels from the Improvement Area #3 Improvements and Bond Issuance Costs related to the Improvement Area #3 Bonds is equal to or greater than the amount of the Improvement Area #3 Assessments (\$12,160,000) levied for the



Improvement Area #3 Improvements and Bond Issuance Costs related to the Improvement Area #3 Bonds.

**D. Annual Collection Costs**

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

**E. Additional Interest**

The interest rate on Assessments levied on the Assessed Parcels, if such Assessments secure PID Bonds, may exceed the interest rate on the PID Bonds by the Additional Interest Rate. The Additional Interest shall be collected as part of each Annual Installment and deposited and used as described in the Indenture for the applicable series of PID Bonds. No Additional Interest will be charged on the Improvement Area #1 Reimbursement Assessed Parcels.

**SECTION VI: TERMS OF THE ASSESSMENTS**

**A. Reallocation of Master Improvement Area Assessments**

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

Upon the division of any Assessed Parcel (without the recording of a subdivision plat or creation of units by horizontal condominium regime), the Administrator shall reallocate the Assessment for the Assessed Parcel prior to the division among the newly divided Assessed Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Parcel

B = the Assessment for the Assessed Parcel prior to division

C = the assessable acreage of the newly divided Assessed Parcel

D = the sum of the assessable acreage for all of the newly divided Assessed Parcels

*2. Upon Subdivision by a Recorded Subdivision Plat or creation of units by a horizontal condominium regime*

Upon the subdivision of any Assessed Parcel based on a recorded subdivision plat or creation of units by horizontal condominium regime, the Administrator shall reallocate

the Assessment for the Assessed Parcel prior to the subdivision among the newly subdivided Lots according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the assessable acreage of all newly subdivided Lots with same Lot Type

D = the sum of the assessable acreage for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of Lots with same Lot Type

The calculation of the assessable acreage of a parcel shall be performed by the Administrator based on information from the Owner, homebuilders, appraisals, official public records of the County, and any other relevant information regarding the Parcel. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Parcels shall equal the Assessment for the Assessed Parcel prior to subdivision. The calculation shall be made separately for each newly divided Assessed Parcel. The reallocation of an Assessment for an Assessed Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2024 Amended and Restated Service and Assessment Plan approved by the City Council.

**B. Reallocation of Improvement Area #1 Assessments, Improvement Area #2 Assessments, and Improvement Area #3 Assessments**

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

Upon the division of any Assessed Parcel (without the recording of a subdivision plat or creation of units by horizontal condominium regime), the Administrator shall reallocate the Assessment for the Assessed Parcel prior to the division among the newly divided Assessed Parcels according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Parcel

B = the Assessment for the Assessed Parcel prior to division

C = the estimated buildout value of the newly divided Assessed Parcel

D = the sum of the estimated buildout value for all of the newly divided Assessed Parcels

The calculation of the estimated buildout value of an Assessed Parcel shall be performed by the Administrator based on information from the Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Parcel. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Parcels shall equal the Assessment for the Assessed Parcel prior to subdivision. The calculation shall be made separately for each newly divided Assessed Parcel. The reallocation of an Assessment for an Assessed Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2024 Amended and Restated Service and Assessment Plan approved by the City Council.

2. *Upon Subdivision by a Recorded Subdivision Plat or creation of units by a horizontal condominium regime*

Upon the subdivision of any Assessed Parcel based on a recorded subdivision plat or creation of units by horizontal condominium regime, the Administrator shall reallocate the Assessment for the Assessed Parcel prior to the subdivision among the newly subdivided Lots based on buildout value according to the following formula:

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the estimated average buildout value of all newly subdivided Lots with same Lot Type

D = the sum of the estimated average buildout value for all of the newly subdivided Lots excluding Non-Benefited Property

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat or creation of units by horizontal condominium regime, the Owner shall provide the City an estimated buildout value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any

other factors that may impact value. The calculation of the estimated average buildout value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

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

### **C. Upon Consolidation**

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

### **D. Mandatory Prepayment of Assessments**

#### *1. Maximum Assessment Exceeded*

If the Assessment for any Lot Type exceeds the Maximum Assessment on the Maximum Assessment Calculation Date, the owner must partially prepay the Assessment for each Assessed Parcel that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment. The owner of a Parcel shall notify the Administrator at least 30 days before the Maximum Assessment Calculation Date so that the Administrator can determine whether a prepayment is required. If a prepayment is required, the Administrator will notify the owner of the Parcel as well as the Owner, and the prepayment must be made prior to subdividing by plat, issuance of a site development permit, or creating units by a horizontal condominium regime.

If a prepayment of an Assessment is due and owing pursuant to the provisions above (including providing the required notice to Owner) and remains unpaid for 90 days after such notice, the City, upon providing written notice to the Owner, may reduce the amount of any related Reimbursement Obligation and the applicable Assessments by a corresponding amount, provided that such Assessments shall not be reduced to an amount less than any outstanding PID Bonds secured by such Assessments.

2. *Transfer to Exempt Person or Entity*

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

**E. Reduction of Assessments**

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments levied for such Authorized Improvements, the City Council shall reduce each Assessment related to such Authorized Improvements on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Parcels receiving benefit from the Authorized Improvements equals the reduced Actual Costs. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Rolls and corresponding Annual Installments to reflect the reduced Assessments.

**F. Prepayment of Assessments**

The owner of the Assessed Parcel may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to this prepayment, the Annual Installment shall be due and payable and shall be credited against the prepayment.

If an Assessment is paid in full, with interest: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the City shall provide the owner with a recordable "Notice of PID Assessment Termination."

If an Assessment is paid in part, with interest: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced.

*1. Prepayments of Master Improvement Area Assessments*

As of the date of this 2024 Amended and Restated Service and Assessment Plan, 604 Prepayments in full and one partial Prepayment have been received for the Master Improvement Area Assessments, as shown on **Exhibit S-1**.

*2. Prepayments of Improvement Area #1 Assessments*

As of the date of this 2024 Amended and Restated Service and Assessment Plan, seven Prepayments in full and one partial Prepayment have been received for Improvement Area #1 Assessments, as shown on **Exhibit S-2**.

*3. Prepayments of Improvement Area #2 Assessments*

As of the date of this 2024 Amended and Restated Service and Assessment Plan, eight Prepayments in full have been received for Improvement Area #2 Assessments, as shown on **Exhibit S-3**.

*4. Prepayments of Improvement Area #3 Assessments*

As of the date of this 2024 Amended and Restated Service and Assessment Plan, no Prepayments have been received for Improvement Area #3 Assessments, as shown on **Exhibit S-4**.

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

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

For the Assessed Parcel that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Parcel (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Parcel (the Assessed Parcel less the Taken Property), (the “**Remaining Property**”) following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2024 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below.

By way of illustration, if an owner owns 100 acres of Assessed Parcel subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment.

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

#### **H. Payment of Assessment in Annual Installments**

Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

No less frequently than annually, the Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include an updated Assessment Roll and updated calculations of Annual Installments. Annual Installments shall be reduced by any credits applied under the applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments for any Assessment other than the Improvement Area #1 Reimbursement Assessments claimed as homesteads shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

For any Assessed Parcels other than the Improvement Area #1 Reimbursement Assessed Parcels claimed as homesteads, the sale of an Assessed Parcel for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Assessment against the Assessed Parcel, and the Assessed Parcel may again be sold at a judicial foreclosure sale if the landowner fails to timely pay the Annual Installments as they become due and payable.

To the extent allowed by the law, the City reserves the right to refund PID Bonds in accordance with the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual

Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

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

*1. Estimated Annual Installments for Master Improvement Area Assessed Parcels*

**Exhibit I** shows the projected Annual Installments of the Master Improvement Area Assessments.

*2. Estimated Annual Installments for Improvement Area #1 Bond Assessed Parcels*

**Exhibit K** shows the projected Annual Installments for Improvement Area #1 Bond Assessed Parcels.

*3. Estimated Annual Installments for Improvement Area #1 Reimbursement Assessed Parcels*

**Exhibit M** shows the projected Annual Installments for Improvement Area #1 Reimbursement Assessed Parcels.

*4. Estimated Annual Installments for Improvement Area #2 Assessed Parcels*

**Exhibit O** shows the projected Annual Installments for Improvement Area #2 Assessed Parcels.

*5. Estimated Annual Installments for Improvement Area #3 Assessed Parcels*

**Exhibit Q** shows the projected Annual Installments for Improvement Area #3 Assessed Parcels.

## **SECTION VII: ASSESSMENT ROLL**

The Master Improvement Area Assessment Roll is attached on **Exhibit H**, the Improvement Area #1 Bond Assessment Roll is attached on **Exhibit J**, the Improvement Area #1 Reimbursement Assessment Roll is attached on **Exhibit L**, the Improvement Area #2 Assessment Roll is attached on **Exhibit N**, and the Improvement Area #3 Assessment Roll is attached on **Exhibit P**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Rolls as well as the Annual Installments as part of each Annual Service Plan Update.



## **SECTION VIII: ADDITIONAL PROVISIONS**

### **A. Calculation Errors**

To the extent consistent with the PID Act, an owner of an Assessed Parcel claiming that a calculation error has been made in the Assessment Roll, including the calculation of the Annual Installments, shall send a written notice describing the error to the City not later than thirty (30) days after the date any amount which is alleged to be incorrect is due prior to seeking any other remedy. The Administrator shall promptly review the notice, and if necessary, meet with the Assessed Parcel owner, consider written and oral evidence regarding the alleged error and decide whether, in fact, such a calculation error occurred.

If the Administrator determines that a calculation error has been made and the Assessment Roll should be modified or changed in favor of the Assessed Parcel owner, such change or modification shall be presented to the City Council for approval, to the extent permitted by the PID Act. A cash refund may not be made for any amount previously paid by the Assessed Parcel owner (except for the final year during which the Annual Installment shall be collected), but an adjustment may be made in the amount of the Annual Installment to be paid in the following year. The decision of the Administrator regarding a calculation error relating to the Assessment Roll may be appealed to the City Council for determination. Any amendments made to the Assessment Roll pursuant to calculation errors shall be made pursuant to the PID Act.

### **B. Amendments**

Amendments to this 2024 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with Texas law, including the PID Act. To the extent permitted by the PID Act, this 2024 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Parcels: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2024 Amended and Restated Service and Assessment Plan.

### **C. Administration and Interpretation**

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2024 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2024 Amended and Restated Service and Assessment Plan. Interpretations of this 2024 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public hearing at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

#### **D. Form of Buyer Disclosure**

Per Section 5.014 of the Texas Property Code, as amended, this 2024 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Exhibit U**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance approving this 2024 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2024 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

#### **E. Severability**

If any provision of this 2024 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

#### **F. Termination of Assessments**

Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any. After termination of an Assessment, the City shall provide the owner of the affected Parcel a recordable “Notice of the PID Assessment Termination.”

## LIST OF EXHIBITS

<b>Exhibit A</b>	Description of Land Within District
<b>Exhibit B</b>	Vicinity Map and Concept Plan of District
<b>Exhibit C-1</b>	Whisper Valley Village, Phase 1 Final Plat
<b>Exhibit C-2</b>	Whisper Valley Village, Phase 2 Final Plat
<b>Exhibit C-3</b>	Whisper Valley Village, Phase 3 Final Plat
<b>Exhibit C-4</b>	Whisper Valley Village, Phase 4 Final Plat
<b>Exhibit D-1</b>	Improvement Area #1 Lot Type Map
<b>Exhibit D-2</b>	Previously Sold Assessed Parcels Map
<b>Exhibit D-3</b>	Improvement Area #2 Lot Type Map
<b>Exhibit D-4</b>	Improvement Area #3 Lot Type Map
<b>Exhibit E</b>	Cost and Allocation of Authorized Improvements
<b>Exhibit F</b>	Service Plan
<b>Exhibit G</b>	Sources and Uses of Funds
<b>Exhibit H</b>	Master Improvement Area Assessment Roll
<b>Exhibit I</b>	Projected Annual Installments for Master Improvement Area Assessed Parcels
<b>Exhibit J</b>	Improvement Area #1 Bond Assessment Roll
<b>Exhibit K</b>	Projected Annual Installments for Improvement Area #1 Bond Assessed Parcels
<b>Exhibit L</b>	Improvement Area #1 Reimbursement Assessment Roll
<b>Exhibit M</b>	Projected Annual Installments for Improvement Area #1 Reimbursement Assessed Parcels
<b>Exhibit N</b>	Improvement Area #2 Assessment Roll
<b>Exhibit O</b>	Projected Annual Installments for Improvement Area #2 Assessed Parcels
<b>Exhibit P</b>	Improvement Area #3 Assessment Roll
<b>Exhibit Q</b>	Projected Annual Installments for Improvement Area #3 Assessed Parcels
<b>Exhibit R-1</b>	Map of Improvement Area #1 Improvements
<b>Exhibit R-2</b>	Maps of Improvement Area #2 Improvements
<b>Exhibit R-3</b>	Maps of Improvement Area #3 Improvements
<b>Exhibit S-1</b>	Master Improvement Area Prepayments
<b>Exhibit S-2</b>	Improvement Area #1 Prepayments

- Exhibit S-3**    Improvement Area #2 Prepayments
- Exhibit S-4**    Improvement Area #3 Prepayments
- Exhibit T**      Calculation of Assessment by Lot Type
- Exhibit U**      Buyer Disclosures

**EXHIBIT A - DESCRIPTION OF LAND WITHIN DISTRICT**

2066.284 ACRES  
WHISPER VALLEY

FN NO. 10-101(KWA)  
MAY 17, 2010  
BPI JOB NO. 1758-02

**DESCRIPTION**

OF 2066.284 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60; THE JAMES GILLELAND SURVEY NO. 13, ABSTRACT NO. 12; AND THE JOHN BURLESON SURVEY NO. 33, ABSTRACT NO. 5, SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN 247.156 ACRE TRACT CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2006152073, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THOSE CERTAIN 548.08 ACRE, 164.73 ACRE, 72.50 ACRE, 750.533 ACRE, 16.00 ACRE, 165.984 ACRE TRACTS OF LAND CONVEYED TO CLUB DEAL 120 WHISPER VALLEY, LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2006152076 OF SAID OFFICIAL PUBLIC RECORDS; AND THAT CERTAIN 101.46 ACRE TRACT CONVEYED TO CLUB DEAL WHISPER VALLEY, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2006231899, OF SAID OFFICIAL PUBLIC RECORDS; SAID 2066.284 ACRES BEING MORE PARTICULARLY DESCRIBED, IN TWO PARTS, BY METES AND BOUNDS AS FOLLOWS:

**TRACT I - 1819.188 ACRES**

**BEGINNING**, at a TxDOT Type I concrete monument found in the easterly right-of-way line of F.M. Highway No. 973 (right-of-way varies), at the southwesterly corner of that certain 2.0 acre tract of land conveyed to Lyle and Christine Hutchinson by Deed of record in Volume 13380, Page 393 of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 164.73 acre tract and hereof;

**THENCE**, leaving said easterly right-of-way line of F.M. Highway No. 973, along the southerly line of said 2.0 acre tract and the southerly line of that certain 10.0 acre tract conveyed to Veterans Land Board of the State of Texas by Deed of record in Volume 7085, Page 418 of the Deed Records of Travis County, Texas, being the northerly line of said 164.73 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S58°38'32"E, a distance of 1394.58 feet to a 1/2 inch iron rod with cap set at the southeasterly corner of said 10.0 acre tract, for an angle point;
- 2) N27°26'53"E, a distance of 299.02 feet to a 1/2 inch iron rod with cap set in the southerly line of that certain 100.050 acre tract conveyed to Hen-Ball Investments, L.P., by Deed of Record in Document No. 2004041963 of said Official Public Records, at the northeasterly corner of said 10.0 acre tract, for an angle point;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 2 OF 15

THENCE, S62°28'22"E, along the southerly line of said 100.050 acre being the northerly line of said 164.73 acre tract, for a portion of the northerly line hereof, a distance of 3702.85 feet to a 1/2 inch iron rod found at the northeasterly corner of said 164.73 acre tract, being an angle point in the northerly line of said 548.08 acre tract, for an angle point;

THENCE, N62°51'29"E, continuing along the southerly line of said 100.050 acre tract, being the northerly line of said 548.08 acre tract, for a portion of the northerly line hereof, a distance of 75.12 feet to a 1/2 inch iron rod found at the southwesterly corner of that certain 196.60 acre tract conveyed to Robert M. Schoolfield, by Deed of record in Volume 13059, Page 427 of the Real Property Records of Travis County, Texas, for an angle point;

THENCE, along the southerly line of said 196.60 acre tract and that certain 90.000 acre tract conveyed to Glad Tidings Assembly of God, Inc., by Deed of Record in Document No. 2004034603 of said Official Public Records, being the northerly lines of said 548.08 acre tract and said 72.50 acre tract, for a portion of the northerly line hereof, the following three (3) courses and distances:

- 1) S62°27'39"E, a distance of 426.01 feet to a 1/2 inch iron rod with cap found at the northwesterly corner of said 72.50 acre tract, for an angle point;
- 2) S62°18'06"E, a distance of 1509.13 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S63°32'25"E, a distance of 54.46 feet to a 1/2 inch iron rod with cap found at the northeasterly corner of said 72.50 acre tract, being the northwesterly corner of that certain remainder of 423.32 acre tract conveyed to Ella Louise Lind, by Deed of record in Document No. 1999120186 of said Official Public Records, for an angle point;

THENCE, leaving the southerly line of said 90.000 acre tract, along the westerly line of said remainder of 423.32 acre tract, being the easterly lines of said 72.50 acre tract and said 548.08 acre tract, for a portion of the northerly line hereof, the following two (2) courses and distances:

- 1) S28°11'49"W, a distance of 2098.37 feet to a 1/2 inch iron rod with cap set at the southeasterly corner of said 72.50 acre tract, being the northeasterly corner of said 548.08 acre tract, for an angle point;
- 2) S28°51'16"W, a distance of 924.02 feet to a 1/2 inch iron rod found at an angle point in the northerly line of said 750.533 acre tract, for an angle point;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 3 OF 15

THENCE, leaving the easterly line of said 548.08 acre tract, along the southerly line of said remainder of 423.32 acre tract, being the northerly line of said 750.533 acre tract, for a portion of the northerly line hereof, the following four (4) courses and distances:

- 1) S61°57'29"E, a distance of 2116.00 feet to a 1/2 inch iron rod found for an angle point;
- 2) N28°16'28"E, a distance of 664.18 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S61°55'40"E, a distance of 231.92 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S62°13'46"E, a distance of 1383.28 feet to a 1/2 inch iron rod found at the northeasterly corner of said 750.533 acre tract, being in the westerly right-of-way line of Taylor Lane (80' R.O.W.), for the northeasterly corner hereof;

THENCE, along said westerly right-of-way line of Taylor Lane, being the easterly line of said 750.533 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) Along a non-tangent curve to the left, having a radius of 14701.15 feet, a central angle of 01°22'03", an arc length of 350.85 feet, and a chord of which bears S27°23'38"W, a distance of 350.84 feet to a 1/2 inch iron rod found at the end of said curve;
- 2) S26°39'38" W, a distance of 454.04 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 3) Along said curve, having a radius of 93712.13 feet, a central angle of 00°13'16", an arc length of 361.66 feet, and a chord of which bears S26°51'11"W, a distance of 361.66 feet to a 1/2 inch iron rod found at the northeasterly corner of that certain 0.23 acre tract conveyed to Manville Water Supply Corporation, by Deed of record in Volume 12641, Page 1561 of said Real Property Records, for an angle point;

THENCE, leaving said westerly right-of-way line of Taylor Lane, along the northerly, westerly and southerly lines of said 0.23 acre tract, being the easterly line of said 750.533 acre tract, for a portion of the easterly line hereof, the following three (3) courses and distances:

- 1) N62°38'36"W, a distance of 100.15 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said 0.23 acre tract, for an angle point;

FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 4 OF 15

- 2) S26°51'53"W, a distance of 100.15 feet to a 1/2 inch iron rod found at the southwesterly corner of said 0.23 acre tract, for an angle point;
- 3) S62°42'38"E, a distance of 100.29 feet to a 1/2 inch iron rod found at the southeasterly corner of said 0.23 acre tract, being in said westerly right-of-way line of Taylor Lane, for an angle point;

THENCE, along said westerly right-of-way line of Taylor Lane, being the easterly lines of said 750.533 acre tract, said 16.00 acre tract, and said 101.46 acre tract, for a portion of the easterly line hereof, the following thirteen (13) courses and distances:

- 1) Along a non-tangent curve to the right, having a radius of 93712.13 feet, a central angle of 00°16'05", an arc length of 438.39 feet, and a chord of which bears S27°08'46"W, a distance of 438.39 feet to a 1/2 inch iron rod found at the end of said curve;
- 2) S27°15'08"W, a distance of 2556.92 feet to a 1/2 inch iron rod found at the northeasterly corner of said 16.00 acre tract, for an angle point;
- 3) S27°15'21"W, a distance of 10.55 feet to a 1/2 inch iron rod with cap set at a point of curvature of a curve to the left;
- 4) Along said curve, having a radius of 210712.15 feet, a central angle of 00°05'47", an arc length of 354.74 feet, and a chord of which bears S27°12'27"W, a distance of 354.74 feet to a 1/2 inch iron rod found at the point of compound curvature of a curve to the left, being the southeasterly corner of said 16.00 acre tract;
- 5) Along said curve, having a radius of 210712.15 feet, a central angle of 00°05'48", an arc length of 355.36 feet, and a chord of which bears S27°06'46"W, a distance of 355.36 feet to a 1/2 inch iron rod found at the end of said curve, for an angle point;
- 6) S27°06'32"W, a distance of 384.22 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;
- 7) Along said curve, having a radius of 21059.69 feet, a central angle of 02°10'54", an arc length of 801.87 feet, and a chord of which bears S25°53'03"W, a distance of 801.82 feet to a 1/2 inch iron rod found at the end of said curve;
- 8) S24°42'43"W, a distance of 338.31 feet to a 1/2 inch iron rod with cap found at the southeasterly corner of said 750.533 acre tract, being the northeasterly corner of said 101.46 acre tract, for an angle point;



FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 5 OF 15

- 9) S24°45'18"W, a distance of 89.99 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the right;
- 10) Along said curve, having a radius of 13545.14 feet, a central angle of 02°57'05", an arc length of 697.70 feet, and a chord which bears S26°13'52"W, a distance of 697.63 feet to a 1/2 inch iron rod found at the end of said curve;
- 11) S27°42'26"W, a distance of 240.29 feet to a 1/2 inch iron rod found at an angle point;
- 12) S25°04'23"W, a distance of 99.53 feet to a 1/2 inch iron rod found at an angle point;
- 13) S27°42'26"W, a distance of 1880.80 feet to a calculated point on the approximate centerline of Gilleland Creek, for the southeasterly corner hereof, from which a 1/2 inc iron rod found at an angle point in said westerly right-of-way line bears S27°42'26"W, a distance of 1568.12 feet;

THENCE, leaving said westerly right-of-way line, along the approximate centerline of Gilleland Creek, being the southerly lines of said 101.46 acre tract and said 750.533 acre tract, for a portion of the southerly line hereof, the following ninety-five (95) courses and distances:

- 1) N74°54'22"W, a distance of 72.42 feet to a calculated point, for an angle point;
- 2) S87°27'20"W, a distance of 49.55 feet to a calculated point, for an angle point;
- 3) S72°06'15"W, a distance of 97.73 feet to a calculated point, for an angle point;
- 4) N60°03'23"W, a distance of 55.23 feet to a calculated point, for an angle point;
- 5) N18°05'14"W, a distance of 69.40 feet to a calculated point, for an angle point;
- 6) N01°52'31"W, a distance of 66.51 feet to a calculated point, for an angle point;
- 7) N28°35'56"W, a distance of 40.67 feet to a calculated point, for an angle point;
- 8) N42°15'00"W, a distance of 135.79 feet to a calculated point, for an angle point;
- 9) N27°09'47"W, a distance of 47.76 feet to a calculated point, for an angle point;

FN 10-101 (KWA)

MAY 17, 2010

PAGE 6 OF 15

- 10) N54°26'56"W, a distance of 39.65 feet to a calculated point, for an angle point;
- 11) N82°14'06"W, a distance of 65.65 feet to a calculated point, for an angle point;
- 12) N46°06'32"W, a distance of 27.98 feet to a calculated point, for an angle point;
- 13) N31°32'58"W, a distance of 27.94 feet to a calculated point, for an angle point;
- 14) N05°19'44"E, a distance of 48.36 feet to a calculated point, for an angle point;
- 15) N10°59'18"W, a distance of 42.27 feet to a calculated point, for an angle point;
- 16) N24°46'37"W, a distance of 31.22 feet to a calculated point, for an angle point;
- 17) N23°33'56"E, a distance of 48.12 feet to a calculated point, for an angle point;
- 18) N33°25'00"E, a distance of 53.14 feet to a calculated point, for an angle point;
- 19) N42°33'43"E, a distance of 50.30 feet to a calculated point, for an angle point;
- 20) N54°07'33"E, a distance of 95.80 feet to a calculated point, for an angle point;
- 21) N32°57'27"E, a distance of 36.48 feet to a calculated point, for an angle point;
- 22) N26°02'14"E, a distance of 41.61 feet to a calculated point, for an angle point;
- 23) N09°51'27"E, a distance of 76.18 feet to a calculated point, for an angle point;
- 24) N01°43'45"E, a distance of 37.41 feet to a calculated point, for an angle point;
- 25) N04°13'11"W, a distance of 45.91 feet to a calculated point, for an angle point;
- 26) N01°52'49"E, a distance of 41.93 feet to a calculated point, for an angle point;
- 27) N65°35'42"E, a distance of 94.19 feet to a calculated point, for an angle point;

FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 7 OF 15

- 28) N49°41'41"E, a distance of 50.69 feet to a calculated point, for an angle point;
- 29) N07°41'41"E, a distance of 36.84 feet to a calculated point, for an angle point;
- 30) N27°33'01"W, a distance of 40.07 feet to a calculated point, for an angle point;
- 31) N07°48'42"W, a distance of 36.36 feet to a calculated point, for an angle point;
- 32) N45°41'21"E, a distance of 45.65 feet to a calculated point, for an angle point;
- 33) N58°06'41"E, a distance of 36.66 feet to a calculated point, for an angle point;
- 34) N24°11'14"E, a distance of 42.59 feet to a calculated point, for an angle point;
- 35) N03°38'51"W, a distance of 90.98 feet to a calculated point, for an angle point;
- 36) N47°42'29"W, a distance of 52.22 feet to a calculated point, for an angle point;
- 37) N65°40'01"W, a distance of 94.58 feet to a calculated point, for an angle point;
- 38) N57°18'12"W, a distance of 31.69 feet to a calculated point, for an angle point;
- 39) N75°39'27"W, a distance of 93.87 feet to a calculated point, for an angle point;
- 40) N70°13'14"W, a distance of 44.12 feet to a calculated point, for an angle point;
- 41) N65°05'05"W, a distance of 58.53 feet to a calculated point, for an angle point;
- 42) N59°44'55"W, a distance of 95.73 feet to a calculated point, for an angle point;
- 43) N44°50'55"W, a distance of 106.52 feet to a calculated point, for an angle point;
- 44) N52°53'43"W, a distance of 50.71 feet to a calculated point, for an angle point;
- 45) N71°16'08"W, a distance of 52.52 feet to a calculated point, for an angle point;

FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 8 OF 15

- 46) N59°49'47"W, a distance of 38.08 feet to a calculated point, for an angle point;
- 47) N49°26'58"W, a distance of 86.16 feet to a calculated point, for an angle point;
- 48) N19°27'23"W, a distance of 45.20 feet to a calculated point, for an angle point;
- 49) N00°41'47"E, a distance of 41.66 feet to a calculated point, for an angle point;
- 50) N11°10'31"W, a distance of 60.93 feet to a calculated point, for an angle point;
- 51) N23°17'44"W, a distance of 71.86 feet to a calculated point, for an angle point;
- 52) N51°19'43"W, a distance of 30.29 feet to a calculated point, for an angle point;
- 53) N76°09'03"W, a distance of 31.66 feet to a calculated point, for an angle point;
- 54) S80°08'05"W, a distance of 62.24 feet to a calculated point, for an angle point;
- 55) N47°57'06"W, a distance of 55.71 feet to a calculated point, for an angle point;
- 56) N73°49'25"W, a distance of 56.12 feet to a calculated point, for an angle point;
- 57) N85°42'01"W, a distance of 31.03 feet to a calculated point, for an angle point;
- 58) S89°22'20"W, a distance of 59.65 feet to a calculated point, an angle point;
- 59) N62°45'03"W, a distance of 70.09 feet to a calculated point, for an angle point;
- 60) N73°41'43"W, a distance of 72.35 feet to a calculated point, for an angle point;
- 61) N29°34'38"W, a distance of 49.46 feet to a calculated point, for an angle point;
- 62) N00°31'40"E, a distance of 69.33 feet to a calculated point, for an angle point;
- 63) N30°48'45"W, a distance of 70.19 feet to a calculated point, for an angle point;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 9 OF 15

- 64) N05°32'47"E, a distance of 139.88 feet to a calculated point, for an angle point;
- 65) N40°28'01"W, a distance of 59.67 feet to a calculated point, for an angle point;
- 66) S40°32'37"W, a distance of 163.68 feet to a calculated point, for an angle point;
- 67) N60°13'22"W, a distance of 132.37 feet to a calculated point, for an angle point;
- 68) N89°15'01"W, a distance of 97.04 feet to a calculated point, for an angle point;
- 69) N33°17'01"W, a distance of 87.74 feet to a calculated point, for an angle point;
- 70) N12°20'56"W, a distance of 81.96 feet to a calculated point, for an angle point;
- 71) N43°37'29"W, a distance of 167.95 feet to a calculated point, for an angle point;
- 72) N09°29'37"E, a distance of 69.98 feet to a calculated point, for an angle point;
- 73) N35°37'27"E, a distance of 70.59 feet to a calculated point, for an angle point;
- 74) N34°52'43"W, a distance of 118.29 feet to a calculated point, for an angle point;
- 75) N66°14'09"W, a distance of 126.25 feet to a calculated point, for an angle point;
- 76) N13°02'32"E, a distance of 61.63 feet to a calculated point, for an angle point;
- 77) N20°02'32"W, a distance of 71.86 feet to a calculated point, for an angle point;
- 78) N03°06'54"E, a distance of 108.22 feet to a calculated point, for an angle point;
- 79) N31°49'14"W, a distance of 61.52 feet to a calculated point, for an angle point;
- 80) S81°43'25"W, a distance of 91.81 feet to a calculated point, for an angle point;
- 81) S88°09'57"W, a distance of 198.97 feet to a calculated point, for an angle point;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 10 OF 15

- 82) N54°58'54"W, a distance of 53.43 feet to a calculated point, for an angle point;
- 83) N32°33'32"E, a distance of 43.54 feet to a calculated point, for an angle point;
- 84) N73°46'59"E, a distance of 65.35 feet to a calculated point, for an angle point;
- 85) N22°07'14"E, a distance of 67.11 feet to a calculated point, for an angle point;
- 86) N01°47'28"E, a distance of 139.30 feet to a calculated point, for an angle point;
- 87) N44°51'12"E, a distance of 147.56 feet to a calculated point, for an angle point;
- 88) N36°10'24"W, a distance of 112.55 feet to a calculated point, for an angle point;
- 89) N41°17'44"E, a distance of 42.83 feet to a calculated point, for an angle point;
- 90) N66°44'37"W, a distance of 218.31 feet to a calculated point, for an angle point;
- 91) S22°41'37"W, a distance of 120.76 feet to a calculated point, for an angle point;
- 92) S59°17'15"W, a distance of 79.96 feet to a calculated point, for an angle point;
- 93) N45°30'19"W, a distance of 109.77 feet to a calculated point, for an angle point;
- 94) N61°10'57"W, a distance of 73.43 feet to a calculated point, for an angle point;
- 95) S86°47'01"W, a distance of 25.00 feet to a calculated point, being an angle point in the northerly line of that certain 137.772 acre tract conveyed to Jennifer Scott Riggs by Deed of Record in Document No. 2003117240 of said Official Public Records, for an angle point;

THENCE, leaving the approximate centerline of Gilleland Creek, along the northerly line of said 137.72 acre tract, being the southerly line of said 750.533 acre tract, for a portion of the southerly line hereof, the following two (2) courses and distances:

- 1) N28°10'51"E, a distance of 206.21 feet to a 1/2 inch iron rod with cap set for an angle point;

FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 11 OF 15

- 2) N27°57'39"E, a distance of 698.70 feet to a 1/2 inch iron pipe found at an angle point in the northerly line of said 137.772 acre tract, being in the southerly line of said 165.984 acre tract, for an angle point;

THENCE, continuing along the northerly line of said 137.772 acre tract, being the southerly line of said 165.984 acre tract, for a portion of the southerly line hereof, the following ten (10) courses and distance:

- 1) N62°42'45"W, a distance of 1574.58 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N62°30'14"W, a distance of 390.02 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) N64°21'34"W, a distance of 87.41 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) N62°45'03"W, a distance of 162.16 feet to 1/2 inch iron rod found for an angle point;
- 5) N62°27'50"W, a distance of 291.49 feet to 1/2 inch iron rod found for an angle point;
- 6) N62°43'58"W, a distance of 298.62 feet to 1/2 inch iron rod found for an angle point;
- 7) N62°39'09"W, a distance of 353.97 feet to 1/2 inch iron rod found for an angle point;
- 8) N62°26'41"W, a distance of 124.59 feet to a 1/2 inch iron rod with cap set for an angle point;
- 9) N62°37'20"W, a distance of 145.41 feet to 1/2 inch iron rod found for an angle point;
- 10) N62°42'19"W, a distance of 414.40 feet to a 5/8 inch iron rod found at the southwesterly corner of said 165.984 acre tract, for the southwesterly corner hereof;

THENCE, N28°01'45"E, in part continuing along the northerly line of said 137.772 acre tract, and in part along the easterly line of that certain 51.937 acre tract conveyed to Helen R. Dressen by Deed of record in Volume 10810, Page 40, of said Real Property Records, being the westerly line of said 165.984 acre tract, for a portion of the westerly line hereof, a distance of 1765.59 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said 165.984 acre tract, being the southwesterly corner of said 750.533 acre tract, for an angle point;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 12 OF 15

THENCE, N28°16'57"E, in part continuing along the easterly line of said 51.937 acre tract, and in part along the easterly line of that certain 52.119 acre tract conveyed to James A. Nelson, Jr., by Deed of record in Volume 10810, Page 40, of said Real Property Records, a distance of 1561.57 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said 52.119 acre tract, being an angle point in the southerly line of said 548.08 acre tract, for an angle point;

THENCE, N62°20'40"W, leaving the westerly line of said 750.533 acre tract, along the northerly line of said 52.119 acre tract, being the southerly line of said 548.08 acre tract, for a portion of the westerly line hereof, a distance of 1454.92 feet to a 1/2 inch iron rod with cap set at the southwesterly corner of said 548.08 acre tract, being the southeasterly corner of that certain 3.85 acre tract of land conveyed to the City of Austin, by Deed of record in Volume 3296, Page 247 of said Deed Records, for an angle point;

THENCE, along the easterly line of said 3.85 acre tract and the easterly and northerly lines of that certain tract conveyed to Anne B. Schryver, Et. Al., by Deed of record in Volume 12870, Page 1684, of said Real Property Records, tract, being the westerly line of said 548.08 acre tract, for a portion of the westerly line hereof, the following three (3) courses and distances:

- 1) N28°21'05"E, a distance of 1605.54 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N25°42'21"E, a distance of 245.50 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said Schryver tract, for an angle point;
- 3) N26°24'30"W, a distance of 1521.86 feet to a 1/2 inch iron rod with cap set at the northwesterly corner of said Schryver tract, being in said easterly right-of-way line of F.M. Highway No. 973, for an angle point;

THENCE, along said easterly right-of-way line of said F.M. Highway No. 973, being the westerly line of said 548.08 acre tract and said 164.73 acre tract, for a portion of the westerly line hereof, the following six (6) courses and distances:

- 1) N28°51'02"E, a distance of 792.97 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) N23°08'50"E, a distance of 200.99 feet to a concrete monument found at an angle point;
- 3) N29°17'58"E, a distance of 105.40 feet to a concrete monument found at the northwesterly corner of said 548.08 acre tract, being the southwesterly corner of said 164.73 acre tract, for an angle point;



FN 10-101(KWA)  
MAY 17, 2010  
PAGE 13 OF 15

- 4) N27°10'09"E, a distance of 23.58 feet to a TxDOT Type I concrete monument found at the point of curvature of a curve to the left;
- 5) Along said curve, having a radius of 2915.00 feet, a central angle of 22°15'13", an arc length of 1132.18 feet, and a chord of which bears N17°43'23"E, a distance of 1125.08 feet to a TxDOT Type I concrete monument found at the point of tangency of said curve;
- 6) N06°38'03" E, a distance of 311.43 feet to the POINT OF BEGINNING containing an area of 1819.188 acres (79,243,814 square feet) of land, more or less, within these metes and bounds.

**TRACT II - 247.096 ACRES**

BEGINNING, at a 1/2 inch iron rod with cap found in the easterly right-of-way line of Taylor Lane (80' R.O.W.), at the southwesterly corner of that certain 27.92 acre tract conveyed to Walter S. Chamberlin by Deed of Record in Volume 11795, Page 32 of the Real Property Records of Travis County, Texas, for the northwesterly corner of said 247.156 acre tract and hereof;

THENCE, leaving said easterly right-of-way line of Taylor Lane, along the southerly line of said 27.92 acre tract and that certain 40.90 acre tract conveyed to Travis County, by Deed of record in Document No. 2002153674 of said Official Public Records, for the northerly line of said 247.156 acre tract and hereof, the following three (3) courses and distances:

- 1) S62°19'58"E, a distance of 127.06 feet to a 1/2 inch iron rod found for an angle point;
- 2) S62°40'50"E, a distance of 875.80 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S62°45'17"E, a distance of 2396.70 feet to a 1/2 inch iron rod with cap set at the northeasterly corner of said 247.156 acre tract, being the northwesterly corner of that certain 50.024 acre tract conveyed to Terry Masters, by Deed of record in Volume 12137, Page 79, of said Real Property Records, for the northeasterly corner hereof;

THENCE, leaving the southerly line of said 40.90 acre tract, along the westerly and southerly lines of said 52.024 acre tract, being the easterly line of said 247.156 acre tract, for a portion of the easterly line hereof, the following six (6) courses and distances:

- 1) S27°38'37"W, a distance of 1656.72 feet to a 1/2 inch iron rod with cap set for an angle point;

FN 10-101 (KWA)  
MAY 17, 2010  
PAGE 14 OF 15

- 2) S26°46'24"W, a distance of 278.40 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S26°25'17"W, a distance of 310.86 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S24°58'15"W, a distance of 99.44 feet to a wood fence post found for an angle point;
- 5) S62°27'04"E, a distance of 782.06 feet to a 1/2 inch iron rod with cap set for an angle point;
- 6) S62°54'09"E, a distance of 319.90 feet to a 1/2 inch iron rod with cap set in the westerly line of that certain 30.00 acre tract conveyed to The Lundell 1991 Trust, by Deed of record in Volume 11422, Page 436 of said Real Property Records, for an angle point;

THENCE, along the westerly line of said 30.00 acre tract, being the easterly line of said 247.156 acre tract, for a portion of the easterly line hereof, the following four (4) courses and distances:

- 1) S25°09'46"W, a distance of 82.68 feet to a 1/2 inch iron rod with cap set for an angle point;
- 2) S29°40'59"W, a distance of 328.78 feet to a 1/2 inch iron rod with cap set for an angle point;
- 3) S28°45'06"W, a distance of 150.93 feet to a 1/2 inch iron rod with cap set for an angle point;
- 4) S26°44'38"W, a distance of 85.20 feet to a wood fence post found at the northeasterly corner of that certain 130.638 acre tract conveyed to Fannie Ruth Salyer Life Estate, by Deed of record in Document No. 1999019515 of said Official Public Records, for the southeasterly corner of said 247.156 acre tract and hereof;

THENCE, N62°02'23"W, leaving the westerly line of said 30.00 acre tract, along the northerly line of said 130.638 acre tract, for the southerly line of said 247.156 acre tract and hereof, a distance of 4487.32 feet a 1/2 inch iron rod found in said easterly right-of-way line of Taylor Road, at the northwesterly corner of said 130.638 acre tract, for the southwesterly corner of said 247.156 acre tract and hereof;

THENCE, along said easterly right-of-way line of Taylor Lane, being the westerly line of said 247.156 acre tract, for the westerly line hereof, the following four (4) courses and distances:

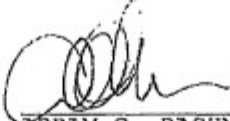
- 1) N27°14'01"E, a distance of 916.35 feet to a 1/2 inch iron rod found at the beginning of a non-tangent curve to the left;

FN 10-101(KWA)  
MAY 17, 2010  
PAGE 15 OF 15

- 2) Along said curve, having a radius of 93792.13 feet, a central angle of  $00^{\circ}33'01''$ , an arc length of 900.84 feet, and a chord of which bears  $N26^{\circ}58'54''E$ , a distance of 900.83 feet to a 1/2 inch iron rod found at the end of said curve;
- 3)  $N26^{\circ}46'57''E$ , a distance of 454.27 feet to a 1/2 inch iron rod with cap found at the beginning of a non-tangent curve to the right;
- 4) Along said curve, having a radius of 14621.15 feet, a central angle of  $02^{\circ}37'39''$ , an arc length of 670.51 feet, and a chord of which bears  $N27^{\circ}58'11''E$ , a distance of 670.45 feet to the POINT OF BEGINNING containing an area of 247.096 acres (10,763,494 square feet) of land, more or less, within these metes and bounds.

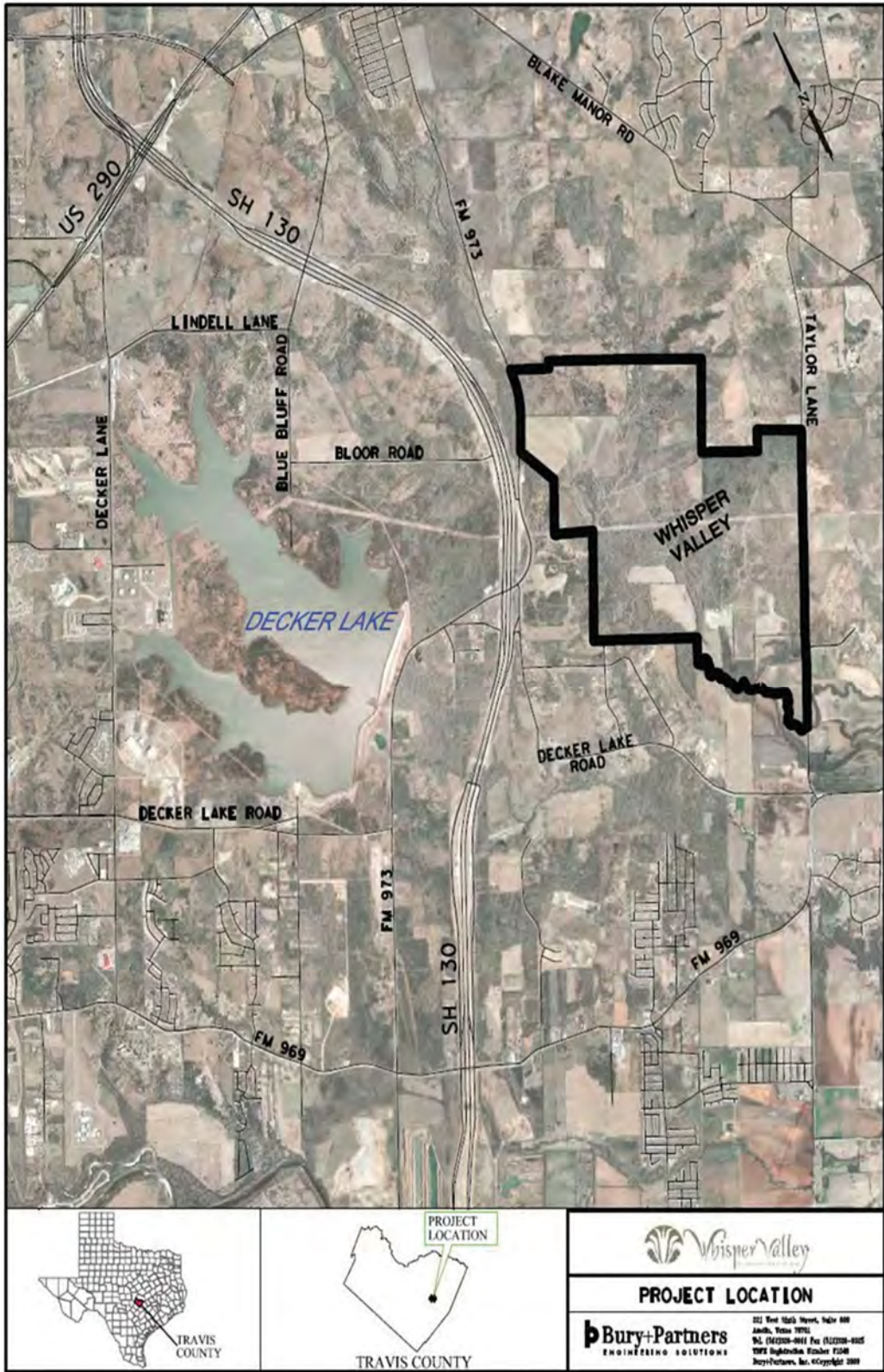
I, ABRAM C. DASHNER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS DESCRIPTION IS BASED UPON A SURVEY MADE ON THE GROUND BY BURY+PARTNERS, INC. UNDER MY DIRECTION AND SUPERVISION. A SURVEY SKETCH PLAT WAS PREPARED TO ACCOMPANY THIS DESCRIPTION.

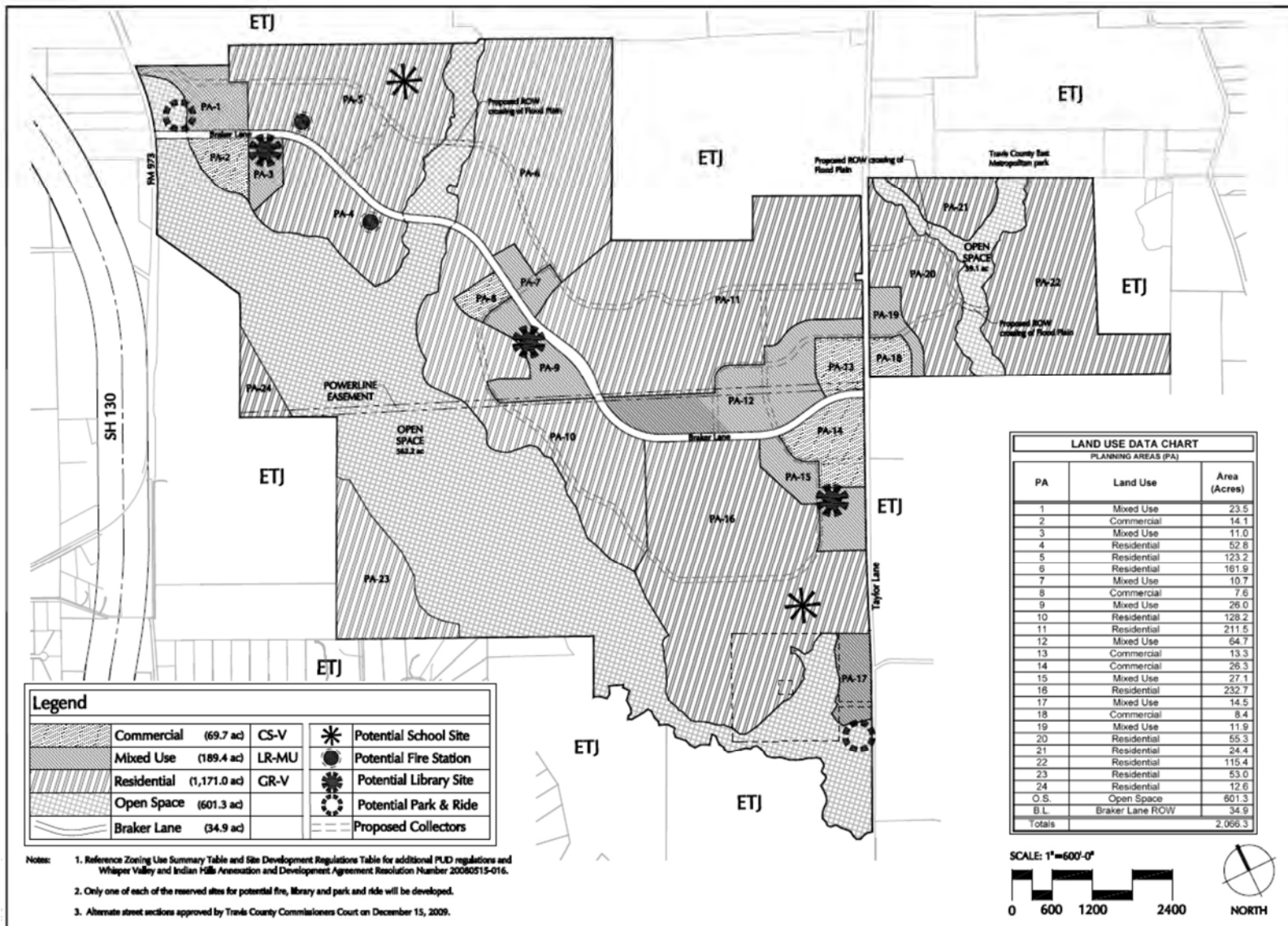
BURY & PARTNERS, INC.  
ENGINEERS-SURVEYORS  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701

 5-17-10  
 ABRAM C. DASHNER, R.P.L.S.  
 NO. 5901  
 STATE OF TEXAS



**EXHIBIT B - VICINITY MAP AND CONCEPT PLAN OF DISTRICT**





Legend				
	Commercial (69.7 ac)	CS-V		Potential School Site
	Mixed Use (189.4 ac)	LR-MU		Potential Fire Station
	Residential (1,171.0 ac)	GR-V		Potential Library Site
	Open Space (601.3 ac)			Potential Park & Ride
	Braker Lane (34.9 ac)			Proposed Collectors

- Notes:
1. Reference Zoning Use Summary Table and Site Development Regulations Table for additional PUD regulations and Whisper Valley and Indian Hills Annexation and Development Agreement Resolution Number 20080515-016.
  2. Only one of each of the reserved sites for potential fire, library and park and ride will be developed.
  3. Alternate street sections approved by Travis County Commissioners Court on December 15, 2009.

LAND USE DATA CHART		
PLANNING AREAS (PA)		
PA	Land Use	Area (Acres)
1	Mixed Use	23.5
2	Commercial	14.1
3	Mixed Use	11.0
4	Residential	52.8
5	Residential	123.2
6	Residential	161.9
7	Mixed Use	10.7
8	Commercial	7.6
9	Mixed Use	26.0
10	Residential	128.2
11	Residential	211.5
12	Mixed Use	64.7
13	Commercial	13.3
14	Commercial	26.3
15	Mixed Use	27.1
16	Residential	232.7
17	Mixed Use	14.5
18	Commercial	8.4
19	Mixed Use	11.9
20	Residential	55.3
21	Residential	24.4
22	Residential	115.4
23	Residential	53.0
24	Residential	12.6
O.S.	Open Space	601.3
B.L.	Braker Lane ROW	34.9
Totals		2,066.3



**WHISPER VALLEY PUD**  
 AUSTIN, TEXAS  
 PARK IMPROVEMENT PLAN

DATE:	09/20/21
BY:	CS
CHECKED BY:	JLD
DATE:	11/13/2024
BY:	08/26/2024

**EXHIBIT C-1 – WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT**

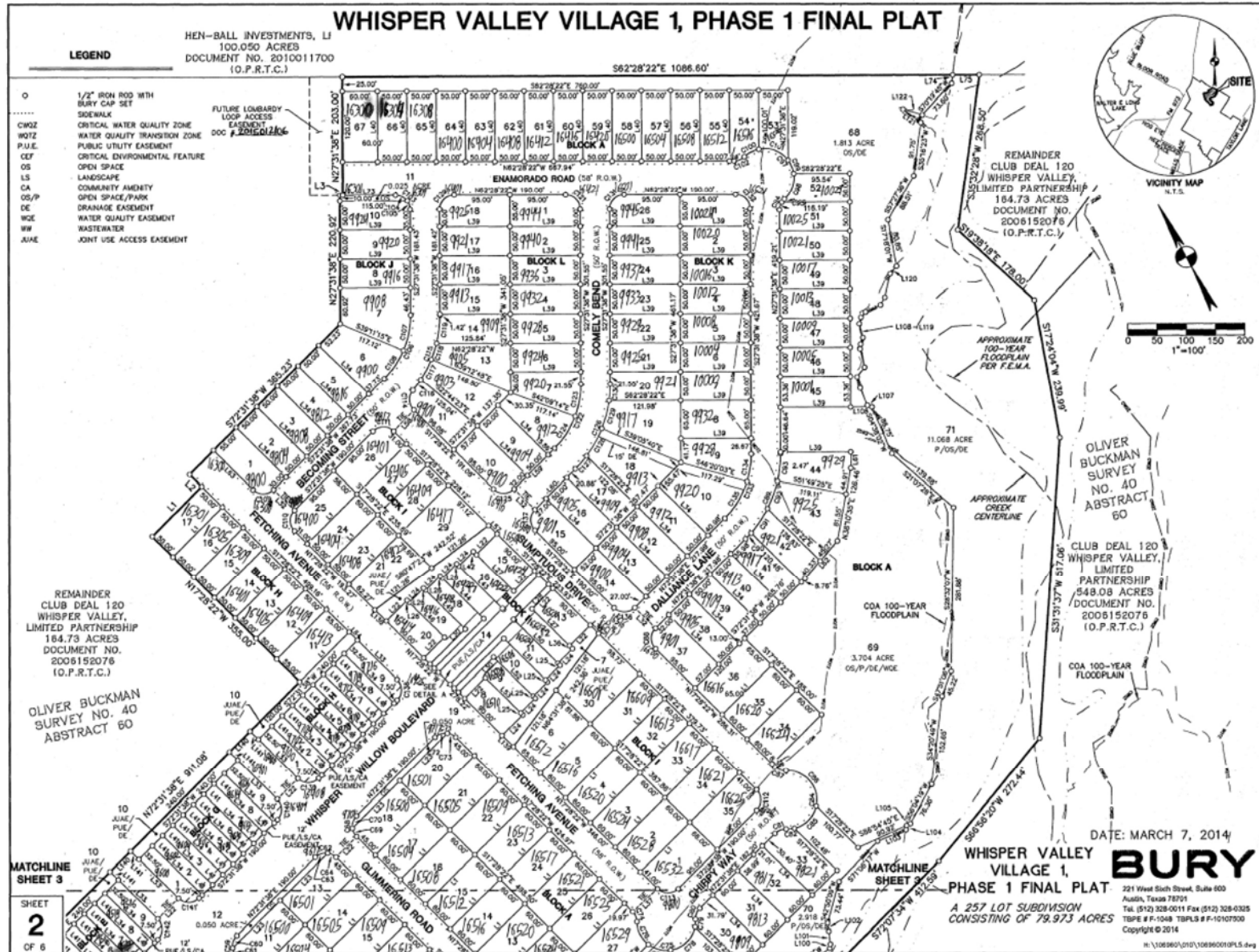
**WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT**

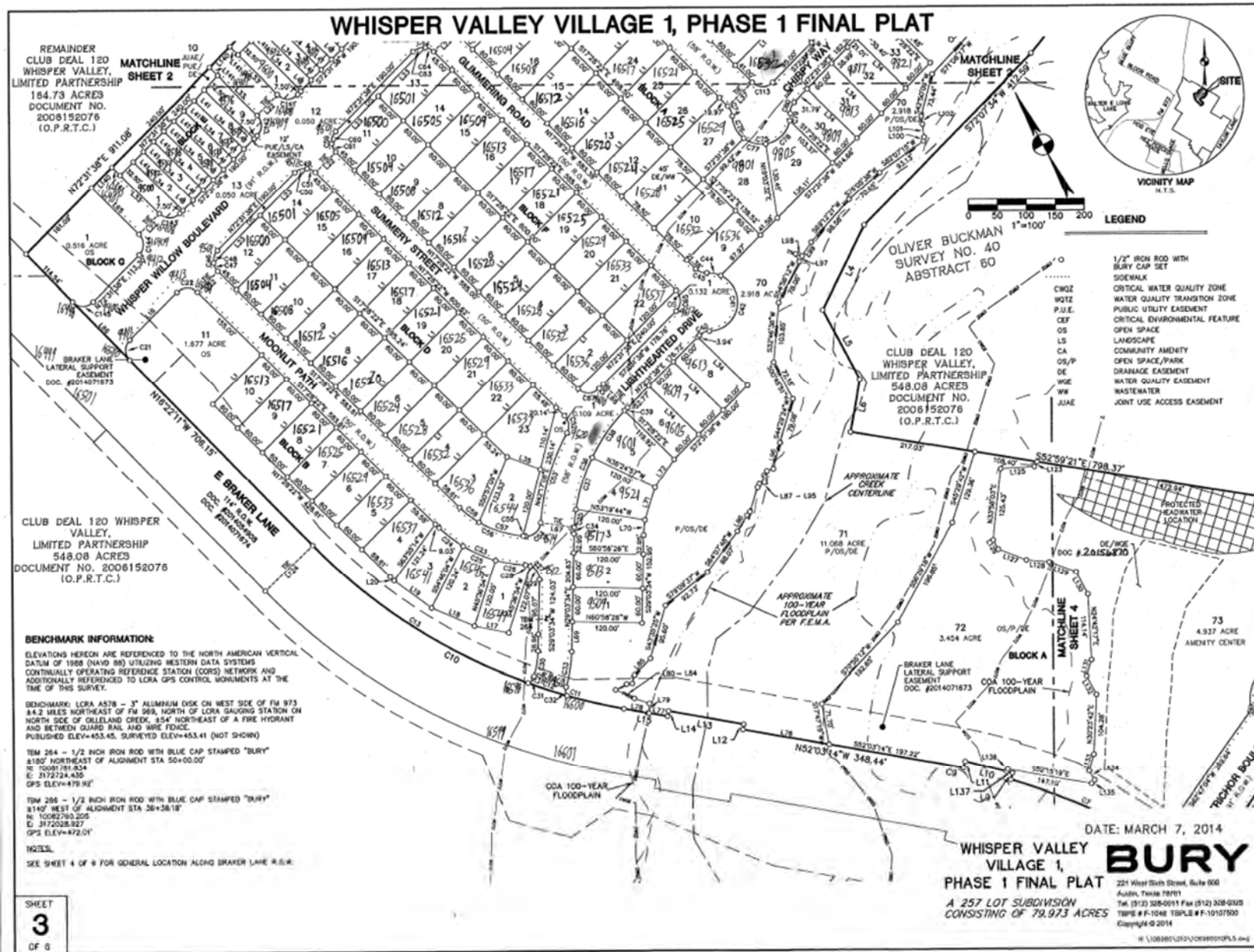
**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS. IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.**



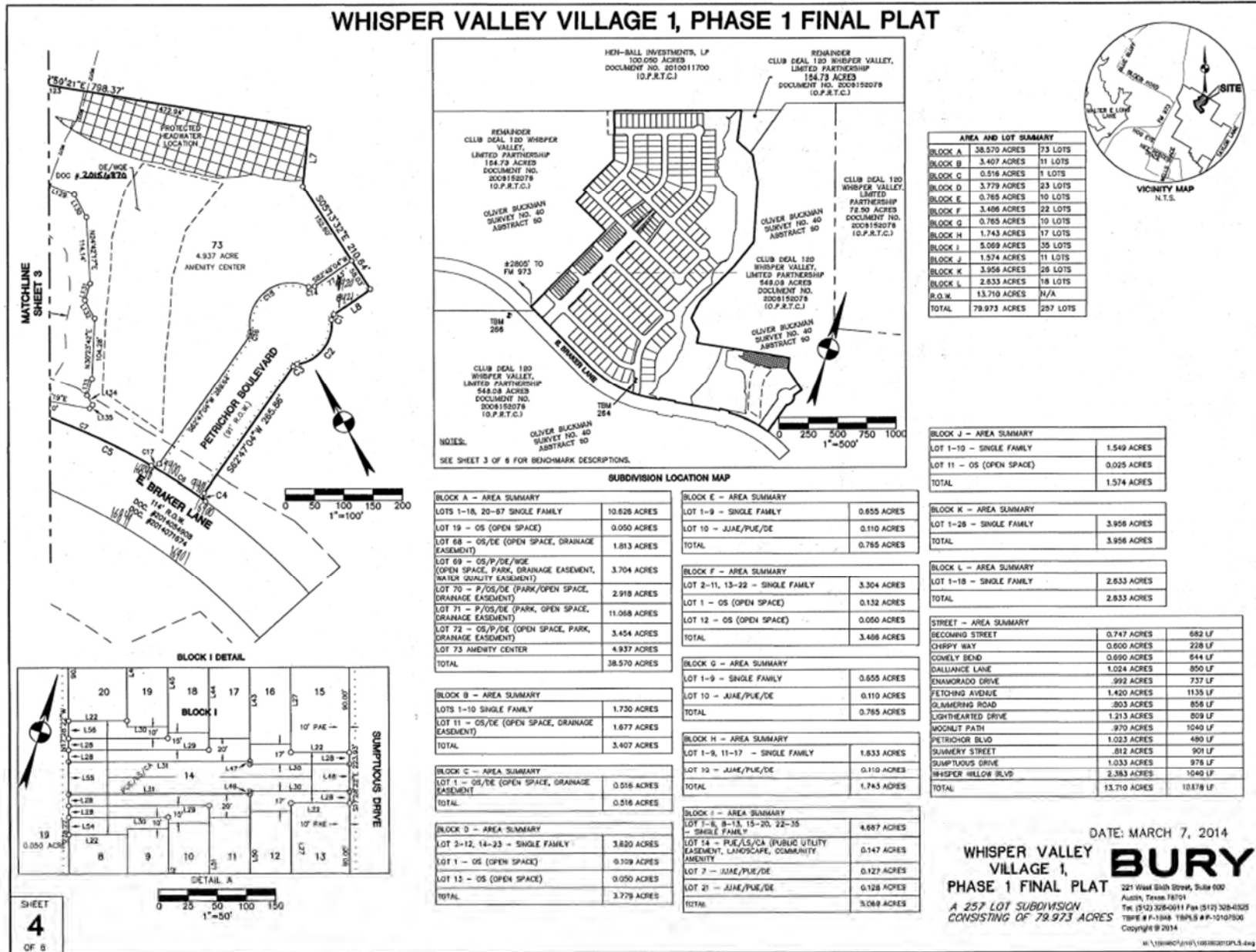
DATE: MARCH 7, 2014  
**WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT**  
**BURY**  
A 257 LOT SUBDIVISION CONSISTING OF 79.973 ACRES  
221 West Sixth Street, Suite 600  
Austin, Texas 78701  
Tel: (512) 328-0111 Fax: (512) 328-0325  
TSP# # F-1048 TSP/LS # F-1010700  
Copyright © 2014  
H:\106960\GIS\106960010PL1.dwg

SHEET  
**1**  
OF 6









# WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT

LINE TABLE			LINE TABLE			LINE TABLE			CURVE TABLE					CURVE TABLE					CURVE TABLE							
LINE NO	BEARING	DISTANCE	LINE NO	BEARING	DISTANCE	LINE NO	BEARING	DISTANCE	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD LENGTH	BEARING
L1	N72°31'38"E	120.07	L50	S17°28'22"E	105.24	L101	S20°12'07"W	22.41	C1	10.82	10.00	60°49'25"	10.12	S52°42'32"W	C55	4.00	175.00	17°19'38"	4.00	S88°19'30"E	C706	121.73	155.00	44°59'51"	118.63	S50°01'34"W
L2	N17°28'22"W	28.15	L51	S17°28'22"E	100.16	L102	S20°12'07"W	14.07	C2	106.66	88.63	89°02'52"	98.25	S85°23'32"W	C56	126.60	175.00	41°28'54"	123.80	S38°11'49"E	C707	82.47	155.00	23°05'38"	82.00	S39°04'28"W
L3	S62°28'22"E	5.01	L52	S17°28'22"E	95.08	L103	N84°09'43"W	52.44	C3	8.04	10.00	46°04'20"	7.83	S85°48'14"W	C57	80.00	175.00	26°13'07"	79.28	S44°29'11"E	C708	58.26	155.00	21°54'24"	58.90	S61°34'28"W
L4	S64°08'45"W	183.01	L53	S17°28'22"E	85.08	L104	S34°09'12"W	7.34	C4	15.98	10.00	89°08'18"	14.04	S18°12'00"W	C58	42.41	175.00	13°54'18"	42.36	S24°22'29"E	C709	38.27	25.00	90°00'00"	35.36	S62°28'22"E
L5	S00°08'58"E	135.98	L54	N17°28'22"E	14.82	L105	N88°54'45"W	7.24	C5	377.69	1114.00	19°25'32"	378.88	N38°04'00"W	C59	39.27	25.00	90°00'00"	35.36	S27°31'38"W	C710	38.27	25.00	90°00'00"	35.36	S27°31'38"W
L6	S38°03'28"W	83.49	L55	N17°28'22"E	28.22	L106	S62°28'22"E	38.41	C6	108.13	1114.00	5°36'40"	109.08	N29°09'23"W	C60	23.18	25.00	53°07'48"	22.36	S45°57'44"W	C711	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L7	S32°22'17"W	101.81	L56	N17°28'22"E	15.08	L107	S43°41'55"E	8.13	C7	268.58	1114.00	13°48'48"	267.91	N33°32'23"W	C61	18.00	25.00	38°52'12"	15.81	S00°57'44"W	C712	38.27	25.00	90°00'00"	35.36	S27°31'38"W
L8	S62°49'04"W	75.49	L57	S17°28'22"E	20.21	L108	S01°26'08"W	32.26	C8	37.81	1114.00	1°56'41"	37.81	N01°04'54"W	C62	39.27	25.00	90°00'00"	35.36	S82°28'22"E	C713	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L9	N42°03'20"E	11.98	L58	S71°17'28"W	50.01	L109	S32°23'35"W	20.48	C9	614.71	887.00	39°41'03"	604.82	S34°12'43"E	C63	23.18	25.00	53°07'48"	22.36	N80°54'27"W	C714	38.80	25.00	84°28'36"	33.60	S24°43'07"W
L10	N47°56'40"W	84.17	L59	S72°31'38"W	97.98	L110	S64°44'07"W	20.78	C10	24.00	287.13	1°23'50"	24.00	S46°30'52"E	C64	18.00	25.00	38°52'12"	15.81	N35°54'27"W	C715	141.13	205.00	39°28'42"	138.36	N47°43'23"E
L11	S42°03'20"W	11.98	L60	S72°31'38"W	97.98	L111	S14°41'00"W	32.57	C11	70.43	887.88	4°05'48"	70.41	S44°10'56"E	C65	39.27	25.00	90°00'00"	35.36	S27°31'38"W	C716	23.27	205.00	4°29'31"	23.22	S83°43'23"E
L12	N32°58'46"E	9.33	L61	S27°31'38"W	27.47	L112	S32°51'07"W	8.82	C12	443.78	887.00	25°45'31"	440.03	S29°14'08"E	C66	10.54	379.00	1°35'38"	10.54	S71°43'07"W	C717	38.24	205.00	10°58'47"	38.26	S54°58'53"E
L13	N62°03'14"W	131.50	L62	S68°06'04"W	85.60	L113	S47°11'04"W	11.80	C13	10.82	10.00	60°49'25"	10.12	N88°48'13"E	C67	40.27	25.00	91°07'11"	35.35	S83°00'27"E	C718	28.92	205.00	8°15'07"	28.49	N49°21'30"E
L14	S37°56'46"W	9.33	L63	N17°28'22"E	95.00	L114	S19°23'59"W	24.54	C14	155.00	10.00	128°50'43"	125.27	S80°10'37"W	C68	39.27	25.00	90°00'00"	35.36	N27°31'38"E	C719	49.04	205.00	13°42'44"	48.92	S34°22'48"E
L15	N62°03'14"W	78.26	L64	S17°28'22"E	20.00	L115	S41°37'37"W	11.02	C15	8.04	10.00	46°04'20"	7.83	S39°44'54"W	C69	18.00	25.00	38°52'12"	15.81	N00°57'44"W	C720	38.27	25.00	90°00'00"	35.36	N72°31'38"E
L16	S72°31'38"W	116.01	L65	N17°28'22"E	115.00	L116	S87°56'47"W	12.04	C17	14.97	10.00	85°45'15"	13.81	S47°52'32"E	C70	23.18	25.00	53°07'48"	22.36	N45°57'44"E	C721	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L17	N59°28'24"W	60.17	L66	N62°19'19"W	141.03	L117	S87°43'47"E	28.42	C18	28.78	25.00	88°54'17"	28.00	S38°24'30"E	C71	23.18	25.00	53°07'48"	22.36	S80°54'27"E	C722	121.74	155.00	49°00'00"	118.63	S00°01'38"W
L18	N38°58'21"W	80.28	L67	S54°02'42"E	58.16	L118	S37°08'51"W	14.68	C19	29.27	25.00	90°00'00"	35.36	N82°28'22"E	C72	23.18	25.00	53°07'48"	22.36	S80°54'27"E	C723	56.41	155.00	20°51'08"	56.10	S37°57'12"W
L19	N29°19'19"W	79.87	L68	S17°28'22"E	58.00	L119	S40°53'46"W	41.30	C20	165.33	225.00	42°09'06"	161.82	S38°23'54"E	C73	18.00	25.00	38°52'12"	15.81	S35°54'27"E	C724	65.33	155.00	24°08'54"	64.84	S82°27'12"E
L20	N18°17'47"W	9.12	L69	N28°50'34"E	51.88	L120	S68°28'57"W	17.36	C24	52.02	225.00	13°14'48"	51.90	S45°05'40"E	C74	10.17	25.00	43°58'44"	10.17	S04°30'00"W	C725	38.27	25.00	90°00'00"	35.36	N82°28'22"E
L21	N49°48'30"E	2.52	L70	S32°51'07"W	26.68	L121	S23°43'43"E	37.87	C25	81.31	225.00	19°38'43"	81.12	S38°31'38"E	C75	158.84	50.00	182°08'07"	99.88	S64°35'07"E	C726	181.01	205.00	49°00'00"	158.00	S50°01'38"W
L22	S72°31'38"W	50.00	L71	S49°07'39"W	59.12	L122	N48°06'23"W	34.40	C26	52.20	225.00	13°17'25"	52.08	S52°28'40"E	C76	44.80	50.00	51°23'20"	43.59	S00°48'42"W	C727	29.24	205.00	87°02'44"	29.22	N68°28'28"E
L23	S72°31'38"W	115.00	L72	S61°54'09"W	58.04	L123	N58°42'30"E	9.23	C27	38.70	25.00	88°41'01"	34.90	S15°19'33"E	C77	40.18	50.00	48°07'30"	39.00	S47°58'43"E	C728	53.91	205.00	47°19'22"	53.36	N58°52'34"E
L24	S72°31'38"W	35.00	L73	S62°28'22"E	88.99	L124	S73°37'49"W	114.00	C28	8.39	25.00	19°12'50"	8.39	S09°00'42"E	C78	12.70	50.00	14°33'26"	12.67	N31°38'58"E	C729	48.71	205.00	13°53'38"	48.90	N42°27'08"E
L25	S17°28'22"E	4.92	L74	S38°03'19"W	13.46	L125	S89°50'39"E	58.29	C29	30.31	25.00	89°27'31"	28.49	S09°00'42"E	C79	12.70	50.00	14°33'26"	12.67	N31°38'58"E	C730	28.54	205.00	7°58'40"	28.52	N31°38'58"E
L26	S17°28'22"E	5.08	L75	S82°28'22"E	45.49	L126	N1°05'53"W	18.10	C30	44.14	151.00	18°45'01"	43.89	N37°28'04"E	C80	21.03	25.00	48°17'23"	20.41	N49°23'47"E	C731	38.27	25.00	90°00'00"	35.36	N72°31'38"E
L27	S17°28'22"E	90.00	L76	N02°03'12"W	151.22	L127	N41°10'04"W	51.91	C31	14.26	14.00	57°31'43"	13.47	N74°34'28"E	C81	21.03	25.00	48°17'23"	20.41	N49°23'47"E	C732	38.27	25.00	90°00'00"	35.36	S17°28'22"E
L28	S17°28'22"E	10.00	L77	N02°03'12"W	32.36	L128	N67°10'08"W	39.36	C32	15.86	15.30	58°23'14"	15.18	S21°34'49"W	C82	182.84	50.00	182°02'07"	99.89	N27°31'38"E	C733	121.74	155.00	49°00'00"	118.63	S50°01'38"W
L29	N72°31'38"E	120.00	L78	N02°03'18"W	44.00	L129	N41°29'22"W	49.52	C33	61.57	209.00	18°52'48"	61.39	N37°08'58"E	C83	56.22	50.00	84°25'13"	53.37	N72°03'21"W	C734	47.47	155.00	17°41'29"	47.47	S38°27'12"E
L30	S72°31'38"E	120.00	L79	S30°20'32"W	16.72	L130	N00°44'48"E	43.78	C34	11.00	321.00	1°58'18"	11.00	N30°56'43"E	C84	82.07	50.00	109°30'33"	79.80	N12°54'34"W	C735	73.88	155.00	27°18'58"	73.16	S08°52'21"W
L31	S72°31'38"E	85.00	L80	S42°56'49"E	27.32	L131	N45°43'16"E	29.23	C35	31.60	321.00	5°38'24"	31.59	N33°51'04"E	C85	21.00	25.00	48°07'44"	20.39	N41°30'50"W	C736	38.27	25.00	90°00'00"	35.36	N82°28'22"E
L32	S72°31'38"E	155.00	L81	S37°38'22"E	35.00	L132	N04°24'27"W	35.79	C36	243.53	321.00	43°28'05"	237.72	N60°47'38"E	C86	39.27	25.00	90°00'00"	35.36	S27°31'38"E	C737	38.27	25.00	90°00'00"	35.36	N27°31'38"E
L33	N72°31'38"E	155.00	L82	N89°27'53"W	21.48	L133	N43°29'53"E	30.71	C37	84.76	321.00	16°54'41"	84.41	N49°07'39"E	C87	181.58	205.00	49°08'13"	157.41	N49°57'01"E	C738	38.27	25.00	90°00'00"	35.36	N27°31'38"E
L34	N17°28'22"E	50.00	L83	N88°03'27"W	9.72	L134	N23°39'22"W	18.66	C38	98.90	321.00	17°39'11"	98.51	N82°24'38"E	C88	14.03	205.00	3°50'20"	14.03	N70°33'58"E	C739	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L35	S17°28'22"E	95.00	L84	S44°51'08"W	14.87	L135	N67°27'31"E	7.87	C39	7.23	321.00	17°39'11"	7.23	N71°52'38"E	C89	50.00	205.00	13°58'28"	49.88	N81°37'04"E	C740	38.27	25.00	90°00'00"	35.36	N27°31'38"E
L36	S17°28'22"E	120.00	L85	S72°04'13"W	38.24	L136	N88°48'44"E	4.45	C40	18.18	25.00	43°58'43"	18.71	N89°30'00"W	C90	50.00	205.00	13°58'28"	49.88	N47°38'30"E	C741	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L37	S41°30'57"E	61.00	L86	S58°31'48"W	52.32	L137	N47°58'40"W	10.90	C41	158.94	50.00	182°08'08"	99.88	N29°24'18"E	C91	47.53	205.00	13°18'48"	47.42	N34°00'50"E	C742	38.27	25.00	90°00'00"	35.36	N27°31'38"E
L38	S17°28'22"E	7.03	L87	S67°13'18"W	8.01	L138	N17°28'18"W	27.47	C42	134.21	50.00	153°47'39"	97.40	S39°54'31"E	C92	21.03	25.00	48°17'23"	20.41	S51°37'20"W	C743	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L39	N74°32'56"E	58.04	L88	S49°20'10"W	44.32	L139	N18°28'18"W	27.23	C44	24.73	50.00	28°20'27"	24.48	N61°29'33"W	C93	7.00	25.00	18°08'40"	7.03	N87°38'11"E	C744	38.27	25.00	90°00'00"	35.36	N27°31'38"E
L40	S17°28'22"E	20.20	L89	S55°17'07"W	8.51	L140	N72°31'38"E	50.00	C45	20.74	25.00	47°32'38"	20.15	N41°57'43"W	C94	13.88	50.00	32°05'43"	13.79	N43°32'30"E	C745	38.27	25.00	90°00'00"	35.36	S82°28'22"E
L41	S82°28'22"E	120.00	L90	N80°53'04"W	9.18	L141	N17°28'22"W	20.00	C46	39.27	25.00	90°00'00"	35.36	S27°31												

# WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT

STATE OF TEXAS )  
COUNTY OF TRAVIS ) KNOW ALL MEN BY THESE PRESENTS )

THAT CLUO DEAL 120 WHISPER VALLEY L.P., A TEXAS GENERAL PARTNERSHIP, BY TAURIS OF TEXAS ACTING BY AND THROUGH DOUGLAS GILLIANO, BEING THE OWNER OF THAT CERTAIN 79.973 ACRES OF LAND OUT OF THE OLIVER BUCKMAN SURVEY NO. 40, ABSTRACT NO. 60 SITUATED IN TRAVIS COUNTY, TEXAS, SAID 79.973 ACRES BEING A PORTION OF THAT CERTAIN 154.73 ACRE TRACT AND THAT CERTAIN 548.08 ACRE TRACT BOTH AS CONVEYED TO CLUO DEAL 120 WHISPER VALLEY LIMITED PARTNERSHIP BY DEED OF RECORD IN DOCUMENT NO. 2009152078 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID 79.973 ACRES OF LAND PURSUANT TO CHAPTER 512 OF THE TEXAS LOCAL GOVERNMENT CODE AND TITLE 30 OF THE CODE OF THE CITY OF AUSTIN IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "WHISPER VALLEY VILLAGE 1, PHASE 1 FINAL PLAT", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENT PREVIOUSLY GRANTED BUT NOT RELEASED.

*Douglas Gilliano* 10/02/14  
DOUGLAS GILLIANO DATE  
CLUO DEAL 120 WHISPER VALLEY L.P.  
C/O TAURIS OF TEXAS  
925 HUNTINGTON SQUARE  
NORTH RICHLAND HILLS, TEXAS 76180

STATE OF TEXAS )  
COUNTY OF TRAVIS )  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2 DAY OF October 2014, by Douglas Gilliano known to me to be the person whose name is subscribed to the foregoing instrument and HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2 DAY OF October 2014 A.D.

*Julie Cella*  
NOTARY PUBLIC  
IN AND FOR THE STATE OF TEXAS



**FLOOD PLAIN NOTES:**

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE RATE MAP (FIRM) NO. 48453C0495 A, DATED SEPTEMBER 26, 2009 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**ENGINEER'S CERTIFICATION:**

I, MICHAEL A. GIANNETTA, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

*Michael A. Giannetta* 06/30/14 DATE  
MICHAEL A. GIANNETTA, P.E.  
TEXAS REGISTRATION NO. 116248  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



**SURVEYOR'S CERTIFICATION:**

I, JOHN T. BENOSKO, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

*John T. Benosko* 7/30/14 DATE  
JOHN T. BENOSKO, R.P.L.S.  
TEXAS REGISTRATION NO. 4958  
BURY-AUS, INC.  
221 WEST SIXTH STREET, SUITE 600  
AUSTIN, TEXAS 78701



**GENERAL NOTES: (CONTINUED)**

30. ALL LOTS SHALL HAVE A 10-FOOT WIDE PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT-OF-WAY ALONG STREET FRONTAGES.

**GENERAL NOTES:**

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
3. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
4. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN STANDARDS.
5. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITY.
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: BECOMING STREET, CHERRY WAY, COMELY BEND, DALLANCE LANE, ENAMORADO DRIVE, FETTING AVENUE, GUNNINGER ROAD, HEARTHEART DRIVE, MOONBAY PATH, PETERBORO BLVD, SLATTERY STREET, STAMFORDS DRIVE, WHISPER WILLOW BLVD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHELDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
8. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS, AS MODIFIED BY CITY OF AUSTIN ORDINANCE NO. 20100828-06B.
9. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES OF THE CITY OF AUSTIN. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING AND ACKNOWLEDGING THAT PLAT VACATION OR REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
10. THE OWNER HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE OWNER SHALL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE ACCESS TO THE LOT WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
13. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
14. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
15. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED September 26, 2014. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT FOR THE SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION. SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2009152078 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
17. ALL LOTS SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY TEXAS.
19. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
20. ALL NON-RESIDENTIAL LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES, AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. SEE TABLES ON SHEET 4 FOR A LIST OF NON-RESIDENTIAL LOTS.
21. WATER/WASTEWATER PROVIDED BY AUSTIN WATER UTILITY. ELECTRIC PROVIDED BY BUREAUVIEW.
22. PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE #20100828-08 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT.
23. ALL ALLEYS WILL BE PRIVATELY MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHILE THE SUBDIVISION ROADWAYS ARE MAINTAINED BY TRAVIS COUNTY. THE CITY OF AUSTIN WILL ASSUME MAINTENANCE RESPONSIBILITY FOR THE ALLEYS AT THE TIME OF ANNEXATION OF THE PROPERTY.
24. THE ALLEYS WILL MEET THE FOLLOWING CONDITIONS AS DEFINED IN THE PUD ORDINANCE NO. 20100828-06B.
  - a. ALLEYS WILL BE PART OF A JOINT USE ACCESS EASEMENT
  - b. BUILDINGS ADJACENT TO THE ALLEYS ARE LIMITED TO THREE (3) STORIES
  - c. ALLEYS ARE NOT INTENDED FOR FIRE PROTECTION ACCESS
  - d. LOTS WILL BE DESIGNED TO MEET FIRE PROTECTION CODE REQUIREMENTS FOR INTERIOR STAIRWAYS (WHICH ARE MORE THAN 5') ACCESS, HOSE LENGTH, AND FIRE HYDRANT LOCATIONS.
  - e. SIGNOFF FROM ESC&T AND FIRE MARSHALL IS REQUIRED AT PRELIMINARY PLAN REVIEW
  - f. ADEQUATE OFF-STREET PARKING FOR VISITORS WILL BE PROVIDED
  - g. FLAG LOTS WITH A MINIMUM WIDTH OF 10 FEET MAY ONLY BE USED WITH LOTS UTILIZING ALLEY AND FRONTING ON COMMON OPEN SPACE
  - h. ON LOTS FRONTING ON COMMON OPEN SPACE, EACH FLAG WALL WILL CONNECT TO A PUBLIC STREET THROUGH THE COMMON OPEN SPACE.

**GENERAL NOTES: (CONTINUED)**

25. AN ADMINISTRATIVE VARIANCE WAS GRANTED WITH CBJ-2013-0224 FOR CUT/FILL UP TO 12 FEET ASSOCIATED WITH THE WATER QUALITY AND/OR DETENTION FACILITIES.
26. AN ADMINISTRATIVE VARIANCE WAS GRANTED WITH CBJ-2013-0224 FOR CUT/FILL UP TO 8 FEET IN UPLAND AREAS.
27. AN ADMINISTRATIVE VARIANCE WAS GRANTED WITH CBJ-2013-0224 FOR CONSTRUCTION ON SLOPES GREATER THAN 15%.
28. ACCESS EASEMENT DOCUMENT NO. 2015012106 IS BEING PROVIDED WITH THIS PLAT TO RESERVE THE FUTURE CONNECTION TO LOUBERTY LOOP AS SHOWN ON THE EASTWARDS PRELIMINARY PLAN.
29. A Water Form DCM 1.2.4(E)(4)(b) WAS GRANTED ON NOVEMBER 13, 2014 COMMISSIONERS' COURT RESOLUTION

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH, THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE CONSTRUCTED OR PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PRESCRIBED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNERS MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNERS' OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SUCH CONSTRUCTION IS A CONTINUING OBLIGATION BINDING ON THE OWNERS AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS' COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR STREET LIGHTING CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

**CITY CERTIFICATIONS:**

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE 10th DISTRICT OF THE CITY OF AUSTIN ON THIS THE 28 DAY OF October, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 28 DAY OF October, 2014 A.D.

*Greg DeBeauvoir*  
DEPUTY COUNTY CLERK  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 28 DAY OF October, 2014.

*Betty Baker*  
BETTY BAKER, CHAIRPERSON  
*Cynthia Banks*  
CYNTHIA BANKS, SECRETARY

**STATE OF TEXAS )**

**COUNTY OF TRAVIS )**

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14th DAY OF December, 2014 A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DAILY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE 14th DAY OF December, 2014 A.D.

*A.M. Person*  
DEPUTY COUNTY CLERK  
TRAVIS COUNTY, TEXAS



**STATE OF TEXAS )**

**COUNTY OF TRAVIS )**

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF January, 2015 A.D., AT THE 12 O'CLOCK A.M. ONLY RECORDED ON THE 21st DAY OF January, 2015 A.D., AFTER 12 O'CLOCK A.M. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 201506014 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE 21st DAY OF January, 2015.

*M. Witte*  
DEPUTY COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DATE: MARCH 7, 2014

**WHISPER VALLEY BURY**  
VILLAGE 1,  
PHASE 1 FINAL PLAT  
A 257 LOT SUBDIVISION  
CONSISTING OF 79.973 ACRES

321 West Sixth Street, Suite 800  
Austin, Texas 78701  
Tel: (512) 428-0111 Fax: (512) 428-8268  
TRB # F-1048 TRBLS # F-1019002  
Copyright © 2014



SHEET  
**6**  
OF 8

**EXHIBIT C-2 – WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT**

04-18-2020

\$210.00

2020 00061

**WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT**

**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS**

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

**WHISPER VALLEY  
VILLAGE 1, PHASE 2  
FINAL PLAT  
City of Austin, Travis  
County, Texas**

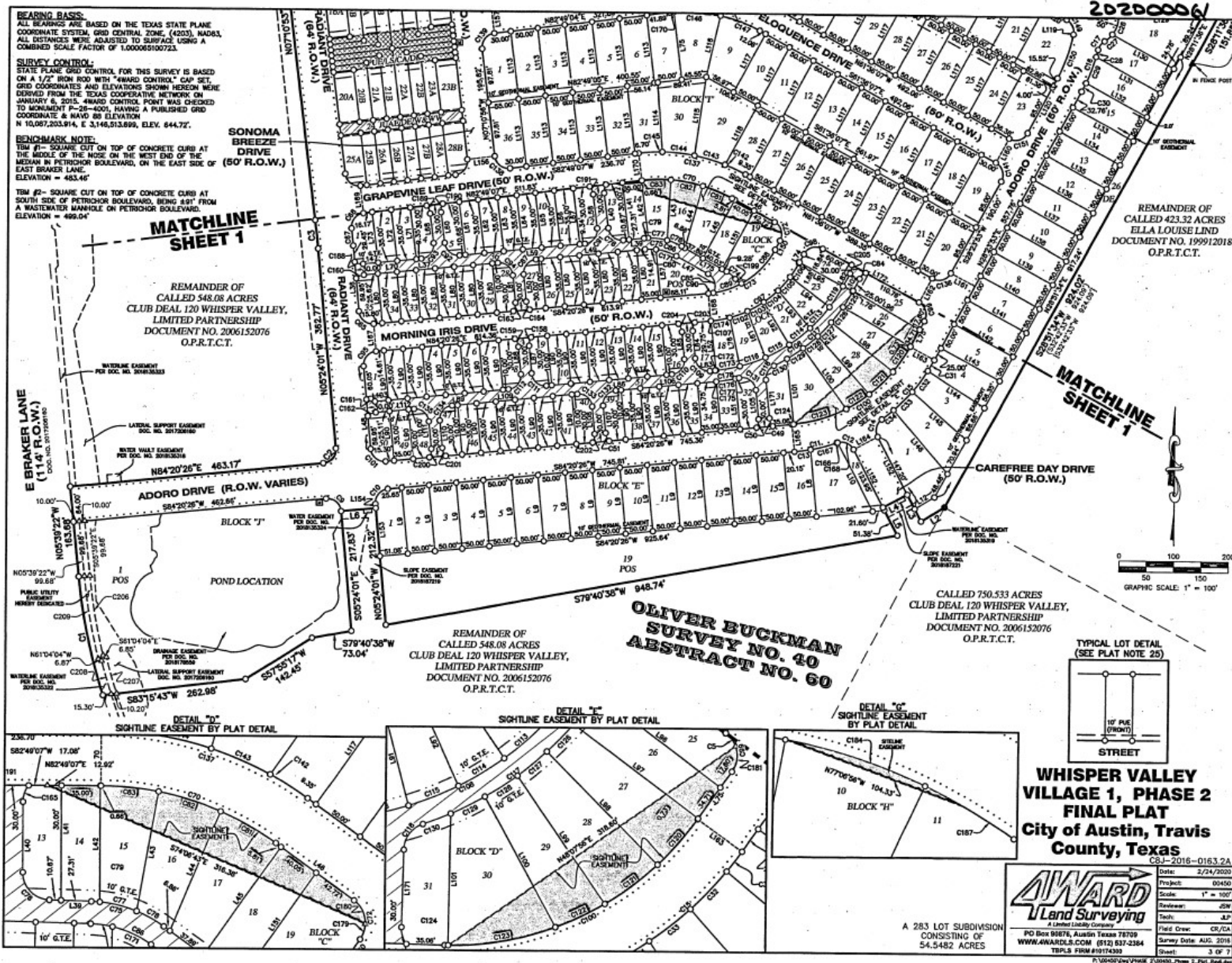
COJ-2016-0163.2A  
Date: 2/24/2020  
Project: 0450  
Scale: 1" = 50'  
Reviewer: JSM  
Title: JLP  
Field Date: 02/23  
Survey Date: AUG, 2018  
Sheet: 1 OF 7

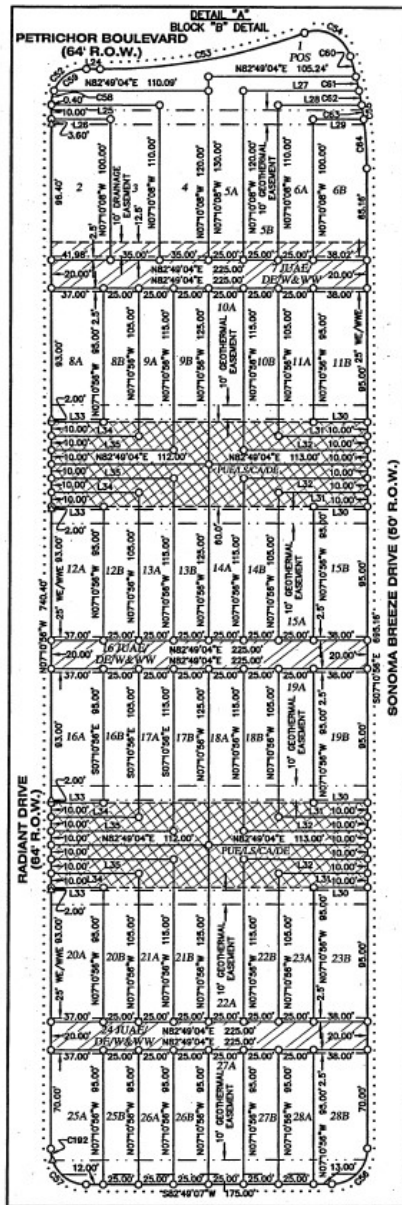


**AWARD**  
Land Surveying  
A Landmark Company  
PO Box 80878, Austin Texas 78729  
WWW.AWARDLS.COM (512) 537-2384  
TOLL FREE (877) 477-2384

A 283 LOT SUBDIVISION  
CONSISTING OF  
54.5482 ACRES







**BLOCK A – AREA SUMMARY**

LOT 1 SINGLE FAMILY	0.2343 ACRE(S)
LOT 2 SINGLE FAMILY	0.1636 ACRE(S)
LOT 3 SINGLE FAMILY	0.2077 ACRE(S)
LOT 4 SINGLE FAMILY	0.2156 ACRE(S)
LOT 5 SINGLE FAMILY	0.2785 ACRE(S)
LOT 6 POS	0.5697 ACRE(S)
LOT 7 – J/AE/P/UE/DE	0.0618 ACRE(S)
TOTAL	1.7912 ACRE(S)

**BLOCK B – AREA SUMMARY**

LOT 1 POS	0.0950 ACRE(S)
LOT 2 SINGLE FAMILY	0.0964 ACRE(S)
LOT 3 SINGLE FAMILY	0.1140 ACRE(S)
LOT 4 SINGLE FAMILY	0.0980 ACRE(S)
LOT 5A SINGLE FAMILY	0.0933 ACRE(S)
LOT 5B SINGLE FAMILY	0.0823 ACRE(S)
LOT 6A SINGLE FAMILY	0.0712 ACRE(S)
LOT 6B SINGLE FAMILY	0.0287 ACRE(S)
LOTS 7, 16, 24 J/AE/DE/W/AV/20' ALLEY	0.1033 ACRE(S)
LOTS 8A, 12A, 16A, 20A SINGLE FAMILY	0.0607 ACRE(S)
LOTS 8B, 12B, 16B, 20B SINGLE FAMILY	0.0686 ACRE(S)
LOTS 9A, 13A, 21A, 25A SINGLE FAMILY	0.0802 ACRE(S)
LOTS 9B, 13B, 17B, 21B SINGLE FAMILY	0.0917 ACRE(S)
LOTS 10A, 14A, 18A, 22A SINGLE FAMILY	0.0919 ACRE(S)
LOTS 10B, 14B, 18B, 22B SINGLE FAMILY	0.0805 ACRE(S)
LOTS 11A, 15A, 19A, 23A SINGLE FAMILY	0.0690 ACRE(S)
LOTS 11B, 15B, 19B, 23B SINGLE FAMILY	0.0829 ACRE(S)
LOT 25A SINGLE FAMILY	0.0776 ACRE(S)
LOTS 25B, 26A, 26B, 27A, 27B, 28A SINGLE FAMILY	0.0545 ACRE(S)
LOT 28B SINGLE FAMILY	0.0798 ACRE(S)
TOTAL	4.1140 ACRE(S)

**BLOCK C – AREA SUMMARY**

LOT 1 SINGLE FAMILY	0.0637 ACRE(S)
LOT 2 SINGLE FAMILY	0.0741 ACRE(S)
LOT 3 SINGLE FAMILY	0.0749 ACRE(S)
LOT 4 SINGLE FAMILY	0.0718 ACRE(S)
LOT 5 SINGLE FAMILY	0.0734 ACRE(S)
LOT 6 SINGLE FAMILY	0.0775 ACRE(S)
LOT 7 SINGLE FAMILY	0.0793 ACRE(S)
LOT 8 SINGLE FAMILY	0.0790 ACRE(S)
LOT 9 SINGLE FAMILY	0.0798 ACRE(S)
LOT 10 SINGLE FAMILY	0.0805 ACRE(S)
LOT 11 SINGLE FAMILY	0.0813 ACRE(S)
LOT 12 SINGLE FAMILY	0.0782 ACRE(S)
LOT 13 SINGLE FAMILY	0.0798 ACRE(S)
LOT 14 SINGLE FAMILY	0.0840 ACRE(S)
LOT 15 SINGLE FAMILY	0.1088 ACRE(S)
LOT 16 SINGLE FAMILY	0.1227 ACRE(S)
LOT 17 SINGLE FAMILY	0.1394 ACRE(S)
LOT 18 SINGLE FAMILY	0.1109 ACRE(S)
LOT 19 SINGLE FAMILY	0.1795 ACRE(S)
LOT 20 P OPEN SPACE	0.1431 ACRE(S)
LOT 21 SINGLE FAMILY	0.0720 ACRE(S)
LOTS 22–26, 29–34 SINGLE FAMILY	0.0723 ACRE(S)
LOTS 27–28 SINGLE FAMILY	0.0687 ACRE(S)
LOT 35 SINGLE FAMILY	0.0805 ACRE(S)
LOT 36 J/AE/P/UE/DE 20' ALLEY	0.4949 ACRE(S)
TOTAL	3.4768 ACRE(S)

**BLOCK D – AREA SUMMARY**

LOT 1 SINGLE FAMILY	0.0784 ACRE(S)
LOTS 2–7, 10–15, 34–35, 41–45, 49 SINGLE FAMILY	0.0723 ACRE(S)
LOTS 8, 16, 30, 40, 47, 48 SINGLE FAMILY	0.0687 ACRE(S)
LOT 17 SINGLE FAMILY	0.0702 ACRE(S)
LOT 18 SINGLE FAMILY	0.0810 ACRE(S)
LOT 19 SINGLE FAMILY	0.0864 ACRE(S)
LOT 20 SINGLE FAMILY	0.0857 ACRE(S)
LOT 21 SINGLE FAMILY	0.0852 ACRE(S)
LOT 22 SINGLE FAMILY	0.0882 ACRE(S)
LOT 23 SINGLE FAMILY	0.0793 ACRE(S)
LOT 24 SINGLE FAMILY	0.0828 ACRE(S)
LOT 25 SINGLE FAMILY	0.1302 ACRE(S)
LOT 26 SINGLE FAMILY	0.1130 ACRE(S)
LOT 27 SINGLE FAMILY	0.1405 ACRE(S)
LOT 28 SINGLE FAMILY	0.1558 ACRE(S)
LOT 29 SINGLE FAMILY	0.1570 ACRE(S)
LOT 30 SINGLE FAMILY	0.1579 ACRE(S)
LOT 31 SINGLE FAMILY	0.1673 ACRE(S)
LOT 32 SINGLE FAMILY	0.1673 ACRE(S)
LOT 33 SINGLE FAMILY	0.1673 ACRE(S)
LOT 34 SINGLE FAMILY	0.1673 ACRE(S)
LOT 35 SINGLE FAMILY	0.1673 ACRE(S)
LOT 36 J/AE/P/UE/DE 20' ALLEY	0.7003 ACRE(S)
TOTAL	4.8604 ACRE(S)

**BLOCK E – AREA SUMMARY**

LOT 1 SINGLE FAMILY	0.1369 ACRE(S)
LOTS 2–15 SINGLE FAMILY	0.1377 ACRE(S)
LOT 16 SINGLE FAMILY	0.1361 ACRE(S)
LOT 17 SINGLE FAMILY	0.1361 ACRE(S)
LOT 18 SINGLE FAMILY	0.1361 ACRE(S)
LOT 19 POS	1.8568 ACRE(S)
TOTAL	4.3480 ACRE(S)

**BLOCK F – AREA SUMMARY**

LOT 1 SINGLE FAMILY	0.2351 ACRE(S)
LOT 2 SINGLE FAMILY	0.1868 ACRE(S)
LOT 3 SINGLE FAMILY	0.1649 ACRE(S)
LOT 4 SINGLE FAMILY	0.1460 ACRE(S)
LOT 5 SINGLE FAMILY	0.1405 ACRE(S)
LOT 6 SINGLE FAMILY	0.1410 ACRE(S)
LOT 7 SINGLE FAMILY	0.1415 ACRE(S)
LOT 8 SINGLE FAMILY	0.1419 ACRE(S)
LOT 9 SINGLE FAMILY	0.1424 ACRE(S)
LOT 10 SINGLE FAMILY	0.1428 ACRE(S)
LOT 11 SINGLE FAMILY	0.1433 ACRE(S)
LOT 12 SINGLE FAMILY	0.1438 ACRE(S)
LOT 13 SINGLE FAMILY	0.1442 ACRE(S)
LOT 14 SINGLE FAMILY	0.1447 ACRE(S)
LOT 15 SINGLE FAMILY	0.1452 ACRE(S)
LOT 16 SINGLE FAMILY	0.1492 ACRE(S)
LOT 17 SINGLE FAMILY	0.1544 ACRE(S)
LOT 18 SINGLE FAMILY	0.2245 ACRE(S)
LOT 19 SINGLE FAMILY	0.3094 ACRE(S)
LOT 20 SINGLE FAMILY	0.1857 ACRE(S)
LOT 21 SINGLE FAMILY	0.1573 ACRE(S)
LOTS 22–23 SINGLE FAMILY	0.1645 ACRE(S)
LOT 24 SINGLE FAMILY	0.1642 ACRE(S)
LOT 25 POS	0.0400 ACRE(S)
LOT 26 DE	0.6416 ACRE(S)
TOTAL	4.6777 ACRE(S)

**BLOCK G – AREA SUMMARY**

LOT 1 POS	0.0330 ACRE(S)
LOT 2 SINGLE FAMILY	0.1375 ACRE(S)
LOTS 3–7 SINGLE FAMILY	0.6885 ACRE(S)
LOT 8 SINGLE FAMILY	0.1562 ACRE(S)
LOT 9 SINGLE FAMILY	0.1558 ACRE(S)
LOT 10 SINGLE FAMILY	0.1570 ACRE(S)
LOT 11 SINGLE FAMILY	0.1579 ACRE(S)
LOT 12 SINGLE FAMILY	0.1673 ACRE(S)
LOT 13 POS	2.9368 ACRE(S)
TOTAL	4.5920 ACRE(S)

**BLOCK H – AREA SUMMARY**

LOT 1, 43 SINGLE FAMILY	0.1520 ACRE(S)
LOTS 2–8, 37–42 SINGLE FAMILY	0.1410 ACRE(S)
LOT 9 SINGLE FAMILY	0.1708 ACRE(S)
LOT 10 SINGLE FAMILY	0.1750 ACRE(S)
LOT 11 SINGLE FAMILY	0.1821 ACRE(S)
LOTS 12–21, 24–32 SINGLE FAMILY	0.1377 ACRE(S)
LOT 22 SINGLE FAMILY	0.2125 ACRE(S)
LOT 23 SINGLE FAMILY	0.1660 ACRE(S)
LOT 33 SINGLE FAMILY	0.1575 ACRE(S)
LOT 34 SINGLE FAMILY	0.1872 ACRE(S)
LOT 35 SINGLE FAMILY	0.1906 ACRE(S)
LOT 36 SINGLE FAMILY	0.1723 ACRE(S)
TOTAL	6.3776 ACRE(S)

**BLOCK I – AREA SUMMARY**

LOTS 1, 36 SINGLE FAMILY	0.1520 ACRE(S)
LOTS 2–7, 32–35 SINGLE FAMILY	0.1410 ACRE(S)
LOT 8 SINGLE FAMILY	0.1792 ACRE(S)
LOT 9 SINGLE FAMILY	0.1986 ACRE(S)
LOTS 10–18, 20–27 SINGLE FAMILY	0.1377 ACRE(S)
LOTS 19, 20 SINGLE FAMILY	0.1484 ACRE(S)
LOT 28 SINGLE FAMILY	0.1385 ACRE(S)
LOT 29 SINGLE FAMILY	0.2451 ACRE(S)
LOT 30 SINGLE FAMILY	0.2253 ACRE(S)
LOT 31 SINGLE FAMILY	0.1506 ACRE(S)
TOTAL	5.3497 ACRE(S)

**AREA AND LOT TABLE**

BLOCK A	1.7912 ACRES	7 LOTS
BLOCK B	4.1140 ACRES	51 LOTS
BLOCK C	3.4768 ACRES	36 LOTS
BLOCK D	4.8603 ACRES	51 LOTS
BLOCK E	4.3480 ACRES	19 LOTS
BLOCK F	4.6777 ACRES	26 LOTS
BLOCK G	4.5920 ACRES	13 LOTS
BLOCK H	6.3776 ACRES	43 LOTS
BLOCK I	5.3497 ACRES	36 LOTS
BLOCK J	3.2839 ACRES	1 LOT
TOTAL	42,811.2 ACRES	283 LOTS

**BLOCK J – AREA SUMMARY**

LOT 1 POS	3.2839 ACRE(S)
TOTAL	3.2839 ACRE(S)

**STREET – AREA SUMMARY**

PETRICHOR BOULEVARD	0.6079 ACRE(S)	407.8 LF	64' ROW	44' FOC-FOC
EVENING CANOPY STREET	1.4239 ACRE(S)	1,258.4 LF	50' ROW	30' FOC-FOC
ELOQUENCE DRIVE	1.1830 ACRE(S)	1,101.1 LF	50' ROW	30' FOC-FOC
GRAPEVINE LEAF DRIVE	1.2830 ACRE(S)	1,187.4 LF	50' ROW	30' FOC-FOC
MORNING BRIS DRIVE	0.9628 ACRE(S)	908.4 LF	50' ROW	30' FOC-FOC
ADORO DRIVE	2.9321 ACRE(S)	2,298.0 LF	ROW VARIES	FOC VARIES
CAREFREE DAY DRIVE	0.1888 ACRE(S)	164.5 LF	50' ROW	30' FOC-FOC
SONOMA BREEZE DRIVE	1.0330 ACRE(S)	885.4 LF	50' ROW	30' FOC-FOC
RADIANT DRIVE	1.8244 ACRE(S)	1,347.5 LF	64' ROW	44' FOC-FOC
DEMURE DRIVE	0.2171 ACRE(S)	168.3 LF	64' ROW	44' FOC-FOC
TOTAL	11,737.0 ACRE(S)	9,736.6 LF		

**WHISPER VALLEY VILLAGE 1,  
PHASE 2 FINAL PLAT  
City of Austin, Travis County, Texas**

CSJ-2016-0163.2A  
Date: 2/24/2020  
Project: 0240  
Scale: 1" = 50'  
Reviewer: JWP  
Tech: JWP  
Field Crew: CR/CA  
Survey Date: AUG. 2018  
Sheet: 4 OF 7

A 283 LOT SUBDIVISION  
CONSISTING OF  
54,548.2 ACRES

PO Box 96876, Austin Texas 78709  
WWW.AWARDLS.COM (813) 637-2384  
T8PLS FRM F10174300

20200061

**LEGEND**

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENTS
- 1/2" ROW ROD WITH "WARD-SHIT" CAP SET
- IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
- 1/2" ROW ROD WITH "WARD-SHIT" CAP SET IN CONCRETE
- LOT 11 SINGLE FAMILY
- LOT 12-21, 24-32 SINGLE FAMILY
- LOT 22 SINGLE FAMILY
- LOT 23 SINGLE FAMILY
- LOT 33 SINGLE FAMILY
- LOT 34 SINGLE FAMILY
- LOT 35 SINGLE FAMILY
- LOT 36 SINGLE FAMILY
- TOTAL

**PROPOSED SYMBOLS**

- PROPERTY LINE
- EXISTING PROPERTY LINE
- EASEMENTS
- 1/2" ROW ROD WITH "WARD-SHIT" CAP SET
- IRON ROD WITH "BURY" CAP FOUND (UNLESS NOTED)
- 1/2" ROW ROD WITH "WARD-SHIT" CAP SET IN CONCRETE
- LOT 11 SINGLE FAMILY
- LOT 12-21, 24-32 SINGLE FAMILY
- LOT 22 SINGLE FAMILY
- LOT 23 SINGLE FAMILY
- LOT 33 SINGLE FAMILY
- LOT 34 SINGLE FAMILY
- LOT 35 SINGLE FAMILY
- LOT 36 SINGLE FAMILY
- TOTAL

2020 00061

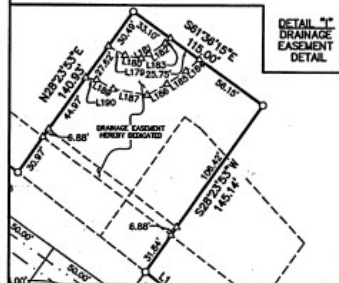
LINE #	DIRECTION	LENGTH
L1	S59°30'29"E	27.01'
L2	S58°30'18"W	50.00'
L3	N27°50'14"W	54.16'
L4	S82°09'40"W	50.00'
L5	S27°50'14"E	57.25'
L6	S84°35'50"W	64.00'
L7	S82°02'24"W	77.85'
L8	N05°39'34"W	121.37'
L9	N05°39'34"W	120.00'
L10	N27°50'14"W	140.29'
L11	N28°23'53"E	118.34'
L12	N58°36'18"E	41.81'
L13	N28°23'53"E	119.32'
L14	N07°10'56"W	126.83'
L15	N48°25'44"E	128.29'
L16	S78°14'58"E	127.28'
L17	N01°54'32"W	122.89'
L18	N05°39'34"E	128.37'
L19	N13°00'13"E	121.38'
L20	N27°27'36"E	124.89'
L21	N28°23'53"E	120.01'
L22	N28°23'53"E	120.00'
L23	N28°23'53"E	116.93'
L24	N82°02'24"E	8.89'
L25	S82°48'04"W	77.00'
L26	S82°48'04"W	42.00'
L27	N82°48'04"E	82.47'
L28	N82°48'04"E	59.32'
L29	N82°48'04"E	35.78'
L30	N82°48'04"E	38.00'
L31	N82°48'04"E	63.00'
L32	N82°48'04"E	68.00'
L33	S82°48'04"W	37.00'
L34	S82°48'04"W	82.00'
L35	S82°48'04"W	87.00'
L36	N05°24'01"W	118.40'
L37	S84°20'18"W	245.62'
L38	N33°22'12"E	101.88'
L39	S84°19'33"W	37.88'
L40	N07°10'49"W	63.74'

LINE #	DIRECTION	LENGTH
L41	N07°10'49"W	104.01'
L42	N07°10'49"W	105.19'
L43	N03°05'06"E	109.89'
L44	N15°54'19"E	117.50'
L45	N28°23'17"E	120.71'
L46	S81°38'07"E	88.58'
L47	N81°43'09"W	88.68'
L48	N05°24'01"W	150.00'
L49	S84°20'18"W	199.81'
L50	S05°29'34"E	50.00'
L51	N05°29'34"W	91.88'
L52	N06°25'12"W	90.01'
L53	S82°48'04"W	27.39'
L54	S07°10'56"E	41.86'
L55	S07°10'56"E	28.67'
L56	S82°48'04"W	62.38'
L57	N05°29'34"W	87.87'
L58	S07°10'53"E	81.88'
L59	S84°20'18"W	230.00'
L60	N07°10'53"W	55.78'
L61	N07°10'53"W	66.00'
L62	N07°10'53"W	66.88'
L63	N07°10'53"W	87.81'
L64	N07°10'53"W	88.84'
L65	N07°10'53"W	89.77'
L66	N07°10'53"W	100.70'
L67	N07°10'53"W	101.63'
L68	S07°10'53"E	53.82'
L69	N22°03'41"E	123.77'
L70	S84°20'18"W	107.10'
L71	N07°10'53"W	83.66'
L72	N07°10'53"W	82.73'
L73	N07°10'53"W	81.80'
L74	N28°23'53"E	18.52'
L75	S28°23'53"W	53.24'
L76	S07°10'56"E	11.99'
L77	N22°25'40"W	12.17'
L78	S22°25'44"E	27.21'
L80	N05°29'34"W	80.00'
L81	N05°29'34"W	50.00'

LINE #	DIRECTION	LENGTH
L82	S28°23'53"W	28.83'
L83	S84°20'28"W	6.75'
L84	N05°29'34"W	50.00'
L85	S05°29'34"E	50.00'
L86	S84°20'28"W	230.00'
L87	N05°29'34"W	50.00'
L88	S05°29'34"E	50.00'
L89	S84°20'28"W	244.80'
L90	N05°29'34"W	90.00'
L91	N21°57'02"W	90.00'
L92	N31°29'11"W	90.00'
L93	N41°20'59"W	90.00'
L94	N53°11'18"W	90.00'
L95	N61°36'07"W	60.00'
L96	N60°27'38"W	140.80'
L97	N60°24'51"W	142.28'
L98	N52°06'38"W	144.18'
L99	N42°05'21"W	141.20'
L100	N38°03'22"E	134.81'
L101	N06°18'53"W	118.03'
L102	S28°23'53"W	28.78'
L103	N84°20'28"E	24.80'
L104	N07°10'56"W	50.00'
L105	N05°29'34"W	53.02'
L106	S84°20'28"W	184.70'
L107	S05°29'34"E	50.00'
L108	N05°29'34"W	50.00'
L109	S84°20'28"W	230.00'
L110	S05°29'34"E	50.00'
L111	N05°29'34"W	50.00'
L112	S84°20'28"W	70.11'
L113	N07°10'56"W	122.81'
L114	N07°10'56"W	125.80'
L115	N08°09'34"E	143.80'
L116	N02°48'50"E	113.63'
L117	N28°23'53"E	120.00'
L118	N28°23'53"E	122.50'
L119	S10°54'19"W	0.34'
L120	S28°23'53"E	114.52'
L121	N03°21'07"E	118.51'

LINE #	DIRECTION	LENGTH
L122	N18°04'15"E	118.79'
L123	N01°50'54"E	129.81'
L124	N10°29'57"E	139.83'
L125	N28°23'53"E	140.38'
L126	N28°23'53"E	143.33'
L127	N28°23'53"E	122.50'
L128	N53°04'22"E	133.80'
L129	S27°34'59"W	156.50'
L130	N61°36'07"W	128.15'
L131	N61°36'07"W	134.08'
L132	N61°36'07"W	127.12'
L133	N61°36'07"W	136.29'
L134	N61°36'07"W	125.85'
L135	N61°36'07"W	125.45'
L136	N61°36'07"W	125.05'
L137	N61°36'07"W	124.65'
L138	N61°36'07"W	124.24'
L139	N61°36'07"W	123.84'
L140	N61°36'07"W	123.44'
L141	N61°36'07"W	123.04'
L142	N61°36'07"W	122.63'
L143	N61°36'07"W	122.23'
L144	N61°36'21"W	122.88'
L145	N48°12'54"W	131.88'
L146	N40°50'28"W	151.82'
L147	S84°20'18"W	27.70'
L148	S59°29'29"E	124.74'
L149	S36°48'17"E	76.70'
L150	S28°23'53"W	16.52'
L151	N28°23'53"E	130.62'
L152	N27°50'14"W	118.00'
L153	S05°24'01"E	65.11'
L154	S05°24'01"E	7.82'
L155	N82°54'58"E	84.00'
L156	N82°49'59"E	50.00'
L157	N07°10'56"W	50.00'
L158	S07°10'56"E	50.00'
L159	S81°36'07"E	64.00'
L160	N28°23'53"E	50.00'
L161	S61°36'07"E	50.00'

LINE #	DIRECTION	LENGTH
L162	S28°23'53"W	50.00'
L163	N61°36'07"W	50.00'
L164	N62°08'46"E	50.00'
L165	S05°29'34"E	50.00'
L166	N05°29'34"W	50.00'
L167	S05°29'34"E	50.00'
L168	S26°28'34"E	50.00'
L169	N07°10'53"W	50.00'
L170	N07°10'53"W	50.00'
L171	S28°29'34"E	70.13'
L172	S81°36'07"E	206.78'
L174	N84°20'28"E	35.00'
L175	N61°43'33"W	94.08'
L176	S23°47'21"E	50.49'
L177	S23°29'07"E	55.62'
L179	N14°38'31"W	41.59'
L179	S88°11'55"E	13.62'
L180	S87°23'51"E	11.73'
L181	N53°58'31"E	6.38'
L182	N48°23'55"E	13.69'
L183	N42°18'25"E	5.18'
L184	S42°18'25"W	12.89'
L185	S48°23'55"W	16.54'
L186	S53°58'21"W	16.14'
L187	N87°23'51"W	24.72'
L189	N68°11'50"W	13.51'
L190	N68°11'50"W	7.90'



A 283 LOT SUBDIVISION  
CONSISTING OF  
54.5482 ACRES  
CBJ--2016--0163.2A

**WHISPER VALLEY  
VILLAGE 1, PHASE 2  
FINAL PLAT  
City of Austin,  
Travis County, Texas**

Date: 2/24/2020  
Project: 00450  
Scale: 1" = 100'  
Redrawn: JSA  
Tch: JP  
Field Crew: CR/CA  
PO Box 50876, Austin Texas 78769  
WWW.AWARDLS.COM (512) 537-8284  
TBPLS FRM #1614360  
Sheet: 5 OF 7  
P:\0450\Draw\PHASE 1\0450\_Phase 1\_Final\_Plat.dwg



202000061

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	218.20	1,023.00	1216°32'	N11°47'40"W	218.20
C2	38.16	25.00	89°44'28"	N39°28'13"E	38.16
C3	82.00	1,081.00	121°18'	N08°25'58"W	82.00
C4	38.25	25.00	89°56'43"	N02°09'15"W	38.25
C5	15.00	25.00	34°33'04"	N44°18'35"W	14.80
C6	27.88	268.00	4°18'23"	S51°01'31"W	27.88
C7	25.88	25.00	59°19'00"	N20°46'21"E	24.74
C8	64.51	432.00	8°33'20"	N48°08'18"E	64.48
C9	38.38	25.00	80°15'32"	N50°31'47"W	38.44
C10	38.16	25.00	89°44'28"	S39°28'13"E	38.28
C11	78.21	335.00	1°57'53"	S72°13'00"W	78.02
C12	33.88	25.00	81°47'12"	N68°43'50"W	33.73
C13	28.88	335.00	5°18'09"	N81°42'22"E	28.88
C14	33.88	25.00	81°47'12"	N33°03'22"E	33.73
C15	144.84	335.00	2°53'06"	N41°18'28"E	143.74
C16	81.84	335.00	1°19'18"	N21°14'14"E	81.03
C17	18.26	25.00	49°33'53"	N36°11'32"E	18.26
C18	143.88	50.00	18°25'56"	N25°04'31"W	69.58
C19	21.07	25.00	48°11'23"	N85°41'49"W	20.41
C20	38.27	25.00	80°00'00"	N18°36'07"W	38.36
C21	26.25	25.00	81°18'53"	N02°15'34"W	25.50
C22	12.82	25.00	28°41'07"	N47°15'34"W	12.39
C23	11.25	25.00	24°36'41"	N82°30'51"E	11.31
C24	41.24	50.00	4°17'51"	S81°33'13"E	40.08
C25	33.88	50.00	38°20'26"	S20°18'19"E	30.48
C26	33.17	50.00	40°17'57"	S17°43'57"W	34.45
C27	18.89	25.00	21°45'23"	S48°45'42"W	18.87
C28	13.81	335.00	7°22'53"	S18°16'00"W	13.81
C29	50.48	335.00	8°53'56"	S28°54'28"W	50.43
C30	17.25	335.00	3°02'28"	S28°52'40"W	17.24
C31	22.78	335.00	4°00'47"	S30°24'16"W	22.78
C32	47.50	335.00	8°22'28"	S36°38'53"W	47.46
C33	47.50	335.00	8°22'28"	S44°58'19"W	47.46
C34	27.17	335.00	4°47'27"	S51°33'15"W	27.17
C35	38.27	25.00	80°00'00"	N73°23'53"E	38.36
C36	28.68	265.00	39°34'48"	S79°23'31"E	28.04
C37	38.27	25.00	80°00'00"	S51°03'56"E	38.36
C38	110.20	335.00	18°25'42"	S16°33'47"E	109.68
C39	7.73	25.00	17°43'25"	S17°44'56"E	7.70
C40	33.98	365.00	5°18'23"	N85°27'16"E	33.58
C41	47.50	365.00	7°27'23"	S86°18'51"E	47.47
C42	47.50	365.00	7°27'23"	S80°43'28"E	47.47
C43	47.50	365.00	7°27'23"	S73°18'06"E	47.47
C44	47.50	365.00	7°27'23"	S85°48'43"E	47.47
C45	3.07	365.00	8°28'54"	S81°56'34"E	3.07
C46	12.02	25.00	28°41'07"	S78°56'41"E	12.39
C47	28.70	25.00	61°18'53"	N80°03'19"E	28.50
C48	190.72	368.00	2°49'41"	N80°11'33"E	188.80
C49	18.00	25.00	38°52'12"	S24°18'39"E	18.81
C50	18.00	25.00	38°52'12"	S12°46'32"W	18.81

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C201	18.00	25.00	38°52'12"	S24°18'39"E	18.81
C202	18.00	25.00	38°52'12"	S12°46'32"W	18.81
C203	18.00	25.00	38°52'12"	N24°18'39"E	18.81
C204	18.00	25.00	38°52'12"	N02°46'39"W	18.81
C205	18.00	25.00	38°52'12"	N80°57'47"E	18.81
C206	146.32	1,003.00	8°21'30"	S09°50'07"E	146.19
C207	68.54	988.00	3°58'07"	S18°14'59"E	68.53
C208	62.87	1,008.00	3°34'24"	N18°18'54"W	62.88
C209	152.14	1,013.00	8°36'18"	N09°57'31"W	151.89
C210	15.87	432.00	2°06'17"	N48°22'47"E	15.87
C211	48.84	432.00	8°27'03"	N45°06'07"E	48.81

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C51	18.00	25.00	38°52'12"	S24°18'39"E	18.81
C52	38.28	25.00	80°03'17"	N37°50'45"E	38.37
C53	148.18	432.00	1°46'23"	N72°58'55"E	148.42
C54	40.57	25.00	82°58'33"	S70°25'17"E	38.28
C55	80.40	275.00	18°45'04"	S53°23'29"E	80.11
C56	38.27	25.00	80°00'00"	S37°48'05"W	38.36
C57	38.27	25.00	89°58'58"	N52°18'54"W	38.36
C58	8.85	25.00	22°34'58"	N04°06'37"E	8.79
C59	28.44	25.00	87°28'18"	N48°08'15"E	27.77
C60	14.84	275.00	3°06'48"	S22°22'37"E	14.84
C61	10.25	275.00	2°08'00"	S18°45'12"E	10.25
C62	10.17	275.00	2°07'07"	S17°37'35"E	10.17
C63	10.11	275.00	2°06'21"	S15°20'51"E	10.11
C64	34.84	275.00	7°18'45"	S10°48'18"E	34.91
C65	38.28	25.00	80°15'32"	N50°31'47"W	38.44
C66	48.83	335.00	8°48'08"	S88°38'03"W	48.88
C67	31.45	2,025.00	0°53'23"	N06°06'05"W	31.45
C68	38.86	25.00	89°21'32"	N38°08'11"E	38.16
C69	48.77	335.00	8°46'28"	N83°23'50"W	48.72
C70	170.73	275.00	35°34'48"	S79°23'30"E	168.04
C71	48.73	335.00	8°46'02"	N79°47'35"W	48.68
C72	38.27	25.00	89°58'57"	S18°38'07"E	38.36
C73	15.34	155.00	55°56'34"	S58°22'10"W	14.40
C74	21.05	48.73	24°15'01"	N48°49'00"W	20.88
C75	71.07	120.00	33°56'00"	N78°43'24"W	70.04
C76	38.61	25.00	89°28'45"	N51°35'11"W	38.88
C77	34.83	120.00	18°40'41"	S83°38'14"E	34.81
C78	28.43	120.00	13°24'20"	S88°38'44"E	28.38
C79	7.71	120.00	3°41'00"	N88°18'58"E	7.71
C80	30.53	100.00	11°30'25"	N89°18'15"W	30.18
C81	57.60	275.00	12°03'51"	N87°28'03"E	57.60
C82	58.78	275.00	12°27'00"	N79°53'28"W	58.84
C83	53.11	275.00	11°03'50"	S88°21'04"W	53.03
C84	18.00	25.00	38°52'12"	N48°48'59"E	18.81
C85	40.31	25.00	82°08'31"	N15°38'48"W	38.02
C86	50.22	100.00	33°56'00"	N78°43'24"W	58.38
C87	38.27	25.00	80°00'00"	S39°28'28"W	38.36
C88	87.86	155.00	32°30'56"	S44°39'21"W	86.79
C89	54.18	155.00	20°01'35"	S70°53'36"W	53.80
C90	8.20	155.00	3°24'03"	S82°38'25"W	8.20
C91	38.83	25.00	81°31'12"	S38°34'43"W	38.82
C92	38.81	25.00	88°28'47"	N51°25'18"W	34.88
C93	38.83	25.00	81°31'12"	S38°34'43"W	38.82
C94	38.27	25.00	80°00'00"	N09°38'38"W	38.36
C95	38.16	25.00	89°44'28"	N39°28'13"E	38.28
C96	44.29	325.00	7°48'27"	N85°30'21"W	44.25
C97	200.18	205.00	58°56'34"	N58°22'10"E	192.30
C98	38.27	25.00	89°58'58"	N73°23'53"E	38.36
C99	38.27	25.00	80°00'00"	S18°38'07"E	38.36
C100	268.51	275.00	55°56'34"	S86°22'10"W	257.87

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C101	38.38	25.00	80°15'32"	N50°31'47"W	38.44
C102	34.17	205.00	8°35'05"	N84°48'14"E	34.12
C103	33.88	205.00	8°28'02"	N80°18'56"E	33.84
C104	33.81	205.00	8°23'34"	N85°00'07"E	33.87
C105	33.37	205.00	8°19'38"	N41°28'32"E	33.33
C106	30.10	205.00	8°04'11"	N32°38'23"E	30.07
C107	6.25	205.00	8°04'11"	N84°18'21"E	6.25
C108	288.72	295.00	58°18'12"	S58°12'21"W	278.21
C109	38.27	25.00	89°58'57"	N50°28'35"W	38.36
C110	38.27	25.00	80°00'00"	S39°28'28"W	38.36
C111	38.27	25.00	80°00'00"	N50°28'34"W	38.36
C112	38.27	25.00	80°00'00"	S39°28'28"W	38.36
C113	51.87	285.00	1°08'30"	S41°15'33"W	51.80
C114	48.84	285.00	8°29'08"	S51°38'53"W	48.78
C115	48.12	285.00	8°22'23"	S61°08'28"W	48.08
C116	48.42	285.00	8°25'58"	S70°43'48"W	48.36
C117	200.37	315.00	38°28'42"	S46°18'14"W	197.01
C118	10.82	25.00	70°11'08"	S28°28'00"W	10.75
C119	45.00	285.00	8°44'22"	N32°28'33"E	44.85
C120	55.24	275.00	11°30'34"	S34°08'10"W	55.15
C121	58.88	275.00	12°28'46"	S46°08'20"W	58.86
C122	48.82	275.00	10°24'04"	S57°38'15"W	48.85
C123	100.22	275.00	20°52'50"	S73°44'42"W	98.87
C124	3.15	275.00	0°38'20"	S84°08'47"W	3.15
C125	33.25	315.00	8°02'50"	S31°58'20"W	33.24
C126	34.80	315.00	8°19'48"	S37°17'41"W	34.78
C127	34.86	315.00	8°20'25"	S43°27'47"W	34.84
C128	35.01	315.00	8°22'07"	S49°58'03"W	34.99
C129	38.07	315.00	8°22'41"	S58°12'27"W	38.05
C130	27.28	315.00	4°58'47"	S82°02'11"W	27.27
C131	42.81	25.00	87°38'54"	N64°28'01"W	37.82
C132	38.27	25.00	80°00'00"	S39°28'28"W	38.36
C133	38.27	25.00	89°58'58"	N50°28'34"W	38.36
C134	38.27	25.00	80°00'00"	S39°28'28"W	38.36
C135	38.27	25.00	80°00'00"	N50°28'34"W	38.36
C136	38.27	25.00	80°00'00"	S73°23'53"E	38.36
C137	201.82	325.00	38°34'46"	N79°23'30"W	198.58
C138	38.27	25.00	89°58'58"	N52°18'54"W	38.36
C139	38.27	25.00	80°00'00"	N37°48'04"E	38.36
C140	170.77	275.00	35°34'48"	S79°23'31"E	168.04
C141	38.27	25.00	80°00'00"	S18°38'07"E	38.36
C142	40.78	325.00	7°11'08"	N85°11'41"W	40.73
C143	58.80	325.00	10°18'48"	N75°17'06"W	58.52
C144	58.17	325.00	10°25'50"	N84°18'28"W	58.08
C145	43.30	325.00	7°38'00"	S86°38'07"W	43.27
C146	88.25	275.00	17°58'13"	S86°30'28"E	88.20
C147	76.41	275.00	15°55'14"	S89°33'44"E	76.17
C148	195.81	315.00	38°34'48"	S79°23'31"E	192.48
C149	31.84	25.00	72°30'22"	S28°28'56"E	29.57
C150	83.98	275.00	17°28'28"	S18°38'04"W	83.84

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C151	38.27	25.00	80°00'00"	S73°23'53"E	38.36
C152	201.82	325.00	38°34'48"	N79°23'31"E	198.58
C153	38.27	25.00	80°00'00"	N51°03'56"W	38.36
C154	38.27	25.00	80°00'00"	N37°48'04"E	38.36
C155	37.81	315.00	10°32'03"	N88°08'08"E	37.83
C156	85.82	315.00			

20200061

STATE OF TEXAS
COUNTY OF TRAVIS
I, DOUGLAS GULLAND, known to me to be the person whose name is subscribed to the foregoing instrument and has acknowledged to me that foregoing instrument was executed for the purposes and consideration expressed in the said instrument.

WHSPIR VALLEY VILLAGE 1, PHASE 2 FINAL PLAT
AND DO HEREBY DEDICATE TO THE PUBLIC USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENT PREVIOUSLY GRANTED BUT NOT RELEASED.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 25th DAY OF FEBRUARY 2020.
BY DOUGLAS GULLAND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HAS ACKNOWLEDGED TO ME THAT FOREGOING INSTRUMENT WAS EXECUTED FOR THE PURPOSES AND CONSIDERATION EXPRESSED IN THE SAID INSTRUMENT.

FLOOD PLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON FIRM PANEL NO.48430-0085A, TRAVIS COUNTY, TEXAS DATED SEPTEMBER 28, 2008.

ENGINEER'S CERTIFICATION:
I, JUD T. WILLIAMS, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE APPLICABLE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF ORDINANCES, AS AMENDED, AND PUD ORDINANCE 2010000235-066. THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Surveyor's Certification:
I, STEVEN M. DUARTE, AN AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH TITLE 30 OF THE AUSTIN CODE OF ORDINANCES, AS AMENDED, AND PUD ORDINANCE 2010000235-066. THIS PLAT WAS PREPARED FROM AN ORIGINAL OF THE ORIGINAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION. INTERIOR LOT CORNERS SHALL BE SET AFTER FINAL GRADING IS COMPLETE.

PLAT NOTES:
1) NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
2) THE WATER AND WASTEWATER UTILITY DESIGN SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

PLAT NOTES CONTINUED:
10) BLUEBONNET ELECTRIC COOPERATIVE HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS NEARBY TO KEEP THE EASEMENTS CLEAR. BLUEBONNET ELECTRIC COOPERATIVE WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5, SUBCHAPTER 5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

11) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE BLUEBONNET ELECTRIC COOPERATIVE WITH EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED. FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES, THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

12) ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

13) ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT THE OWNERS EXPENSE.

14) PRIOR TO ANY DEVELOPMENT, A PERMIT IS REQUIRED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.

15) THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVISOR AND THE CITY OF AUSTIN, DATED 03-14-2019.

16) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE CITY OF AUSTIN AND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.

17) ALL LOTS SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE SEWER AND WASTEWATER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

18) THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND OTHER WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES, NO OBJECT, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER TAP, WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY, TEXAS.

19) ALL ADDRESS FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.

20) ALL NON-RESIDENTIAL LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE NON-RESIDENTIAL LOTS WHICH WILL BE MAINTAINED BY THE HOA ARE LISTED BELOW:
BLOCK A, LOT 5, BLOCK A, LOT 7, BLOCK B, LOTS 1, 2, 16 AND 24, BLOCK C, LOT 36, BLOCK D, LOT 5, BLOCK E, LOTS 15, BLOCK F, LOTS 23 AND 24, BLOCK G, LOTS 1 AND 13, BLOCK J, LOT 1.

21) WATER/WASTEWATER PROVIDED BY AUSTIN WATER UTILITY. ELECTRIC PROVIDED BY BLUEBONNET ELECTRIC COOPERATIVE.

22) PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO THE PUD ORDINANCE NO. 201000235-066 AND THE WHISPER VALLEY MASTER PARKLAND AGREEMENT. 6.849 ACRES OF PRIVATE OPEN SPACE LOTS WILL BE DEDICATED WITH THIS PROJECT, AND IT WILL BE PRIVATELY MAINTAINED BY THE HOA. THE PRIVATE OPEN SPACE INCLUDES LOT 13 BLOCK G, LOT 1 BLOCK J, AND LOT 1 BLOCK E.

23) ALL ALLEYS AND COMMUNITY AMENITY AREAS WILL BE PRIVATELY MAINTAINED BY THE OWNER OR PROPERTY OWNERS ASSOCIATION WHILE THE SUBDIVISION ROADWAYS ARE MAINTAINED BY TRAVIS COUNTY.

24) ALL ALLEYS WILL MEET THE FOLLOWING CONDITIONS AS DEFINED IN THE PUD ORDINANCE NO. 201000235-066:
A. ALLEYS WILL BE PART OF A JOINT USE EASEMENT.
B. BUILDINGS ADJACENT TO THE ALLEYS ARE LIMITED TO THREE (3) STORES.
C. ALLEYS ARE NOT INTENDED FOR FIVE FOOT PROTECTION ACCESS.
D. LOTS WILL BE DESIGNED TO MEET FIRE PROTECTION CODE REQUIREMENTS FOR INTERIOR SIDEYARDS (MORE THAN 5'). ACCESS HOSE LENGTH AND FIRE HYDRANT LOCATIONS.
E. SKINOFF FROM ESD #12 AND FIRE MARSHALL IS REQUIRED AT PRELIMINARY PLAN REVIEW.
F. ADEQUATE OFF-STREET PARKING FOR VESTERS WILL BE PROVIDED.
G. FLAG LOTS WITH A MINIMUM WIDTH OF TEN (10) FEET MAY ONLY BE USED WITH LOTS UTILIZING ALLEY AND FRONTING ON COMMON OPEN SPACE.
H. ON LOTS FRONTING ON COMMON OPEN SPACE, EACH FLAG WILL CONNECT TO A PUBLIC STREET THROUGH THE COMMON OPEN SPACE.

25) ALL LOTS SHALL HAVE A TEN (10) FOOT WIDE PUBLIC UTILITY EASEMENT MEASURED FROM THE RIGHT-OF-WAY ALONG STREET FRONTAGES.

26) SLOPES IN EXCESS OF 15% EXIST ON THE FOLLOWING LOTS:
BLOCK A, LOTS 1-2
BLOCK G, LOTS 1-3, 5-9
BLOCK K, LOT 19

27) THE FINAL PLAT IS SUBJECT TO STANDARDS IN THE WHISPER VALLEY PUD ORDINANCE #201000235-066.

28) THIS DEVELOPMENT IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS OUTLINED IN THE WHISPER VALLEY MASTER COVENANT (DOC NO. 2016132027).

29) IF A LOT INSIDE THIS SUBDIVISION SHAVES FRONTAGE ONTO TWO ROADWAYS, ACCESS SHALL BE RESTRICTED TO THE SMALLER OF THE ROADS OR THE ROAD FARTHEST FROM THE INTERSECTION.

30) COMMON/OPEN SPACE LOTS WITHIN THE SUBDIVISION SHALL BE MAINTAINED BY THE ESTABLISHED HOA.

31) ACCESS TO LOTS ADJACENT TO ALLEYS WILL BE RESTRICTED TO ALLEYS.

32) WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MUST BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDARY OF SUCH EASEMENT AT ALL TIMES.

33) STREET SIGNAGE ADJACENT TO SMALL LOTS, (LESS THAN 50 FEET LOT FRONTAGE OR FLAG LOT ACCESS) SONOMA BREEZE DRIVE, GRANOVINE LEAF DRIVE, MORNING RISE DRIVE AND ADOBE DRIVE, SHALL BE MARKED AND SIGNED AS FIRE LANE CONTINUOUSLY ON THE CURB FACE, AS REQUIRED BY THE FIRE MARSHAL, TO FACILITATE ADEQUATE FIRE OPERATIONAL AREA.

34) THIS DEVELOPMENT IS SUBJECT TO AN ALTERNATIVE METHOD OF COMPLIANCE (AMOC) TO ALLOW A PERFORMANCE BASED DESIGN, AS REQUIRED AND APPROVED BY THE FIRE MARSHAL, PRIOR TO APPROVAL OF AN APPLICATION PERMIT THE APPLICATION SHALL BE REVIEWED AND FOUND TO BE IN COMPLIANCE WITH THE APPROVED AMOC. THE AMOC CAN BE MOVED WITH A PERFORMANCE BASED DESIGN APPROVED BY THE FIRE MARSHAL PRIOR TO SUBMITTING A DEVELOPMENT APPLICATION.

35) PER THE BRAKERS LANE PARTICIPATION AGREEMENT, BUILDING PERMITS SHALL NOT BE ISSUED FOR ANY RESIDENT WITHIN PHASE 2 UNTIL APPROXIMATELY ONE THOUSAND (1000) LINEAR FEET OF THE BRAKERS LANE PHASE 2 NEW CONSTRUCTION FROM THE TERMINUS OF PHASE ONE NEW CONSTRUCTION PLAT IS COMPLETED. ACCESS TO THE BRAKERS LANE PHASE 2 NEW CONSTRUCTION IS PROHIBITED BY THE COUNTY AND TRAFFIC SHOULD ALLOW COMMENCE ON THAT ROADWAY SEGMENT.

PLAT NOTES CONTINUED:

34) PROPERTY OWNER AND/OR HIS/HER ASSONS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT INFRINGE ACCESS BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION) FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.

37) WHISPER VALLEY, VILLAGE 1 PHASE 2 IS SUBJECT TO THE TRAFFIC PHASING AGREEMENT AND RESTRICTIVE COVENANT (DOC NO. 2016132026).

38) GEOTECHNICAL EASEMENTS ARE HEREBY DEDICATED PER PLAT AS SHOWN HEREON. THE GEOTECHNICAL EASEMENTS ARE PRIVATE UTILITY EASEMENTS TO BE USED FOR THE SOLE AND EXCLUSIVE PURPOSE OF INSTALLING, REPAIRING, AND MAINTAINING THE GEOTECHNICAL LOGG FIELD SYSTEM FOR THE WHISPER VALLEY VILLAGE 1, PHASE 2 SECONDARY COVENANT (DOC NO. 2020045149).

39) THIS PROPERTY IS LOCATED IN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION ON 04/26/2016.

COMMISSIONERS' COURT RESOLUTION:

IN APPROVING THIS PLAT, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, ASSUMES NO OBLIGATION TO BUILD THE STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT OR ANY BRIDGES OR CULVERTS IN CONNECTION THEREWITH. THE BUILDING OF ALL STREETS, ROADS, AND OTHER PUBLIC THOROUGHFARES SHOWN ON THIS PLAT, AND ALL BRIDGES AND CULVERTS NECESSARY TO BE PLACED IN SUCH STREETS, ROADS, OR OTHER PUBLIC THOROUGHFARES OR IN CONNECTION THEREWITH, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER OF THE TRACT OF LAND COVERED BY THIS PLAT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS PREPARED BY THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS.

THE OWNER(S) OF THE SUBDIVISION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE IMPROVEMENTS (THE "IMPROVEMENTS") TO COUNTY STANDARDS IN ORDER FOR THE COUNTY TO ACCEPT THE PUBLIC IMPROVEMENTS FOR MAINTENANCE OR TO RELEASE FISCAL SECURITY POSTED TO SECURE PRIVATE IMPROVEMENTS. TO SECURE THIS OBLIGATION, THE OWNER(S) MUST POST FISCAL SECURITY WITH THE COUNTY IN THE AMOUNT OF THE ESTIMATED COST OF THE IMPROVEMENTS. THE OWNER(S) OBLIGATION TO CONSTRUCT THE IMPROVEMENTS TO COUNTY STANDARDS AND TO POST THE FISCAL SECURITY TO SECURE SAID CONSTRUCTION IS A CONTINUING OBLIGATION ON THE OWNER(S) AND THEIR SUCCESSORS AND ASSIGNS UNTIL THE PUBLIC IMPROVEMENTS HAVE BEEN ACCEPTED FOR MAINTENANCE BY THE COUNTY, OR THE PRIVATE IMPROVEMENTS HAVE BEEN CONSTRUCTED AND ARE PERFORMING TO COUNTY STANDARDS.

THE AUTHORIZATION OF THE PLAT BY THE COMMISSIONERS' COURT FOR FILING ON THE SUBSEQUENT ACCEPTANCE FOR MAINTENANCE BY TRAVIS COUNTY, TEXAS, OF ROADS AND STREETS IN THE SUBDIVISION DOES NOT OBLIGATE THE COUNTY TO INSTALL STREET NAME SIGNS OR EXACT TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STOP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPER'S CONSTRUCTION.

CITY CERTIFICATIONS:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, OF THE CITY OF AUSTIN, TEXAS, ON THE 16th DAY OF FEBRUARY 2020.

Accepted and Authorized for Record by the Planning Commission of the City of Austin, Texas, this 17th day of February 2020.

Accepted and Authorized for Record by the Planning Commission of the City of Austin, Texas, this 17th day of February 2020.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEERHAVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATION HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF FEBRUARY 2020, A.D., AT 10:25:00 O'CLOCK A.M., AND DAILY RECORDED ON THE 16th DAY OF FEBRUARY 2020, A.D., AT 11:56:00 O'CLOCK P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 20200061.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 16th DAY OF FEBRUARY 2020, A.D.

DANA DEERHAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEERHAVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE 14th DAY OF FEBRUARY 2020, THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DAILY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE 14th DAY OF FEBRUARY 2020, A.D.

DANA DEERHAVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

WHISPER VALLEY VILLAGE 1, PHASE 2 FINAL PLAT City of Austin, Travis County, Texas

AWARD Land Surveying logo and contact information: PO Box 96878, Austin Texas 78799, WWW.AWARDLANDSURVEYING.COM, TEL: 512-237-2384, TBPIS FROM #10174330, Date: 2/24/2020, Project: 00450, Scale: N/A, Features: 2/24, Date: 2/24, Field Crew: CR/CA, Survey Date: AUG. 2016, Sheet: 7 of 7

**EXHIBIT C-3 – WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT**

08-19-2022

291.00

2022.00217

**WHISPER VALLEY VILLAGE 1, PHASE 3 FINAL PLAT**

**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS**

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

**VICINITY MAP**  
SCALE 1" = 200'



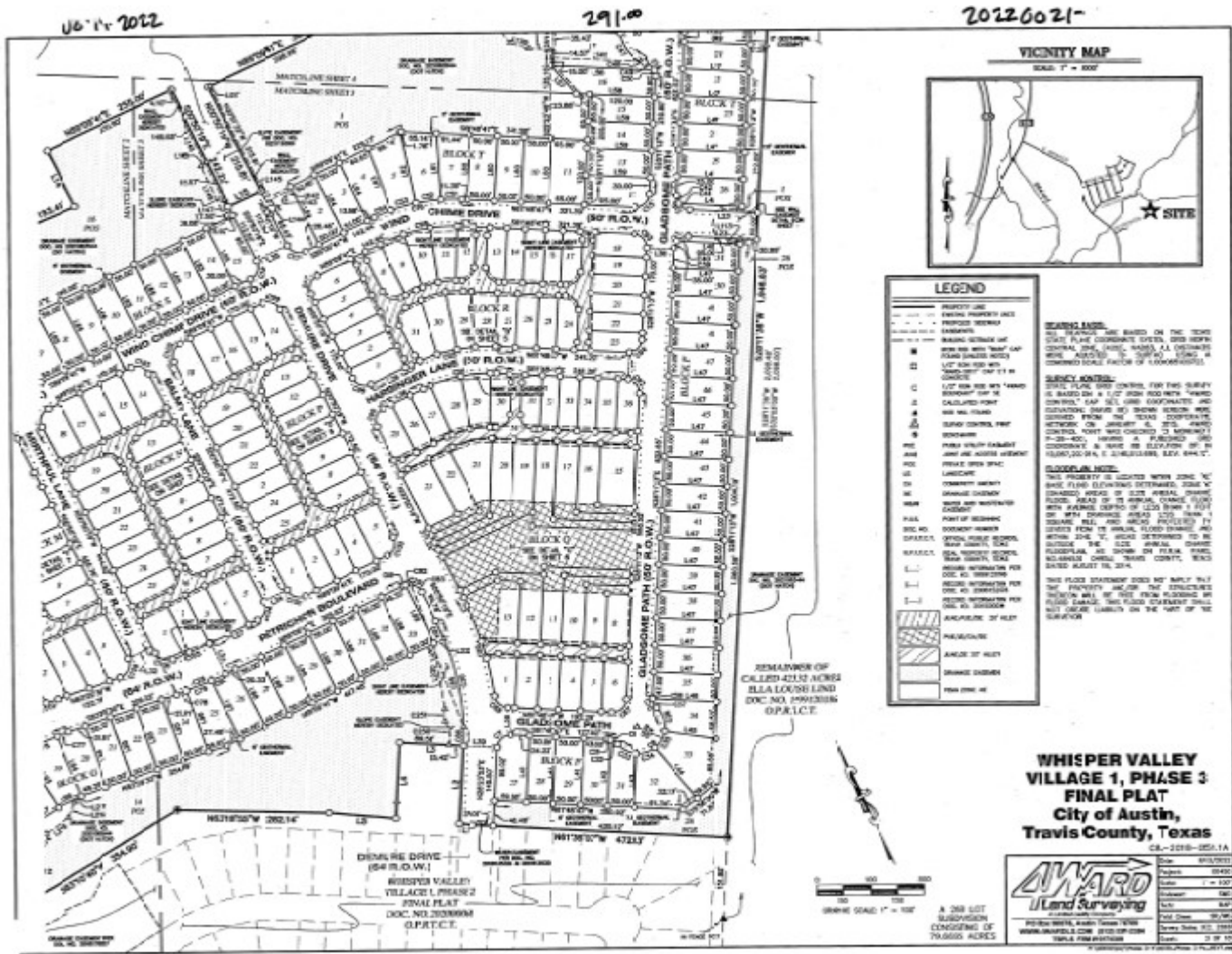
**WHISPER VALLEY  
VILLAGE 1, PHASE 3  
FINAL PLAT**  
City of Austin, Travis  
County, Texas

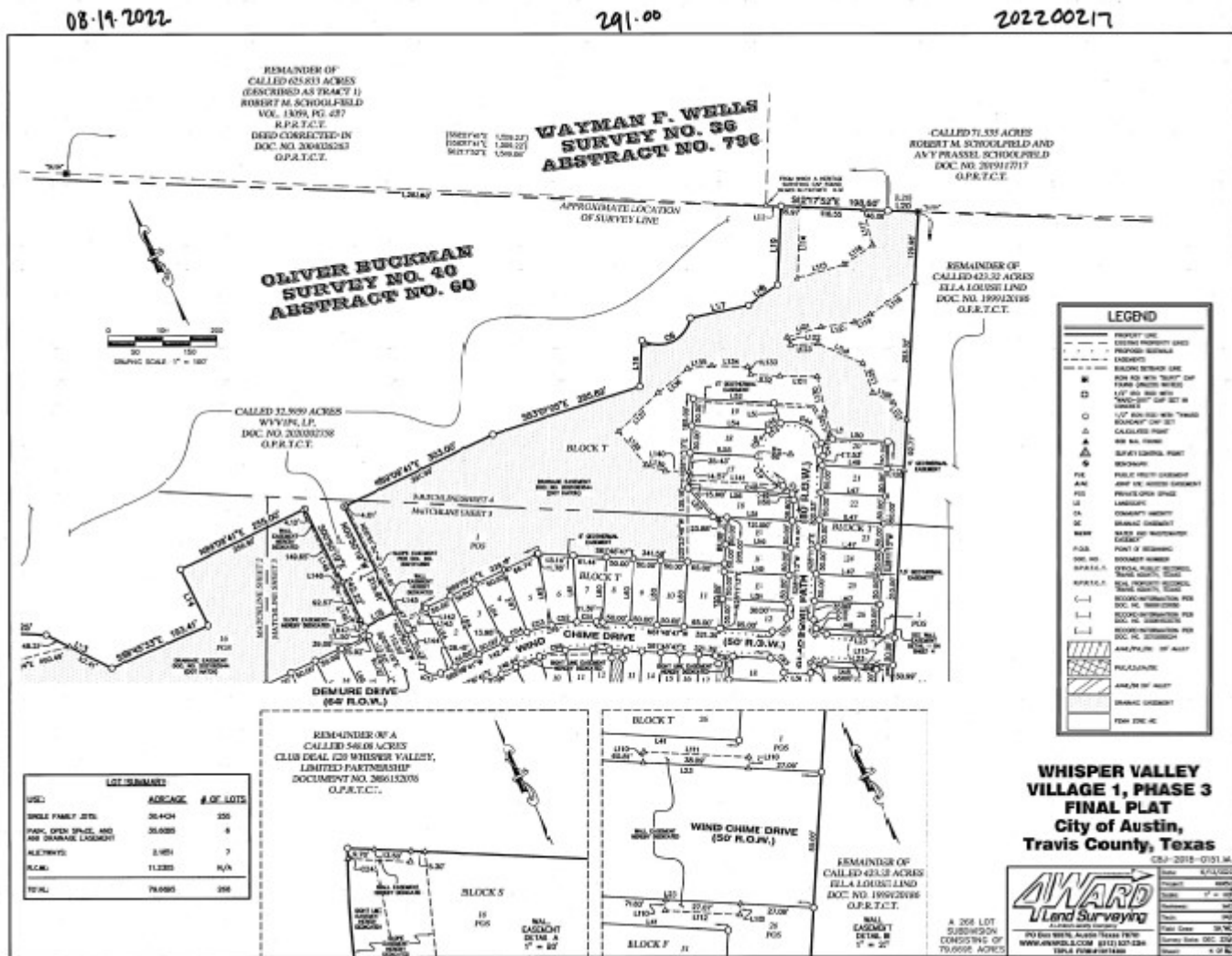
AWARD  
Land Surveying

2022-0151-1A  
Date: 05/10/22  
Project: 2022-0151-1A  
Scale: 1" = 100'  
Author: JAC  
Title: SLP  
Plot Size: 8.5" x 11"  
Plot Date: 05/10/22  
Drawing Code: 2022-0151-1A  
Sheet: 1 of 1

A 288 LOT SUBDIVISION  
CONSISTING OF  
79.8883 ACRES



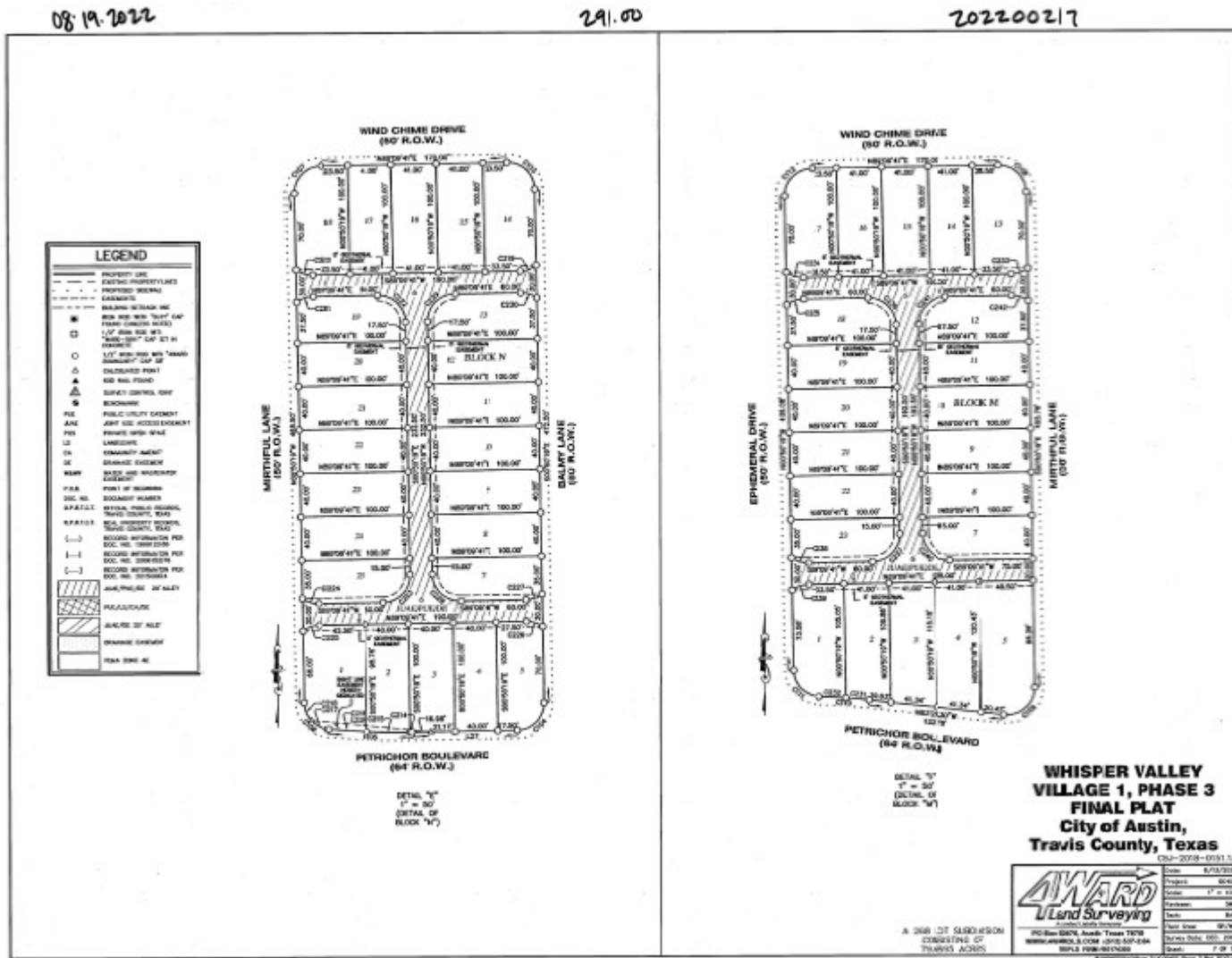












0819-2022

291.00

202200217

CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE					CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	BEARING	OFFSET	CURVE #	LENGTH	RADIUS	DELTA	BEARING	OFFSET	CURVE #	LENGTH	RADIUS	DELTA	BEARING	OFFSET	CURVE #	LENGTH	RADIUS	DELTA	BEARING	OFFSET	CURVE #	LENGTH	RADIUS	DELTA	BEARING	OFFSET
01	84.37	43.007	873207	548291376	84.45	02	4.27	25.007	942570	548291376	4.24	03	35.82	502.00	337457	568195176	26.02	04	16.42	238.007	917034	568293376	38.52	05	13.87	238.007	275544	562354476	19.87
02	25.98	50.000	591900	529470736	24.74	03	16.30	35.007	387170	529470736	16.47	04	16.42	238.007	337457	568195176	13.28	05	13.87	238.007	275544	562354476	19.87	06	16.00	25.000	367030	562354476	18.87
03	21.68	50.000	474787	487470736	23.85	04	4.37	25.007	124750	487470736	4.36	05	35.82	502.00	337457	568195176	26.02	06	16.42	238.007	917034	568293376	38.52	07	13.87	238.007	275544	562354476	19.87
04	29.58	43.007	103323	644707376	76.45	05	48.37	338.000	898707	644707376	47.89	06	16.42	238.007	337457	568195176	13.28	07	13.87	238.007	275544	562354476	19.87	08	16.00	25.000	367030	562354476	18.87
05	108.00	375.000	239430	811707376	188.80	06	48.37	338.000	898707	644707376	47.89	07	13.87	238.007	275544	562354476	19.87	08	16.00	25.000	367030	562354476	18.87	09	16.00	25.000	367030	562354476	18.87
06	114.85	45.000	180270	589291376	83.89	07	16.30	35.007	529170	589291376	16.47	08	16.42	238.007	337457	568195176	13.28	09	16.00	25.000	367030	562354476	18.87	10	16.00	25.000	367030	562354476	18.87
07	28.38	35.000	847430	478170736	38.59	08	21.68	50.000	591900	529470736	21.77	09	21.68	50.000	591900	529470736	21.77	10	21.68	50.000	591900	529470736	21.77	11	21.68	50.000	591900	529470736	21.77
08	32.53	35.000	481122	527470736	26.47	09	18.87	25.000	367030	562354476	18.87	10	16.42	238.007	337457	568195176	13.28	11	21.68	50.000	591900	529470736	21.77	12	21.68	50.000	591900	529470736	21.77
09	162.85	51.000	180270	102717376	188.80	10	47.89	438.000	878172	102717376	47.89	11	21.68	50.000	591900	529470736	21.77	12	21.68	50.000	591900	529470736	21.77	13	21.68	50.000	591900	529470736	21.77
10	23.23	25.000	481122	664707376	26.47	11	56.70	438.000	725707	664707376	56.66	12	21.68	50.000	591900	529470736	21.77	13	21.68	50.000	591900	529470736	21.77	14	21.68	50.000	591900	529470736	21.77
11	29.27	25.000	807000	102717376	38.38	12	24.72	438.000	378738	102717376	24.72	13	21.68	50.000	591900	529470736	21.77	14	21.68	50.000	591900	529470736	21.77	15	21.68	50.000	591900	529470736	21.77
12	29.27	25.000	907000	811707376	38.38	13	24.72	438.000	378738	102717376	24.72	14	21.68	50.000	591900	529470736	21.77	15	21.68	50.000	591900	529470736	21.77	16	21.68	50.000	591900	529470736	21.77
13	172.84	61.000	254740	578170736	182.87	14	48.37	338.000	898707	644707376	47.89	15	21.68	50.000	591900	529470736	21.77	16	21.68	50.000	591900	529470736	21.77	17	21.68	50.000	591900	529470736	21.77
14	24.82	25.000	787000	578170736	24.82	15	48.37	338.000	898707	644707376	47.89	16	21.68	50.000	591900	529470736	21.77	17	21.68	50.000	591900	529470736	21.77	18	21.68	50.000	591900	529470736	21.77
15	29.27	25.000	907000	578170736	38.38	16	48.37	338.000	898707	644707376	47.89	17	21.68	50.000	591900	529470736	21.77	18	21.68	50.000	591900	529470736	21.77	19	21.68	50.000	591900	529470736	21.77
16	84.84	35.000	207030	678170736	161.89	17	24.72	438.000	378738	102717376	24.72	18	21.68	50.000	591900	529470736	21.77	19	21.68	50.000	591900	529470736	21.77	20	21.68	50.000	591900	529470736	21.77
17	29.27	25.000	907000	678170736	38.38	18	24.72	438.000	378738	102717376	24.72	19	21.68	50.000	591900	529470736	21.77	20	21.68	50.000	591900	529470736	21.77	21	21.68	50.000	591900	529470736	21.77
18	29.27	25.000	907000	678170736	38.38	19	48.37	338.000	898707	644707376	47.89	20	21.68	50.000	591900	529470736	21.77	21	21.68	50.000	591900	529470736	21.77	22	21.68	50.000	591900	529470736	21.77
19	29.27	25.000	907000	678170736	38.38	20	48.37	338.000	898707	644707376	47.89	21	21.68	50.000	591900	529470736	21.77	22	21.68	50.000	591900	529470736	21.77	23	21.68	50.000	591900	529470736	21.77
20	29.27	25.000	907000	678170736	38.38	21	48.37	338.000	898707	644707376	47.89	22	21.68	50.000	591900	529470736	21.77	23	21.68	50.000	591900	529470736	21.77	24	21.68	50.000	591900	529470736	21.77
21	29.27	25.000	907000	678170736	38.38	22	48.37	338.000	898707	644707376	47.89	23	21.68	50.000	591900	529470736	21.77	24	21.68	50.000	591900	529470736	21.77	25	21.68	50.000	591900	529470736	21.77
22	29.27	25.000	907000	678170736	38.38	23	48.37	338.000	898707	644707376	47.89	24	21.68	50.000	591900	529470736	21.77	25	21.68	50.000	591900	529470736	21.77	26	21.68	50.000	591900	529470736	21.77
23	29.27	25.000	907000	678170736	38.38	24	48.37	338.000	898707	644707376	47.89	25	21.68	50.000	591900	529470736	21.77	26	21.68	50.000	591900	529470736	21.77	27	21.68	50.000	591900	529470736	21.77
24	29.27	25.000	907000	678170736	38.38	25	48.37	338.000	898707	644707376	47.89	26	21.68	50.000	591900	529470736	21.77	27	21.68	50.000	591900	529470736	21.77	28	21.68	50.000	591900	529470736	21.77
25	29.27	25.000	907000	678170736	38.38	26	48.37	338.000	898707	644707376	47.89	27	21.68	50.000	591900	529470736	21.77	28	21.68	50.000	591900	529470736	21.77	29	21.68	50.000	591900	529470736	21.77
26	29.27	25.000	907000	678170736	38.38	27	48.37	338.000	898707	644707376	47.89	28	21.68	50.000	591900	529470736	21.77	29	21.68	50.000	591900	529470736	21.77	30	21.68	50.000	591900	529470736	21.77
27	29.27	25.000	907000	678170736	38.38	28	48.37	338.000	898707	644707376	47.89	29	21.68	50.000	591900	529470736	21.77	30	21.68	50.000	591900	529470736	21.77	31	21.68	50.000	591900	529470736	21.77
28	29.27	25.000	907000	678170736	38.38	29	48.37	338.000	898707	644707376	47.89	30	21.68	50.000	591900	529470736	21.77	31	21.68	50.000	591900	529470736	21.77	32	21.68	50.000	591900	529470736	21.77
29	29.27	25.000	907000	678170736	38.38	30	48.37	338.000	898707	644707376	47.89	31	21.68	50.000	591900	529470736	21.77	32	21.68	50.000	591900	529470736	21.77	33	21.68	50.000	591900	529470736	21.77
30	29.27	25.000	907000	678170736	38.38	31	48.37	338.000	898707	644707376	47.89	32	21.68	50.000	591900	529470736	21.77	33	21.68	50.000	591900	529470736	21.77	34	21.68	50.000	591900	529470736	21.77
31	29.27	25.000	907000	678170736	38.38	32	48.37	338.000	898707	644707376	47.89	33	21.68	50.000	591900	529470736	21.77	34	21.68	50.000	591900	529470736	21.77	35	21.68	50.000	591900	529470736	21.77
32	29.27	25.000	907000	678170736	38.38	33	48.37	338.000	898707	644707376	47.89	34	21.68	50.000	591900	529470736	21.77	35	21.68	50.000	591900	529470736	21.77	36	21.68	50.000	591900	529470736	21.77
33	29.27	25.000	907000	678170736	38.38	34	48.37	338.000	898707	644707376	47.89	35	21.68	50.000	591900	529470736	21.77	36	21.68	50.000	591900	529470736	21.77	37	21.68	50.000	591900	529470736	21.77
34	29.27	25.000	907000	678170736	38.38	35	48.37	338.000	898707	644707376	47.89	36	21.68	50.000	591900	529470736	21.77	37	21.68	50.000	591900	529470736	21.77	38	21.68	50.000	591900	529470736	21.77
35	29.27	25.000	907000	678170736	38.38	36	48.37	338.000	898707	644707376	47.89	37	21.68	50.000	591900	529470736	21.77	38	21.68	50.000	591900	529470736	21.77	39	21.68	50.000	591900	529470736	21.77
36	29.27	25.000	907000	678170736	38.38	37	48.37	338.000	898707	644707376	47.89	38	21.68	50.000	591900	529470736	21.77	39	21.68	50.000	591900	529470736	21.77	40	21.68	50.000	591900	529470736	21.77
37	29.27	25.000	907000	678170736	38.38	38	48.37	338.000	898707	644707376	47.89	39	21.68	50.000	591900	529470736	21.77	40	21.68	50.000	591900	529470736							





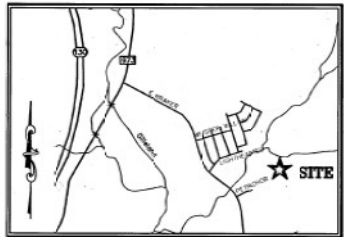
**EXHIBIT C-4 – WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT**

210.00 11/14/2022 202200308

**WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT**  
**CONSUMER PROTECTION NOTICE FOR HOMEBUYERS**

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT ARE INSIDE OR OUTSIDE THE CITY LIMITS. THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME. DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS. THE SUBDIVISION'S RESTRICTIVE COVENANTS MAY CREATE PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS. DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER, OUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL RESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

**VICINITY MAP**  
SCALE: 1" = 2000'



**WHISPER VALLEY VILLAGE 1, PHASE 4 FINAL PLAT**  
**City of Austin, Travis County, Texas**

CSJ-2018-0121.2A  
Date: 2/3/2021  
Project: 00450  
Scale: 1" = 100'  
Reviewer: 798  
Tact: SAP  
Plot: 000  
Survey Date: 02/2018  
Sheet: 1 OF 7

**AWARD**  
*Land Surveying*  
A Limited Liability Company  
PO Box 30876, Austin, Texas 78730  
WWW.AWARDLS.COM (512) 537-2844  
TRAVIS COUNTY LICENSED

A 117 LOT SUBDIVISION  
CONSISTING OF  
32.5859 ACRES

F:\2020\2020\Phase 3-4\0403\_Phase 4 Plat.mxd









LINE TABLE			LINE TABLE		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	S27°39'40"W	145.04'	L81	N05°03'10"E	28.42'
L2	S79°43'28"W	85.40'	L82	N00°40'46"W	40.30'
L3	S77°42'21"W	106.69'	L83	N22°20'37"E	27.32'
L4	S27°39'40"W	85.03'	L84	N13°37'55"E	27.37'
L5	S89°09'41"W	84.00'	L85	N05°03'10"E	28.29'
L6	S00°50'19"E	115.07'	L86	N00°40'46"W	41.09'
L7	N88°45'33"W	193.41'	L87	N13°37'55"E	28.64'
L8	S89°09'41"W	50.00'	L88	N05°03'10"E	30.17'
L9	S78°22'45"W	101.58'	L89	N00°40'46"W	41.88'
L10	N52°49'08"E	75.14'	L90	N00°40'46"W	42.67'
L11	N27°39'40"E	115.00'	L91	N05°03'10"E	32.06'
L12	N62°19'43"E	45.57'	L92	N00°40'46"E	43.47'
L13	N62°43'45"E	44.94'	L93	S62°20'20"E	50.00'
L14	S63°32'11"E	54.46'	L94	N62°48'13"W	58.30'
L15	S27°39'40"W	80.52'	L95	N27°39'40"E	120.89'
L16	S89°09'41"W	90.27'	L96	S27°39'40"W	120.95'
L17	N00°50'19"W	95.00'	L97	N27°39'40"E	50.00'
L18	N62°20'20"W	81.69'	L98	N62°20'20"W	50.00'
L19	S27°39'40"W	78.53'	L99	S62°20'20"E	50.00'
L20	S27°39'40"W	106.69'	L100	S89°09'41"E	84.00'
L21	N00°40'46"W	56.78'	L101	S62°20'20"E	50.00'
L22	S89°09'41"W	43.30'	L102	N27°39'40"E	50.00'
L23	N62°20'20"W	81.69'	L103	N62°20'20"E	90.70'
L24	S00°40'46"E	57.06'	L104	N00°20'09"E	14.24'
L25	N27°39'40"E	120.00'	L105	N04°58'25"W	60.92'
L26	N27°39'40"E	120.00'	L106	S88°33'09"W	15.33'
L27	S62°20'20"E	140.12'	L107	S62°59'49"E	56.55'
L28	S62°20'20"E	115.53'	L108	N62°50'00"W	8.49'
L29	S27°35'10"E	141.95'	L109	N43°00'58"W	63.12'
L30	N00°50'19"W	124.09'	L110	N14°51'50"E	106.50'
L31	N00°50'19"W	120.00'	L111	S68°55'39"E	41.36'
L32	N00°50'19"W	120.00'	L112	N08°19'30"W	43.62'
L33	S02°23'08"W	120.95'	L113	S88°49'28"E	43.55'
L34	S89°09'41"W	66.78'	L114	N12°10'27"E	102.54'
L35	N89°09'41"E	17.23'	L115	N17°34'52"E	32.98'
L36	S11°2'33"W	130.19'	L116	N23°04'21"E	41.36'
L37	N20°01'57"E	124.30'	L117	S27°42'28"W	1.99'
L38	N27°39'40"E	120.00'	L118	S62°18'12"E	19.22'
L39	S62°20'20"E	120.00'	L119	S62°20'20"E	3.99'
L40	N62°20'20"W	120.00'	L120	S89°09'41"W	4.00'
L41	N42°45'54"E	81.33'	L121	S89°09'41"W	0.10'
L42	S57°06'22"E	74.33'	L122	N00°50'19"E	2.00'
L43	N74°38'12"E	81.75'	L123	S89°09'41"W	4.00'
L44	S62°20'20"E	109.08'	L124	N89°09'41"E	105.00'
L45	S10°10'44"E	50.99'	L125	N00°51'32"W	36.41'
L46	N24°11'24"W	88.41'			
L47	N16°44'08"E	107.86'			
L48	N27°39'40"E	119.29'			
L49	N27°39'40"E	122.67'			
L50	S62°20'20"E	120.84'			
L51	S62°20'20"E	120.00'			
L52	N81°29'41"E	25.28'			
L53	N42°54'58"W	54.02'			
L54	S62°20'20"E	150.00'			
L55	N42°45'54"E	142.12'			
L56	N27°39'40"E	44.82'			
L57	N30°26'09"E	28.63'			
L58	N27°39'40"E	16.63'			
L59	N22°20'37"E	40.08'			
L60	N13°37'55"E	25.11'			

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE	
C1	114.85'	60.00'	109°28'50"	N89°28'28"W	97.89'	
C2	168.65'	375.00'	25°40'35"	S11°59'54"W	166.05'	
C3	79.26'	425.00'	10°43'35"	N04°31'20"E	79.45'	
C4	34.83'	25.00'	79°50'09"	S77°44'36"W	32.08'	
C5	272.17'	60.00'	258°50'06"	N12°15'22"W	92.04'	
C6	39.31'	25.00'	90°00'00"	S72°39'40"W	35.36'	
C7	21.03'	25.00'	48°11'33"	N03°33'58"E	20.41'	
C8	137.78'	50.00'	157°52'47"	S58°24'44"W	98.94'	
C9	21.03'	25.00'	48°11'33"	N66°44'30"W	20.41'	
C10	39.31'	25.00'	90°00'00"	S44°09'41"W	35.36'	
C11	39.31'	25.00'	90°00'00"	N45°50'19"W	35.36'	
C12	161.85'	325.00'	28°29'58"	N78°35'11"W	160.40'	
C13	39.31'	25.00'	90°00'00"	S72°39'40"W	35.36'	
C14	18.48'	375.00'	2°49'24"	N08°14'50"E	18.48'	
C15	131.64'	425.00'	17°48'23"	N18°46'28"E	131.71'	
C16	21.03'	25.00'	48°11'33"	N03°33'58"E	20.41'	
C17	182.65'	50.00'	188°22'46"	N72°39'40"E	99.85'	
C18	21.03'	25.00'	48°11'33"	S38°14'36"E	20.41'	
C19	28.80'	25.00'	61°30'02"	S58°24'44"W	25.98'	
C20	39.31'	25.00'	90°00'00"	N45°50'19"W	35.40'	
C21	136.03'	275.00'	28°20'58"	N13°29'21"E	134.44'	
C22	39.31'	25.00'	90°00'00"	N72°39'40"E	35.36'	
C23	39.31'	25.00'	90°00'00"	S17°20'20"E	35.36'	
C24	39.31'	25.00'	89°50'28"	S44°14'21"W	35.31'	
C25	136.73'	275.00'	28°29'58"	N78°35'11"W	135.38'	
C26	39.31'	25.00'	90°00'00"	N17°20'20"E	35.36'	
C27	39.31'	25.00'	90°00'00"	N72°39'40"E	35.36'	
C28	39.31'	25.00'	90°00'00"	S17°20'20"E	35.36'	
C29	160.73'	325.00'	28°20'28"	S13°29'21"W	158.12'	
C30	104.29'	60.00'	89°30'28"	N67°15'01"E	91.65'	
C31	40.96'	60.00'	39°08'58"	N01°29'21"W	40.17'	
C32	27.25'	60.00'	28°02'07"	N34°03'55"W	27.03'	
C33	89.58'	60.00'	65°05'27"	S85°22'11"W	88.94'	
C34	20.38'	25.00'	48°14'56"	S61°10'25"W	19.82'	
C35	14.41'	25.00'	33°08'13"	N78°54'21"W	14.23'	
C36	28.23'	25.00'	60°11'09"	N57°45'11"E	25.07'	
C37	35.61'	50.00'	40°48'26"	S00°07'30"E	34.88'	
C38	36.77'	50.00'	42°08'07"	S41°20'41"W	35.95'	
C39	39.81'	50.00'	45°38'51"	S85°13'15"W	38.79'	
C40	25.50'	50.00'	29°19'23"	N57°18'38"W	25.31'	
C41	22.25'	325.00'	3°55'12"	N88°52'40"W	22.23'	
C42	46.90'	325.00'	8°16'03"	N82°47'06"W	46.88'	
C43	46.88'	325.00'	8°15'51"	N74°31'08"W	46.89'	
C44	45.65'	325.00'	8°02'53"	N66°21'41"W	45.61'	
C45	125.29'	425.00'	18°53'22"	N18°19'51"E	124.63'	
C46	8.56'	425.00'	0°53'02"	N27°13'08"E	8.56'	
C47	46.62'	50.00'	53°25'21"	N06°10'59"E	44.99'	
C48	28.77'	50.00'	32°54'58"	N49°21'09"E	28.33'	
C49	35.71'	50.00'	40°59'32"	N86°16'23"E	34.99'	
C50	48.30'	50.00'	55°21'06"	S45°25'18"E	48.45'	
C51	3.28'	50.00'	3°45'46"	S16°01'50"E	3.28'	
C52	39.27'	25.00'	90°00'00"	N72°39'40"E	35.36'	
C53	13.41'	275.00'	2°47'58"	N00°43'11"E	13.43'	
C54	33.52'	275.00'	6°59'05"	N05°36'44"E	33.50'	
C55	68.31'	275.00'	14°33'50"	N18°13'11"E	68.13'	
C56	20.71'	275.00'	41°28'28"	N25°29'59"E	20.75'	
C57	16.01'	25.00'	36°52'02"	N46°05'50"E	15.81'	
C58	66.73'	135.00'	28°20'26"	N13°29'21"E	66.17'	
C59	16.14'	25.00'	37°01'37"	N19°11'47"W	15.83'	
C60	7.39'	135.00'	308°17"	S26°53'31"W	7.39'	

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE	
C61	50.35'	135.00'	21°22'11"	S13°50'6"W	50.08'	
C62	8.63'	135.00'	3°49'56"	S01°41'11"W	8.63'	
C63	16.32'	135.00'	36°42'38"	S17°40'33"W	15.75'	
C64	39.34'	25.00'	90°00'33"	S45°45'33"E	35.40'	
C65	15.31'	25.00'	35°46'39"	N17°16'24"E	15.36'	
C66	21.95'	25.00'	48°55'34"	N68°22'32"W	20.71'	
C67	9.40'	155.00'	3°37'33"	N20°02'28"E	9.40'	
C68	15.71'	155.00'	5°48'31"	N24°45'25"E	15.71'	
C69	30.85'	25.00'	70°55'53"	S53°41'45"W	29.01'	
C70	25.51'	155.00'	9°25'53"	S22°56'13"W	25.49'	
C71	18.09'	25.00'	36°32'01"	S09°13'29"W	15.81'	
C72	13.01'	25.00'	29°48'51"	S77°14'46"E	12.96'	
C73	8.64'	325.00'	1°31'23"	S28°53'58"W	8.64'	
C74	38.47'	325.00'	6°46'57"	S22°44'16"W	38.45'	
C75	38.47'	325.00'	6°46'57"	S15°58'43"W	38.41'	
C76	34.21'	325.00'	6°01'53"	S09°33'49"W	34.20'	
C77	28.12'	325.00'	4°58'29"	S04°03'58"W	28.21'	
C78	12.78'	325.00'	2°15'10"	S00°26'19"W	12.78'	
C79	27.17'	275.00'	5°40'56"	N87°59'51"W	27.28'	
C80	63.77'	275.00'	13°17'18"	N78°30'45"W	63.83'	
C81	4.34'	275.00'	1°17'17"	N17°12'39"W	4.34'	
C82	16.09'	25.00'	36°52'12"	N43°54'14"W	15.81'	
C83	16.09'	25.00'	36°52'12"	N43°54'14"W	15.81'	
C84	16.09'	25.00'	36°52'12"	N82°46'29"W	15.81'	
C85	18.09'	25.00'	36°52'12"	S43°54'4"E	15.81'	
C86	38.17'	25.00'	90°00'00"	N72°39'40"E	35.36'	
C87	46.34'	25.00'	107°34'53"	N28°07'47"W	40.34'	
C88	25.13'	135.00'	10°35'06"	N85°22'46"W	25.99'	
C89	12.07'	25.00'	27°44'24"	S75°17'29"W	11.99'	
C90	16.47'	25.00'	37°45'07"	S71°57'45"E	16.18'	
C91	77.10'	155.00'	28°29'58"	S78°35'6"E	76.31'	
C92	16.69'	25.00'	36°52'12"	S60°46'28"E	15.81'	
C93	16.69'	25.00'	36°52'12"	N43°54'4"W	15.81'	
C94	38.17'	25.00'	90°00'00"	S72°39'40"W	35.36'	
C95	39.17'	25.00'	90°00'00"	S17°20'20"E	35.36'	
C96	16.69'	25.00'	36°52'12"	S60°46'28"E	15.81'	
C97	13.50'	155.00'	4°59'28"	N88°25'36"W	13.50'	
C98	38.45'	155.00'	14°23'41"	N78°40'02"W	38.75'	
C99	24.75'	155.00'	9°08'51"	N68°54'16"W	24.72'	
C100	39.17'	25.00'	90°00'00"	S17°20'20"E	35.36'	
C101	12.49'	25.00'	28°36'59"	S48°01'35"E	12.96'	
C102	26.98'	25.00'	61°23'12"	S03°10'35"E	25.52'	
C103	16.69'	25.00'	36°52'12"	S60°46'28"E	15.81'	
C104	23.18'	25.00'	53°07'48"	S01°05'46"W	22.36'	
C105	16.69'	25.00'	36°52'12"	S43°54'4"E	15.81'	
C106	16.69'	25.00'	36°52'12"	S01°05'46"W	22.36'	
C107	23.18'	25.00'	53°07'48"	S01°05'46"W	22.36'	
C108	16.69'	25.00'	36°52'12"	S43°54'4"E	15.81'	
C109	28.36'	25.00'	61°34'00"	S31°27'46"E	25.99'	
C110	12.49'	25.00'	28°35'33"	S78°32'32"E	12.95'	
C111	65.54'	132.50'	28°20'28"	S13°29'21"W		

202200308

BLOCK A - AREA SUMMARY	
LOT 24 - POS	0.8874 ACRE(S)
LOTS 25-26, AND 42 SINGLE FAMILY	0.1373 ACRE(S)
LOT 37 SINGLE FAMILY	0.1668 ACRE(S)
LOT 38 SINGLE FAMILY	0.1808 ACRE(S)
LOT 39 SINGLE FAMILY	0.1353 ACRE(S)
LOT 40 SINGLE FAMILY	0.1448 ACRE(S)
LOT 41 SINGLE FAMILY	0.1381 ACRE(S)
LOT 43 SINGLE FAMILY	0.1372 ACRE(S)
TOTAL	11.3805 ACRE(S)

BLOCK T - AREA SUMMARY	
LOT 27 POS	0.0750 ACRE(S)
LOT 28 SINGLE FAMILY	0.1464 ACRE(S)
LOT 29 SINGLE FAMILY	0.1377 ACRE(S)
LOT 30 SINGLE FAMILY	0.1437 ACRE(S)
LOT 31 SINGLE FAMILY	0.2050 ACRE(S)
LOT 32 SINGLE FAMILY	0.2129 ACRE(S)
LOT 33 SINGLE FAMILY	0.1494 ACRE(S)
LOT 34 SINGLE FAMILY	0.1608 ACRE(S)
LOT 35 SINGLE FAMILY	0.1738 ACRE(S)
LOTS 36, 38-41 SINGLE FAMILY	0.1377 ACRE(S)
LOT 37 POS	1.0315 ACRE(S)
TOTAL	3.1275 ACRE(S)

BLOCK S - AREA SUMMARY	
LOTS 17 AND 27 SINGLE FAMILY	0.1484 ACRE(S)
LOTS 18 AND 23-26 SINGLE FAMILY	0.1377 ACRE(S)
LOT 19 SINGLE FAMILY	0.1545 ACRE(S)
LOT 20 SINGLE FAMILY	0.1891 ACRE(S)
LOT 21 SINGLE FAMILY	0.1618 ACRE(S)
LOT 22 POS	1.1147 ACRE(S)
TOTAL	2.5854 ACRE(S)

BLOCK V - AREA SUMMARY	
LOT 1 SINGLE FAMILY	0.1278 ACRE(S)
LOTS 2, 20-13 SINGLE FAMILY	0.9918 ACRE(S)
LOT 3 SINGLE FAMILY	0.1081 ACRE(S)
LOT 4 SINGLE FAMILY	0.171 ACRE(S)
LOT 5 SINGLE FAMILY	0.1005 ACRE(S)
LOT 6 SINGLE FAMILY	0.1055 ACRE(S)
LOT 7 JUNE/PUE/DE	0.2506 ACRE(S)
LOT 8 SINGLE FAMILY	0.1382 ACRE(S)
LOT 9 SINGLE FAMILY	0.1137 ACRE(S)
LOT 10 SINGLE FAMILY	0.1049 ACRE(S)
LOT 11 SINGLE FAMILY	0.0929 ACRE(S)
LOT 12 SINGLE FAMILY	0.0894 ACRE(S)
LOT 13 SINGLE FAMILY	0.0893 ACRE(S)
LOTS 14-17 SINGLE FAMILY	0.0803 ACRE(S)
LOT 18 SINGLE FAMILY	0.0871 ACRE(S)
LOT 19 SINGLE FAMILY	0.0839 ACRE(S)
LOT 14 SINGLE FAMILY	0.9919 ACRE(S)
TOTAL	2.5911 ACRE(S)

BLOCK U - AREA SUMMARY	
LOT 1 SINGLE FAMILY	C1034 ACRE(S)
LOT 2 SINGLE FAMILY	C1189 ACRE(S)
LOT 3 JUNE/DE	C2179 ACRE(S)
LOT 4 SINGLE FAMILY	C1163 ACRE(S)
LOTS 5-9 SINGLE FAMILY	C0803 ACRE(S)
LOT 10 SINGLE FAMILY	C0825 ACRE(S)
LOT 11 SINGLE FAMILY	C1023 ACRE(S)
LOT 12 SINGLE FAMILY	C1135 ACRE(S)
LOT 13 SINGLE FAMILY	C1409 ACRE(S)
LOT 14 SINGLE FAMILY	C1716 ACRE(S)
LOT 15 SINGLE FAMILY	C1842 ACRE(S)
LOT 16 SINGLE FAMILY	C1499 ACRE(S)
LOT 17 SINGLE FAMILY	C1255 ACRE(S)
LOT 18 SINGLE FAMILY	C0995 ACRE(S)
LOT 19 POS	C0576 ACRE(S)
LOTS 20-24 SINGLE FAMILY	C1377 ACRE(S)
TOTAL	3.3550 ACRE(S)

BLOCK W - AREA SUMMARY	
LOT 1 - POS	0.9021 ACRE(S)
LOT 2 SINGLE FAMILY	0.1372 ACRE(S)
LOTS 3-20 SINGLE FAMILY	0.1377 ACRE(S)
LOT 21 SINGLE FAMILY	0.1373 ACRE(S)
LOT 22 SINGLE FAMILY	0.1875 ACRE(S)
LOT 23 SINGLE FAMILY	0.1477 ACRE(S)
TOTAL	3.9904 ACRE(S)

STREET - AREA SUMMARY					
ASIRAL LANE	1.8243 ACRE(S)	1,410.0 LF	50' R.O.W.	30' FOC-FOC	
EPHEDRAL DRIVE	1.2333 ACRE(S)	1,043.9 LF	50' R.O.W.	30' FOC-FOC	
VERNAL ROAD	1.2998 ACRE(S)	1,119.8 LF	50' R.O.W.	30' FOC-FOC	
JOGIND DRIVE	0.6705 ACRE(S)	843.1 LF	50' R.O.W.	30' FOC-FOC	
DEMURE DRIVE	0.5383 ACRE(S)	387.2 LF	54' R.O.W.	44' FOC-FOC	
TOTAL	5.5660 ACRE(S)	4,804.0 LF			

AREA AND LOT SUMMARY		
BLOCK A	11.3805 ACRE(S)	20 LOTS
BLOCK T	3.1275 ACRE(S)	15 LOTS
BLOCK S	2.5854 ACRE(S)	11 LOTS
BLOCK V	2.5911 ACRE(S)	24 LOTS
BLOCK U	3.3550 ACRE(S)	24 LOTS
BLOCK W	3.9904 ACRE(S)	23 LOTS
R.O.W.	5.5660 ACRE(S)	N/A
TOTAL	32.5959 ACRE(S)	116 LOTS

**WHISPER VALLEY  
VILLAGE 1, PHASE 4  
FINAL PLAT  
City of Austin,  
Travis County, Texas**

CBJ-2018-0131.2A



Date: 9/21/2022  
Project: 20455  
Scale: 1" = 100'  
Reviewer: PHS  
Text: SAP  
Plot Date: 08/16/23  
Survey Date: DEC. 2018  
Sheet: 6 OF 7

A 117 LOT SUBDIVISION  
CONSISTING OF  
32.5959 ACRES

PO Box 90876, Austin Texas 78719  
WWW.AWARDLANDSURVEYING.COM 512.537.2394  
TBP&S PRM#10174100

C:\2023\Draw\Phase 3-4\20455\Phase 4 Plt.plt.dwg

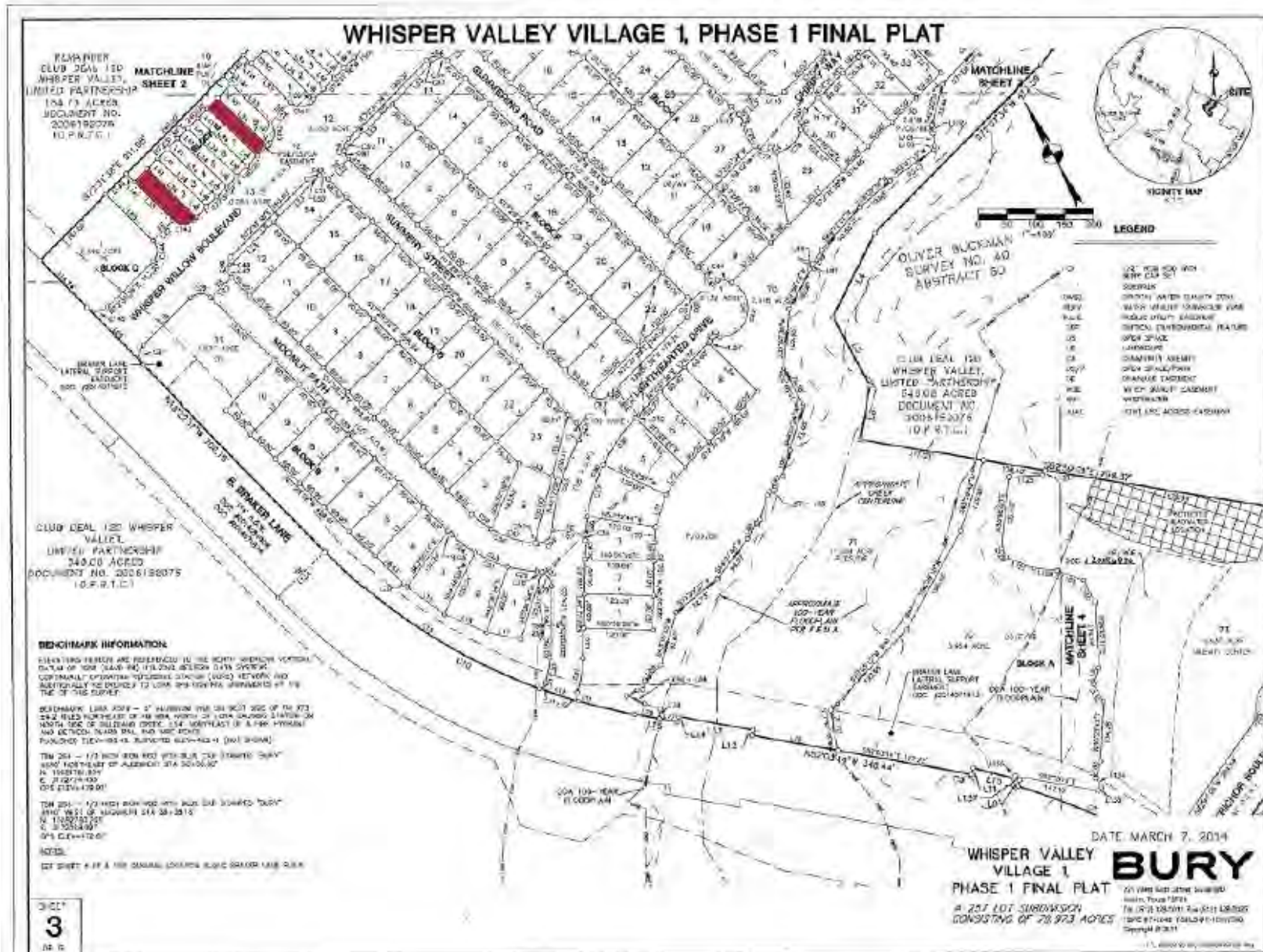


**EXHIBIT D-1 - IMPROVEMENT AREA #1 LOT TYPE MAP**

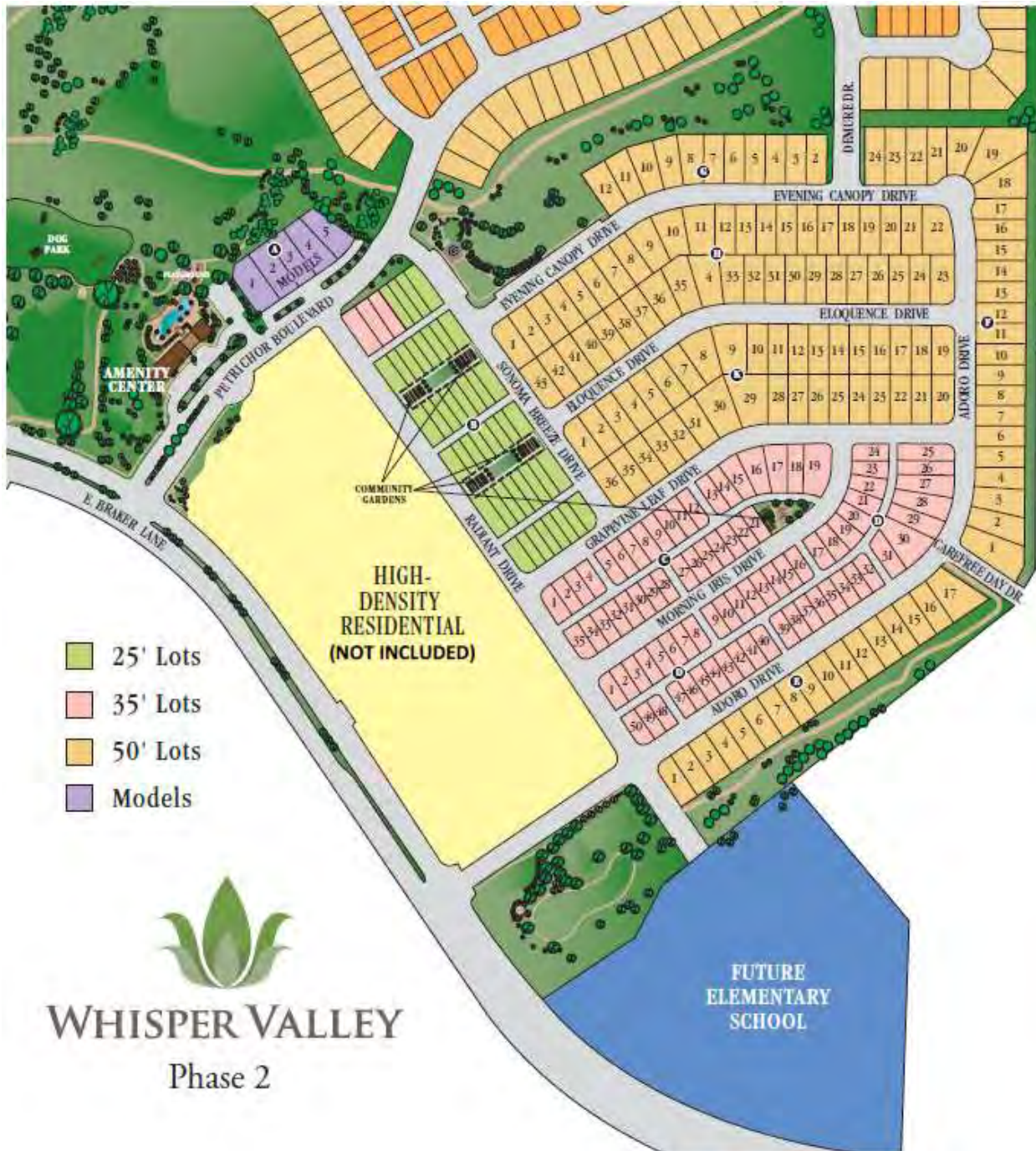
**Whisper Rising at Whisper Valley**





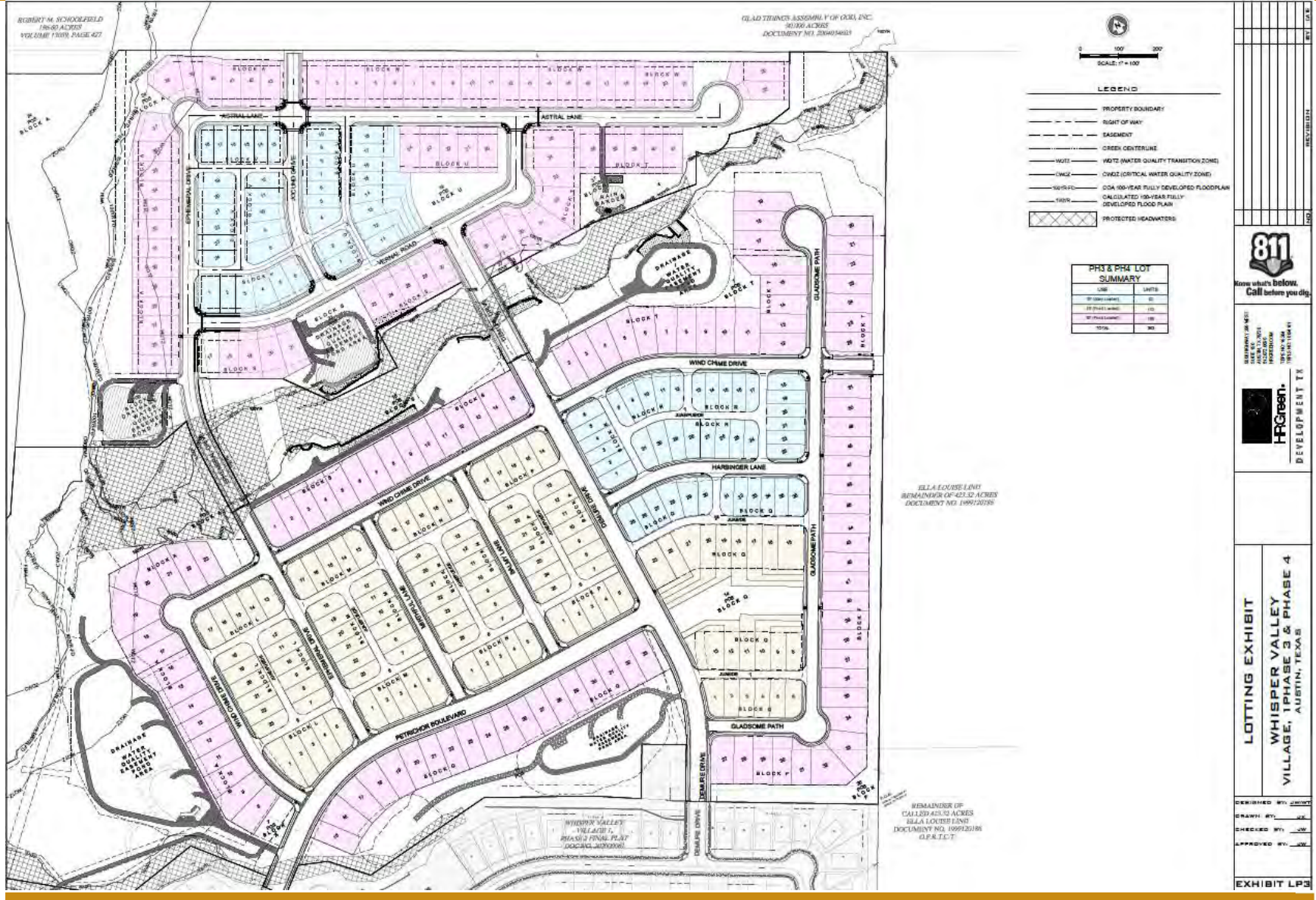


**EXHIBIT D-3 - IMPROVEMENT AREA #2 LOT TYPE MAP**



  
**WHISPER VALLEY**  
Phase 2

### EXHIBIT D-4 - IMPROVEMENT AREA #3 LOT TYPE MAP





**EXHIBIT E – COST AND ALLOCATION OF AUTHORIZED IMPROVEMENTS**

	Total Costs	Non-District Parcels <sup>4</sup>		Improvement Area #1		Improvement Area #2		Improvement Area #3		Master Improvement Area	
		%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
<i>Improvement Area #1 Improvements<sup>1</sup></i>											
Erosion and Sedimentation Control	\$ 802,773	0.00%	\$ -	100.00%	\$ 802,773	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Clearing and Grading	\$ 543,220	0.00%	\$ -	100.00%	\$ 543,220	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Drainage Improvements	\$ 1,126,764	0.00%	\$ -	100.00%	\$ 1,126,764	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Street Improvements	\$ 1,577,458	0.00%	\$ -	100.00%	\$ 1,577,458	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Potable Water Improvements	\$ 993,770	0.00%	\$ -	100.00%	\$ 993,770	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Wastewater Improvements	\$ 834,535	0.00%	\$ -	100.00%	\$ 834,535	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Demolition and Restoration	\$ 14,300	0.00%	\$ -	100.00%	\$ 14,300	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
Pond Improvements	\$ 482,028	0.00%	\$ -	100.00%	\$ 482,028	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -
	<b>\$ 6,374,848</b>		<b>\$ -</b>		<b>\$ 6,374,848</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>
<i>Improvement Area #2 Improvements<sup>2</sup></i>											
Erosion and Sedimentation Control	\$ 224,916	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 224,916	0.00%	\$ -	0.00%	\$ -
Clearing and Grading	\$ 1,067,375	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,067,375	0.00%	\$ -	0.00%	\$ -
Drainage Improvements	\$ 1,395,585	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,395,585	0.00%	\$ -	0.00%	\$ -
Street Improvements	\$ 1,979,624	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,979,624	0.00%	\$ -	0.00%	\$ -
Potable Water Improvements	\$ 1,118,151	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,118,151	0.00%	\$ -	0.00%	\$ -
Wastewater Improvements	\$ 875,712	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 875,712	0.00%	\$ -	0.00%	\$ -
Retaining Wall	\$ 302,340	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 302,340	0.00%	\$ -	0.00%	\$ -
Pond Improvements	\$ 605,000	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 605,000	0.00%	\$ -	0.00%	\$ -
	<b>\$ 7,568,702</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 7,568,702</b>		<b>\$ -</b>		<b>\$ -</b>
<i>Improvement Area #3 Improvements<sup>3</sup></i>											
Streets	\$ 3,235,710	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 3,235,710	0.00%	\$ -
Drainage, Water Quality and Detention	\$ 3,794,918	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 3,794,918	0.00%	\$ -
Water	\$ 1,443,157	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,443,157	0.00%	\$ -
Wastewater	\$ 1,616,495	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,616,495	0.00%	\$ -
Erosion Control	\$ 883,553	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 883,553	0.00%	\$ -
Clearing	\$ 1,204,692	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,204,692	0.00%	\$ -
Landscaping, Parks and Trails	\$ 928,995	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 928,995	0.00%	\$ -
Soft Costs	\$ 1,000,000	0.00%	\$ -	0.00%	\$ -	0.00%	\$ -	100.00%	\$ 1,000,000	0.00%	\$ -
	<b>\$ 14,107,520</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ 14,107,520</b>		<b>\$ -</b>
<i>Master Improvements<sup>1</sup></i>											
Braker Lane Phase 1 & 2	\$ 9,375,721	39.31%	\$ 3,685,258	3.12%	\$ 292,466	0.93%	\$ 87,018	1.97%	\$ 184,954	54.67%	\$ 5,126,024
Water Line 1	\$ 10,557,832	25.00%	\$ 2,639,458	3.85%	\$ 406,972	1.15%	\$ 121,087	2.44%	\$ 257,367	67.56%	\$ 7,132,948
Wastewater Treatment Plant	\$ 8,410,990	20.82%	\$ 1,750,990	4.07%	\$ 342,297	1.21%	\$ 101,844	2.57%	\$ 216,467	71.33%	\$ 5,999,393
30" Wastewater Interceptor	\$ 2,936,198	25.72%	\$ 755,322	3.82%	\$ 112,088	1.14%	\$ 33,350	2.41%	\$ 70,884	66.91%	\$ 1,964,554
Waterline 2	\$ 4,262,339	0.00%	\$ -	5.14%	\$ 219,067	1.53%	\$ 65,179	3.25%	\$ 138,537	90.08%	\$ 3,839,556
	<b>\$ 35,543,080</b>		<b>\$ 8,831,028</b>		<b>\$ 1,372,890</b>		<b>\$ 408,477</b>		<b>\$ 868,209</b>		<b>\$ 24,062,476</b>
<i>District Formation and Bond Issuance Costs</i>											
Debt Service Reserve Fund	\$ 3,325,436		\$ -		\$ 379,058		\$ 628,951		\$ 851,430		\$ 1,465,998
Capitalized Interest	\$ 3,616,334		\$ -		\$ 112,880		\$ -		\$ -		\$ 3,503,454
Underwriter's Discount	\$ 1,378,968		\$ -		\$ 135,000		\$ 204,600		\$ 359,700		\$ 679,668
Cost of Issuance	\$ 2,704,601		\$ -		\$ 371,435		\$ 349,858		\$ 779,350		\$ 1,203,958
Original Issue Discount	\$ 900,581		\$ -		\$ 30,992		\$ 29,571		\$ -		\$ 840,018
	<b>\$ 11,925,920</b>		<b>\$ -</b>		<b>\$ 1,029,365</b>		<b>\$ 1,212,980</b>		<b>\$ 1,990,480</b>		<b>\$ 7,693,096</b>
<b>Total</b>	<b>\$ 75,520,071</b>		<b>\$ 8,831,028</b>		<b>\$ 8,777,102</b>		<b>\$ 9,190,159</b>		<b>\$ 16,966,209</b>		<b>\$ 31,755,572</b>

Footnotes:

<sup>1</sup> Improvement Area #1 Improvements and Master Improvements per the 2019 Amended and Restated Service and Assessment Plan dated March 28, 2019.

<sup>2</sup> Improvement Area #2 Improvements per Land Dev Consulting, LLC's signed Engineer's Opinion of Probable Costs dated June 24, 2020.

<sup>3</sup> Improvement Area #3 Improvements per HRGreen Development TX signed Engineer's Report dated June 12, 2023.

<sup>4</sup> Non-District Parcels funding per the 2019 Amended and Restated Service and Assessment Plan dated March 28, 2019.

### EXHIBIT F - SERVICE PLAN

Improvement Area #1 Bond						
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 50,000.00	\$ 55,000.00	\$ 65,000.00	\$ 75,000.00	\$ 80,000.00	
Interest	\$ 194,356.25	\$ 192,356.25	\$ 190,156.25	\$ 187,556.25	\$ 184,556.25	
(1)	\$ 244,356.25	\$ 247,356.25	\$ 255,156.25	\$ 262,556.25	\$ 264,556.25	
Additional Interest	(2) \$ 20,900.00	\$ 20,650.00	\$ 20,375.00	\$ 20,050.00	\$ 19,675.00	
Annual Collection Cost	(3) \$ 17,113.11	\$ 17,455.37	\$ 17,804.48	\$ 18,160.57	\$ 18,523.78	
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 282,369.36</b>	<b>\$ 285,461.62</b>	<b>\$ 293,335.73</b>	<b>\$ 300,766.82</b>	<b>\$ 302,755.03</b>

Improvement Area #1 Reimbursement						
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 9,475.83	\$ 10,423.42	\$ 12,318.58	\$ 14,213.75	\$ 15,161.33	
Interest	\$ 42,436.34	\$ 42,009.93	\$ 41,540.87	\$ 40,986.54	\$ 40,346.92	
(1)	\$ 51,912.17	\$ 52,433.34	\$ 53,859.46	\$ 55,200.29	\$ 55,508.25	
Annual Collection Cost	(2) \$ 2,199.29	\$ 2,243.28	\$ 2,288.14	\$ 2,333.90	\$ 2,380.58	
<b>Total Annual Installments</b>	<b>(3) = (1) + (2)</b>	<b>\$ 54,111.46</b>	<b>\$ 54,676.62</b>	<b>\$ 56,147.60</b>	<b>\$ 57,534.19</b>	<b>\$ 57,888.83</b>

Improvement Area #2 Bond						
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 39,000.00	\$ 48,000.00	\$ 57,000.00	\$ 65,000.00	\$ 75,000.00	
Interest	\$ 364,913.76	\$ 363,061.26	\$ 360,781.26	\$ 358,073.76	\$ 354,986.26	
(1)	\$ 403,913.76	\$ 411,061.26	\$ 417,781.26	\$ 423,073.76	\$ 429,986.26	
Additional Interest	(2) \$ 33,635.00	\$ 33,440.00	\$ 33,200.00	\$ 32,915.00	\$ 32,590.00	
Annual Collection Cost	(3) \$ 21,619.35	\$ 22,051.74	\$ 22,492.77	\$ 22,942.63	\$ 23,401.48	
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 459,168.11</b>	<b>\$ 466,553.00</b>	<b>\$ 473,474.03</b>	<b>\$ 478,931.39</b>	<b>\$ 485,977.74</b>

Improvement Area #3 Bond						
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 295,000.00	\$ 184,000.00	\$ 193,000.00	\$ 208,000.00	\$ 217,000.00	
Interest	\$ 539,111.09	\$ 608,407.50	\$ 599,897.50	\$ 590,971.26	\$ 581,351.26	
(1)	\$ 834,111.09	\$ 792,407.50	\$ 792,897.50	\$ 798,971.26	\$ 798,351.26	
Additional Interest	(2) \$ 338.91	\$ 58,475.00	\$ 57,555.00	\$ 56,590.00	\$ 55,550.00	
Annual Collection Cost	(3) \$ 34,231.16	\$ 34,915.78	\$ 35,614.10	\$ 36,326.38	\$ 37,052.91	
<b>Total Annual Installments</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 868,681.16</b>	<b>\$ 885,798.28</b>	<b>\$ 886,066.60</b>	<b>\$ 891,887.64</b>	<b>\$ 890,954.17</b>

Master Improvement Area [a]						
Annual Installments Due	1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029	
Principal	\$ 2,185,000.00	\$ 1,865,000.00	\$ -	\$ -	\$ -	
Interest	\$ 318,937.50	\$ 146,868.76	\$ -	\$ -	\$ -	
(1)	\$ 2,503,937.50	\$ 2,011,868.76	\$ -	\$ -	\$ -	
Annual Collection Cost	(2) \$ 20,895.08	\$ 21,312.98	\$ -	\$ -	\$ -	
<b>Total Annual Installments</b>	<b>(3) = (1) + (2)</b>	<b>\$ 2,524,832.58</b>	<b>\$ 2,033,181.74</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

[a] \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above.

## EXHIBIT G - SOURCES AND USES OF FUNDS

	Improvement Area #1	Improvement Area #2	Improvement Area #3	Master Improvement Area	Total
Sources of Funds					
Improvement Area #1 Bond Par	\$ 4,500,000	\$ -	\$ -	\$ -	\$ 4,500,000
Improvement Area #1 Reimbursement Obligation	870,820	-	-	-	870,820
Improvement Area #2 Bond Par [a]	-	6,820,000	-	-	6,820,000
1/31/22 Annual Installment transferred to Project Fund	-	410,378	-	-	410,378
Improvement Area #2 Prepayments transferred to Project Fund	-	185,776	-	-	185,776
1/31/24 Annual Installment transferred to Project Fund	-	-	170,000	-	170,000
Improvement Area #3 Bond Par	-	-	11,990,000	-	11,990,000
Master Improvement Area Bonds	-	-	-	15,500,000	15,500,000
Subordinate Master PID Bonds	-	-	-	18,485,168	18,485,168
Reimbursement Agreement - Braker Lane [b]	-	-	-	3,685,258	3,685,258
Reimbursement Agreement - Wastewater [c]	-	-	-	2,506,312	2,506,312
Contribution from Non-District Property [d]	-	-	-	2,639,458	2,639,458
Owner Contribution [e]	2,033,392	1,365,528	3,938,000	419,980	7,756,900
<b>Total Sources</b>	<b>\$ 7,404,213</b>	<b>\$ 8,781,682</b>	<b>\$ 16,098,000</b>	<b>\$ 43,236,176</b>	<b>\$ 75,520,071</b>
Uses of Funds					
<i>Authorized Improvements</i>					
Master Improvements Benefiting District	\$ -	\$ -	\$ -	\$ 26,712,052	\$ 26,712,052
Master Improvements - Non District [f]	-	-	-	8,831,028	8,831,028
Improvement Area #1 Improvements	6,374,848	-	-	-	6,374,848
Improvement Area #2 Improvements	-	7,568,702	-	-	7,568,702
Improvement Area #3 Improvements	-	-	14,107,520	-	14,107,520
	<b>\$ 6,374,848</b>	<b>\$ 7,568,702</b>	<b>\$ 14,107,520</b>	<b>\$ 35,543,080</b>	<b>\$ 63,594,150</b>
<i>Improvement Area #1 Bonds</i>					
Reserve Fund	\$ 379,058	\$ -	\$ -	\$ -	\$ 379,058
Capitalized Interest	112,880	-	-	-	112,880
Underwriter's Discount	135,000	-	-	-	135,000
Cost of Issuance	371,435	-	-	-	371,435
Original Issue Discount	30,992	-	-	-	30,992
	<b>\$ 1,029,365</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,029,365</b>
<i>Improvement Area #2 Bonds</i>					
Reserve Fund	\$ -	\$ 628,951	\$ -	\$ -	\$ 628,951
Capitalized Interest	-	-	-	-	-
Underwriter's Discount	-	204,600	-	-	204,600
Cost of Issuance	-	349,858	-	-	349,858
Original Issue Discount	-	29,571	-	-	29,571
	<b>\$ -</b>	<b>\$ 1,212,980</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,212,980</b>
<i>Improvement Area #3 Bonds</i>					
Reserve Fund	\$ -	\$ -	\$ 851,430	\$ -	\$ 851,430
Capitalized Interest	-	-	-	-	-
Underwriter's Discount	-	-	359,700	-	359,700
Cost of Issuance	-	-	779,350	-	779,350
Original Issue Discount	-	-	-	-	-
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 1,990,480</b>	<b>\$ -</b>	<b>\$ 1,990,480</b>
<i>Master Improvement Bonds</i>					
Reserve Fund	\$ -	\$ -	\$ -	\$ 1,465,998	\$ 1,465,998
Capitalized Interest	-	-	-	3,503,454	3,503,454
Underwriter's Discount	-	-	-	434,000	434,000
Cost of Issuance	-	-	-	582,229	582,229
Original Issue Discount	-	-	-	840,018	840,018
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 6,825,699</b>	<b>\$ 6,825,699</b>
<i>Subordinate Master PID Bonds</i>					
Underwriter's Discount	\$ -	\$ -	\$ -	\$ 245,668	\$ 245,668
Cost of Issuance	-	-	-	621,729	621,729
	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 867,397</b>	<b>\$ 867,397</b>
<b>Total Uses</b>	<b>\$ 7,404,213</b>	<b>\$ 8,781,682</b>	<b>\$ 16,098,000</b>	<b>\$ 43,236,176</b>	<b>\$ 75,520,071</b>

Footnotes:

- [a] At pricing of the Improvement Area #2 Bonds, the outstanding Improvement Area #2 Assessments was reduced to the actual principal amount of the Improvement Area #2 Bonds, as shown above.
- [b] Pursuant to the Braker Lane (FM 973 to Taylor Lane) Participation Agreement between the County and Owner, the County will reimburse the Owner 50% of total costs for Braker Lane.
- [c] The Owner and City entered into the Wastewater Cost Reimbursement Agreement whereby the Owner is reimbursed certain soft costs relating to the wastewater treatment plant and 30" interceptor.
- [d] 25% of the capacity for Water Line 1 will be used and paid for by property outside of the District.
- [e] Not subject to reimbursement with proceeds of any PID Bonds. Represents costs expended and/or to be expended by the Owner to construct the Authorized Improvements in excess of the applicable Assessment.
- [f] Equals costs paid by Non District Property, the Braker Lane (FM 973 to Taylor Lane) Participation Agreement, and Wastewater Cost Reimbursement Agreements.

**EXHIBIT H - MASTER IMPROVEMENT AREA ASSESSMENT ROLL**

Property ID	Geographic ID	Address	Master Improvement Area Assessments	
			Outstanding Assessments	Installment Due 1/31/25
201773	02107001050000	9001 TAYLOR LN	\$ 683,665.07	\$ 415,750.53
858720	02186001250000	BRAKER LN	\$ 86,931.39	\$ 52,864.73
806427	02106001270000	TAYLOR LN	\$ 341,787.94	\$ 207,848.15
965584	02186001310000	BRAKER LN	\$ 27,791.29	\$ 16,900.45
963221	02186001300000	BRAKER LN	\$ 18,642.04	\$ 11,336.60
935536	02106003010000	TAYLOR LN	Prepaid in Full	
806429	02106001280000	TAYLOR LN	\$ 234,399.92	\$ 142,543.32
806431	02106001290000	TAYLOR LN	\$ 340,442.54	\$ 207,029.98
965110	02136501010000	TAYLOR LN	\$ 49,115.13	\$ 29,867.90
965111	02156506010000	TAYLOR LN	\$ 77,405.28	\$ 47,071.71
965112	02106001350000	TAYLOR LN	\$ 350,570.66	\$ 213,189.10
806432	02106001310000	TAYLOR LN	\$ 773,988.29	\$ 470,677.91
975061	02106001370000	TAYLOR LN	Prepaid in Full	
806424	02186001220000	N F M RD 973	\$ 836,955.89	\$ 508,969.77
806428	02106001260000	N F M RD 973	\$ 18,723.98	\$ 11,386.43
984862	02106001380000	N F M RD 973	Prepaid in Full	
978116	02156203020000	BRAKER LN	\$ 7,131.30	\$ 4,336.69
978098	02186005010000	9449 PETRICHOR BLVD	\$ 20,065.60	\$ 12,202.30
<b>Total</b>			<b>\$ 3,867,616.32</b>	<b>\$ 2,351,975.57</b>

*Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. Due to the timing of the the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update and the totals shown above may not match the PID Bonds. After the Annual Installment due 1/31/2025 is made, the Master Improvement Area will have \$1,865,000 in outstanding PID Bonds. Totals may not sum due to rounding.*

**EXHIBIT I - PROJECTED ANNUAL INSTALLMENTS FOR MASTER IMPROVEMENT  
 AREA ASSESSED PARCELS**

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Annual Installment
2025	\$ 2,185,000	\$ 318,938	\$ 20,895	\$ 2,524,833
2026	\$ 1,865,000	\$ 146,869	\$ 21,313	\$ 2,033,182
<b>Totals</b>	<b>\$ 4,050,000</b>	<b>\$ 465,806</b>	<b>\$ 42,208</b>	<b>\$ 4,558,014</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

**EXHIBIT J - IMPROVEMENT AREA #1 BOND ASSESSMENT ROLL**

Property ID	Geographic ID	Lot Type	Improvement Area #1 Bond Assessments	
			Outstanding Assessment	Installment Due 1/31/25
858460	02196201010000	Open Space	\$ -	\$ -
858461	02196201020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858462	02196201030000	Lot Type 3	Prepaid in Full	
858463	02196201040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858464	02176201010000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858465	02176201020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858466	02176201030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858467	02176201040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858468	02176201050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858469	02176201060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858470	02176201070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858471	02176202010000	Open Space	\$ -	\$ -
858472	02176202020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858473	02176202030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858474	02176202040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858475	02176202050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858476	02176202060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858477	02176202070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858478	02176202080000	Lot Type 3	Prepaid in Full	
858479	02176202090000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858480	02176202100000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858481	02176202110000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858482	02196202010000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858483	02196202020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858484	02196202030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858485	02196202040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858486	02196202050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858487	02196202060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858488	02196202070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858489	02196202080000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858490	02196202090000	Open Space	\$ -	\$ -
858491	02196202100000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858492	02196202110000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858493	02196202130000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858494	02196202140000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858495	02196202150000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858496	02196202160000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858497	02196202170000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858498	02196202180000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858499	02196202190000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858500	02196202200000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858501	02196202210000	Lot Type 3	Prepaid in Full	
858502	02196202220000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858503	02196202230000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858505	02196202250000	Open Space	\$ -	\$ -
858506	02196202260000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858507	02196202270000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858508	02196202280000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858509	02196202290000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858510	02196202300000	Lot Type 2	\$ 21,449.98	\$ 1,449.00

			Improvement Area #1 Bond Assessments	
Property ID	Geographic ID	Lot Type	Outstanding Assessment	Installment Due 1/31/25
858511	02196202310000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858512	02196202320000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858514	02196202340000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858515	02196202350000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858516	02196202360000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858517	02196202370000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858518	02196202380000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858525	02196202450000	Open Space	\$ -	\$ -
858526	02196202460000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858527	02196202470000	Lot Type 2	Prepaid in Full	
858528	02196202480000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858529	02196202490000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858530	02196202500000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858531	02196202510000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858532	02196202520000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858533	02196202530000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858534	02196202540000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858540	02196202600000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858542	02196203020000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858545	02196203050000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858546	02196203060000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858547	02196203070000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858548	02196203080000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858549	02196203090000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858550	02196203100000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858551	02196204010000	Lot Type 2	Prepaid in Full	
858552	02196204020000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858553	02196204030000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858554	02196204040000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858555	02196204050000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858556	02196204060000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858557	02196204070000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858558	02196204080000	Open Space	\$ -	\$ -
858559	02196204090000	Lot Type 1	\$ 13,093.54	\$ 884.50
858560	02196204100000	Lot Type 1	\$ 13,093.54	\$ 884.50
858561	02196204110000	Lot Type 1	\$ 13,093.54	\$ 884.50
858562	02196204120000	Lot Type 1	\$ 13,093.54	\$ 884.50
858563	02196204130000	Lot Type 1	\$ 13,093.54	\$ 884.50
858564	02196204140000	Lot Type 1	\$ 13,093.54	\$ 884.50
858565	02196204150000	Lot Type 1	\$ 13,093.54	\$ 884.50
858566	02196204160000	Lot Type 1	\$ 13,093.54	\$ 884.50
858567	02196204170000	Lot Type 1	\$ 13,093.54	\$ 884.50
858568	02196205010000	Open Space	\$ -	\$ -
858569	02196205020000	Lot Type 1	\$ 13,093.54	\$ 884.50
858570	02196205030000	Lot Type 1	\$ 13,093.54	\$ 884.50
858571	02196205040000	Lot Type 1	\$ 13,093.54	\$ 884.50
858572	02196205050000	Lot Type 1	\$ 13,093.54	\$ 884.50
858573	02196205060000	Lot Type 1	\$ 13,093.54	\$ 884.50
858574	02196205070000	Lot Type 1	\$ 13,093.54	\$ 884.50
858575	02196205080000	Lot Type 1	\$ 13,093.54	\$ 884.50

			Improvement Area #1 Bond Assessments	
Property ID	Geographic ID	Lot Type	Outstanding Assessment	Installment Due 1/31/25
858576	02196205090000	Lot Type 1	\$ 13,093.54	\$ 884.50
858577	02196205100000	Lot Type 1	\$ 13,093.54	\$ 884.50
858578	02196206020000	Lot Type 1	\$ 13,093.54	\$ 884.50
858580	02196206040000	Lot Type 1	\$ 13,093.54	\$ 884.50
858581	02196206050000	Lot Type 1	\$ 13,093.54	\$ 884.50
858582	02196206060000	Lot Type 1	\$ 13,093.54	\$ 884.50
858583	02196206070000	Lot Type 1	\$ 13,093.54	\$ 884.50
858584	02196206080000	Lot Type 1	\$ 13,093.54	\$ 884.50
858585	02196206090000	Lot Type 1	\$ 13,093.54	\$ 884.50
858587	02196207010000	Open Space	\$ -	\$ -
858588	02196208010000	Open Space	\$ -	\$ -
858589	02196208020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858590	02196208030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858591	02196208040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858592	02196208050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858593	02196208060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858594	02196208070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858595	02196208080000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858596	02176203010000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858597	02176203020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858598	02176203030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858599	02176203040000	Open Space	\$ -	\$ -
858600	02176203050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858601	02176203060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858602	02176203070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858603	02176203080000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858604	02176203090000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858606	02196208090000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858607	02196208100000	Lot Type 3	\$ 12,558.71	\$ 848.37
858608	02196208110000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858609	02196208120000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858610	02196208130000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858611	02196208140000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858612	02196209010000	Open Space	\$ -	\$ -
858613	02196209020000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858614	02196209030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858615	02196209040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858616	02196209050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858617	02196209060000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858618	02196209070000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858619	02196209080000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858620	02196209090000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858621	02196209100000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858622	02176204010000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858623	02176204020000	Open Space	\$ -	\$ -
858624	02176204030000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858625	02176204040000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858626	02176204050000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858627	02196209110000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858628	02196209120000	Lot Type 3	\$ 25,146.28	\$ 1,698.69



			Improvement Area #1 Bond Assessments	
Property ID	Geographic ID	Lot Type	Outstanding Assessment	Installment Due 1/31/25
858629	02196209130000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858630	02196209140000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858631	02196209150000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858632	02196209160000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858633	02196209170000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858634	02196210010000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858635	02196210020000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858637	02196210040000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858638	02196210050000	Open Space	\$ -	\$ -
858642	02196210080000	Open Space	\$ -	\$ -
858645	02196210110000	Open Space	\$ -	\$ -
858646	02196210120000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858647	02196210130000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858648	02196210140000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858649	02196210150000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858650	02196210160000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858651	02196210170000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858652	02196210180000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858653	02196210190000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858654	02196210200000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858655	02196210210000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858656	02196210220000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858657	02196210230000	Lot Type 3	\$ 25,146.28	\$ 1,698.69
858666	02196210320000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858668	02196210340000	Lot Type 2	Prepaid in Full	
858670	02196211010000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858671	02196211020000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858672	02196211030000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858675	02196211060000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858676	02196211070000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858677	02196211080000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858678	02196211090000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858679	02196211100000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858680	02196211110000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858685	02196211160000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858686	02196211170000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858687	02196211180000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858688	02196212010000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858689	02196212020000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858690	02196212030000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858691	02196212040000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858692	02196212050000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858693	02196212060000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858694	02196212070000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858695	02196212080000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858696	02196212090000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858697	02196212100000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858698	02196212110000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858699	02196212120000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858700	02196212130000	Lot Type 2	\$ 21,449.98	\$ 1,449.00

			Improvement Area #1 Bond Assessments	
Property ID	Geographic ID	Lot Type	Outstanding Assessment	Installment Due 1/31/25
858701	02196212140000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858702	02196212150000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858703	02196212160000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858704	02196212170000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858707	02196212200000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858709	02196212220000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858710	02196212230000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858711	02196212240000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858712	02196212250000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858713	02196212260000	Lot Type 2	\$ 21,449.98	\$ 1,449.00
858715	02176202120000	Open Space	\$ -	\$ -
858716	02176202130000	Open Space	\$ -	\$ -
858717	02176202140000	Open Space	\$ -	\$ -
858719	02196206010000	Open Space	\$ -	\$ -
<b>Total</b>			<b>\$ 4,179,999.85</b>	<b>\$ 282,369.04</b>

*Note: Totals may not sum due to rounding.*

**EXHIBIT K - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #1  
 BOND ASSESSED PARCELS**

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 50,000	\$ 194,356	\$ 17,113	\$ 20,900	\$ 282,369
2026	\$ 55,000	\$ 192,356	\$ 17,455	\$ 20,650	\$ 285,462
2027	\$ 65,000	\$ 190,156	\$ 17,804	\$ 20,375	\$ 293,336
2028	\$ 75,000	\$ 187,556	\$ 18,161	\$ 20,050	\$ 300,767
2029	\$ 80,000	\$ 184,556	\$ 18,524	\$ 19,675	\$ 302,755
2030	\$ 90,000	\$ 181,356	\$ 18,894	\$ 19,275	\$ 309,526
2031	\$ 100,000	\$ 177,194	\$ 19,272	\$ 18,825	\$ 315,291
2032	\$ 110,000	\$ 172,569	\$ 19,658	\$ 18,325	\$ 320,551
2033	\$ 120,000	\$ 167,481	\$ 20,051	\$ 17,775	\$ 325,307
2034	\$ 130,000	\$ 161,931	\$ 20,452	\$ 17,175	\$ 329,558
2035	\$ 145,000	\$ 155,919	\$ 20,861	\$ 16,525	\$ 338,305
2036	\$ 155,000	\$ 149,213	\$ 21,278	\$ 15,800	\$ 341,291
2037	\$ 170,000	\$ 142,044	\$ 21,704	\$ 15,025	\$ 348,772
2038	\$ 185,000	\$ 134,181	\$ 22,138	\$ 14,175	\$ 355,494
2039	\$ 200,000	\$ 125,625	\$ 22,580	\$ 13,250	\$ 361,455
2040	\$ 215,000	\$ 116,375	\$ 23,032	\$ 12,250	\$ 366,657
2041	\$ 235,000	\$ 106,163	\$ 23,493	\$ 11,175	\$ 375,830
2042	\$ 245,000	\$ 95,000	\$ 23,962	\$ 10,000	\$ 373,962
2043	\$ 265,000	\$ 83,363	\$ 24,442	\$ 8,775	\$ 381,579
2044	\$ 285,000	\$ 70,775	\$ 24,931	\$ 7,450	\$ 388,156
2045	\$ 305,000	\$ 57,238	\$ 25,429	\$ 6,025	\$ 393,692
2046	\$ 330,000	\$ 42,750	\$ 25,938	\$ 4,500	\$ 403,188
2047	\$ 355,000	\$ 27,075	\$ 26,457	\$ 2,850	\$ 411,382
2048	\$ 215,000	\$ 10,213	\$ 26,986	\$ 1,075	\$ 253,273
<b>Total</b>	<b>\$ 4,180,000</b>	<b>\$ 3,125,444</b>	<b>\$ 520,613</b>	<b>\$ 331,900</b>	<b>\$ 8,157,956</b>

[a] Interest rate is calculated at the rate of the PID Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

**EXHIBIT L - IMPROVEMENT AREA #1 REIMBURSEMENT ASSESSMENT ROLL**

Property ID	Geographic ID	Lot Type	Improvement Area #1 Reimbursement	
			Outstanding Assessment	Installment Due 1/31/25
858504	02196202240000	Lot Type 7	\$ 25,219.56	\$ 1,657.26
858513	02196202330000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858519	02196202390000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858520	02196202400000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858521	02196202410000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858522	02196202420000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858523	02196202430000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858524	02196202440000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858535	02196202550000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858536	02196202560000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858537	02196202570000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858538	02196202580000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858539	02196202590000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858541	02196203010000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858543	02196203030000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858544	02196203040000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858579	02196206030000	Lot Type 4	\$ 13,131.69	\$ 862.92
858586	02196206100000	Lot Type 4	\$ 13,131.69	\$ 862.92
858636	02196210030000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858640	02196210060000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858641	02196210070000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858643	02196210090000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858644	02196210100000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858658	02196210240000	Lot Type 5	Prepaid in Full	
858659	02196210250000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858660	02196210260000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858661	02196210270000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858662	02196210280000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858663	02196210290000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858664	02196210300000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858665	02196210310000	Lot Type 5	\$ 17,375.46	\$ 1,141.80
858667	02196210330000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858669	02196210350000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858673	02196211040000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858674	02196211050000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858681	02196211120000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858682	02196211130000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858683	02196211140000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858684	02196211150000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858705	02196212180000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858706	02196212190000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
858708	02196212210000	Lot Type 6	\$ 21,512.48	\$ 1,413.65
<b>Total</b>			<b>\$ 823,449.96</b>	<b>\$ 54,111.45</b>

Note: Totals may not sum due to rounding.

**EXHIBIT M - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #1  
 REIMBURSEMENT ASSESSED PARCELS**

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Total
2025	\$ 9,476	\$ 42,436	\$ 2,199	\$ 54,111
2026	\$ 10,423	\$ 42,010	\$ 2,243	\$ 54,677
2027	\$ 12,319	\$ 41,541	\$ 2,288	\$ 56,148
2028	\$ 14,214	\$ 40,987	\$ 2,334	\$ 57,534
2029	\$ 15,161	\$ 40,347	\$ 2,381	\$ 57,889
2030	\$ 17,057	\$ 39,665	\$ 2,428	\$ 59,149
2031	\$ 18,952	\$ 38,791	\$ 2,477	\$ 60,219
2032	\$ 20,847	\$ 37,819	\$ 2,526	\$ 61,192
2033	\$ 22,742	\$ 36,751	\$ 2,577	\$ 62,070
2034	\$ 24,637	\$ 35,585	\$ 2,628	\$ 62,851
2035	\$ 27,480	\$ 34,323	\$ 2,681	\$ 64,483
2036	\$ 29,375	\$ 32,914	\$ 2,735	\$ 65,024
2037	\$ 32,218	\$ 31,409	\$ 2,789	\$ 66,416
2038	\$ 35,061	\$ 29,758	\$ 2,845	\$ 67,663
2039	\$ 37,903	\$ 27,961	\$ 2,902	\$ 68,766
2040	\$ 40,746	\$ 26,018	\$ 2,960	\$ 69,724
2041	\$ 44,536	\$ 23,879	\$ 3,019	\$ 71,435
2042	\$ 46,432	\$ 21,541	\$ 3,080	\$ 71,052
2043	\$ 50,222	\$ 19,103	\$ 3,141	\$ 72,466
2044	\$ 54,012	\$ 16,467	\$ 3,204	\$ 73,683
2045	\$ 57,803	\$ 13,631	\$ 3,268	\$ 74,702
2046	\$ 62,541	\$ 10,596	\$ 3,333	\$ 76,470
2047	\$ 67,278	\$ 7,313	\$ 3,400	\$ 77,991
2048	\$ 72,016	\$ 3,781	\$ 3,468	\$ 79,265
<b>Total</b>	<b>\$ 823,450</b>	<b>\$ 694,625</b>	<b>\$ 66,906</b>	<b>\$ 1,584,981</b>

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

**EXHIBIT N - IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
938962	02176202210000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938961	02176202200000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938960	02176202190000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938958	02176202170000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938957	02176202160000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938956	02176202150000	Open Space	\$ -	\$ -
938959	02176202180000	Open Space	\$ -	\$ -
938966	02176205040000	Open Space	\$ -	\$ -
938963	02176205010000	Lot Type 9	\$ 21,963.11	\$ 1,499.69
938964	02176205020000	Lot Type 9	\$ 21,963.11	\$ 1,499.69
938965	02176205030000	Lot Type 9	\$ 21,963.11	\$ 1,499.69
938970	02176205050000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938971	02176205060000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938972	02176205070000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938973	02176205080000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938974	02176205090000	Open Space	\$ -	\$ -
939023	02176205510000	Lot Type 8		Prepaid in Full
939022	02176205500000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939021	02176205490000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939020	02176205480000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938978	02176205130000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938977	02176205120000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938976	02176205110000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938975	02176205100000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939016	02176205440000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939017	02176205450000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939018	02176205460000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939019	02176205470000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938979	02176205140000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938980	02176205150000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938981	02176205160000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938982	02176205170000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938983	02176205180000	Open Space	\$ -	\$ -
939015	02176205430000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939014	02176205420000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939013	02176205410000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939012	02176205400000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938987	02176205220000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938986	02176205210000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938985	02176205200000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938984	02176205190000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939008	02176205360000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939009	02176205370000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939010	02176205380000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
939011	02176205390000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938988	02176205230000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938989	02176205240000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938990	02176205250000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938991	02176205260000	Lot Type 8	\$ 21,681.43	\$ 1,480.46
938992	02176205270000	Open Space	\$ -	\$ -

Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
939001	02176205350000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
939000	02176205340000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938999	02176205330000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938998	02176205320000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938997	02176205310000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938996	02176205300000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938995	02176205290000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938994	02176205280000	Lot Type 8	\$ 21,681.43	\$ 1,480.23
938860	02156201090000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939030	02176207010000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939031	02176207020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939032	02176207030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939033	02176207040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939034	02176207050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939035	02176207060000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939154	02176505010000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939155	02176505020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939156	02176505030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939157	02176505040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939158	02176505050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939159	02176505060000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939160	02176505070000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939161	02176505080000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939162	02176505090000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939163	02176505100000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939164	02176505110000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
939165	02176505120000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938878	02156501010000	Open Space	\$ -	\$ -
938879	02156501020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938880	02156501030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938881	02156501040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938882	02156501050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938883	02156501060000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938884	02156501070000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938885	02156501080000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938926	02156501090000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938852	02156201010000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938853	02156201020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938854	02156201030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938855	02156201040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938856	02156201050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938857	02156201060000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938858	02156201070000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938859	02156201080000	Open Space	\$ -	\$ -
938867	02156202070000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938868	02156202080000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938869	02156202090000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938870	02156202100000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938871	02156202110000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938872	02156202120000	Lot Type 9	\$ 21,963.11	\$ 1,499.46

Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
938886	02156502010000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938887	02156502020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938888	02156502030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938889	02156502040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938890	02156502050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938891	02156502060000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938892	02156502070000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938893	02156502080000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938894	02156502090000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938895	02156502100000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938896	02156502110000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938897	02156502120000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938898	02156502130000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938899	02156502140000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938900	02156502150000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938901	02156502160000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938902	02156502170000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938903	02156502180000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938904	02156502190000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938905	02156502200000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938906	02156502210000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938907	02156502220000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938908	02156502230000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938909	02156502240000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938910	02156502250000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938911	02156502260000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938912	02156502270000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938913	02156502280000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938914	02156502290000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938915	02156502300000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938916	02156502310000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938917	02156502320000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938918	02156502330000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938919	02156502340000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938920	02156502350000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938921	02156502360000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938922	02156502370000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938923	02156502380000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938924	02156502390000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938861	02156202010000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938862	02156202020000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938863	02156202030000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938864	02156202040000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938865	02156202050000	Lot Type 9	\$ 21,963.11	\$ 1,499.46
938866	02156202060000	Open Space	\$ -	\$ -
938874	02156204010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938875	02156204020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938876	02156204030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938877	02156204040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938927	02156503010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31



Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
938928	02156503020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938929	02156503030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938930	02156503040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938931	02156503050000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938932	02156503060000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938933	02156503070000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938934	02156503080000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938935	02156503090000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938936	02156503100000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938937	02156503110000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938938	02156503120000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938939	02156503130000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938940	02156503140000	Open Space	\$ -	\$ -
938941	02156503150000	Open Space	\$ -	\$ -
938945	02156504020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938946	02156504030000	Lot Type 10	Prepaid in Full	
938947	02156504040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938948	02156504050000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938949	02156504060000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938950	02156504070000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938951	02156504080000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
938952	02156504090000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939134	02176504010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939135	02176504020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939136	02176504030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939137	02176504040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939138	02176504050000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939139	02176504060000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939140	02176504070000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939141	02176504080000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939142	02176504090000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939143	02176504100000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939144	02176504110000	Lot Type 10	Prepaid in Full	
939145	02176504120000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939146	02176504130000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939147	02176504140000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939148	02176504150000	Lot Type 10	Prepaid in Full	
939149	02176504160000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939150	02176504170000	Open Space	\$ -	\$ -
938953	02156504010000	Open Space	\$ -	\$ -
939036	02176501010000	Open Space	\$ -	\$ -
939037	02176501020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939038	02176501030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939039	02176501040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939040	02176501050000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939041	02176501060000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939042	02176501070000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939043	02176501080000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939044	02176501090000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939045	02176501100000	Lot Type 10	\$ 29,709.44	\$ 2,028.31

Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
939046	02176501110000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939047	02176501120000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939048	02176501130000	Open Space	\$ -	\$ -
939025	02176206020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939026	02176206030000	Lot Type 10	Prepaid in Full	
939052	02176502010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939053	02176502020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939054	02176502030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939055	02176502040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939056	02176502050000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939057	02176502060000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939058	02176502070000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939059	02176502080000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939060	02176502090000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939061	02176502100000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939062	02176502110000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939063	02176502120000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939064	02176502130000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939065	02176502140000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939066	02176502150000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939067	02176502160000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939068	02176502170000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939069	02176502180000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939070	02176502190000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939071	02176502200000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939072	02176502210000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939073	02176502220000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939074	02176502230000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939075	02176502240000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939076	02176502250000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939077	02176502260000	Lot Type 10	Prepaid in Full	
939078	02176502270000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939079	02176502280000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939080	02176502290000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939081	02176502300000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939082	02176502310000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939083	02176502320000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939084	02176502330000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939085	02176502340000	Lot Type 10	Prepaid in Full	
939086	02176502350000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939087	02176502360000	Lot Type 10	Prepaid in Full	
939088	02176502370000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939089	02176502380000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939090	02176502390000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939091	02176502400000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939024	02176206010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939096	02176503010000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939097	02176503020000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939098	02176503030000	Lot Type 10	\$ 29,709.44	\$ 2,028.31
939099	02176503040000	Lot Type 10	\$ 29,709.44	\$ 2,028.31

Property ID	Geographic ID	Lot Type	Improvement Area #2 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
939100	02176503050000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939101	02176503060000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939102	02176503070000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939103	02176503080000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939104	02176503090000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939105	02176503100000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939106	02176503110000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939107	02176503120000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939108	02176503130000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939109	02176503140000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939110	02176503150000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939111	02176503160000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939112	02176503170000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939113	02176503180000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939114	02176503190000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938954	02156505010000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938955	02156505020000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939119	02156505030000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939120	02156505040000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939121	02176503220000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939122	02176503230000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939123	02176503240000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939124	02176503250000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939125	02176503260000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939126	02176503270000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939127	02176503280000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939128	02176503290000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939129	02176503300000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939130	02176503310000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939131	02176503320000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939132	02176503330000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
939133	02176503340000	Lot Type 10	\$ 29,709.44	\$ 2,028.63
938873	02156203010000	Open Space	\$ -	\$ -
<b>Total</b>			<b>\$ 6,675,609.82</b>	<b>\$ 455,826.08</b>

*Note: Totals may not sum due to rounding and may not match the PID Bonds due to prepayment of Assessments for which PID Bonds have not yet been redeemed.*

**EXHIBIT O - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #2  
 ASSESSED PARCELS**

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 39,000	\$ 364,914	\$ 21,619	\$ 33,635	\$ 459,168
2026	\$ 48,000	\$ 363,061	\$ 22,052	\$ 33,440	\$ 466,553
2027	\$ 57,000	\$ 360,781	\$ 22,493	\$ 33,200	\$ 473,474
2028	\$ 65,000	\$ 358,074	\$ 22,943	\$ 32,915	\$ 478,931
2029	\$ 75,000	\$ 354,986	\$ 23,401	\$ 32,590	\$ 485,978
2030	\$ 90,000	\$ 351,424	\$ 23,870	\$ 32,215	\$ 497,508
2031	\$ 100,000	\$ 346,586	\$ 24,347	\$ 31,765	\$ 502,698
2032	\$ 110,000	\$ 341,211	\$ 24,834	\$ 31,265	\$ 507,310
2033	\$ 126,000	\$ 335,299	\$ 25,331	\$ 30,715	\$ 517,344
2034	\$ 140,000	\$ 328,526	\$ 25,837	\$ 30,085	\$ 524,448
2035	\$ 155,000	\$ 321,001	\$ 26,354	\$ 29,385	\$ 531,740
2036	\$ 175,000	\$ 312,670	\$ 26,881	\$ 28,610	\$ 543,161
2037	\$ 190,000	\$ 303,264	\$ 27,419	\$ 27,735	\$ 548,417
2038	\$ 210,000	\$ 293,051	\$ 27,967	\$ 26,785	\$ 557,803
2039	\$ 230,000	\$ 281,764	\$ 28,526	\$ 25,735	\$ 566,025
2040	\$ 250,000	\$ 269,401	\$ 29,097	\$ 24,585	\$ 573,083
2041	\$ 276,000	\$ 255,964	\$ 29,679	\$ 23,335	\$ 584,977
2042	\$ 301,000	\$ 241,129	\$ 30,272	\$ 21,955	\$ 594,356
2043	\$ 327,000	\$ 224,950	\$ 30,878	\$ 20,450	\$ 603,278
2044	\$ 354,000	\$ 206,965	\$ 31,495	\$ 18,815	\$ 611,275
2045	\$ 386,000	\$ 187,495	\$ 32,125	\$ 17,045	\$ 622,665
2046	\$ 418,000	\$ 166,265	\$ 32,768	\$ 15,115	\$ 632,148
2047	\$ 451,000	\$ 143,275	\$ 33,423	\$ 13,025	\$ 640,723
2048	\$ 485,000	\$ 118,470	\$ 34,092	\$ 10,770	\$ 648,332
2049	\$ 524,000	\$ 91,795	\$ 34,773	\$ 8,345	\$ 658,913
2050	\$ 568,000	\$ 62,975	\$ 35,469	\$ 5,725	\$ 672,169
2051	\$ 577,000	\$ 31,735	\$ 36,178	\$ 2,885	\$ 647,798
<b>Total</b>	<b>\$ 6,727,000</b>	<b>\$ 7,017,031</b>	<b>\$ 764,121</b>	<b>\$ 642,125</b>	<b>\$ 15,150,278</b>

[a] Interest rate is calculated at a the actual rate of the Improvement Area #2 Bonds.  
 Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

**EXHIBIT P - IMPROVEMENT AREA #3 ASSESSMENT ROLL**

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding Assessment	Installment Due 1/31/25
966723	02176202220000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966724	02176202230000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966725	02176202240000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966726	02176202250000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966727	02176202260000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966728	02176202270000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966729	02176202280000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966730	02176202290000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966731	02176202300000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966732	02176202310000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966733	02176202320000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966734	02176202330000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966735	02176202340000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966736	02176202350000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966737	02176202360000	Open Space	\$ -	\$ -
966738	02176501330000	Open Space	\$ -	\$ -
966740	02176508010000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966741	02176508020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966742	02176509010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966743	02176509020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966744	02176509030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966745	02176509040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966746	02176509050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966747	02176509060000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966748	02176509070000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966749	02176509080000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966750	02176509090000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966751	02176509100000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966752	02176509110000	Open Space	\$ -	\$ -
966753	02176509120000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966754	02176509130000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966755	02176509140000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966756	02176509150000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966760	02176208010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966761	02176208020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966762	02176208030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966763	02176208040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966764	02176208050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966765	02176208060000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966766	02176208070000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966767	02176208080000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966768	02176501140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966769	02176501150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966770	02176501160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966771	02176501170000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966772	02176501180000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966773	02176501190000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966774	02176501200000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966775	02176501210000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966776	02176501220000	Lot Type 13	\$ 39,666.88	\$ 2,873.88

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
966777	02176501230000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966778	02176501240000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966779	02176501250000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966780	02176501260000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966781	02176501270000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966782	02176501280000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966783	02176501290000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966784	02176501300000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966785	02176501310000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966786	02176501320000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966788	02176507010000	Open Space	\$ -	\$ -
966789	02176507020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966790	02176507030000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966791	02176507040000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966792	02176507050000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966793	02176507060000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966794	02176507070000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966795	02176507080000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966796	02176507090000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966797	02176507100000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966798	02176507110000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966799	02176507120000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966800	02176507130000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966801	02176507140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966802	02176507150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966803	02176507160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966805	02176506010000	Open Space	\$ -	\$ -
966806	02176506020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966807	02176506030000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966808	02176506040000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966809	02176506050000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966810	02176506060000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966811	02176506070000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966812	02176506080000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966813	02176506090000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966814	02176506100000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966815	02176506110000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966816	02176506120000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966817	02176506130000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966818	02176506140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966819	02176506150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966820	02176506160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966821	02176506170000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966822	02176506180000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966823	02176506190000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966824	02176506200000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966825	02176506210000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966826	02176506220000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966827	02176506230000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966828	02176506240000	Lot Type 13	\$ 39,666.88	\$ 2,873.88

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
966829	02176506250000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966830	02176506260000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966833	02176504180000	Open Space	\$ -	\$ -
966834	02176504190000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966835	02176504200000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966836	02176504210000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966837	02176504220000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966838	02176504230000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966839	02176504240000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966840	02176504250000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966841	02176504260000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966842	02176504270000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966843	02176504280000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966844	02176504290000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966845	02176504300000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966846	02176504310000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966847	02176504320000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966848	02176504330000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966849	02176504340000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966850	02176504350000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966851	02176504360000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966852	02176504370000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966853	02176504380000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966854	02176504390000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966855	02176504400000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966856	02176504410000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966857	02176504420000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966858	02176504430000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
966860	02176510010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966861	02176510020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966862	02176510030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966863	02176510040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966864	02176510050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966865	02176510060000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966866	02176510070000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966867	02176510080000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966868	02176510090000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966869	02176510100000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966870	02176510110000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966871	02176510120000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966872	02176510130000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966873	02176510140000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966874	02176510150000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966875	02176510160000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966876	02176510170000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966877	02176510180000	Open Space	\$ -	\$ -
966878	02176510190000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966879	02176510200000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966880	02176510210000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966881	02176510220000	Lot Type 12	\$ 27,655.60	\$ 2,003.66

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
966882	02176510230000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966885	02176512010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966886	02176512020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966887	02176512030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966888	02176512040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966889	02176512050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966890	02176512060000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966891	02176512070000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966892	02176512080000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966893	02176512090000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966894	02176512100000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966895	02176512110000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966896	02176512120000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966897	02176512130000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966898	02176512140000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966899	02176512150000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966900	02176512160000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966901	02176512170000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966902	02176512180000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966903	02176512190000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966904	02176512200000	Open Space	\$ -	\$ -
966905	02176512210000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966906	02176512220000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966907	02176512230000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966908	02176512240000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966909	02176512250000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966911	02176513010000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966912	02176513020000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966913	02176513030000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966914	02176513040000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966915	02176513050000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966916	02176513060000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966917	02176513070000	Open Space	\$ -	\$ -
966918	02176513080000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966919	02176513090000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966920	02176513100000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966921	02176513110000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966922	02176513120000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966923	02176513130000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966924	02176513140000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966925	02176513150000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966926	02176513160000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966927	02176513170000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966928	02176513180000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966929	02176513190000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966930	02176513200000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966931	02176513210000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966932	02176513220000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966933	02176513230000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966934	02176513240000	Lot Type 11	\$ 26,840.02	\$ 1,944.57



Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
966935	02176513250000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966936	02176513260000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966937	02176513270000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966938	02176513280000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966939	02176513290000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966940	02176513300000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966941	02176513310000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966950	02176511010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966951	02176511020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966952	02176511030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966953	02176511040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966954	02176511050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966955	02176511060000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966956	02176511070000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966957	02176511080000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966958	02176511090000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966959	02176511100000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966960	02176511110000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966961	02176511120000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966962	02176511130000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966963	02176511140000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966964	02176511150000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966965	02176511160000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966966	02176511170000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966967	02176511180000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966968	02176511190000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966969	02176511200000	Open Space	\$ -	\$ -
966970	02176511210000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966971	02176511220000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966972	02176511230000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966973	02176511240000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966974	02176511250000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966976	02176514010000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966977	02176514020000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966978	02176514030000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966979	02176514040000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966980	02176514050000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966981	02176514060000	Open Space	\$ -	\$ -
966982	02176514070000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966983	02176514080000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966984	02176514090000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966985	02176514100000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966986	02176514110000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966987	02176514120000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966988	02176514130000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966989	02176514140000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966990	02176514150000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966991	02176514160000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966992	02176514170000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
966993	02176514180000	Lot Type 11	\$ 26,840.02	\$ 1,944.57

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
966995	02176514190000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966996	02176514200000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966997	02176514210000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966998	02176514220000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
966999	02176514230000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967000	02176514240000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967001	02176514250000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967002	02176514260000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967003	02176514270000	Open Space	\$ -	\$ -
967004	02176514280000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967005	02176514290000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967006	02176514300000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967007	02176514310000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967008	02176514320000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967009	02176514330000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967010	02176514340000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967011	02176514350000	Lot Type 12	\$ 27,655.60	\$ 2,003.66
967012	02176514360000	Open Space	\$ -	\$ -
972808	02196501010000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972809	02196501020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972810	02196501030000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972811	02196501040000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972812	02196501050000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972813	02196501060000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972814	02196501070000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972815	02196501080000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972816	02196501090000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972817	02196501100000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972818	02196501110000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972819	02196501120000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972820	02196501130000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972821	02196501140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972822	02196501150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972823	02196501160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972824	02196501170000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972825	02196501180000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972826	02196501190000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972827	02196501200000	Open Space	\$ -	\$ -
972828	02196502010000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972829	02196502020000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972830	02196502030000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972831	02196502040000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972832	02196502050000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972833	02196502060000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972834	02196502070000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972835	02196502080000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972836	02196502090000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972837	02196502100000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972838	02196502110000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972839	02196502120000	Lot Type 11	\$ 26,840.02	\$ 1,944.57

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
972840	02196502130000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972841	02196502140000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972842	02196502150000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972843	02196502160000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972844	02196502170000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972845	02196502180000	Open Space	\$ -	\$ -
972846	02196502190000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972847	02196502200000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972848	02196502210000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972849	02196502220000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972850	02196502230000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972851	02196502240000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972852	02196503010000	Open Space	\$ -	\$ -
972853	02196503020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972854	02196503030000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972855	02196503040000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972856	02196503050000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972857	02196503060000	Open Space	\$ -	\$ -
972858	02196503070000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972859	02196503080000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972860	02196503090000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972861	02196503100000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972862	02196503110000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972863	02196504010000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972864	02196504020000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972865	02196504030000	Open Space	\$ -	\$ -
972866	02196504040000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972867	02196504050000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972868	02196504060000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972869	02196504070000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972870	02196504080000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972871	02196504090000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972872	02196504100000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972873	02196504110000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972874	02196504120000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972875	02196504130000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972876	02196504140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972877	02196504150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972878	02196504160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972879	02196504170000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972880	02196504180000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972881	02196504190000	Open Space	\$ -	\$ -
972882	02196504200000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972883	02196504210000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972884	02196504220000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972885	02196504230000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972886	02196504240000	Lot Type 11	\$ 26,840.02	\$ 1,944.57
972887	02196505010000	Open Space	\$ -	\$ -
972888	02196505020000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972889	02196505030000	Lot Type 13	\$ 39,666.88	\$ 2,873.88

Property ID	Geographic ID	Lot Type	Improvement Area #3 Assessments	
			Outstanding	Installment Due
			Assessment	1/31/25
972890	02196505040000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972891	02196505050000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972892	02196505060000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972893	02196505070000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972894	02196505080000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972895	02196505090000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972896	02196505100000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972897	02196505110000	Open Space	\$ -	\$ -
972898	02196505120000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972899	02196505130000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972900	02196505140000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972901	02196505150000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972902	02196505160000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972903	02196505170000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972904	02196505180000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972905	02196505190000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972906	02196505200000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972907	02196505210000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972908	02196505220000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972909	02196505230000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972910	02196505240000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972911	02196505250000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972912	02196505260000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972913	02196505270000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972914	02196505280000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972915	02196505290000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972916	02196505300000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972917	02196505310000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972918	02196505320000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972919	02196505330000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972920	02196505340000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972921	02196505350000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972922	02196505360000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972923	02196505370000	Lot Type 13	\$ 39,666.88	\$ 2,873.88
972924	02196505380000	Open Space	\$ -	\$ -
<b>Total</b>			<b>\$ 11,990,000.28</b>	<b>\$ 868,680.16</b>

Note: Totals may not sum due to rounding.

**EXHIBIT Q - PROJECTED ANNUAL INSTALLMENTS FOR IMPROVEMENT AREA #3  
 ASSESSED PARCELS**

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 295,000	\$ 539,111	\$ 34,231	\$ 339	\$ 868,681
2026	\$ 184,000	\$ 608,408	\$ 34,916	\$ 58,475	\$ 885,798
2027	\$ 193,000	\$ 599,898	\$ 35,614	\$ 57,555	\$ 886,067
2028	\$ 208,000	\$ 590,971	\$ 36,326	\$ 56,590	\$ 891,888
2029	\$ 217,000	\$ 581,351	\$ 37,053	\$ 55,550	\$ 890,954
2030	\$ 226,000	\$ 571,315	\$ 37,794	\$ 54,465	\$ 889,574
2031	\$ 240,000	\$ 560,863	\$ 38,550	\$ 53,335	\$ 892,747
2032	\$ 253,000	\$ 549,763	\$ 39,321	\$ 52,135	\$ 894,218
2033	\$ 262,000	\$ 538,061	\$ 40,107	\$ 50,870	\$ 891,039
2034	\$ 276,000	\$ 525,944	\$ 40,909	\$ 49,560	\$ 892,413
2035	\$ 294,000	\$ 513,179	\$ 41,728	\$ 48,180	\$ 897,086
2036	\$ 309,000	\$ 497,744	\$ 42,562	\$ 46,710	\$ 896,016
2037	\$ 325,000	\$ 481,521	\$ 43,413	\$ 45,165	\$ 895,100
2038	\$ 345,000	\$ 464,459	\$ 44,282	\$ 43,540	\$ 897,280
2039	\$ 365,000	\$ 446,346	\$ 45,167	\$ 41,815	\$ 898,329
2040	\$ 385,000	\$ 427,184	\$ 46,071	\$ 39,990	\$ 898,244
2041	\$ 411,000	\$ 406,971	\$ 46,992	\$ 38,065	\$ 903,028
2042	\$ 431,000	\$ 385,394	\$ 47,932	\$ 36,010	\$ 900,336
2043	\$ 457,000	\$ 362,766	\$ 48,891	\$ 33,855	\$ 902,512
2044	\$ 483,000	\$ 338,774	\$ 49,868	\$ 31,570	\$ 903,212
2045	\$ 508,000	\$ 313,416	\$ 50,866	\$ 29,155	\$ 901,437
2046	\$ 540,000	\$ 286,111	\$ 51,883	\$ 26,615	\$ 904,609
2047	\$ 572,000	\$ 257,086	\$ 52,921	\$ 23,915	\$ 905,922
2048	\$ 604,000	\$ 226,341	\$ 53,979	\$ 21,055	\$ 905,375
2049	\$ 641,000	\$ 193,876	\$ 55,059	\$ 18,035	\$ 907,970
2050	\$ 678,000	\$ 159,423	\$ 56,160	\$ 14,830	\$ 908,412
2051	\$ 721,000	\$ 122,980	\$ 57,283	\$ 11,440	\$ 912,703
2052	\$ 759,000	\$ 84,226	\$ 58,429	\$ 7,835	\$ 909,490
2053	\$ 808,000	\$ 43,430	\$ 59,597	\$ 4,040	\$ 915,067
<b>Total</b>	<b>\$ 11,990,000</b>	<b>\$ 11,676,911</b>	<b>\$ 1,327,903</b>	<b>\$ 1,050,694</b>	<b>\$ 26,045,508</b>

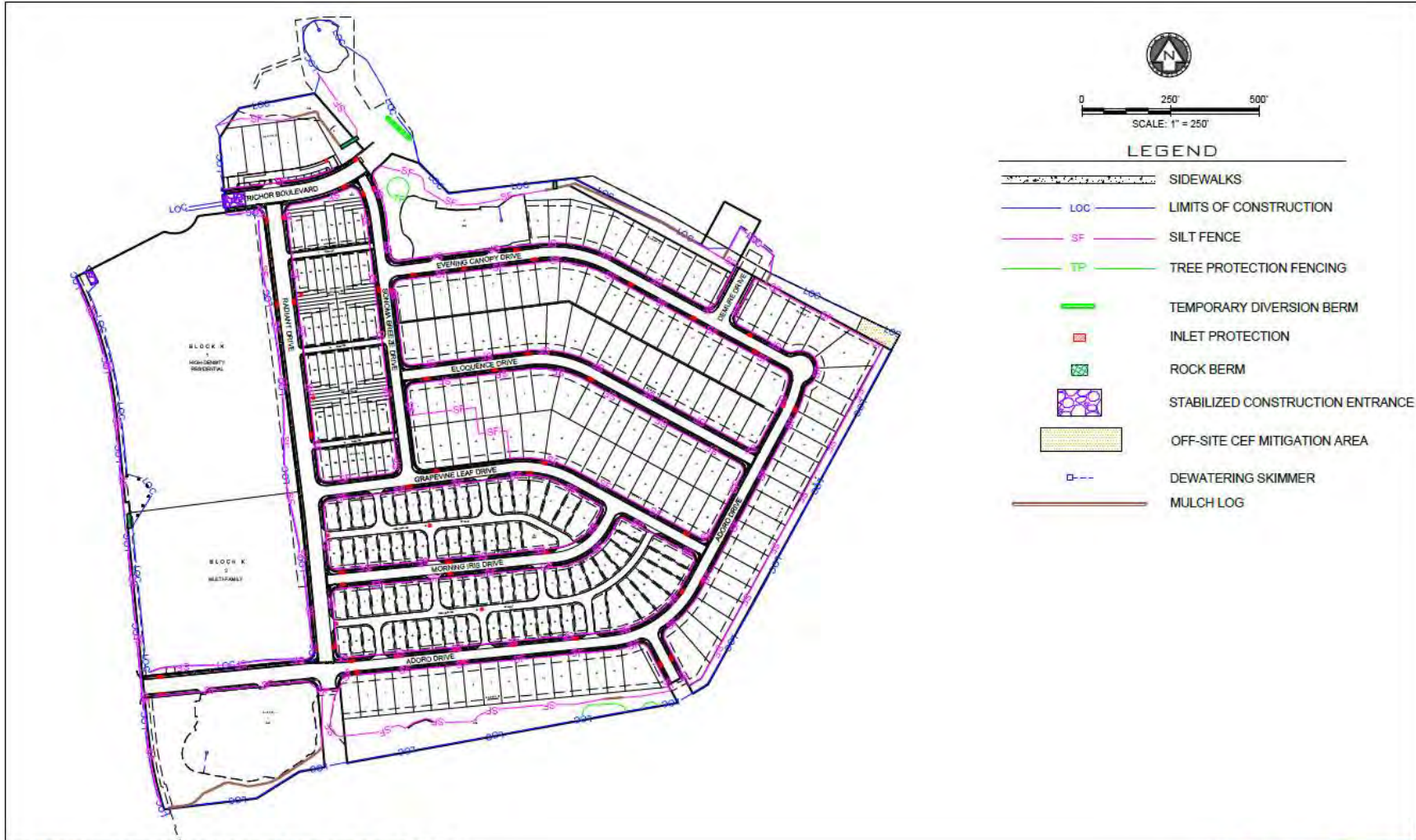
[a] Interest rate is calculated at a 4.625% rate for term bonds maturing in 2034, at a 5.25% rate for term bonds maturing in 2044, and at a 5.375% rate for term bonds maturing in 2053 for illustrative purposes only.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

**EXHIBIT R-1 - MAP OF IMPROVEMENT AREA #1 IMPROVEMENTS**



### EXHIBIT R-2 - MAPS OF IMPROVEMENT AREA #2 IMPROVEMENTS



**WHISPER VALLEY VILLAGE I PHASE 2**  
 EROSION CONTROL ITEMS  
 AUSTIN, TEXAS  
 1 OF 7





**WHISPER VALLEY VILLAGE I PHASE 2**

**WASTEWATER IMPROVEMENTS**

AUSTIN, TEXAS  
2 OF 7

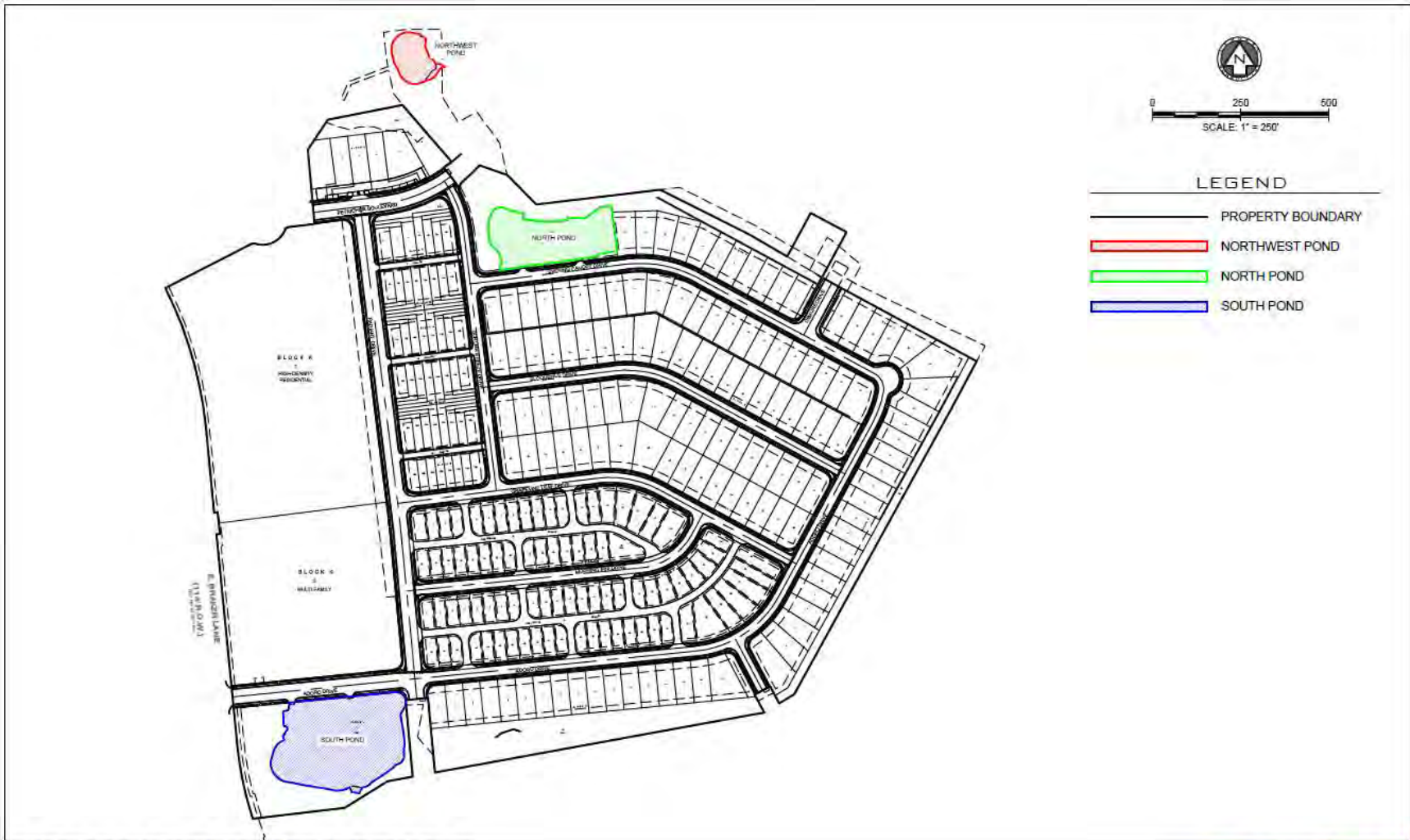






**WHISPER VALLEY VILLAGE I PHASE 2**  
DRAINAGE IMPROVEMENTS  
AUSTIN, TEXAS  
3 OF 7





**WHISPER VALLEY VILLAGE I PHASE 2**

WATER QUALITY/DETENTION POND IMPROVEMENTS

AUSTIN, TEXAS  
4 OF 7





**WHISPER VALLEY VILLAGE I PHASE 2**

POTABLE WATER IMPROVEMENTS

AUSTIN, TEXAS  
5 OF 7





### WHISPER VALLEY VILLAGE I PHASE 2

#### STREET IMPROVEMENTS

AUSTIN, TEXAS  
6 OF 7





**WHISPER VALLEY VILLAGE I PHASE 2**

RETAINING WALL

AUSTIN, TEXAS  
7 OF 7



### EXHIBIT R-3 - MAPS OF IMPROVEMENT AREA #3 IMPROVEMENTS



**WHISPER VALLEY - IA#3**  
 EROSION CONTROL ITEMS  
 AUSTIN, TEXAS  
 1 OF 2

**HRGreen.**  
 DEVELOPMENT TX

5508 HIGHWAY 290 WEST  
 SUITE 150  
 AUSTIN, TX 78735  
 512.873.8866  
 HRGREEN.COM

TSPL# NO: 16384  
 TSPL# NO: 10104101



**WHISPER VALLEY - IA#3**

**WASTEWATER IMPROVEMENTS**

AUSTIN, TEXAS

2 OF 7



5508 HIGHWAY 200 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.272.2000  
HROREEN.COM

TSPE NO: 16384  
TSP/L2 NO: 10194101

**HRGreen.**  
DEVELOPMENT TX



**WHISPER VALLEY - IA#3**

**DRAINAGE IMPROVEMENTS**  
AUSTIN, TEXAS  
3 OF 7



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.372.2606  
HROREEN.COM  
TSP# NO: 18384  
TSP#S NO: 10194101

**DEVELOPMENT TX**





**WHISPER VALLEY - IA#3**

**WATER QUALITY / DETENTION POND IMPROVEMENTS**

AUSTIN, TEXAS

4 OF 7



**HRGreen.**  
 DEVELOPMENT TX

5508 HIGHWAY 200 WEST  
 SUITE 150  
 AUSTIN, TX 78735  
 512.875.8568  
 HRGREEN.COM

TSP# NO: 18384  
 TSP# NO: 10194101



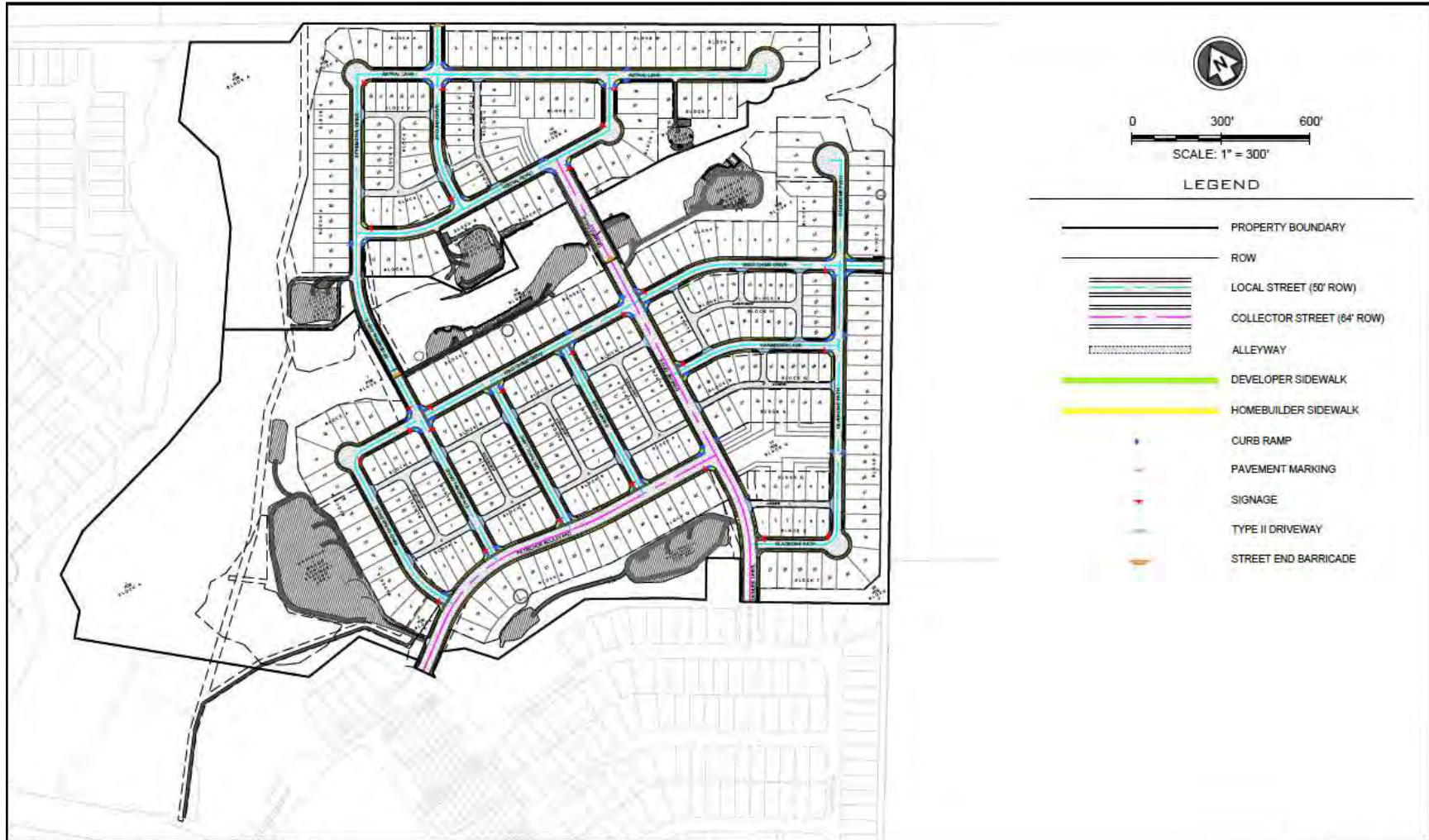
**WHISPER VALLEY - IA#3**  
**POTABLE WATER IMPROVEMENTS**  
AUSTIN, TEXAS  
5 OF 7



5508 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.273.8008  
HREGREEN.COM

TSPE NO: 18384  
TSP/L6 NO: 10104101

**DEVELOPMENT TX**



**WHISPER VALLEY - IA#3**

STREETS  
 AUSTIN, TEXAS  
 8 OF 7



5508 HIGHWAY 290 WEST  
 SUITE 150  
 AUSTIN, TX 78738  
 512.572.0605  
 HRGBEEN.COM  
 TSP# NO: 18384  
 TSP# NO: 10184101

**DEVELOPMENT TX**



**WHISPER VALLEY - IA#3**

RETAINING WALLS  
AUSTIN, TEXAS  
2 OF 2



5908 HIGHWAY 290 WEST  
SUITE 150  
AUSTIN, TX 78735  
512.572.9606  
HROREEN.COM  
TSP# NO: 18384  
TSP# NO: 10194101

**HRGreen.**  
DEVELOPMENT TX

**EXHIBIT S-1 - MASTER IMPROVEMENT AREA PREPAYMENTS**

Master Improvement Area - Partial Prepayments		
Property ID	Amount Prepaid	
806431	\$	573.46

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
935536	N/A	25-Feb-20
923197	N/A	25-Feb-20
858504	Lot Type 7	12-Mar-18
858513	Lot Type 6	12-Mar-18
858519	Lot Type 6	12-Mar-18
858520	Lot Type 6	12-Mar-18
858521	Lot Type 6	12-Mar-18
858522	Lot Type 6	12-Mar-18
858523	Lot Type 6	12-Mar-18
858524	Lot Type 6	12-Mar-18
858535	Lot Type 6	12-Mar-18
858536	Lot Type 6	12-Mar-18
858537	Lot Type 6	12-Mar-18
858538	Lot Type 6	12-Mar-18
858539	Lot Type 6	12-Mar-18
858541	Lot Type 6	12-Mar-18
858543	Lot Type 6	12-Mar-18
858544	Lot Type 6	12-Mar-18
858579	Lot Type 4	12-Mar-18
858586	Lot Type 4	12-Mar-18
858636	Lot Type 6	12-Mar-18
858640	Lot Type 5	12-Mar-18
858641	Lot Type 5	12-Mar-18
858643	Lot Type 5	12-Mar-18
858644	Lot Type 5	12-Mar-18
858658	Lot Type 5	12-Mar-18
858659	Lot Type 5	12-Mar-18
858660	Lot Type 5	12-Mar-18
858661	Lot Type 5	12-Mar-18
858662	Lot Type 5	12-Mar-18
858663	Lot Type 5	12-Mar-18
858664	Lot Type 5	12-Mar-18
858665	Lot Type 5	12-Mar-18
858667	Lot Type 6	12-Mar-18
858669	Lot Type 6	12-Mar-18

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858673	Lot Type 6	12-Mar-18
858674	Lot Type 6	12-Mar-18
858681	Lot Type 6	12-Mar-18
858682	Lot Type 6	12-Mar-18
858683	Lot Type 6	12-Mar-18
858684	Lot Type 6	12-Mar-18
858705	Lot Type 6	12-Mar-18
858706	Lot Type 6	12-Mar-18
858708	Lot Type 6	12-Mar-18
858461	Lot Type 3	12-Mar-18
858462	Lot Type 3	12-Mar-18
858463	Lot Type 3	12-Mar-18
858464	Lot Type 3	12-Mar-18
858465	Lot Type 3	12-Mar-18
858466	Lot Type 3	12-Mar-18
858467	Lot Type 3	12-Mar-18
858468	Lot Type 3	12-Mar-18
858469	Lot Type 3	12-Mar-18
858470	Lot Type 3	12-Mar-18
858472	Lot Type 3	12-Mar-18
858473	Lot Type 3	12-Mar-18
858474	Lot Type 3	12-Mar-18
858475	Lot Type 3	12-Mar-18
858476	Lot Type 3	12-Mar-18
858477	Lot Type 3	12-Mar-18
858478	Lot Type 3	12-Mar-18
858479	Lot Type 3	12-Mar-18
858480	Lot Type 3	12-Mar-18
858481	Lot Type 3	12-Mar-18
858482	Lot Type 3	12-Mar-18
858483	Lot Type 3	12-Mar-18
858484	Lot Type 3	12-Mar-18
858485	Lot Type 3	12-Mar-18
858486	Lot Type 3	12-Mar-18
858487	Lot Type 3	12-Mar-18
858488	Lot Type 3	12-Mar-18
858489	Lot Type 3	12-Mar-18
858491	Lot Type 3	12-Mar-18
858492	Lot Type 3	12-Mar-18
858493	Lot Type 3	12-Mar-18
858494	Lot Type 3	12-Mar-18
858495	Lot Type 3	12-Mar-18
858496	Lot Type 3	12-Mar-18
858497	Lot Type 3	12-Mar-18
858498	Lot Type 3	12-Mar-18

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858499	Lot Type 3	12-Mar-18
858500	Lot Type 3	12-Mar-18
858501	Lot Type 3	12-Mar-18
858502	Lot Type 3	12-Mar-18
858503	Lot Type 3	12-Mar-18
858506	Lot Type 3	12-Mar-18
858507	Lot Type 3	12-Mar-18
858508	Lot Type 3	12-Mar-18
858509	Lot Type 2	12-Mar-18
858510	Lot Type 2	12-Mar-18
858511	Lot Type 2	12-Mar-18
858512	Lot Type 2	12-Mar-18
858514	Lot Type 2	12-Mar-18
858515	Lot Type 2	12-Mar-18
858516	Lot Type 2	12-Mar-18
858517	Lot Type 2	12-Mar-18
858518	Lot Type 2	12-Mar-18
858526	Lot Type 2	12-Mar-18
858527	Lot Type 2	12-Mar-18
858528	Lot Type 2	12-Mar-18
858529	Lot Type 2	12-Mar-18
858530	Lot Type 2	12-Mar-18
858531	Lot Type 2	12-Mar-18
858532	Lot Type 2	12-Mar-18
858533	Lot Type 2	12-Mar-18
858534	Lot Type 2	12-Mar-18
858540	Lot Type 2	12-Mar-18
858542	Lot Type 2	12-Mar-18
858545	Lot Type 2	12-Mar-18
858546	Lot Type 2	12-Mar-18
858547	Lot Type 2	12-Mar-18
858548	Lot Type 2	12-Mar-18
858549	Lot Type 2	12-Mar-18
858550	Lot Type 2	12-Mar-18
858551	Lot Type 2	12-Mar-18
858552	Lot Type 2	12-Mar-18
858553	Lot Type 2	12-Mar-18
858554	Lot Type 2	12-Mar-18
858555	Lot Type 2	12-Mar-18
858556	Lot Type 2	12-Mar-18
858557	Lot Type 2	12-Mar-18
858559	Lot Type 1	12-Mar-18
858560	Lot Type 1	12-Mar-18
858561	Lot Type 1	12-Mar-18
858562	Lot Type 1	12-Mar-18

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858563	Lot Type 1	12-Mar-18
858564	Lot Type 1	12-Mar-18
858565	Lot Type 1	12-Mar-18
858566	Lot Type 1	12-Mar-18
858567	Lot Type 1	12-Mar-18
858569	Lot Type 1	12-Mar-18
858570	Lot Type 1	12-Mar-18
858571	Lot Type 1	12-Mar-18
858572	Lot Type 1	12-Mar-18
858573	Lot Type 1	12-Mar-18
858574	Lot Type 1	12-Mar-18
858575	Lot Type 1	12-Mar-18
858576	Lot Type 1	12-Mar-18
858577	Lot Type 1	12-Mar-18
858578	Lot Type 1	12-Mar-18
858580	Lot Type 1	12-Mar-18
858581	Lot Type 1	12-Mar-18
858582	Lot Type 1	12-Mar-18
858583	Lot Type 1	12-Mar-18
858584	Lot Type 1	12-Mar-18
858585	Lot Type 1	12-Mar-18
858589	Lot Type 3	12-Mar-18
858590	Lot Type 3	12-Mar-18
858591	Lot Type 3	12-Mar-18
858592	Lot Type 3	12-Mar-18
858593	Lot Type 3	12-Mar-18
858594	Lot Type 3	12-Mar-18
858595	Lot Type 3	12-Mar-18
858596	Lot Type 3	12-Mar-18
858597	Lot Type 3	12-Mar-18
858598	Lot Type 3	12-Mar-18
858600	Lot Type 3	12-Mar-18
858601	Lot Type 3	12-Mar-18
858602	Lot Type 3	12-Mar-18
858603	Lot Type 3	12-Mar-18
858604	Lot Type 3	12-Mar-18
858606	Lot Type 3	12-Mar-18
858607	Lot Type 3	12-Mar-18
858608	Lot Type 3	12-Mar-18
858609	Lot Type 3	12-Mar-18
858610	Lot Type 3	12-Mar-18
858611	Lot Type 3	12-Mar-18
858613	Lot Type 3	12-Mar-18
858614	Lot Type 3	12-Mar-18
858615	Lot Type 3	12-Mar-18



Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858616	Lot Type 3	12-Mar-18
858617	Lot Type 3	12-Mar-18
858618	Lot Type 3	12-Mar-18
858619	Lot Type 3	12-Mar-18
858620	Lot Type 3	12-Mar-18
858621	Lot Type 3	12-Mar-18
858622	Lot Type 3	12-Mar-18
858624	Lot Type 3	12-Mar-18
858625	Lot Type 3	12-Mar-18
858626	Lot Type 3	12-Mar-18
858627	Lot Type 3	12-Mar-18
858628	Lot Type 3	12-Mar-18
858629	Lot Type 3	12-Mar-18
858630	Lot Type 3	12-Mar-18
858631	Lot Type 3	12-Mar-18
858632	Lot Type 3	12-Mar-18
858633	Lot Type 3	12-Mar-18
858634	Lot Type 2	12-Mar-18
858635	Lot Type 2	12-Mar-18
858637	Lot Type 2	12-Mar-18
858646	Lot Type 3	12-Mar-18
858647	Lot Type 3	12-Mar-18
858648	Lot Type 3	12-Mar-18
858649	Lot Type 3	12-Mar-18
858650	Lot Type 3	12-Mar-18
858651	Lot Type 3	12-Mar-18
858652	Lot Type 3	12-Mar-18
858653	Lot Type 3	12-Mar-18
858654	Lot Type 3	12-Mar-18
858655	Lot Type 3	12-Mar-18
858656	Lot Type 3	12-Mar-18
858657	Lot Type 3	12-Mar-18
858666	Lot Type 2	12-Mar-18
858668	Lot Type 2	12-Mar-18
858670	Lot Type 2	12-Mar-18
858671	Lot Type 2	12-Mar-18
858672	Lot Type 2	12-Mar-18
858675	Lot Type 2	12-Mar-18
858676	Lot Type 2	12-Mar-18
858677	Lot Type 2	12-Mar-18
858678	Lot Type 2	12-Mar-18
858679	Lot Type 2	12-Mar-18
858680	Lot Type 2	12-Mar-18
858685	Lot Type 2	12-Mar-18
858686	Lot Type 2	12-Mar-18

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858687	Lot Type 2	12-Mar-18
858688	Lot Type 2	12-Mar-18
858689	Lot Type 2	12-Mar-18
858690	Lot Type 2	12-Mar-18
858691	Lot Type 2	12-Mar-18
858692	Lot Type 2	12-Mar-18
858693	Lot Type 2	12-Mar-18
858694	Lot Type 2	12-Mar-18
858695	Lot Type 2	12-Mar-18
858696	Lot Type 2	12-Mar-18
858697	Lot Type 2	12-Mar-18
858698	Lot Type 2	12-Mar-18
858699	Lot Type 2	12-Mar-18
858700	Lot Type 2	12-Mar-18
858701	Lot Type 2	12-Mar-18
858702	Lot Type 2	12-Mar-18
858703	Lot Type 2	12-Mar-18
858704	Lot Type 2	12-Mar-18
858707	Lot Type 2	12-Mar-18
858709	Lot Type 2	12-Mar-18
858710	Lot Type 2	12-Mar-18
858711	Lot Type 2	12-Mar-18
858712	Lot Type 2	12-Mar-18
858713	Lot Type 2	12-Mar-18
966723 [a]	Lot Type 13	9-Jun-23
966724 [a]	Lot Type 13	9-Jun-23
966725 [a]	Lot Type 13	9-Jun-23
966726 [a]	Lot Type 13	9-Jun-23
966727 [a]	Lot Type 13	9-Jun-23
966728 [a]	Lot Type 13	9-Jun-23
966729 [a]	Lot Type 13	9-Jun-23
966730 [a]	Lot Type 13	9-Jun-23
966731 [a]	Lot Type 13	9-Jun-23
966732 [a]	Lot Type 13	9-Jun-23
966733 [a]	Lot Type 13	9-Jun-23
966734 [a]	Lot Type 13	9-Jun-23
966735 [a]	Lot Type 13	9-Jun-23
966736 [a]	Lot Type 13	9-Jun-23
966740 [a]	Lot Type 13	9-Jun-23
966741 [a]	Lot Type 13	9-Jun-23
966742 [a]	Lot Type 12	9-Jun-23
966743 [a]	Lot Type 12	9-Jun-23
966744 [a]	Lot Type 12	9-Jun-23
966745 [a]	Lot Type 12	9-Jun-23
966746 [a]	Lot Type 12	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
966747 [a]	Lot Type 12	9-Jun-23
966748 [a]	Lot Type 12	9-Jun-23
966749 [a]	Lot Type 12	9-Jun-23
966750 [a]	Lot Type 12	9-Jun-23
966751 [a]	Lot Type 12	9-Jun-23
966753 [a]	Lot Type 12	9-Jun-23
966754 [a]	Lot Type 12	9-Jun-23
966755 [a]	Lot Type 12	9-Jun-23
966756 [a]	Lot Type 12	9-Jun-23
966760 [a]	Lot Type 12	9-Jun-23
966761 [a]	Lot Type 12	9-Jun-23
966762 [a]	Lot Type 12	9-Jun-23
966763 [a]	Lot Type 12	9-Jun-23
966764 [a]	Lot Type 12	9-Jun-23
966765 [a]	Lot Type 12	9-Jun-23
966766 [a]	Lot Type 12	9-Jun-23
966767 [a]	Lot Type 12	9-Jun-23
966768 [a]	Lot Type 13	9-Jun-23
966769 [a]	Lot Type 13	9-Jun-23
966770 [a]	Lot Type 13	9-Jun-23
966771 [a]	Lot Type 13	9-Jun-23
966772 [a]	Lot Type 13	9-Jun-23
966773 [a]	Lot Type 13	9-Jun-23
966774 [a]	Lot Type 13	9-Jun-23
966775 [a]	Lot Type 13	9-Jun-23
966776 [a]	Lot Type 13	9-Jun-23
966777 [a]	Lot Type 13	9-Jun-23
966778 [a]	Lot Type 13	9-Jun-23
966779 [a]	Lot Type 13	9-Jun-23
966780 [a]	Lot Type 13	9-Jun-23
966781 [a]	Lot Type 13	9-Jun-23
966782 [a]	Lot Type 13	9-Jun-23
966783 [a]	Lot Type 13	9-Jun-23
966784 [a]	Lot Type 13	9-Jun-23
966785 [a]	Lot Type 13	9-Jun-23
966786 [a]	Lot Type 13	9-Jun-23
966789 [a]	Lot Type 13	9-Jun-23
966790 [a]	Lot Type 13	9-Jun-23
966791 [a]	Lot Type 13	9-Jun-23
966792 [a]	Lot Type 13	9-Jun-23
966793 [a]	Lot Type 13	9-Jun-23
966794 [a]	Lot Type 13	9-Jun-23
966795 [a]	Lot Type 13	9-Jun-23
966796 [a]	Lot Type 13	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
966797 [a]	Lot Type 13	9-Jun-23
966798 [a]	Lot Type 13	9-Jun-23
966799 [a]	Lot Type 13	9-Jun-23
966800 [a]	Lot Type 13	9-Jun-23
966801 [a]	Lot Type 13	9-Jun-23
966802 [a]	Lot Type 13	9-Jun-23
966803 [a]	Lot Type 13	9-Jun-23
966806 [a]	Lot Type 13	9-Jun-23
966807 [a]	Lot Type 13	9-Jun-23
966808 [a]	Lot Type 13	9-Jun-23
966809 [a]	Lot Type 13	9-Jun-23
966810 [a]	Lot Type 13	9-Jun-23
966811 [a]	Lot Type 13	9-Jun-23
966812 [a]	Lot Type 13	9-Jun-23
966813 [a]	Lot Type 13	9-Jun-23
966814 [a]	Lot Type 13	9-Jun-23
966815 [a]	Lot Type 13	9-Jun-23
966816 [a]	Lot Type 13	9-Jun-23
966817 [a]	Lot Type 13	9-Jun-23
966818 [a]	Lot Type 13	9-Jun-23
966819 [a]	Lot Type 13	9-Jun-23
966820 [a]	Lot Type 13	9-Jun-23
966821 [a]	Lot Type 13	9-Jun-23
966822 [a]	Lot Type 13	9-Jun-23
966823 [a]	Lot Type 13	9-Jun-23
966824 [a]	Lot Type 13	9-Jun-23
966825 [a]	Lot Type 13	9-Jun-23
966826 [a]	Lot Type 13	9-Jun-23
966827 [a]	Lot Type 13	9-Jun-23
966828 [a]	Lot Type 13	9-Jun-23
966829 [a]	Lot Type 13	9-Jun-23
966830 [a]	Lot Type 13	9-Jun-23
966834 [a]	Lot Type 13	9-Jun-23
966835 [a]	Lot Type 13	9-Jun-23
966836 [a]	Lot Type 13	9-Jun-23
966837 [a]	Lot Type 13	9-Jun-23
966838 [a]	Lot Type 13	9-Jun-23
966839 [a]	Lot Type 13	9-Jun-23
966840 [a]	Lot Type 13	9-Jun-23
966841 [a]	Lot Type 13	9-Jun-23
966842 [a]	Lot Type 13	9-Jun-23
966843 [a]	Lot Type 13	9-Jun-23
966844 [a]	Lot Type 13	9-Jun-23
966845 [a]	Lot Type 13	9-Jun-23
966846 [a]	Lot Type 13	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
966847 [a]	Lot Type 13	9-Jun-23
966848 [a]	Lot Type 13	9-Jun-23
966849 [a]	Lot Type 13	9-Jun-23
966850 [a]	Lot Type 13	9-Jun-23
966851 [a]	Lot Type 13	9-Jun-23
966852 [a]	Lot Type 13	9-Jun-23
966853 [a]	Lot Type 13	9-Jun-23
966854 [a]	Lot Type 13	9-Jun-23
966855 [a]	Lot Type 13	9-Jun-23
966856 [a]	Lot Type 13	9-Jun-23
966857 [a]	Lot Type 13	9-Jun-23
966858 [a]	Lot Type 13	9-Jun-23
966860 [a]	Lot Type 12	9-Jun-23
966861 [a]	Lot Type 12	9-Jun-23
966862 [a]	Lot Type 12	9-Jun-23
966863 [a]	Lot Type 12	9-Jun-23
966864 [a]	Lot Type 12	9-Jun-23
966865 [a]	Lot Type 12	9-Jun-23
966866 [a]	Lot Type 12	9-Jun-23
966867 [a]	Lot Type 12	9-Jun-23
966868 [a]	Lot Type 12	9-Jun-23
966869 [a]	Lot Type 12	9-Jun-23
966870 [a]	Lot Type 12	9-Jun-23
966871 [a]	Lot Type 12	9-Jun-23
966872 [a]	Lot Type 12	9-Jun-23
966873 [a]	Lot Type 12	9-Jun-23
966874 [a]	Lot Type 12	9-Jun-23
966875 [a]	Lot Type 12	9-Jun-23
966876 [a]	Lot Type 12	9-Jun-23
966878 [a]	Lot Type 12	9-Jun-23
966879 [a]	Lot Type 12	9-Jun-23
966880 [a]	Lot Type 12	9-Jun-23
966881 [a]	Lot Type 12	9-Jun-23
966882 [a]	Lot Type 12	9-Jun-23
966885 [a]	Lot Type 12	9-Jun-23
966886 [a]	Lot Type 12	9-Jun-23
966887 [a]	Lot Type 12	9-Jun-23
966888 [a]	Lot Type 12	9-Jun-23
966889 [a]	Lot Type 12	9-Jun-23
966890 [a]	Lot Type 12	9-Jun-23
966891 [a]	Lot Type 12	9-Jun-23
966892 [a]	Lot Type 12	9-Jun-23
966893 [a]	Lot Type 12	9-Jun-23
966894 [a]	Lot Type 12	9-Jun-23
966895 [a]	Lot Type 12	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
966896 [a]	Lot Type 12	9-Jun-23
966897 [a]	Lot Type 12	9-Jun-23
966898 [a]	Lot Type 12	9-Jun-23
966899 [a]	Lot Type 12	9-Jun-23
966900 [a]	Lot Type 12	9-Jun-23
966901 [a]	Lot Type 12	9-Jun-23
966902 [a]	Lot Type 12	9-Jun-23
966903 [a]	Lot Type 12	9-Jun-23
966905 [a]	Lot Type 12	9-Jun-23
966906 [a]	Lot Type 12	9-Jun-23
966907 [a]	Lot Type 12	9-Jun-23
966908 [a]	Lot Type 12	9-Jun-23
966909 [a]	Lot Type 12	9-Jun-23
966911 [a]	Lot Type 11	9-Jun-23
966912 [a]	Lot Type 11	9-Jun-23
966913 [a]	Lot Type 11	9-Jun-23
966914 [a]	Lot Type 11	9-Jun-23
966915 [a]	Lot Type 11	9-Jun-23
966916 [a]	Lot Type 11	9-Jun-23
966918 [a]	Lot Type 11	9-Jun-23
966919 [a]	Lot Type 11	9-Jun-23
966920 [a]	Lot Type 11	9-Jun-23
966921 [a]	Lot Type 11	9-Jun-23
966922 [a]	Lot Type 11	9-Jun-23
966923 [a]	Lot Type 11	9-Jun-23
966924 [a]	Lot Type 11	9-Jun-23
966925 [a]	Lot Type 11	9-Jun-23
966926 [a]	Lot Type 11	9-Jun-23
966927 [a]	Lot Type 11	9-Jun-23
966928 [a]	Lot Type 11	9-Jun-23
966929 [a]	Lot Type 11	9-Jun-23
966930 [a]	Lot Type 11	9-Jun-23
966931 [a]	Lot Type 11	9-Jun-23
966932 [a]	Lot Type 11	9-Jun-23
966933 [a]	Lot Type 11	9-Jun-23
966934 [a]	Lot Type 11	9-Jun-23
966935 [a]	Lot Type 11	9-Jun-23
966936 [a]	Lot Type 11	9-Jun-23
966937 [a]	Lot Type 11	9-Jun-23
966938 [a]	Lot Type 11	9-Jun-23
966939 [a]	Lot Type 11	9-Jun-23
966940 [a]	Lot Type 11	9-Jun-23
966941 [a]	Lot Type 11	9-Jun-23
966950 [a]	Lot Type 12	9-Jun-23
966951 [a]	Lot Type 12	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
966952 [a]	Lot Type 12	9-Jun-23
966953 [a]	Lot Type 12	9-Jun-23
966954 [a]	Lot Type 12	9-Jun-23
966955 [a]	Lot Type 12	9-Jun-23
966956 [a]	Lot Type 12	9-Jun-23
966957 [a]	Lot Type 12	9-Jun-23
966958 [a]	Lot Type 12	9-Jun-23
966959 [a]	Lot Type 12	9-Jun-23
966960 [a]	Lot Type 12	9-Jun-23
966961 [a]	Lot Type 12	9-Jun-23
966962 [a]	Lot Type 12	9-Jun-23
966963 [a]	Lot Type 12	9-Jun-23
966964 [a]	Lot Type 12	9-Jun-23
966965 [a]	Lot Type 12	9-Jun-23
966966 [a]	Lot Type 12	9-Jun-23
966967 [a]	Lot Type 12	9-Jun-23
966968 [a]	Lot Type 12	9-Jun-23
966970 [a]	Lot Type 12	9-Jun-23
966971 [a]	Lot Type 12	9-Jun-23
966972 [a]	Lot Type 12	9-Jun-23
966973 [a]	Lot Type 12	9-Jun-23
966974 [a]	Lot Type 12	9-Jun-23
966976 [a]	Lot Type 12	9-Jun-23
966977 [a]	Lot Type 12	9-Jun-23
966978 [a]	Lot Type 12	9-Jun-23
966979 [a]	Lot Type 12	9-Jun-23
966980 [a]	Lot Type 12	9-Jun-23
966982 [a]	Lot Type 11	9-Jun-23
966983 [a]	Lot Type 11	9-Jun-23
966984 [a]	Lot Type 11	9-Jun-23
966985 [a]	Lot Type 11	9-Jun-23
966986 [a]	Lot Type 11	9-Jun-23
966987 [a]	Lot Type 11	9-Jun-23
966988 [a]	Lot Type 11	9-Jun-23
966989 [a]	Lot Type 11	9-Jun-23
966990 [a]	Lot Type 11	9-Jun-23
966991 [a]	Lot Type 11	9-Jun-23
966992 [a]	Lot Type 11	9-Jun-23
966993 [a]	Lot Type 11	9-Jun-23
966995 [a]	Lot Type 12	9-Jun-23
966996 [a]	Lot Type 12	9-Jun-23
966997 [a]	Lot Type 12	9-Jun-23
966998 [a]	Lot Type 12	9-Jun-23
966999 [a]	Lot Type 12	9-Jun-23
967000 [a]	Lot Type 12	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
967001 [a]	Lot Type 12	9-Jun-23
967002 [a]	Lot Type 12	9-Jun-23
967004 [a]	Lot Type 12	9-Jun-23
967005 [a]	Lot Type 12	9-Jun-23
967006 [a]	Lot Type 12	9-Jun-23
967007 [a]	Lot Type 12	9-Jun-23
967008 [a]	Lot Type 12	9-Jun-23
967009 [a]	Lot Type 12	9-Jun-23
967010 [a]	Lot Type 12	9-Jun-23
967011 [a]	Lot Type 12	9-Jun-23
972808 [b]	Lot Type 13	9-Jun-23
972809 [b]	Lot Type 13	9-Jun-23
972810 [b]	Lot Type 13	9-Jun-23
972811 [b]	Lot Type 13	9-Jun-23
972812 [b]	Lot Type 13	9-Jun-23
972813 [b]	Lot Type 13	9-Jun-23
972814 [b]	Lot Type 13	9-Jun-23
972815 [b]	Lot Type 13	9-Jun-23
972816 [b]	Lot Type 13	9-Jun-23
972817 [b]	Lot Type 13	9-Jun-23
972818 [b]	Lot Type 13	9-Jun-23
972819 [b]	Lot Type 13	9-Jun-23
972820 [b]	Lot Type 13	9-Jun-23
972821 [b]	Lot Type 13	9-Jun-23
972822 [b]	Lot Type 13	9-Jun-23
972823 [b]	Lot Type 13	9-Jun-23
972824 [b]	Lot Type 13	9-Jun-23
972825 [b]	Lot Type 13	9-Jun-23
972826 [b]	Lot Type 13	9-Jun-23
972828 [b]	Lot Type 11	9-Jun-23
972829 [b]	Lot Type 11	9-Jun-23
972830 [b]	Lot Type 11	9-Jun-23
972831 [b]	Lot Type 11	9-Jun-23
972832 [b]	Lot Type 11	9-Jun-23
972833 [b]	Lot Type 11	9-Jun-23
972834 [b]	Lot Type 11	9-Jun-23
972835 [b]	Lot Type 11	9-Jun-23
972836 [b]	Lot Type 11	9-Jun-23
972837 [b]	Lot Type 11	9-Jun-23
972838 [b]	Lot Type 11	9-Jun-23
972839 [b]	Lot Type 11	9-Jun-23
972840 [b]	Lot Type 11	9-Jun-23
972841 [b]	Lot Type 11	9-Jun-23
972842 [b]	Lot Type 11	9-Jun-23
972843 [b]	Lot Type 11	9-Jun-23



Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
972844 [b]	Lot Type 11	9-Jun-23
972846 [b]	Lot Type 11	9-Jun-23
972847 [b]	Lot Type 11	9-Jun-23
972848 [b]	Lot Type 11	9-Jun-23
972849 [b]	Lot Type 11	9-Jun-23
972850 [b]	Lot Type 11	9-Jun-23
972851 [b]	Lot Type 11	9-Jun-23
972853 [b]	Lot Type 13	9-Jun-23
972854 [b]	Lot Type 13	9-Jun-23
972855 [b]	Lot Type 13	9-Jun-23
972856 [b]	Lot Type 13	9-Jun-23
972858 [b]	Lot Type 13	9-Jun-23
972859 [b]	Lot Type 13	9-Jun-23
972860 [b]	Lot Type 13	9-Jun-23
972861 [b]	Lot Type 13	9-Jun-23
972862 [b]	Lot Type 13	9-Jun-23
972863 [b]	Lot Type 11	9-Jun-23
972864 [b]	Lot Type 11	9-Jun-23
972866 [b]	Lot Type 11	9-Jun-23
972867 [b]	Lot Type 11	9-Jun-23
972868 [b]	Lot Type 11	9-Jun-23
972869 [b]	Lot Type 11	9-Jun-23
972870 [b]	Lot Type 11	9-Jun-23
972871 [b]	Lot Type 11	9-Jun-23
972872 [b]	Lot Type 11	9-Jun-23
972873 [b]	Lot Type 11	9-Jun-23
972874 [b]	Lot Type 11	9-Jun-23
972875 [b]	Lot Type 11	9-Jun-23
972876 [b]	Lot Type 13	9-Jun-23
972877 [b]	Lot Type 13	9-Jun-23
972878 [b]	Lot Type 13	9-Jun-23
972879 [b]	Lot Type 13	9-Jun-23
972880 [b]	Lot Type 13	9-Jun-23
972882 [b]	Lot Type 11	9-Jun-23
972883 [b]	Lot Type 11	9-Jun-23
972884 [b]	Lot Type 11	9-Jun-23
972885 [b]	Lot Type 11	9-Jun-23
972886 [b]	Lot Type 11	9-Jun-23
972888 [b]	Lot Type 13	9-Jun-23
972889 [b]	Lot Type 13	9-Jun-23
972890 [b]	Lot Type 13	9-Jun-23
972891 [b]	Lot Type 13	9-Jun-23
972892 [b]	Lot Type 13	9-Jun-23
972893 [b]	Lot Type 13	9-Jun-23
972894 [b]	Lot Type 13	9-Jun-23

Master Improvement Area - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
972895 [b]	Lot Type 13	9-Jun-23
972896 [b]	Lot Type 13	9-Jun-23
972898 [b]	Lot Type 13	9-Jun-23
972899 [b]	Lot Type 13	9-Jun-23
972900 [b]	Lot Type 13	9-Jun-23
972901 [b]	Lot Type 13	9-Jun-23
972902 [b]	Lot Type 13	9-Jun-23
972903 [b]	Lot Type 13	9-Jun-23
972904 [b]	Lot Type 13	9-Jun-23
972905 [b]	Lot Type 13	9-Jun-23
972906 [b]	Lot Type 13	9-Jun-23
972907 [b]	Lot Type 13	9-Jun-23
972908 [b]	Lot Type 13	9-Jun-23
972909 [b]	Lot Type 13	9-Jun-23
972910 [b]	Lot Type 13	9-Jun-23
972911 [b]	Lot Type 13	9-Jun-23
972912 [b]	Lot Type 13	9-Jun-23
972913 [b]	Lot Type 13	9-Jun-23
972914 [b]	Lot Type 13	9-Jun-23
972915 [b]	Lot Type 13	9-Jun-23
972916 [b]	Lot Type 13	9-Jun-23
972917 [b]	Lot Type 13	9-Jun-23
972918 [b]	Lot Type 13	9-Jun-23
972919 [b]	Lot Type 13	9-Jun-23
972920 [b]	Lot Type 13	9-Jun-23
972921 [b]	Lot Type 13	9-Jun-23
972922 [b]	Lot Type 13	9-Jun-23
972923 [b]	Lot Type 13	9-Jun-23
975061	N/A	11-Jul-24
984862	N/A	11-Jul-24

[a] Parcel was created with the Whisper Valley Village 1, Phase 3 Final Plat which was part of the Assessed Parcel with Parcel ID 922965 in Tax Year 2022 and has been prepaid in full.

[b] Parcel was created with the Whisper Valley Village 1, Phase 4 Final Plat which was part of the Assessed Parcel with Parcel ID 947821 in Tax Year 2022 and has been prepaid in full.

**EXHIBIT S-2 - IMPROVEMENT AREA #1 PREPAYMENTS**

Improvement Area #1 - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
858668	2	27-Feb-20
858478	3	30-May-20
858551	2	15-Jul-20
858462	3	1-Feb-21
858501	3	1-Feb-21
858527	2	12-Mar-21
858658	5	22-Mar-22

Improvement Area #1 - Partial Prepayments		
Property ID	Lot Type	Amount Prepaid
858607	3	\$12,929.01

**EXHIBIT S-3 - IMPROVEMENT AREA #2 PREPAYMENTS**

Improvement Area #2 - Prepayments in Full		
Property ID	Lot Type	Date Paid in Full
939087	10	17-Feb-21
939085	10	31-Jan-22
939077	10	4-Feb-22
938946	10	4-Feb-22
939144	10	4-Feb-22
939026	10	11-Feb-22
939148	10	23-Feb-23
939023	8	31-Jan-24

**EXHIBIT S-4 - IMPROVEMENT AREA #3 PREPAYMENTS**

No Prepayments of Assessments have occurred within Improvement Area #3.

## EXHIBIT T - CALCULATION OF ASSESSMENT BY LOT TYPE

Improvement Area #1 Bond											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
1	25'	25	\$ 158,710	\$ 3,967,742	7.56%	\$ 340,003	\$ 13,600	\$ 21,489	\$ 860	\$ 0.5416	
2	50'	73	\$ 260,000	\$ 18,980,000	36.14%	\$ 1,626,432	\$ 22,280	\$ 102,794	\$ 1,408	\$ 0.5416	
3	60'	97	\$ 304,804	\$ 29,565,966	56.30%	\$ 2,533,564	\$ 26,119	\$ 160,126	\$ 1,651	\$ 0.5416	
		<b>195</b>		<b>\$ 52,513,708</b>	<b>100.00%</b>	<b>\$ 4,500,000</b>		<b>\$ 284,408</b>			

Improvement Area #1 Reimbursement											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
4	25'	2	\$ 158,710	\$ 317,419	3.12%	\$ 27,200	\$ 13,600	\$ 1,719	\$ 860	\$ 0.5416	
5	35'	12	\$ 210,000	\$ 2,520,000	24.80%	\$ 215,944	\$ 17,995	\$ 13,648	\$ 1,137	\$ 0.5416	
6	50'	27	\$ 260,000	\$ 7,020,000	69.08%	\$ 601,557	\$ 22,280	\$ 38,019	\$ 1,408	\$ 0.5416	
7	60'	1	\$ 304,804	\$ 304,804	3.00%	\$ 26,119	\$ 26,119	\$ 1,651	\$ 1,651	\$ 0.5416	
		<b>42</b>		<b>\$ 10,162,223</b>	<b>100.00%</b>	<b>\$ 870,820</b>		<b>\$ 55,037</b>			

		<b>237</b>		<b>\$ 62,675,931</b>		<b>\$ 5,370,820</b>		<b>\$ 339,446</b>		
--	--	------------	--	----------------------	--	---------------------	--	-------------------	--	--

Improvement Area #2 (at time of Assessment Levy)											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
8	25'	44	\$ 261,700	\$ 11,514,800	13.82%	\$ 1,041,674.52	\$ 23,674	\$ 60,884	\$ 1,384	\$ 0.5287	
9	35'	87	\$ 265,100	\$ 23,063,700	27.67%	\$ 2,086,433.86	\$ 23,982	\$ 121,948	\$ 1,402	\$ 0.5287	
10	50'	130	\$ 358,600	\$ 46,618,000	55.93%	\$ 4,217,249.34	\$ 32,440	\$ 246,491	\$ 1,896	\$ 0.5287	
10 (Prepaid)	50'	6	\$ 358,600	\$ 2,151,600	2.58%	\$ 194,642	\$ 32,440	\$ 11,377	\$ 1,896	\$ 0.5287	
		<b>267</b>		<b>\$ 83,348,100</b>	<b>100.00%</b>	<b>\$ 7,540,000</b>		<b>\$ 440,700</b>			

Improvement Area #2 (at time of Improvement Area #2 Bond Issuance)											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
8	25'	44	\$ 261,700	\$ 11,514,800	14.18%	\$ 967,171.44	\$ 21,981.17	\$ 61,227.16	\$ 1,391.53	\$ 0.5317	
9	35'	87	\$ 265,100	\$ 23,063,700	28.40%	\$ 1,937,207.07	\$ 22,266.75	\$ 122,635.64	\$ 1,409.61	\$ 0.5317	
10	50'	130	\$ 358,600	\$ 46,618,000	57.41%	\$ 3,915,621.49	\$ 30,120.17	\$ 247,879.92	\$ 1,906.77	\$ 0.5317	
		<b>261</b>		<b>\$ 81,196,500</b>	<b>100.00%</b>	<b>\$ 6,820,000.00</b>		<b>\$ 431,742.72</b>			

Improvement Area #3 (at time of Assessment Levy)											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
11	35'	82	\$ 362,000	\$ 29,684,000	18.36%	\$ 2,232,086.72	\$ 27,220.57	\$ 161,312.32	\$ 1,967.22	\$ 0.5434	
12	40'	113	\$ 373,000	\$ 42,149,000	26.06%	\$ 3,169,391.70	\$ 28,047.71	\$ 229,051.10	\$ 2,027.00	\$ 0.5434	
13	50'	168	\$ 535,000	\$ 89,880,000	55.58%	\$ 6,758,521.58	\$ 40,229.30	\$ 488,436.58	\$ 2,907.36	\$ 0.5434	
		<b>363</b>		<b>\$ 161,713,000</b>	<b>100.00%</b>	<b>\$ 12,160,000.00</b>		<b>\$ 878,800.00</b>			

Improvement Area #3 (at time of Improvement Area #3 Bond Issuance)											
Lot Type	Lot Size	Units	Estimated Buildout Value per Unit	Total Estimated Buildout Value	% Allocation	Total Assessment	Assessment per Lot Type	First Year Annual Installment	Annual Installment per Lot Type	PID Equivalent Tax Rate	
11	35'	82	\$ 362,000	\$ 29,684,000	18.36%	\$ 2,200,881.56	\$ 26,840.02	\$ 159,454.91	\$ 1,944.57	\$ 0.5372	
12	40'	113	\$ 373,000	\$ 42,149,000	26.06%	\$ 3,125,082.77	\$ 27,655.60	\$ 226,413.72	\$ 2,003.66	\$ 0.5372	
13	50'	168	\$ 535,000	\$ 89,880,000	55.58%	\$ 6,664,035.67	\$ 39,666.88	\$ 482,812.53	\$ 2,873.88	\$ 0.5372	
		<b>363</b>		<b>\$ 161,713,000</b>	<b>100.00%</b>	<b>\$ 11,990,000.00</b>		<b>\$ 868,681.16</b>			

## EXHIBIT U – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types are contained in this Exhibit:

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Property ID 858607
- Lot Type 4
- Lot Type 5
- Lot Type 6
- Lot Type 7
- Lot Type 8
- Lot Type 9
- Lot Type 10
- Lot Type 11
- Lot Type 12
- Lot Type 13
- Property ID 201773
- Property ID 858720
- Property ID 806427
- Property ID 965584
- Property ID 963221
- Property ID 806429
- Property ID 806431
- Property ID 965110
- Property ID 965111
- Property ID 965112
- Property ID 806432
- Property ID 806424
- Property ID 806428
- Property ID 978116
- Property ID 978098

## BUYER DISCLOSURE – LOT TYPE 1

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 1 PRINCIPAL ASSESSMENT: \$13,093.54**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 156.62	\$ 608.81	\$ 53.61	\$ 65.47	\$ 884.50
2026	\$ 172.28	\$ 602.54	\$ 54.68	\$ 64.68	\$ 894.19
2027	\$ 203.61	\$ 595.65	\$ 55.77	\$ 63.82	\$ 918.85
2028	\$ 234.93	\$ 587.51	\$ 56.89	\$ 62.81	\$ 942.13
2029	\$ 250.59	\$ 578.11	\$ 58.02	\$ 61.63	\$ 948.36
2030	\$ 281.92	\$ 568.08	\$ 59.18	\$ 60.38	\$ 969.57
2031	\$ 313.24	\$ 555.05	\$ 60.37	\$ 58.97	\$ 987.63
2032	\$ 344.57	\$ 540.56	\$ 61.58	\$ 57.40	\$ 1,004.10
2033	\$ 375.89	\$ 524.62	\$ 62.81	\$ 55.68	\$ 1,019.00
2034	\$ 407.22	\$ 507.24	\$ 64.06	\$ 53.80	\$ 1,032.32
2035	\$ 454.20	\$ 488.40	\$ 65.34	\$ 51.76	\$ 1,059.71
2036	\$ 485.53	\$ 467.40	\$ 66.65	\$ 49.49	\$ 1,069.07
2037	\$ 532.51	\$ 444.94	\$ 67.98	\$ 47.06	\$ 1,092.50
2038	\$ 579.50	\$ 420.31	\$ 69.34	\$ 44.40	\$ 1,113.56
2039	\$ 626.49	\$ 393.51	\$ 70.73	\$ 41.50	\$ 1,132.23
2040	\$ 673.47	\$ 364.54	\$ 72.15	\$ 38.37	\$ 1,148.53
2041	\$ 736.12	\$ 332.55	\$ 73.59	\$ 35.00	\$ 1,177.26
2042	\$ 767.44	\$ 297.58	\$ 75.06	\$ 31.32	\$ 1,171.41
2043	\$ 830.09	\$ 261.13	\$ 76.56	\$ 27.49	\$ 1,195.27
2044	\$ 892.74	\$ 221.70	\$ 78.09	\$ 23.34	\$ 1,215.87
2045	\$ 955.39	\$ 179.29	\$ 79.66	\$ 18.87	\$ 1,233.21
2046	\$ 1,033.70	\$ 133.91	\$ 81.25	\$ 14.10	\$ 1,262.96
2047	\$ 1,112.01	\$ 84.81	\$ 82.87	\$ 8.93	\$ 1,288.62
2048	\$ 673.47	\$ 31.99	\$ 84.53	\$ 3.37	\$ 793.36
<b>Total</b>	<b>\$ 13,093.54</b>	<b>\$ 9,790.22</b>	<b>\$ 1,630.78</b>	<b>\$ 1,039.65</b>	<b>\$ 25,554.19</b>

[a] Interest rate is calculated at the rate of the PID Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 2

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 2 PRINCIPAL ASSESSMENT: \$21,449.98**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 256.58	\$ 997.35	\$ 87.82	\$ 107.25	\$ 1,449.00
2026	\$ 282.24	\$ 987.09	\$ 89.57	\$ 105.97	\$ 1,464.87
2027	\$ 333.55	\$ 975.80	\$ 91.36	\$ 104.56	\$ 1,505.27
2028	\$ 384.87	\$ 962.46	\$ 93.19	\$ 102.89	\$ 1,543.41
2029	\$ 410.53	\$ 947.06	\$ 95.06	\$ 100.96	\$ 1,553.61
2030	\$ 461.84	\$ 930.64	\$ 96.96	\$ 98.91	\$ 1,588.35
2031	\$ 513.16	\$ 909.28	\$ 98.90	\$ 96.60	\$ 1,617.94
2032	\$ 564.47	\$ 885.55	\$ 100.87	\$ 94.04	\$ 1,644.93
2033	\$ 615.79	\$ 859.44	\$ 102.89	\$ 91.21	\$ 1,669.34
2034	\$ 667.10	\$ 830.96	\$ 104.95	\$ 88.13	\$ 1,691.15
2035	\$ 744.08	\$ 800.11	\$ 107.05	\$ 84.80	\$ 1,736.03
2036	\$ 795.39	\$ 765.69	\$ 109.19	\$ 81.08	\$ 1,751.36
2037	\$ 872.37	\$ 728.91	\$ 111.37	\$ 77.10	\$ 1,789.75
2038	\$ 949.34	\$ 688.56	\$ 113.60	\$ 72.74	\$ 1,824.24
2039	\$ 1,026.31	\$ 644.65	\$ 115.87	\$ 67.99	\$ 1,854.83
2040	\$ 1,103.29	\$ 597.19	\$ 118.19	\$ 62.86	\$ 1,881.53
2041	\$ 1,205.92	\$ 544.78	\$ 120.55	\$ 57.35	\$ 1,928.60
2042	\$ 1,257.24	\$ 487.50	\$ 122.97	\$ 51.32	\$ 1,919.02
2043	\$ 1,359.87	\$ 427.78	\$ 125.42	\$ 45.03	\$ 1,958.10
2044	\$ 1,462.50	\$ 363.19	\$ 127.93	\$ 38.23	\$ 1,991.85
2045	\$ 1,565.13	\$ 293.72	\$ 130.49	\$ 30.92	\$ 2,020.26
2046	\$ 1,693.42	\$ 219.37	\$ 133.10	\$ 23.09	\$ 2,068.99
2047	\$ 1,821.71	\$ 138.94	\$ 135.76	\$ 14.62	\$ 2,111.03
2048	\$ 1,103.29	\$ 52.41	\$ 138.48	\$ 5.52	\$ 1,299.69
<b>Total</b>	<b>\$ 21,449.98</b>	<b>\$ 16,038.44</b>	<b>\$ 2,671.56</b>	<b>\$ 1,703.17</b>	<b>\$ 41,863.15</b>

[a] Interest rate is calculated at the rate of the PID Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 3

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 3 PRINCIPAL ASSESSMENT: \$25,146.28**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - LOT TYPE 3

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 300.79	\$ 1,169.22	\$ 102.95	\$ 125.73	\$ 1,698.69
2026	\$ 330.87	\$ 1,157.19	\$ 105.01	\$ 124.23	\$ 1,717.30
2027	\$ 391.03	\$ 1,143.95	\$ 107.11	\$ 122.57	\$ 1,764.67
2028	\$ 451.19	\$ 1,128.31	\$ 109.25	\$ 120.62	\$ 1,809.37
2029	\$ 481.27	\$ 1,110.26	\$ 111.44	\$ 118.36	\$ 1,821.33
2030	\$ 541.43	\$ 1,091.01	\$ 113.67	\$ 115.96	\$ 1,862.06
2031	\$ 601.59	\$ 1,065.97	\$ 115.94	\$ 113.25	\$ 1,896.75
2032	\$ 661.74	\$ 1,038.15	\$ 118.26	\$ 110.24	\$ 1,928.39
2033	\$ 721.90	\$ 1,007.54	\$ 120.62	\$ 106.93	\$ 1,957.00
2034	\$ 782.06	\$ 974.16	\$ 123.03	\$ 103.32	\$ 1,982.57
2035	\$ 872.30	\$ 937.98	\$ 125.50	\$ 99.41	\$ 2,035.19
2036	\$ 932.46	\$ 897.64	\$ 128.01	\$ 95.05	\$ 2,053.16
2037	\$ 1,022.70	\$ 854.51	\$ 130.57	\$ 90.39	\$ 2,098.16
2038	\$ 1,112.93	\$ 807.22	\$ 133.18	\$ 85.27	\$ 2,138.60
2039	\$ 1,203.17	\$ 755.74	\$ 135.84	\$ 79.71	\$ 2,174.46
2040	\$ 1,293.41	\$ 700.10	\$ 138.56	\$ 73.69	\$ 2,205.76
2041	\$ 1,413.73	\$ 638.66	\$ 141.33	\$ 67.23	\$ 2,260.94
2042	\$ 1,473.89	\$ 571.51	\$ 144.15	\$ 60.16	\$ 2,249.71
2043	\$ 1,594.20	\$ 501.50	\$ 147.04	\$ 52.79	\$ 2,295.53
2044	\$ 1,714.52	\$ 425.77	\$ 149.98	\$ 44.82	\$ 2,335.09
2045	\$ 1,834.84	\$ 344.33	\$ 152.98	\$ 36.25	\$ 2,368.39
2046	\$ 1,985.23	\$ 257.18	\$ 156.04	\$ 27.07	\$ 2,425.52
2047	\$ 2,135.63	\$ 162.88	\$ 159.16	\$ 17.15	\$ 2,474.81
2048	\$ 1,293.41	\$ 61.44	\$ 162.34	\$ 6.47	\$ 1,523.66
<b>Total</b>	<b>\$ 25,146.28</b>	<b>\$ 18,802.22</b>	<b>\$ 3,131.93</b>	<b>\$ 1,996.66</b>	<b>\$ 49,077.10</b>

[a] Interest rate is calculated at the rate of the PID Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 858607**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 858607 PRINCIPAL ASSESSMENT: \$12,558.71**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 858607

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 150.22	\$ 583.94	\$ 51.42	\$ 62.79	\$ 848.37
2026	\$ 165.25	\$ 577.93	\$ 52.44	\$ 62.04	\$ 857.66
2027	\$ 195.29	\$ 571.32	\$ 53.49	\$ 61.22	\$ 881.32
2028	\$ 225.34	\$ 563.51	\$ 54.56	\$ 60.24	\$ 903.65
2029	\$ 240.36	\$ 554.49	\$ 55.65	\$ 59.11	\$ 909.62
2030	\$ 270.40	\$ 544.88	\$ 56.77	\$ 57.91	\$ 929.96
2031	\$ 300.45	\$ 532.37	\$ 57.90	\$ 56.56	\$ 947.28
2032	\$ 330.49	\$ 518.48	\$ 59.06	\$ 55.06	\$ 963.09
2033	\$ 360.54	\$ 503.19	\$ 60.24	\$ 53.40	\$ 977.38
2034	\$ 390.58	\$ 486.52	\$ 61.45	\$ 51.60	\$ 990.15
2035	\$ 435.65	\$ 468.45	\$ 62.68	\$ 49.65	\$ 1,016.43
2036	\$ 465.69	\$ 448.31	\$ 63.93	\$ 47.47	\$ 1,025.40
2037	\$ 510.76	\$ 426.77	\$ 65.21	\$ 45.14	\$ 1,047.88
2038	\$ 555.83	\$ 403.14	\$ 66.51	\$ 42.59	\$ 1,068.07
2039	\$ 600.90	\$ 377.44	\$ 67.84	\$ 39.81	\$ 1,085.98
2040	\$ 645.96	\$ 349.65	\$ 69.20	\$ 36.80	\$ 1,101.61
2041	\$ 706.05	\$ 318.96	\$ 70.58	\$ 33.58	\$ 1,129.17
2042	\$ 736.10	\$ 285.43	\$ 71.99	\$ 30.04	\$ 1,123.56
2043	\$ 796.19	\$ 250.46	\$ 73.43	\$ 26.36	\$ 1,146.45
2044	\$ 856.28	\$ 212.64	\$ 74.90	\$ 22.38	\$ 1,166.20
2045	\$ 916.37	\$ 171.97	\$ 76.40	\$ 18.10	\$ 1,182.84
2046	\$ 991.48	\$ 128.44	\$ 77.93	\$ 13.52	\$ 1,211.37
2047	\$ 1,066.59	\$ 81.35	\$ 79.49	\$ 8.56	\$ 1,235.99
2048	\$ 645.96	\$ 30.68	\$ 81.08	\$ 3.23	\$ 760.95
<b>Total</b>	<b>\$ 12,558.71</b>	<b>\$ 9,390.32</b>	<b>\$ 1,564.17</b>	<b>\$ 997.19</b>	<b>\$ 24,510.39</b>

[a] Interest rate is calculated at the rate of the PID Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 4

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 4 PRINCIPAL ASSESSMENT: \$13,131.69**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 4

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Total
2025	\$ 151.11	\$ 676.74	\$ 35.07	\$ 862.92
2026	\$ 166.22	\$ 669.94	\$ 35.77	\$ 871.94
2027	\$ 196.45	\$ 662.46	\$ 36.49	\$ 895.39
2028	\$ 226.67	\$ 653.62	\$ 37.22	\$ 917.51
2029	\$ 241.78	\$ 643.42	\$ 37.96	\$ 923.16
2030	\$ 272.00	\$ 632.54	\$ 38.72	\$ 943.26
2031	\$ 302.23	\$ 618.60	\$ 39.50	\$ 960.32
2032	\$ 332.45	\$ 603.11	\$ 40.29	\$ 975.84
2033	\$ 362.67	\$ 586.07	\$ 41.09	\$ 989.83
2034	\$ 392.89	\$ 567.48	\$ 41.91	\$ 1,002.29
2035	\$ 438.23	\$ 547.35	\$ 42.75	\$ 1,028.33
2036	\$ 468.45	\$ 524.89	\$ 43.61	\$ 1,036.95
2037	\$ 513.78	\$ 500.88	\$ 44.48	\$ 1,059.14
2038	\$ 559.12	\$ 474.55	\$ 45.37	\$ 1,079.04
2039	\$ 604.45	\$ 445.90	\$ 46.28	\$ 1,096.62
2040	\$ 649.78	\$ 414.92	\$ 47.20	\$ 1,111.90
2041	\$ 710.23	\$ 380.80	\$ 48.15	\$ 1,139.18
2042	\$ 740.45	\$ 343.52	\$ 49.11	\$ 1,133.08
2043	\$ 800.90	\$ 304.64	\$ 50.09	\$ 1,155.63
2044	\$ 861.34	\$ 262.60	\$ 51.09	\$ 1,175.03
2045	\$ 921.79	\$ 217.38	\$ 52.12	\$ 1,191.28
2046	\$ 997.34	\$ 168.98	\$ 53.16	\$ 1,219.48
2047	\$ 1,072.90	\$ 116.62	\$ 54.22	\$ 1,243.74
2048	\$ 1,148.46	\$ 60.29	\$ 55.31	\$ 1,264.06
<b>Total</b>	<b>\$ 13,131.69</b>	<b>\$ 11,077.29</b>	<b>\$ 1,066.97</b>	<b>\$ 25,275.95</b>

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 5

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 5 PRINCIPAL ASSESSMENT: \$17,375.46**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 5

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Total
2025	\$ 199.95	\$ 895.44	\$ 46.41	\$ 1,141.80
2026	\$ 219.94	\$ 886.44	\$ 47.33	\$ 1,153.72
2027	\$ 259.93	\$ 876.55	\$ 48.28	\$ 1,184.76
2028	\$ 299.92	\$ 864.85	\$ 49.25	\$ 1,214.02
2029	\$ 319.92	\$ 851.35	\$ 50.23	\$ 1,221.50
2030	\$ 359.91	\$ 836.96	\$ 51.24	\$ 1,248.10
2031	\$ 399.90	\$ 818.51	\$ 52.26	\$ 1,270.67
2032	\$ 439.89	\$ 798.02	\$ 53.31	\$ 1,291.21
2033	\$ 479.87	\$ 775.47	\$ 54.37	\$ 1,309.72
2034	\$ 519.86	\$ 750.88	\$ 55.46	\$ 1,326.20
2035	\$ 579.85	\$ 724.24	\$ 56.57	\$ 1,360.65
2036	\$ 619.84	\$ 694.52	\$ 57.70	\$ 1,372.06
2037	\$ 679.82	\$ 662.75	\$ 58.86	\$ 1,401.43
2038	\$ 739.81	\$ 627.91	\$ 60.03	\$ 1,427.75
2039	\$ 799.79	\$ 590.00	\$ 61.23	\$ 1,451.02
2040	\$ 859.78	\$ 549.01	\$ 62.46	\$ 1,471.24
2041	\$ 939.75	\$ 503.87	\$ 63.71	\$ 1,507.33
2042	\$ 979.74	\$ 454.53	\$ 64.98	\$ 1,499.26
2043	\$ 1,059.72	\$ 403.09	\$ 66.28	\$ 1,529.10
2044	\$ 1,139.70	\$ 347.46	\$ 67.61	\$ 1,554.77
2045	\$ 1,219.68	\$ 287.62	\$ 68.96	\$ 1,576.26
2046	\$ 1,319.66	\$ 223.59	\$ 70.34	\$ 1,613.58
2047	\$ 1,419.63	\$ 154.31	\$ 71.74	\$ 1,645.68
2048	\$ 1,519.60	\$ 79.78	\$ 73.18	\$ 1,672.56
<b>Total</b>	<b>\$ 17,375.46</b>	<b>\$ 14,657.15</b>	<b>\$ 1,411.78</b>	<b>\$ 33,444.39</b>

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 6

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 6 PRINCIPAL ASSESSMENT: \$21,512.48**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - LOT TYPE 6

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Total
2025	\$ 247.55	\$ 1,108.64	\$ 57.46	\$ 1,413.65
2026	\$ 272.31	\$ 1,097.50	\$ 58.61	\$ 1,428.42
2027	\$ 321.82	\$ 1,085.25	\$ 59.78	\$ 1,466.85
2028	\$ 371.33	\$ 1,070.77	\$ 60.97	\$ 1,503.07
2029	\$ 396.09	\$ 1,054.06	\$ 62.19	\$ 1,512.34
2030	\$ 445.60	\$ 1,036.23	\$ 63.44	\$ 1,545.27
2031	\$ 495.11	\$ 1,013.39	\$ 64.70	\$ 1,573.21
2032	\$ 544.62	\$ 988.02	\$ 66.00	\$ 1,598.64
2033	\$ 594.13	\$ 960.11	\$ 67.32	\$ 1,621.56
2034	\$ 643.64	\$ 929.66	\$ 68.67	\$ 1,641.97
2035	\$ 717.91	\$ 896.67	\$ 70.04	\$ 1,684.62
2036	\$ 767.42	\$ 859.88	\$ 71.44	\$ 1,698.74
2037	\$ 841.69	\$ 820.55	\$ 72.87	\$ 1,735.10
2038	\$ 915.95	\$ 777.41	\$ 74.33	\$ 1,767.69
2039	\$ 990.22	\$ 730.47	\$ 75.81	\$ 1,796.50
2040	\$ 1,064.48	\$ 679.72	\$ 77.33	\$ 1,821.53
2041	\$ 1,163.51	\$ 623.84	\$ 78.87	\$ 1,866.22
2042	\$ 1,213.02	\$ 562.75	\$ 80.45	\$ 1,856.22
2043	\$ 1,312.04	\$ 499.07	\$ 82.06	\$ 1,893.17
2044	\$ 1,411.06	\$ 430.19	\$ 83.70	\$ 1,924.95
2045	\$ 1,510.08	\$ 356.11	\$ 85.38	\$ 1,951.57
2046	\$ 1,633.86	\$ 276.83	\$ 87.08	\$ 1,997.77
2047	\$ 1,757.64	\$ 191.05	\$ 88.83	\$ 2,037.51
2048	\$ 1,881.41	\$ 98.77	\$ 90.60	\$ 2,070.79
<b>Total</b>	<b>\$ 21,512.48</b>	<b>\$ 18,146.95</b>	<b>\$ 1,747.92</b>	<b>\$ 41,407.34</b>

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 7

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 7 PRINCIPAL ASSESSMENT: \$25,219.56**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 7

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Total
2025	\$ 290.21	\$ 1,299.69	\$ 67.36	\$ 1,657.26
2026	\$ 319.23	\$ 1,286.63	\$ 68.70	\$ 1,674.56
2027	\$ 377.28	\$ 1,272.26	\$ 70.08	\$ 1,719.62
2028	\$ 435.32	\$ 1,255.28	\$ 71.48	\$ 1,762.08
2029	\$ 464.34	\$ 1,235.69	\$ 72.91	\$ 1,772.94
2030	\$ 522.38	\$ 1,214.80	\$ 74.37	\$ 1,811.55
2031	\$ 580.43	\$ 1,188.03	\$ 75.85	\$ 1,844.31
2032	\$ 638.47	\$ 1,158.28	\$ 77.37	\$ 1,874.12
2033	\$ 696.51	\$ 1,125.56	\$ 78.92	\$ 1,900.99
2034	\$ 754.56	\$ 1,089.86	\$ 80.50	\$ 1,924.91
2035	\$ 841.62	\$ 1,051.19	\$ 82.11	\$ 1,974.92
2036	\$ 899.66	\$ 1,008.06	\$ 83.75	\$ 1,991.47
2037	\$ 986.73	\$ 961.95	\$ 85.42	\$ 2,034.10
2038	\$ 1,073.79	\$ 911.38	\$ 87.13	\$ 2,072.30
2039	\$ 1,160.85	\$ 856.35	\$ 88.88	\$ 2,106.08
2040	\$ 1,247.92	\$ 796.85	\$ 90.65	\$ 2,135.43
2041	\$ 1,364.00	\$ 731.34	\$ 92.47	\$ 2,187.81
2042	\$ 1,422.05	\$ 659.73	\$ 94.32	\$ 2,176.09
2043	\$ 1,538.13	\$ 585.07	\$ 96.20	\$ 2,219.40
2044	\$ 1,654.22	\$ 504.32	\$ 98.13	\$ 2,256.66
2045	\$ 1,770.30	\$ 417.47	\$ 100.09	\$ 2,287.86
2046	\$ 1,915.41	\$ 324.53	\$ 102.09	\$ 2,342.03
2047	\$ 2,060.52	\$ 223.97	\$ 104.13	\$ 2,388.62
2048	\$ 2,205.62	\$ 115.80	\$ 106.22	\$ 2,427.63
<b>Total</b>	<b>\$ 25,219.56</b>	<b>\$ 21,274.07</b>	<b>\$ 2,049.13</b>	<b>\$ 48,542.75</b>

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 8

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 8 PRINCIPAL ASSESSMENT: \$21,681.43**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 8

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 125.70	\$ 1,176.13	\$ 70.22	\$ 108.41	\$ 1,480.46
2026	\$ 154.71	\$ 1,170.16	\$ 71.62	\$ 107.78	\$ 1,504.27
2027	\$ 183.71	\$ 1,162.81	\$ 73.05	\$ 107.01	\$ 1,526.59
2028	\$ 209.50	\$ 1,154.09	\$ 74.51	\$ 106.09	\$ 1,544.19
2029	\$ 241.73	\$ 1,144.14	\$ 76.00	\$ 105.04	\$ 1,566.91
2030	\$ 290.07	\$ 1,132.65	\$ 77.52	\$ 103.83	\$ 1,604.08
2031	\$ 322.30	\$ 1,117.06	\$ 79.08	\$ 102.38	\$ 1,620.82
2032	\$ 354.53	\$ 1,099.74	\$ 80.66	\$ 100.77	\$ 1,635.70
2033	\$ 406.10	\$ 1,080.68	\$ 82.27	\$ 99.00	\$ 1,668.05
2034	\$ 451.23	\$ 1,058.86	\$ 83.92	\$ 96.97	\$ 1,690.96
2035	\$ 499.57	\$ 1,034.60	\$ 85.59	\$ 94.71	\$ 1,714.48
2036	\$ 564.03	\$ 1,007.75	\$ 87.31	\$ 92.21	\$ 1,751.30
2037	\$ 612.38	\$ 977.43	\$ 89.05	\$ 89.39	\$ 1,768.25
2038	\$ 676.84	\$ 944.52	\$ 90.83	\$ 86.33	\$ 1,798.52
2039	\$ 741.30	\$ 908.14	\$ 92.65	\$ 82.95	\$ 1,825.03
2040	\$ 805.76	\$ 868.29	\$ 94.50	\$ 79.24	\$ 1,847.79
2041	\$ 889.56	\$ 824.98	\$ 96.39	\$ 75.21	\$ 1,886.15
2042	\$ 970.14	\$ 777.17	\$ 98.32	\$ 70.76	\$ 1,916.39
2043	\$ 1,053.94	\$ 725.02	\$ 100.29	\$ 65.91	\$ 1,945.16
2044	\$ 1,140.96	\$ 667.06	\$ 102.29	\$ 60.64	\$ 1,970.95
2045	\$ 1,244.10	\$ 604.30	\$ 104.34	\$ 54.94	\$ 2,007.68
2046	\$ 1,347.23	\$ 535.88	\$ 106.42	\$ 48.72	\$ 2,038.25
2047	\$ 1,453.59	\$ 461.78	\$ 108.55	\$ 41.98	\$ 2,065.91
2048	\$ 1,563.18	\$ 381.83	\$ 110.72	\$ 34.71	\$ 2,090.45
2049	\$ 1,688.88	\$ 295.86	\$ 112.94	\$ 26.90	\$ 2,124.57
2050	\$ 1,830.69	\$ 202.97	\$ 115.20	\$ 18.45	\$ 2,167.31
2051	\$ 1,859.70	\$ 102.28	\$ 117.50	\$ 9.30	\$ 2,088.78
<b>Total</b>	<b>\$ 21,681.43</b>	<b>\$ 22,616.21</b>	<b>\$ 2,481.76</b>	<b>\$ 2,069.60</b>	<b>\$ 48,848.99</b>

[a] Interest rate is calculated at a the actual rate of the Improvement Area #2 Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 9

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 9 PRINCIPAL ASSESSMENT: \$21,963.11**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 9

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 127.33	\$ 1,191.41	\$ 71.13	\$ 109.82	\$ 1,499.69
2026	\$ 156.72	\$ 1,185.37	\$ 72.55	\$ 109.18	\$ 1,523.81
2027	\$ 186.10	\$ 1,177.92	\$ 74.00	\$ 108.40	\$ 1,546.42
2028	\$ 212.22	\$ 1,169.08	\$ 75.48	\$ 107.46	\$ 1,564.25
2029	\$ 244.87	\$ 1,159.00	\$ 76.99	\$ 106.40	\$ 1,587.27
2030	\$ 293.84	\$ 1,147.37	\$ 78.53	\$ 105.18	\$ 1,624.92
2031	\$ 326.49	\$ 1,131.58	\$ 80.10	\$ 103.71	\$ 1,641.88
2032	\$ 359.14	\$ 1,114.03	\$ 81.70	\$ 102.08	\$ 1,656.95
2033	\$ 411.38	\$ 1,094.72	\$ 83.34	\$ 100.28	\$ 1,689.72
2034	\$ 457.09	\$ 1,072.61	\$ 85.01	\$ 98.23	\$ 1,712.93
2035	\$ 506.06	\$ 1,048.04	\$ 86.71	\$ 95.94	\$ 1,736.75
2036	\$ 571.36	\$ 1,020.84	\$ 88.44	\$ 93.41	\$ 1,774.05
2037	\$ 620.33	\$ 990.13	\$ 90.21	\$ 90.55	\$ 1,791.23
2038	\$ 685.63	\$ 956.79	\$ 92.01	\$ 87.45	\$ 1,821.89
2039	\$ 750.93	\$ 919.94	\$ 93.85	\$ 84.02	\$ 1,848.74
2040	\$ 816.23	\$ 879.57	\$ 95.73	\$ 80.27	\$ 1,871.80
2041	\$ 901.12	\$ 835.70	\$ 97.64	\$ 76.19	\$ 1,910.65
2042	\$ 982.74	\$ 787.27	\$ 99.60	\$ 71.68	\$ 1,941.29
2043	\$ 1,067.63	\$ 734.44	\$ 101.59	\$ 66.77	\$ 1,970.43
2044	\$ 1,155.78	\$ 675.72	\$ 103.62	\$ 61.43	\$ 1,996.56
2045	\$ 1,260.26	\$ 612.16	\$ 105.69	\$ 55.65	\$ 2,033.76
2046	\$ 1,364.74	\$ 542.84	\$ 107.81	\$ 49.35	\$ 2,064.73
2047	\$ 1,472.48	\$ 467.78	\$ 109.96	\$ 42.53	\$ 2,092.75
2048	\$ 1,583.49	\$ 386.79	\$ 112.16	\$ 35.16	\$ 2,117.61
2049	\$ 1,710.82	\$ 299.70	\$ 114.41	\$ 27.25	\$ 2,152.17
2050	\$ 1,854.47	\$ 205.61	\$ 116.69	\$ 18.69	\$ 2,195.47
2051	\$ 1,883.86	\$ 103.61	\$ 119.03	\$ 9.42	\$ 2,115.92
<b>Total</b>	<b>\$ 21,963.11</b>	<b>\$ 22,910.04</b>	<b>\$ 2,514.00</b>	<b>\$ 2,096.49</b>	<b>\$ 49,483.64</b>

[a] Interest rate is calculated at a the actual rate of the Improvement Area #2 Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 10

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 10 PRINCIPAL ASSESSMENT: \$29,709.44**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - LOT TYPE 10

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 172.24	\$ 1,611.62	\$ 96.22	\$ 148.55	\$ 2,028.63
2026	\$ 211.99	\$ 1,603.44	\$ 98.14	\$ 147.69	\$ 2,061.26
2027	\$ 251.74	\$ 1,593.37	\$ 100.10	\$ 146.63	\$ 2,091.84
2028	\$ 287.07	\$ 1,581.41	\$ 102.10	\$ 145.37	\$ 2,115.95
2029	\$ 331.23	\$ 1,567.78	\$ 104.15	\$ 143.93	\$ 2,147.09
2030	\$ 397.48	\$ 1,552.04	\$ 106.23	\$ 142.28	\$ 2,198.03
2031	\$ 441.64	\$ 1,530.68	\$ 108.35	\$ 140.29	\$ 2,220.97
2032	\$ 485.81	\$ 1,506.94	\$ 110.52	\$ 138.08	\$ 2,241.35
2033	\$ 556.47	\$ 1,480.83	\$ 112.73	\$ 135.65	\$ 2,285.68
2034	\$ 618.30	\$ 1,450.92	\$ 114.99	\$ 132.87	\$ 2,317.08
2035	\$ 684.55	\$ 1,417.68	\$ 117.29	\$ 129.78	\$ 2,349.30
2036	\$ 772.88	\$ 1,380.89	\$ 119.63	\$ 126.35	\$ 2,399.76
2037	\$ 839.12	\$ 1,339.35	\$ 122.02	\$ 122.49	\$ 2,422.99
2038	\$ 927.45	\$ 1,294.25	\$ 124.47	\$ 118.29	\$ 2,464.46
2039	\$ 1,015.78	\$ 1,244.39	\$ 126.95	\$ 113.66	\$ 2,500.79
2040	\$ 1,104.11	\$ 1,189.80	\$ 129.49	\$ 108.58	\$ 2,531.98
2041	\$ 1,218.94	\$ 1,130.45	\$ 132.08	\$ 103.06	\$ 2,584.53
2042	\$ 1,329.35	\$ 1,064.93	\$ 134.73	\$ 96.96	\$ 2,625.97
2043	\$ 1,444.18	\$ 993.48	\$ 137.42	\$ 90.32	\$ 2,665.39
2044	\$ 1,563.42	\$ 914.05	\$ 140.17	\$ 83.10	\$ 2,700.74
2045	\$ 1,704.75	\$ 828.06	\$ 142.97	\$ 75.28	\$ 2,751.06
2046	\$ 1,846.07	\$ 734.30	\$ 145.83	\$ 66.75	\$ 2,792.96
2047	\$ 1,991.82	\$ 632.77	\$ 148.75	\$ 57.52	\$ 2,830.86
2048	\$ 2,141.98	\$ 523.22	\$ 151.72	\$ 47.57	\$ 2,864.48
2049	\$ 2,314.22	\$ 405.41	\$ 154.76	\$ 36.86	\$ 2,911.24
2050	\$ 2,508.54	\$ 278.13	\$ 157.85	\$ 25.28	\$ 2,969.80
2051	\$ 2,548.29	\$ 140.16	\$ 161.01	\$ 12.74	\$ 2,862.20
<b>Total</b>	<b>\$ 29,709.44</b>	<b>\$ 30,990.34</b>	<b>\$ 3,400.68</b>	<b>\$ 2,835.91</b>	<b>\$ 66,936.37</b>

[a] Interest rate is calculated at a the actual rate of the Improvement Area #2 Bonds.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 11

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 11 PRINCIPAL ASSESSMENT: \$26,840.02**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 11

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 660.37	\$ 1,206.82	\$ 76.63	\$ 0.76	\$ 1,944.57
2026	\$ 411.89	\$ 1,361.94	\$ 78.16	\$ 130.90	\$ 1,982.89
2027	\$ 432.04	\$ 1,342.89	\$ 79.72	\$ 128.84	\$ 1,983.49
2028	\$ 465.62	\$ 1,322.91	\$ 81.32	\$ 126.68	\$ 1,996.52
2029	\$ 485.76	\$ 1,301.37	\$ 82.94	\$ 124.35	\$ 1,994.43
2030	\$ 505.91	\$ 1,278.91	\$ 84.60	\$ 121.92	\$ 1,991.34
2031	\$ 537.25	\$ 1,255.51	\$ 86.30	\$ 119.39	\$ 1,998.45
2032	\$ 566.35	\$ 1,230.66	\$ 88.02	\$ 116.71	\$ 2,001.74
2033	\$ 586.50	\$ 1,204.47	\$ 89.78	\$ 113.87	\$ 1,994.62
2034	\$ 617.84	\$ 1,177.34	\$ 91.58	\$ 110.94	\$ 1,997.70
2035	\$ 658.13	\$ 1,148.77	\$ 93.41	\$ 107.85	\$ 2,008.16
2036	\$ 691.71	\$ 1,114.22	\$ 95.28	\$ 104.56	\$ 2,005.76
2037	\$ 727.52	\$ 1,077.90	\$ 97.18	\$ 101.10	\$ 2,003.71
2038	\$ 772.29	\$ 1,039.71	\$ 99.13	\$ 97.47	\$ 2,008.59
2039	\$ 817.06	\$ 999.16	\$ 101.11	\$ 93.60	\$ 2,010.94
2040	\$ 861.84	\$ 956.27	\$ 103.13	\$ 89.52	\$ 2,010.75
2041	\$ 920.04	\$ 911.02	\$ 105.19	\$ 85.21	\$ 2,021.46
2042	\$ 964.81	\$ 862.72	\$ 107.30	\$ 80.61	\$ 2,015.43
2043	\$ 1,023.01	\$ 812.06	\$ 109.44	\$ 75.79	\$ 2,020.30
2044	\$ 1,081.21	\$ 758.36	\$ 111.63	\$ 70.67	\$ 2,021.87
2045	\$ 1,137.18	\$ 701.59	\$ 113.86	\$ 65.26	\$ 2,017.90
2046	\$ 1,208.81	\$ 640.47	\$ 116.14	\$ 59.58	\$ 2,025.00
2047	\$ 1,280.44	\$ 575.50	\$ 118.46	\$ 53.53	\$ 2,027.94
2048	\$ 1,352.07	\$ 506.67	\$ 120.83	\$ 47.13	\$ 2,026.71
2049	\$ 1,434.90	\$ 434.00	\$ 123.25	\$ 40.37	\$ 2,032.52
2050	\$ 1,517.73	\$ 356.87	\$ 125.72	\$ 33.20	\$ 2,033.51
2051	\$ 1,613.98	\$ 275.29	\$ 128.23	\$ 25.61	\$ 2,043.12
2052	\$ 1,699.05	\$ 188.54	\$ 130.79	\$ 17.54	\$ 2,035.92
2053	\$ 1,808.74	\$ 97.22	\$ 133.41	\$ 9.04	\$ 2,048.41
<b>Total</b>	<b>\$ 26,840.02</b>	<b>\$ 26,139.16</b>	<b>\$ 2,972.56</b>	<b>\$ 2,352.01</b>	<b>\$ 58,303.75</b>

[a] Interest rate is calculated at a 4.625% rate for term bonds maturing in 2034, at a 5.25% rate for term bonds maturing in 2044, and at a 5.375% rate for term bonds maturing in 2053 for illustrative purposes only.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 12

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 12 PRINCIPAL ASSESSMENT: \$27,655.60**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 12

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 680.43	\$ 1,243.49	\$ 78.96	\$ 0.78	\$ 2,003.66
2026	\$ 424.41	\$ 1,403.33	\$ 80.54	\$ 134.88	\$ 2,043.14
2027	\$ 445.17	\$ 1,383.70	\$ 82.15	\$ 132.75	\$ 2,043.76
2028	\$ 479.76	\$ 1,363.11	\$ 83.79	\$ 130.53	\$ 2,057.19
2029	\$ 500.52	\$ 1,340.92	\$ 85.46	\$ 128.13	\$ 2,055.04
2030	\$ 521.28	\$ 1,317.77	\$ 87.17	\$ 125.63	\$ 2,051.85
2031	\$ 553.57	\$ 1,293.66	\$ 88.92	\$ 123.02	\$ 2,059.17
2032	\$ 583.56	\$ 1,268.06	\$ 90.70	\$ 120.25	\$ 2,062.56
2033	\$ 604.32	\$ 1,241.07	\$ 92.51	\$ 117.33	\$ 2,055.23
2034	\$ 636.61	\$ 1,213.12	\$ 94.36	\$ 114.31	\$ 2,058.40
2035	\$ 678.13	\$ 1,183.68	\$ 96.25	\$ 111.13	\$ 2,069.18
2036	\$ 712.73	\$ 1,148.07	\$ 98.17	\$ 107.74	\$ 2,066.71
2037	\$ 749.63	\$ 1,110.66	\$ 100.14	\$ 104.18	\$ 2,064.60
2038	\$ 795.76	\$ 1,071.30	\$ 102.14	\$ 100.43	\$ 2,069.63
2039	\$ 841.89	\$ 1,029.52	\$ 104.18	\$ 96.45	\$ 2,072.04
2040	\$ 888.02	\$ 985.32	\$ 106.26	\$ 92.24	\$ 2,071.85
2041	\$ 947.99	\$ 938.70	\$ 108.39	\$ 87.80	\$ 2,082.88
2042	\$ 994.13	\$ 888.93	\$ 110.56	\$ 83.06	\$ 2,076.67
2043	\$ 1,054.10	\$ 836.74	\$ 112.77	\$ 78.09	\$ 2,081.69
2044	\$ 1,114.07	\$ 781.40	\$ 115.02	\$ 72.82	\$ 2,083.31
2045	\$ 1,171.73	\$ 722.91	\$ 117.32	\$ 67.25	\$ 2,079.21
2046	\$ 1,245.54	\$ 659.93	\$ 119.67	\$ 61.39	\$ 2,086.53
2047	\$ 1,319.35	\$ 592.98	\$ 122.06	\$ 55.16	\$ 2,089.56
2048	\$ 1,393.16	\$ 522.07	\$ 124.51	\$ 48.56	\$ 2,088.30
2049	\$ 1,478.50	\$ 447.19	\$ 127.00	\$ 41.60	\$ 2,094.28
2050	\$ 1,563.84	\$ 367.72	\$ 129.54	\$ 34.21	\$ 2,095.30
2051	\$ 1,663.03	\$ 283.66	\$ 132.13	\$ 26.39	\$ 2,105.20
2052	\$ 1,750.68	\$ 194.27	\$ 134.77	\$ 18.07	\$ 2,097.79
2053	\$ 1,863.70	\$ 100.17	\$ 137.46	\$ 9.32	\$ 2,110.65
<b>Total</b>	<b>\$ 27,655.60</b>	<b>\$ 26,933.44</b>	<b>\$ 3,062.88</b>	<b>\$ 2,423.48</b>	<b>\$ 60,075.41</b>

[a] Interest rate is calculated at a 4.625% rate for term bonds maturing in 2034, at a 5.25% rate for term bonds maturing in 2044, and at a 5.375% rate for term bonds maturing in 2053 for illustrative purposes only.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – LOT TYPE 13

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**LOT TYPE 13 PRINCIPAL ASSESSMENT: \$39,666.88**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - LOT TYPE 13

Installment Due 1/31	Principal	Interest [a]	Annual Collection Costs	Additional Interest	Total
2025	\$ 975.96	\$ 1,783.56	\$ 113.25	\$ 1.12	\$ 2,873.88
2026	\$ 608.73	\$ 2,012.81	\$ 115.51	\$ 193.45	\$ 2,930.51
2027	\$ 638.51	\$ 1,984.66	\$ 117.82	\$ 190.41	\$ 2,931.40
2028	\$ 688.13	\$ 1,955.13	\$ 120.18	\$ 187.22	\$ 2,950.66
2029	\$ 717.91	\$ 1,923.30	\$ 122.58	\$ 183.78	\$ 2,947.57
2030	\$ 747.68	\$ 1,890.10	\$ 125.03	\$ 180.19	\$ 2,943.00
2031	\$ 794.00	\$ 1,855.52	\$ 127.54	\$ 176.45	\$ 2,953.50
2032	\$ 837.01	\$ 1,818.80	\$ 130.09	\$ 172.48	\$ 2,958.37
2033	\$ 866.78	\$ 1,780.08	\$ 132.69	\$ 168.29	\$ 2,947.85
2034	\$ 913.10	\$ 1,740.00	\$ 135.34	\$ 163.96	\$ 2,952.40
2035	\$ 972.65	\$ 1,697.76	\$ 138.05	\$ 159.40	\$ 2,967.86
2036	\$ 1,022.27	\$ 1,646.70	\$ 140.81	\$ 154.53	\$ 2,964.32
2037	\$ 1,075.21	\$ 1,593.03	\$ 143.63	\$ 149.42	\$ 2,961.29
2038	\$ 1,141.37	\$ 1,536.58	\$ 146.50	\$ 144.04	\$ 2,968.50
2039	\$ 1,207.54	\$ 1,476.66	\$ 149.43	\$ 138.34	\$ 2,971.97
2040	\$ 1,273.71	\$ 1,413.26	\$ 152.42	\$ 132.30	\$ 2,971.69
2041	\$ 1,359.72	\$ 1,346.40	\$ 155.47	\$ 125.93	\$ 2,987.52
2042	\$ 1,425.89	\$ 1,275.01	\$ 158.57	\$ 119.13	\$ 2,978.61
2043	\$ 1,511.91	\$ 1,200.15	\$ 161.75	\$ 112.00	\$ 2,985.81
2044	\$ 1,597.92	\$ 1,120.78	\$ 164.98	\$ 104.44	\$ 2,988.12
2045	\$ 1,680.63	\$ 1,036.88	\$ 168.28	\$ 96.45	\$ 2,982.25
2046	\$ 1,786.50	\$ 946.55	\$ 171.65	\$ 88.05	\$ 2,992.75
2047	\$ 1,892.36	\$ 850.53	\$ 175.08	\$ 79.12	\$ 2,997.09
2048	\$ 1,998.23	\$ 748.81	\$ 178.58	\$ 69.66	\$ 2,995.28
2049	\$ 2,120.64	\$ 641.41	\$ 182.15	\$ 59.67	\$ 3,003.86
2050	\$ 2,243.05	\$ 527.42	\$ 185.80	\$ 49.06	\$ 3,005.33
2051	\$ 2,385.31	\$ 406.86	\$ 189.51	\$ 37.85	\$ 3,019.52
2052	\$ 2,511.02	\$ 278.65	\$ 193.30	\$ 25.92	\$ 3,008.89
2053	\$ 2,673.13	\$ 143.68	\$ 197.17	\$ 13.37	\$ 3,027.34
<b>Total</b>	<b>\$ 39,666.88</b>	<b>\$ 38,631.08</b>	<b>\$ 4,393.14</b>	<b>\$ 3,476.04</b>	<b>\$ 86,167.14</b>

[a] Interest rate is calculated at a 4.625% rate for term bonds maturing in 2034, at a 5.25% rate for term bonds maturing in 2044, and at a 5.375% rate for term bonds maturing in 2053 for illustrative purposes only.

Note: Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 201773**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PARCEL ID 201773 PRINCIPAL ASSESSMENT: \$683,665.07**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - PARCEL ID 201773

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Annual Installment
2025	\$ 353,995.52	\$ 58,369.77	\$ 3,385.25	\$ 415,750.53
2026	\$ 329,669.56	\$ 25,961.48	\$ 3,767.42	\$ 359,398.46
<b>Totals</b>	<b>\$ 683,665.07</b>	<b>\$ 84,331.25</b>	<b>\$ 7,152.67</b>	<b>\$ 775,148.99</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 858720**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 858720 PRINCIPAL ASSESSMENT: \$86,931.39**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.

**ANNUAL INSTALLMENTS - LOT TYPE PROPERTY ID 858720**

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 45,012.28	\$ 7,422.00	\$ 430.45	\$ 52,864.73
2026	\$ 41,919.11	\$ 3,301.13	\$ 479.05	\$ 45,699.29
<b>Totals</b>	<b>\$ 86,931.39</b>	<b>\$ 10,723.14</b>	<b>\$ 909.50</b>	<b>\$ 98,564.02</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 806427**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806427 PRINCIPAL ASSESSMENT: \$341,787.94**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 806427

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 176,974.67	\$ 29,181.08	\$ 1,692.40	\$ 207,848.15
2026	\$ 164,813.27	\$ 12,979.05	\$ 1,883.47	\$ 179,675.78
<b>Totals</b>	<b>\$ 341,787.94</b>	<b>\$ 42,160.12</b>	<b>\$ 3,575.87</b>	<b>\$ 387,523.93</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 965584**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 965584 PRINCIPAL ASSESSMENT: \$27,791.29**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

**ANNUAL INSTALLMENTS - LOT TYPE PROPERTY ID 965584**

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 14,390.08	\$ 2,372.76	\$ 137.61	\$ 16,900.45
2026	\$ 13,401.22	\$ 1,055.35	\$ 153.15	\$ 14,609.71
<b>Totals</b>	<b>\$ 27,791.29</b>	<b>\$ 3,428.10</b>	<b>\$ 290.76</b>	<b>\$ 31,510.16</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 963221**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 963221 PRINCIPAL ASSESSMENT: \$18,642.04**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - PROPERTY ID 963221

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 9,652.68	\$ 1,591.62	\$ 92.31	\$ 11,336.60
2026	\$ 8,989.36	\$ 707.91	\$ 102.73	\$ 9,800.01
<b>Totals</b>	<b>\$ 18,642.04</b>	<b>\$ 2,299.53</b>	<b>\$ 195.04</b>	<b>\$ 21,136.61</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 806429

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806429 PRINCIPAL ASSESSMENT: \$234,399.92**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 806429

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 121,370.13	\$ 20,012.53	\$ 1,160.66	\$ 142,543.32
2026	\$ 113,029.79	\$ 8,901.10	\$ 1,291.69	\$ 123,222.57
<b>Totals</b>	<b>\$ 234,399.92</b>	<b>\$ 28,913.63</b>	<b>\$ 2,452.35</b>	<b>\$ 265,765.90</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 806431**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806431 PRINCIPAL ASSESSMENT: \$340,442.54**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 806431

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 176,278.03	\$ 29,066.21	\$ 1,685.74	\$ 207,029.98
2026	\$ 164,164.51	\$ 12,927.96	\$ 1,876.05	\$ 178,968.52
<b>Totals</b>	<b>\$ 340,442.54</b>	<b>\$ 41,994.17</b>	<b>\$ 3,561.79</b>	<b>\$ 385,998.50</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 965110**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 965110 PRINCIPAL ASSESSMENT: \$49,115.13**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 965110

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 25,431.36	\$ 4,193.34	\$ 243.20	\$ 29,867.90
2026	\$ 23,683.76	\$ 1,865.10	\$ 270.66	\$ 25,819.52
<b>Totals</b>	<b>\$ 49,115.13</b>	<b>\$ 6,058.43</b>	<b>\$ 513.85</b>	<b>\$ 55,687.42</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## **BUYER DISCLOSURE – PROPERTY ID 965111**

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 965111 PRINCIPAL ASSESSMENT: \$77,405.28**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§

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

§

§

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - PROPERTY ID 965111

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 40,079.74	\$ 6,608.69	\$ 383.28	\$ 47,071.71
2026	\$ 37,325.53	\$ 2,939.39	\$ 426.55	\$ 40,691.47
<b>Totals</b>	<b>\$ 77,405.28</b>	<b>\$ 9,548.07</b>	<b>\$ 809.83</b>	<b>\$ 87,763.18</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 965112

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 965112 PRINCIPAL ASSESSMENT: \$350,570.66**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 965112

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Annual Installment
2025	\$ 181,522.28	\$ 29,930.93	\$ 1,735.89	\$ 213,189.10
2026	\$ 169,048.38	\$ 13,312.56	\$ 1,931.86	\$ 184,292.81
Totals	\$ 350,570.66	\$ 43,243.49	\$ 3,667.75	\$ 397,481.90

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 806432

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806432 PRINCIPAL ASSESSMENT: \$773,988.29**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 806432

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 400,764.05	\$ 66,081.36	\$ 3,832.49	\$ 470,677.91
2026	\$ 373,224.24	\$ 29,391.41	\$ 4,265.16	\$ 406,880.81
<b>Totals</b>	<b>\$ 773,988.29</b>	<b>\$ 95,472.77</b>	<b>\$ 8,097.65</b>	<b>\$ 877,558.71</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 806424

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806424 PRINCIPAL ASSESSMENT: \$836,955.89**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 806424

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 433,368.10	\$ 71,457.39	\$ 4,144.28	\$ 508,969.77
2026	\$ 403,587.79	\$ 31,782.54	\$ 4,612.15	\$ 439,982.48
<b>Totals</b>	<b>\$ 836,955.89</b>	<b>\$ 103,239.93</b>	<b>\$ 8,756.43</b>	<b>\$ 948,952.26</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 806428

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 806428 PRINCIPAL ASSESSMENT: \$18,723.98**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.



### ANNUAL INSTALLMENTS - PROPERTY ID 806428

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Annual Installment
2025	\$ 9,695.10	\$ 1,598.61	\$ 92.71	\$ 11,386.43
2026	\$ 9,028.87	\$ 711.02	\$ 103.18	\$ 9,843.08
Totals	\$ 18,723.98	\$ 2,309.63	\$ 195.89	\$ 21,229.50

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 978116

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 978116 PRINCIPAL ASSESSMENT: \$7,131.30**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 978116

<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Annual Collection Costs</b>	<b>Annual Installment</b>
2025	\$ 3,692.52	\$ 608.85	\$ 35.31	\$ 4,336.69
2026	\$ 3,438.78	\$ 270.80	\$ 39.30	\$ 3,748.88
<b>Totals</b>	<b>\$ 7,131.30</b>	<b>\$ 879.66</b>	<b>\$ 74.61</b>	<b>\$ 8,085.57</b>

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

## BUYER DISCLOSURE – PROPERTY ID 978098

### 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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

\_\_\_\_\_  
PROPERTY ADDRESS

**PROPERTY ID 978098 PRINCIPAL ASSESSMENT: \$20,065.60**

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

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.

\_\_\_\_\_  
<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 Travis County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

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

DATE:

DATE:

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

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

<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 Travis County.

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

DATE:

DATE:

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

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

STATE OF TEXAS

§  
§  
§

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

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

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

Notary Public, State of Texas]<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 Travis County.

### ANNUAL INSTALLMENTS - PROPERTY ID 978098

Installment Due 1/31	Principal	Interest	Annual Collection Costs	Annual Installment
2025	\$ 10,389.78	\$ 1,713.16	\$ 99.36	\$ 12,202.30
2026	\$ 9,675.82	\$ 761.97	\$ 110.57	\$ 10,548.36
Totals	\$ 20,065.60	\$ 2,475.13	\$ 209.93	\$ 22,750.66

Note: \$525,000 of Master Improvement Area Bonds are to be redeemed on December 1, 2024. The amounts shown above are net of this redemption. Due to the timing of the redemption, each Parcel will be billed the amount approved in the 2024 Annual Service Plan Update for the Annual Installment due 1/31/2025 and may not match the amounts shown above. Figures may not sum due to rounding. These Annual Installments are estimates only and may be revised in future Annual Service Plan Updates.

184  
185  
186  
187  
188  
189

**Exhibit D**

Continuing Disclosure Agreement of Issuer

*OHS Draft*  
*10/20/24*

**CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3)**

**CONTINUING DISCLOSURE AGREEMENT OF ISSUER**

This Continuing Disclosure Agreement of Issuer dated as of December 1, 2024 (this “Disclosure Agreement”) is executed and delivered by and between the City of Austin, Texas (the “Issuer”), P3Works, LLC (the “Administrator”) and U.S. Bank Trust Company, National Association (the “Dissemination Agent”), with respect to the Issuer’s “Special Assessment Revenue Bonds, Series 2024 (Whisper Valley Public Improvement District Improvement Area #3)” (the “Bonds”). The Issuer, the Administrator and the Dissemination Agent covenant and agree as follows:

SECTION 1. Purpose of the Disclosure Agreement. This Disclosure Agreement is being executed and delivered by the Issuer, the Administrator and the Dissemination Agent for the benefit of the Owners (defined below) and beneficial owners of the Bonds. Unless and until a different filing location is designated by the MSRB (defined below) or the SEC (defined below), all filings made by the Dissemination Agent pursuant to this Disclosure Agreement shall be filed with the MSRB through EMMA (defined below).

SECTION 2. Definitions. In addition to the definitions set forth above and in the Indenture of Trust dated as of December 1, 2024, relating to the Bonds (the “Indenture”), which apply to any capitalized term used in this Disclosure Agreement, as amended or supplemented, including the Exhibits hereto, unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

“Additional Obligations” shall have the meaning assigned to such term in the Indenture.

“Administrator” shall have the meaning assigned to such term in the Indenture.

“Annual Collection Costs” shall have the meaning assigned to such term in the Indenture.

“Annual Financial Information” shall mean annual financial information as such term is used in paragraph (b)(5)(i) of the Rule and specified in Section 4(a) of this Disclosure Agreement.

“Annual Installment” shall have the meaning assigned to such term in the Indenture.

“Annual Issuer Report” shall mean any Annual Issuer Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Agreement.

“Assessed Parcel” shall have the meaning assigned to such term in the Indenture.

“Assessments” shall have the meaning assigned to such term in the Indenture.

“Business Day” shall have the meaning assigned to such term in the Indenture.

“Developer” shall mean Club Deal 120 Whisper Valley, Limited Partnership, a Delaware limited partnership, and its successors and assigns.

“Disclosure Agreement of Developer” shall mean the Continuing Disclosure Agreement of the Developer, dated as of December 1, 2024 executed and delivered by the Developer, the Administrator and the Dissemination Agent and relating to the Bonds.

“Disclosure Representative” shall mean the City Treasurer of the Issuer or his or her designee, or such other officer or employee as the Issuer, may designate in writing to the Dissemination Agent from time to time.

“Dissemination Agent” shall mean U.S. Bank Trust Company, National Association, or any successor Dissemination Agent designated in writing by the Issuer and which has filed with the Trustee a written acceptance of such designation.

“District” shall mean Whisper Valley Public Improvement District.

“EMMA” shall mean the Electronic Municipal Market Access System available on the internet at <http://emma.msrb.org>.

“Financial Obligation” shall mean a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of (a) or (b); provided that “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

“Fiscal Year” shall mean the Issuer’s fiscal year, currently the twelve-month period from October 1 through September 30.

“Improvement Area #3” shall have the meaning assigned to such term in the Indenture.

“Listed Event” shall mean any of the events listed in Section 5(a) of this Disclosure Agreement.

“MSRB” shall mean the Municipal Securities Rulemaking Board or any other entity designated or authorized by the SEC to receive continuing disclosure reports pursuant to the Rule.

“Outstanding” shall have the meaning assigned to such term in the Indenture.

“Owner” shall have the meaning assigned to such term in the Indenture.

“Participating Underwriter” shall mean Stifel, Nicolaus & Company, Incorporated, and its successors and assigns.

“Rule” shall mean Rule 15c2-12 adopted by the SEC under the Securities Exchange Act of 1934, as the same may be amended from time to time.



“SEC” shall mean the United States Securities and Exchange Commission.

“Service and Assessment Plan” shall have the meaning assigned to such term in the Indenture.

“Trust Estate” shall have the meaning assigned to such term in the Indenture.

“Trustee” shall have the meaning assigned to such term in the Indenture.

SECTION 3. Provision of Annual Issuer Reports.

(a) The Issuer shall cause and hereby directs the Dissemination Agent to, not later than six (6) months after the end of the Issuer’s Fiscal Year, commencing with Fiscal Year ending September 30, 2024, except as otherwise provided herein, provide or cause to be provided to the MSRB, in the electronic or other form required by the MSRB, an Annual Issuer Report provided to the Dissemination Agent which is consistent with the requirements of Section 4 of this Disclosure Agreement. In each case, the Annual Issuer Report may be submitted as a single document or as separate documents comprising a package and may include by reference other information as provided in Section 4 of this Disclosure Agreement; provided that the audited financial statements of the Issuer, if prepared and when available, may be submitted separately from the balance of the Annual Issuer Report, and later than the date required in this paragraph for the filing of the Annual Issuer Report if audited financial statements are not available by that date and unaudited financial information is submitted not later than six (6) months after the end of the Issuer’s Fiscal Year. The Issuer is providing the audited financial statements in connection with the requirements of this Disclosure Agreement and the Rule; notwithstanding such requirements, the Bonds are special obligations of the Issuer and do not give rise to a charge against the general credit or taxing power of the Issuer and are payable solely from the sources identified in the Indenture. If the Issuer’s Fiscal Year changes, it shall file notice of such change (and of the date of the new Fiscal Year) with the MSRB prior to the next date by which the Issuer otherwise would be required to provide the Annual Issuer Report pursuant to this paragraph. All documents provided to the MSRB shall be accompanied by identifying information as prescribed by the MSRB.

(b) Not later than ten (10) days prior to the date specified in Section 4 of this Disclosure Agreement for providing the Annual Issuer Report to the MSRB, the Issuer shall either:

(i) Provide the Annual Issuer Report to the Dissemination Agent. The Dissemination Agent shall provide such Annual Issuer Report to the MSRB not later than the date specified in Section 4 of this Disclosure Agreement for providing the Annual Issuer Report to the MSRB. If by the fifth (5th) day before the filing date required under Section 4 of this Disclosure Agreement, the Dissemination Agent has not received a copy of the Annual Issuer Report, the Dissemination Agent shall contact the Disclosure Representative by telephone and in writing (which may be by e-mail) to remind the Issuer of its undertaking to provide Annual Issuer Report pursuant to this subsection (b)(i). Upon such reminder, the Disclosure Representative shall either (i) provide the Dissemination Agent with an electronic copy of the Annual Issuer Report no later than two (2) Business Days prior to the filing date required under Section 4 of this Disclosure Agreement; or (ii) instruct the Dissemination Agent in writing that the Issuer will not be able to provide the Annual Issuer Report within the time required under this Disclosure Agreement, state the date by which the Annual Issuer Report for such year will be provided and instruct the Dissemination

Agent to immediately send a notice to the MSRB in substantially the form attached as Exhibit A; provided, however, that in the event the Disclosure Representative is required to act under either (i) or (ii) described above, the Dissemination Agent still must file the Annual Issuer Report or the notice of failure to file, as applicable, to the MSRB, no later than six (6) months after the end of each Fiscal Year; provided further, however, that in the event the Disclosure Representative fails to act under either (i) or (ii) described above, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six (6) month period after the end of the Fiscal Year; or,

(ii) Notify the Dissemination Agent in writing that the Issuer will provide or cause to be provided the Annual Issuer Report to the MSRB through alternate means. If the Issuer so notifies the Dissemination Agent, the Issuer will provide the Dissemination Agent with a written report certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB prior to the second (2<sup>nd</sup>) Business Day prior to the six (6) month period after the end of the Fiscal Year. In the event the Issuer fails to provide the Dissemination Agent with such a report, the Dissemination Agent shall file a notice of failure to file no later than on the last Business Day of the six (6) month period after the end of the Fiscal Year.

(c) The Issuer shall or shall cause the Dissemination Agent to:

(i) determine the filing address or other filing location of the MSRB each year prior to filing the Annual Issuer Report on the date required in subsection (a);

(ii) file the Annual Issuer Report containing or incorporating by reference the information set forth in Section 4 hereof; and

(iii) if the Issuer has provided the Dissemination Agent with the completed Annual Issuer Report and the Dissemination Agent has filed such Annual Issuer Report with the MSRB, then the Dissemination Agent shall file a report with the Issuer certifying that the Annual Issuer Report has been provided pursuant to this Disclosure Agreement, stating the date it was provided and that it was filed with the MSRB.

SECTION 4. Content and Timing of Annual Issuer Reports. The Annual Issuer Report for the Bonds shall contain or incorporate by reference, and the Issuer agrees to provide or cause to be provided to the Dissemination Agent to file, the following:

(a) Not later than six (6) months after the end of each Fiscal Year the following Annual Financial Information (any or all of which may be unaudited):

(i) Tables setting forth the following information, as of the end of such Fiscal Year:

(A) For the Bonds, the maturity date or dates, the interest rate or rates, the original aggregate principal amount and principal amount remaining Outstanding; and

(B) The amounts in the funds and accounts securing the Bonds and a description of the related investments.

(ii) Updates to the information in the Service and Assessment Plan as most recently amended or supplemented (a “SAP Update”).

(iii) Listing of any property or property owners in the District representing more than five percent (5%) of the levy of Assessments, the amount of the levy of Assessments against such landowners, and the percentage of such Assessments relative to the entire levy of Assessments within the District, all as of the October 1 billing date in the succeeding Fiscal Year.

(iv) The total amount of Annual Installments of Assessments billed and collected during such Fiscal Year, together with the amount of Assessments prepaid during such Fiscal Year.

(v) The amount of Assessments delinquent greater than six months, one year and two years, and, if delinquencies amount to more than five percent (5%) of aggregate amount of Assessments due in any year, a list of property owners whose Assessments are delinquent.

(vi) The amount of delinquent Assessments by Fiscal Year:

(A) Which are subject to institution of foreclosure proceedings (but as to which such proceedings have not been instituted);

(B) Which are currently subject to foreclosure proceedings which have not been concluded;

(C) Which have been reduced to judgment but not collected;

(D) Which have been reduced to judgment and collected; and

(E) The result of any foreclosure sales of Assessed Parcels within Improvement Area #3 if the Assessed Parcels represent more than three percent (3%) of the total amount of Assessments.

(vii) The principal and interest paid on the Bonds during the most recent Fiscal Year and the minimum scheduled principal and interest required to be paid on the Bonds in the next Fiscal Year.

(viii) Any changes to the methodology for levying the Assessments in Improvement Area #3 since the report of the most recent Fiscal Year.

(ix) A description of any amendment to this Disclosure Agreement and a copy of any restatements to the Issuer’s audited financial statements during such Fiscal Year.

(b) Within six (6) months after the end of each Fiscal Year (beginning with Fiscal Year 2024), audited financial statements of the Issuer for the most recently ended Fiscal Year, prepared in accordance with generally accepted accounting principles applicable from time to time to the Issuer; provided,

however, if audited financial statements are not available within six (6) months after the end of a Fiscal Year, unaudited financial statements shall be included in the Annual Issuer Report that is filed within six (6) months after the end of such Fiscal Year, and audited financial statements shall be filed when and if such audited financial statements become available.

See Exhibit B hereto for a form for submitting the information set forth in subsection 4(a) above. The Issuer has designated P3Works, LLC as the initial Administrator. The Administrator, and if no Administrator is designated, Issuer's staff, shall prepare the Annual Financial Information. In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of the Annual Issuer Reports under this Section 4.

Any or all of the items listed above may be included by specific reference to other documents, including disclosure documents of debt issues of the Issuer, which have been submitted to and are publicly accessible from the MSRB. If the document included by reference is a final offering document, it must be available from the MSRB. The Issuer shall clearly identify each such other document so included by reference.

SECTION 5.      Reporting of Significant Events.

(a) Pursuant to the provisions of this Section 5, each of the following is a Listed Event with respect to the Bonds:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.
4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the IRS of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.
7. Modifications to rights of Owners, if material.
8. Bond calls, if material, and tender offers.
9. Defeasances.
10. Release, substitution, or sale of property securing repayment of the bonds, if material.
11. Rating changes.

12. Bankruptcy, insolvency, receivership or similar event of the Issuer.

13. The consummation of a merger, consolidation, or acquisition of the Issuer, or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.

14. Appointment of a successor or additional trustee under the Indenture or the change of name of a trustee, if material.

15. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material.

16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

Any sale by the Developer of real property within Improvement Area #3 will not constitute a Listed Event for the purposes of paragraph (10) above.

For these purposes, any event described in paragraph (12) above is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent, or similar officer for the Issuer in a proceeding under the United States Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers of the Issuer in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement, or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer.

Upon the occurrence of a Listed Event, the Issuer shall promptly notify the Dissemination Agent in writing and the Issuer shall direct the Dissemination Agent to file a notice of such occurrence with the MSRB. The Dissemination Agent shall file such notice no later than the Business Day immediately following the day on which it receives written notice of such occurrence from the Issuer provided such notice is delivered to the Dissemination Agent by 2:00 P.M. central standard time on any such day. Any such notice is required to be filed within ten (10) Business Days of the occurrence of such Listed Event.

Any notice under the preceding paragraph shall be accompanied with the text of the disclosure that the Issuer desires to make, the written authorization of the Issuer for the Dissemination Agent to disseminate such information as provided herein, and the date the Issuer desires for the Dissemination Agent to disseminate the information (which date shall not be more than ten (10) Business Days after the occurrence of the Listed Event or failure to file).

In all cases, the Issuer shall have the sole responsibility for the content, design and other elements comprising substantive contents of all disclosures made pursuant to this Section 5. In addition, the Issuer

shall have the sole responsibility to ensure that any notice required to be filed under this Section 5 is filed within ten (10) Business Days of the occurrence of the Listed Event.

(b) The Dissemination Agent shall, within three (3) Business Days of obtaining actual knowledge of the occurrence of any Listed Event with respect to the Bonds, notify the Disclosure Representative of such Listed Event. The Dissemination Agent shall not be required to file a notice of the occurrence of such Listed Event with the MSRB unless and until it receives written instructions from the Disclosure Representative to do so. If the Dissemination Agent has been instructed in writing by the Disclosure Representative on behalf of the Issuer to report the occurrence of a Listed Event under this subsection (b), the Dissemination Agent shall immediately file a notice of such occurrence with the MSRB. It is agreed and understood that the duty to make or cause to be made the disclosures herein is that of the Issuer and not that of the Trustee or the Dissemination Agent. It is agreed and understood that the Dissemination Agent has agreed to give the foregoing notice to the Issuer as an accommodation to assist it in monitoring the occurrence of such event, but is under no obligation to investigate whether any such event has occurred. As used above, “actual knowledge” means the actual fact or statement of knowing, without a duty to make any investigation with respect thereto. In no event shall the Dissemination Agent be liable in damages or in tort to the Issuer, the Participating Underwriter, the Trustee, or any Owner or beneficial owner of any interests in the Bonds as a result of its failure to give the foregoing notice or to give such notice in a timely fashion.

(c) If in response to a notice from the Dissemination Agent under subsection (b), the Issuer determines that the Listed Event under number 2, 7, 8 (as to bond calls only), 10, 13, 14, or 15 of subsection (a) above is not material under applicable federal securities laws, the Issuer shall promptly notify the Dissemination Agent and the Trustee (if the Dissemination Agent is not the Trustee) in writing and instruct the Dissemination Agent not to report the occurrence pursuant to subsection (b) of this Section 5.

SECTION 6. Termination of Reporting Obligations. The obligations of the Issuer, the Administrator and the Dissemination Agent under this Disclosure Agreement shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Bonds, when the Issuer is no longer an obligated person with respect to the Bonds, or upon delivery by the Disclosure Representative to the Dissemination Agent of an opinion of nationally recognized bond counsel to the effect that continuing disclosure is no longer required. So long as any of the Bonds remain Outstanding, the Dissemination Agent may assume that the Issuer is an obligated person with respect to the Bonds until it receives written notice from the Disclosure Representative stating that the Issuer is no longer an obligated person with respect to the Bonds, and the Dissemination Agent may conclusively rely upon such written notice with no duty to make investigation or inquiry into any statements contained or matters referred to in such written notice. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event with respect to the Bonds under Section 5(a).

SECTION 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent or successor Dissemination Agent to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Dissemination Agent, with or without appointing a successor Dissemination Agent. If at any time there is not any other designated Dissemination Agent, the Issuer shall be the Dissemination Agent. The initial Dissemination Agent appointed hereunder shall be U.S. Bank Trust Company, National Association. The Issuer will give prompt written notice to the

Developer of any change in the identity of the Dissemination Agent under the Disclosure Agreement of Developer.

SECTION 8. Administrator. The Issuer may, from time to time, appoint or engage an Administrator or successor Administrator to assist it in carrying out its obligations under this Disclosure Agreement, and may discharge such Administrator, with or without appointing a successor Administrator. Initially and if at any other time during the term of this Disclosure Agreement there is not any other designated Administrator, the Issuer shall be the Administrator.

SECTION 9. Amendment; Waiver. Notwithstanding any other provisions of this Disclosure Agreement, the Issuer and the Dissemination Agent may amend this Disclosure Agreement (and the Dissemination Agent shall not unreasonably withhold its consent to any amendment so requested by the Issuer), and any provision of this Disclosure Agreement may be waived, provided that the following conditions are satisfied:

(a) If the amendment or waiver relates to the provisions of Sections 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Bonds, or the type of business conducted;

(b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the delivery of the Bonds, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

(c) The amendment or waiver either (i) is approved by the Owners of the Bonds in the same manner as provided in the Indenture for amendments to the Indenture with the consent of Owners, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Owners or beneficial owners of the Bonds.

In the event of any amendment or waiver of a provision of this Disclosure Agreement, the Issuer shall describe such amendment in the next related Annual Issuer Report, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(a), and (ii) the Annual Issuer Report for the year in which the change is made should present a comparison (in narrative form and also, if feasible, in quantitative form) between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. No amendment which adversely affects the Dissemination Agent may be made without its prior written consent (which consent will not be unreasonably withheld or delayed).

SECTION 10. Additional Information. Nothing in this Disclosure Agreement shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Agreement or any other means of communication, or including any other information in any Annual Issuer Report or notice of occurrence of a Listed Event, in addition

to that which is required by this Disclosure Agreement. If the Issuer chooses to include any information in any Annual Issuer Report or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Agreement, the Issuer shall have no obligation under this Disclosure Agreement to update such information or include it in any future Annual Issuer Report or notice of occurrence of a Listed Event.

SECTION 11. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Agreement, the Dissemination Agent or any Owner or beneficial owner of the Bonds may, and the Trustee (at the written request of any Participating Underwriter or the Owners of at least twenty-five percent (25%) aggregate principal amount of Outstanding Bonds and upon being indemnified to its satisfaction) shall, take such actions as may be necessary and appropriate to cause the Issuer to comply with its obligations under this Disclosure Agreement. A default under this Disclosure Agreement shall not be deemed an Event of Default under the Indenture with respect to the Bonds, and the sole remedy under this Disclosure Agreement in the event of any failure of the Issuer to comply with this Disclosure Agreement shall be an action for mandamus or specific performance. A default under this Disclosure Agreement shall not be deemed a default under the Disclosure Agreement of Developer, and a default under the Disclosure Agreement of Developer shall not be deemed a default under this Disclosure Agreement.

SECTION 12. Duties, Immunities and Liabilities of Dissemination Agent and Administrator.

(a) The Dissemination Agent shall not have any duty with respect to the content of any disclosures made pursuant to the terms hereof. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Dissemination Agent. To the extent permitted by law, the Issuer agrees to hold harmless the Dissemination Agent, its officers, directors, employees and agents, but only with funds to be provided by the Developer or from Annual Collection Costs collected from the property owners in Improvement Area #3, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Dissemination Agent for losses, expenses or liabilities arising from information provided to the Dissemination Agent by the Developer or the failure of the Developer to provide information to the Dissemination Agent as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Dissemination Agent is an "obligated person" under the Rule. The Dissemination Agent is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The fact that the Dissemination Agent may have a banking or other business relationship with the Issuer or any person with whom the Issuer contracts in connection with the transaction described in the Indenture, apart from the relationship created by the Indenture or this Disclosure Agreement, shall not be construed to mean that the Dissemination Agent has actual knowledge of any event described in Section 5 above, except as may be provided by written notice to the Dissemination Agent pursuant to this Disclosure Agreement.



The Dissemination Agent may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Dissemination Agent shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

(b) The Administrator shall not have any responsibility for the timeliness and accuracy of any information provided by third parties for the disclosures made pursuant to the terms thereof. The Administrator shall have only such duties as are specifically set forth in Section 4 of this Disclosure Agreement, and no implied covenants shall be read into this Disclosure Agreement with respect to the Administrator. To the extent permitted by law, the Issuer agrees to hold harmless the Administrator, its officers, directors, employees and agents, but only with funds to be provided by the Developer or from Annual Collection Costs collected from the property owners in Improvement Area #3, against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including reasonable attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Administrator's negligence or willful misconduct; provided, however, that nothing herein shall be construed to require the Issuer to indemnify the Administrator for losses, expenses or liabilities arising from information provided to the Administrator by third parties, or the failure of any third party to provide information to the Administrator as and when required under this Disclosure Agreement, or the failure of the Developer to provide information to the Administrator as and when required under the Disclosure Agreement of Developer. The obligations of the Issuer under this Section shall survive resignation or removal of the Administrator and payment in full of the Bonds. Nothing in this Disclosure Agreement shall be construed to mean or to imply that the Administrator is an "obligated person" under the Rule. The Administrator is not acting in a fiduciary capacity in connection with the performance of its respective obligations hereunder. The Administrator shall not in any event incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of legal counsel given with respect to any question relating to duties and responsibilities of the Administrator hereunder, or (ii) any action taken or omitted to be taken in reliance upon any document delivered to the Administrator and believed to be genuine and to have been signed or presented by the proper party or parties.

The Administrator may, from time to time, consult with legal counsel of its own choosing in the event of any disagreement or controversy, or question or doubt as to the construction of any of the provisions hereof or their respective duties hereunder, and the Administrator shall not incur any liability and shall be fully protected in acting in good faith upon the advice of such legal counsel.

(c) UNDER NO CIRCUMSTANCES SHALL THE DISSEMINATION AGENT, THE ADMINISTRATOR OR THE ISSUER BE LIABLE TO THE OWNER OR BENEFICIAL OWNER OF ANY BOND OR ANY OTHER PERSON, IN CONTRACT OR TORT, FOR DAMAGES RESULTING IN WHOLE OR IN PART FROM ANY BREACH BY ANY OTHER PARTY TO THIS DISCLOSURE AGREEMENT, WHETHER NEGLIGENT OR WITHOUT FAULT ON ITS PART, OF ANY COVENANT SPECIFIED IN THIS DISCLOSURE AGREEMENT, BUT EVERY RIGHT AND REMEDY OF ANY SUCH PERSON, IN CONTRACT OR TORT, FOR OR ON ACCOUNT OF ANY SUCH BREACH SHALL BE LIMITED TO AN ACTION FOR MANDAMUS OR SPECIFIC PERFORMANCE. THE DISSEMINATION AGENT AND THE ADMINISTRATOR ARE UNDER NO OBLIGATION NOR ARE THEY REQUIRED TO BRING SUCH AN ACTION.

SECTION 13. Assessment Timeline. The basic expected timeline for the collection of Assessments and the anticipated procedures for pursuing the collection of delinquent Assessments is set forth in Exhibit C, which is intended to illustrate the general procedures expected to be followed in enforcing the payment of delinquent Assessments. Failure to adhere to such expected timeline shall not constitute a default by the Issuer under this Disclosure Agreement, the Indenture, the Bonds, or any other document related to the Bonds.

SECTION 14. No Personal Liability. No covenant, stipulation, obligation or agreement of the Issuer, the Administrator or the Dissemination Agent contained in this Disclosure Agreement shall be deemed to be a covenant, stipulation, obligation or agreement of any present or future council members, officer, agent or employee of the Issuer, the Administrator or the Dissemination Agent in other than that person's official capacity.

SECTION 15. Severability. In case any section or provision of this Disclosure Agreement, or any covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder or any application thereof, is for any reasons held to be illegal or invalid, such illegality or invalidity shall not affect the remainder thereof or any other section or provision thereof or any other covenant, stipulation, obligation, agreement, act or action, or part thereof made, assumed, entered into, or taken thereunder (except to the extent that such remainder or section or provision or other covenant, stipulation, obligation, agreement, act or action, or part thereof is wholly dependent for its operation on the provision determined to be invalid), which shall be construed and enforced as if such illegal or invalid portion were not contained therein, nor shall such illegality or invalidity of any application thereof affect any legal and valid application thereof, and each such section, provision, covenant, stipulation, obligation, agreement, act or action, or part thereof shall be deemed to be effective, operative, made, entered into or taken in the manner and to the full extent permitted by law.

SECTION 16. Sovereign Immunity. The Dissemination Agent and the Administrator agree that nothing in this Disclosure Agreement shall constitute or be construed as a waiver of the Issuer's sovereign or governmental immunities regarding liability or suit.

SECTION 17. Beneficiaries. This Disclosure Agreement shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Administrator, the Participating Underwriter, and the Owners and the beneficial owners from time to time of the Bonds, and shall create no rights in any other person or entity. Nothing in this Disclosure Agreement is intended or shall act to disclaim, waive or otherwise limit the duties of the Issuer under federal and state securities laws.

SECTION 18. Dissemination Agent and Administrator Compensation. The fees and expenses incurred by the Dissemination Agent and Administrator for their respective services rendered in accordance with this Disclosure Agreement constitute Annual Collection Costs and will be included in the Annual Installments as provided in the annual updates to the Service and Assessment Plan. The Dissemination Agent and the Administrator have entered into separate agreements with the Issuer, which agreements provide for the payment of the fees and expenses of the Dissemination Agent or the Administrator, as applicable, for their respective services rendered in accordance with this Disclosure Agreement.

SECTION 19. Statutory Verifications. The Dissemination Agent and the Administrator, each individually, make the following representations and covenants pursuant to Chapters 2252, 2271,

2274, and 2276, Texas Government Code, as heretofore amended (the “Government Code”), in entering into this Disclosure Agreement. As used in such verifications, “affiliate” means an entity that controls, is controlled by, or is under common control with the Dissemination Agent or the Administrator within the meaning of Securities and Exchange Commission Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Disclosure Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Disclosure Agreement, notwithstanding anything in this Disclosure Agreement to the contrary.

(a) Not a Sanctioned Company. The Dissemination Agent and the Administrator, each individually, represent that neither the Dissemination Agent, the Administrator, nor any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent or the Administrator is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Government Code. The foregoing representation excludes the Dissemination Agent and the Administrator and each parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent or the Administrator, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(b) No Boycott of Israel. The Dissemination Agent and the Administrator, each individually, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not boycott Israel and will not boycott Israel during the term of this Disclosure Agreement. As used in the foregoing verification, “boycott Israel” has the meaning provided in Section 2271.001, Government Code.

(c) No Discrimination Against Firearm Entities. The Dissemination Agent and the Administrator, each individually, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Disclosure Agreement. As used in the foregoing verification, “discriminate against a firearm entity or firearm trade association” has the meaning provided in Section 2274.001(3), Government Code.

(d) No Boycott of Energy Companies. The Dissemination Agent and the Administrator, each individually, hereby verify that the Dissemination Agent, the Administrator and any parent company, wholly- or majority-owned subsidiaries, and other affiliates of the Dissemination Agent and the Administrator, if any, do not boycott energy companies and will not boycott energy companies during the term of this Disclosure Agreement. As used in the foregoing verification, “boycott energy companies” has the meaning provided in Section 2276.001(1), Government Code.

SECTION 20. Disclosure of Interested Parties. Pursuant to Section 2252.908(c)(4), Texas Government Code, as amended, the Dissemination Agent hereby certifies it is a publicly traded business entity and is not required to file a Certificate of Interested Parties Form 1295 related to this Disclosure Agreement. Submitted herewith is a completed Form 1295 in connection with the Administrator’s

participation in the execution of this Disclosure Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). The Issuer hereby confirms receipt of the Form 1295 from the Administrator, and the Issuer agrees to acknowledge such form with the TEC through its electronic filing application not later than the thirtieth (30th) day after the receipt of such form. The Administrator and the Issuer understand and agree that, with the exception of information identifying the Issuer and the contract identification number, neither the Issuer nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 has been provided solely by the Administrator; and, neither the Issuer nor its consultants have verified such information.

SECTION 21. Governing Law. This Disclosure Agreement shall be governed by the laws of the State of Texas.

SECTION 22. Counterparts. This Disclosure Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. The Issuer, the Administrator and the Dissemination Agent agree that electronic signatures to this Disclosure Agreement may be regarded as original signatures.

[Signature pages follow.]

CITY OF AUSTIN, TEXAS

By: \_\_\_\_\_  
Authorized Official

U.S. BANK TRUST COMPANY, NATIONAL  
ASSOCIATION  
(as Dissemination Agent)

By: \_\_\_\_\_  
Authorized Officer

P3WORKS, LLC  
(as Administrator)

By: \_\_\_\_\_  
Authorized Officer

**EXHIBIT A**

**NOTICE TO MSRB OF FAILURE TO FILE  
ANNUAL ISSUER REPORT**

Name of Issuer: City of Austin, Texas  
Name of Bond Issue: Special Assessment Revenue Bonds, Series 2024  
(Whisper Valley Public Improvement District Improvement Area #3)  
CUSIP Nos. [insert CUSIP NOs.]  
Date of Delivery: \_\_\_\_\_, 20\_\_

NOTICE IS HEREBY GIVEN that the City of Austin, Texas, has not provided [Annual Financial Information][annual [audited][unaudited] financial statements] with respect to the above-named bonds as required by the Continuing Disclosure Agreement of Issuer dated as of December 1, 2024, between the Issuer, P3Works, LLC, as Administrator, and U.S. Bank Trust Company, National Association, as Dissemination Agent. The Issuer anticipates that [the Annual Financial Information][annual [audited][unaudited] financial statements] will be filed by \_\_\_\_\_.

Dated: \_\_\_\_\_

U.S. Bank Trust Company, National Association  
on behalf of the City of Austin, Texas  
(as Dissemination Agent)

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

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

cc: City of Austin, Texas



**EXHIBIT B**

**CITY OF AUSTIN, TEXAS  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES 2024  
(WHISPER VALLEY PUBLIC IMPROVEMENT DISTRICT  
IMPROVEMENT AREA #3)**

---

**ANNUAL ISSUER REPORT\***

---

Delivery Date: \_\_\_\_\_, 20\_\_

CUSIP NOSs: [insert CUSIP NOs.]

**DISSEMINATION AGENT**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
Contact Person: \_\_\_\_\_

**BONDS OUTSTANDING**

CUSIP Number	Maturity Date	Interest Rate	Original Principal Amount	Outstanding Principal Amount	Outstanding Interest Amount

**INVESTMENTS**

Fund/ Account Name	Investment Description	Par Value	Book Value	Market Value

\*Excluding Audited Financial Statements of the Issuer

**ASSETS AND LIABILITIES OF PLEDGED TRUST ESTATE**

Bonds (Principal Balance) \_\_\_\_\_  
Funds and Accounts [list] \_\_\_\_\_  
**TOTAL ASSETS** \_\_\_\_\_

**LIABILITIES**

Outstanding Bond Principal \_\_\_\_\_  
Outstanding Program Expenses (if any) \_\_\_\_\_  
**TOTAL LIABILITIES** \_\_\_\_\_

**EQUITY**

Assets Less Liabilities \_\_\_\_\_  
Debt to Value Ratio \_\_\_\_\_

**Form of Accounting**      Cash           Accrual           Modified Accrual

**ITEMS REQUIRED BY SECTION 4(a)(ii) - (ix)**

[Insert a line item for each applicable listing]

**EXHIBIT C**

**BASIC EXPECTED TIMELINE FOR ASSESSMENT COLLECTIONS AND PURSUIT OF DELINQUENCIES<sup>1</sup>**

<u>Date</u>	<u>Delinquency Clock (Days)</u>	<u>Activity</u>
January 31		Assessments are due.
February 1	1	Assessments Delinquent if not received.
March 10	40	<p>Issuer forwards payment to Trustee for all collections received as of the last day of February, along with detailed breakdown. Subsequent payments and relevant details will follow monthly thereafter.</p> <p>Issuer and/or Administrator should be aware of actual and specific delinquencies.</p>
March 15	45	<p>Issuer should be aware if Reserve Fund needs to be utilized for debt service payment on May 1. <b>If there is to be a shortfall, the Trustee and Dissemination Agent should be immediately notified.</b></p> <p>Issuer should also be aware if, based on collections, there will be a shortfall for November payment.</p> <p>Issuer and/or Administrator should determine if previously collected surplus funds, if any, plus actual collections will be fully adequate for debt service in the corresponding May and November.</p> <p>At this point, if total delinquencies are under 5% and if there is adequate funding for May and November payment, no further action is anticipated for collection of Assessments except that the Issuer or Administrator, working with the City Attorney or an appropriate designee, will begin process to cure deficiency. <b>For properties delinquent by more than one year or if the delinquency exceeds \$10,000 the matter will be referred for commencement of foreclosure.</b></p> <p><b>If there are over 5% delinquencies or if there is insufficient funding in the Pledged Revenue Fund for transfer to the Bond Fund of such amounts as</b></p>

---

<sup>1</sup> Illustrates anticipated dates and procedures for pursuing the collection of delinquent Assessments, which dates and procedures are subject to adjustment by the Issuer.

**shall be required for the full May and November payment, the collection-foreclosure procedure will proceed against all delinquent properties.**

May 1                      90                      Trustee pays bond interest payments to Owners.

Reserve Fund payment to Bond Fund may well be required if Assessments are below approximately 50% collection rate.

**Dissemination Agent to notify MSRB if Reserve Fund utilized for debt service.**

Use of Reserve Fund for debt service payment should trigger commencement of foreclosure on delinquent properties.

May 5                      95                      **Issuer to notify Dissemination Agent for disclosure to MSRB of all delinquencies.**

**If any property owner with ownership of property responsible for more than \$10,000 of the Assessments is delinquent or if a total of delinquencies is over 5%, or if it is expected that Reserve Fund moneys will need to be utilized for either the May or November bond payments, the City Treasurer shall work with City Attorney's office, or the appropriate designee, to satisfy payment of all delinquent Assessments.**

June 15                      135                      Preliminary Foreclosure activity commences.

If Dissemination Agent has not received Foreclosure Schedule and Plan of Collections, Dissemination Agent to request same from Issuer.

July 1                      150                      If the Issuer has not provided the Dissemination Agent with Foreclosure Schedule and Plan of Collections, and if instructed by the Owners under Section 11.2 of the Indenture, Dissemination Agent requests again that the Issuer commence foreclosure or provide plan for collection.

July 15                      165                      The designated lawyers or law firm will be preparing the formal foreclosure documents and will provide periodic updates to the Dissemination Agent for dissemination to those Owners who have requested to be notified of collections progress. The goal for the

foreclosure actions is a filing by no later than August 1 (day 180).

August 1	180	<b>Foreclosure action to be filed with the court.</b>
August 15	195	<b>Issuer notifies Dissemination Agent of Foreclosure filing status. Dissemination Agent notifies Owners.</b>
September 1	210	If Owners and Dissemination Agent have not been notified of a foreclosure action, Dissemination Agent will notify MSRB and the Issuer that it is appropriate to file action.

A committee of not less than twenty-five percent (25%) of the Owners may request a meeting with the City Treasurer to discuss the Issuer's actions in pursuing the repayment of any delinquencies. This would also occur after day thirty (30) if it is apparent that a Reserve Fund draw is required. Further, if delinquencies exceed five percent (5%), Owners may also request a meeting with the Issuer at any time to discuss the Issuer's plan and progress on collection and foreclosure activity. If the Issuer is not diligently proceeding with the foreclosure process, the Owners may seek an action for mandamus or specific performance to direct the Issuer to pursue the collections of delinquent Assessments.