

**Bastrop Special Meeting Hunters Crossing Local
Government Corporation Board Agenda
Bastrop City Hall City Council Chambers
1311 Chestnut Street
Bastrop, TX 78602
(512) 332-8800**



July 29, 2026

Agenda - Special Meeting Hunters Crossing Local Government Corporation Board at 6:00 PM

Bastrop Hunters Crossing Local Government Corporation Board meetings are available to all persons regardless of disability. If you require special assistance, please contact the City Secretary at (512) 332-8800 or write 1311 Chestnut Street, 78602, or by calling through a T.D.D. (Telecommunication Device for the Deaf) to Relay Texas at 1-800-735-2989 at least 48 hours in advance of the meeting.

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- 1. CALL TO ORDER**
 - 2. CITIZEN COMMENTS**

At this time, three (3) minute comments will be taken from the audience on any topic. Anyone in attendance wishing to address the Board/Commission must complete a citizen comment form and give the completed form to the Board/Commission Secretary prior to the start of the Board/Commission meeting. In accordance with the Texas Open Meetings Act, if a citizen discusses any item not on the agenda, the Board/Commission cannot discuss issues raised or make any decision at this time. Instead, the Board/Commission is limited to making a statement of specific factual information or a recitation of existing policy in response to the inquiry. Issues may be referred to the City Manager for research and possible future action. Profanity, physical or other threats are not allowed and may subject the speaker to loss of the time for comment, and if disruptive to the conduct of business, could result in removal of the speaker.

- 3. REPORTS**
 - 3A. Informational update to Board by President, on matters related to the Hunters Crossing Local Government Corporation and/or Public Improvement District.**
- 4. ITEMS FOR INDIVIDUAL CONSIDERATION**

- 4A. Consider and act on finalizing the Master Transfer Agreement between the City of Bastrop, the Local Government Corporation (LGC), and the Hunter's Crossing Homeowner's Association (HOA).

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM City Manager and Board President

- 4B. Conduct the annual review and update to the proposed FY2027 Hunters Crossing Public Improvement District Service and Assessment Plan (SAP) for the purpose of determining the annual budget as provided by Texas Local Government Code 372.013 and consider a resolution recommending the updated Service and Assessment Plan (SAP) to the City Council of the City of Bastrop, Texas.

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM City Manager and Board President

5. ADJOURNMENT

I, the undersigned authority, do hereby certify that this Notice of Meeting as posted in accordance with the regulations of the Texas Open Meetings Act on the bulletin board located at the entrance to the City of Bastrop City Hall, a place convenient and readily accessible to the general public, as well as to the City's website, www.cityofbastrop.org and said Notice was posted on the following date and time: July 23, 2026 at 4:00 p.m. and remained posted for at least two hours after said meeting was convened.

/s/Judy Sandroussi
Judy Sandroussi, Finance Director



STAFF REPORT

MEETING DATE: July 29, 2026

TITLE:

Consider and act on finalizing the Master Transfer Agreement between the City of Bastrop, the Local Government Corporation (LGC), and the Hunter's Crossing Homeowner's Association (HOA).

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM City Manager and Board President

BACKGROUND/HISTORY:

The Hunter's Crossing Public Improvement District (PID) was created in 2001 and the following actions occurred in that timeline.

PID and Assessment Timeline

2001	PID Created
2003	Original Assessment Plan Approved • \$11,961,260 Capital Debt • \$5,400,000 Project for M&O
2011	Amended Master Plan Approved (Ordinance 2011-30)
2003-2017	City performed maintenance within the PID which reduced M&O costs
2017	Residents filed suit against LGC, City Council, Developer, and others. LGC and City won at trial. Residents appealed. LGC and City won on Appeal.
2019	City had Counsel for LGC renegotiate the PID which ultimately saved the PID millions of dollars.
	Restated and Amended Service Plan Approved (Ordinance 2019-40)
2022	LGC replaced fence through use of City bond
2026	LGC and City Council working to reduce M&O costs and initiate steps toward resolving PID

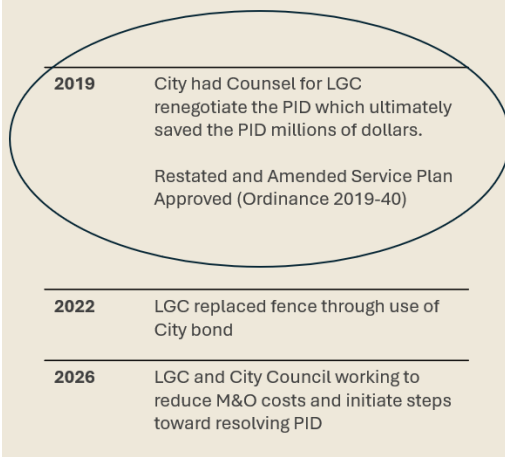
In 2019, a critical juncture occurs when suit is brought against the LGC and is settled with a reduction of capital costs, and a transfer of property. That subsequent transfer of property requires maintenance and operations that is paid through the PID. That maintenance and operation is paid via an assessment the PID files each year after an approved Service and

Assessment Plan (SAP) is approved by the LGC and the City Council. The LGC and City have been maintaining property that was transferred to the HOA in the 2019 litigation.

The intent of this item is to reduce the maintenance and operations costs and ensure (1) the HOA is maintaining it's responsibility as per the litigation; and (2) that the maintenance and operations of the drainage is retained by the City. Finally, to address the fact that the pool, basketball court, play areas, and trails, are maintained by the HOA.

Hunters Crossing PID

PID and Assessment Timeline



- Property developer transferred property to the City and LGC through Special Warranty Deed, instrument numbers 202000982 and 202000983; and
- The property developer reserved to *HOA an easement assigning responsibility for maintenance of those properties to the HOA*; and
- Property **owned by the LGC** contains among other things, trails, green space, sports fields, pool, basketball court, other play areas, drainage pathways, and detention ponds that capture stormwater runoff; and
- **Today, the** LGC and the City desire to *reduce the maintenance assessments on property owners within the PID by transferring ownership of LGC property to the City*;
- Parties desire to resolve the disputes and controversies regarding the maintenance easements on Lots 16, 17, and 30; and
- **TODAY**, the HOA desires to have ownership of Lots 16 and 17; and 17 would be sold at FAIR MARKET VALUE PENDING COUNCIL APPROVAL

The Master Transfer Agreement History

Master Transfer Agreement (MTA) Version Notes	
September 2025	Version 1 • Provided to HOA in September 2025 • Approved by City Council in December of 2025 Key Terms: • Transfers LGC property to City • Removes HOA ground maintenance obligations for lots 16, 17, and 30 • Transfers fence maintenance to HOA
March 2026	Version 2 • Provided to HOA in March of 2025 • Not considered by City Council Key Terms: • Same as Version 1 plus City agrees to certain pool maintenance, repair, operation, and security measures as requested by HOA
July 2026	Version 3 • Terms discussed with HOA in June and July • Not considered by City Council Key Terms: • Same as Version 1 except Lot 16 (pool) and playground areas are transferred to HOA, and 17 is offered for sale to the HOA

FISCAL IMPACT:

Reduction of \$111,144 in operational expenses for mowing. The city's estimated costs for mowing the Hunter's Crossing drainage is \$85,000 and includes the drainage and larger arterials. The remaining expenses are areas internal to the subdivision and should be maintained by the HOA.

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2027 [a]	
Expenses		
Maintenance & Operations	\$	111,144
Utilities		-
Professional Services		-
Property Tax Collector/Appraisal		1,725
Legal Services		15,000
Legal Services - Taxes		250
Admin Support		11,220
Advertising		-
Transfer Out - Debt Service		74,900
	\$	214,239
Contingency		
Contingency	\$	7,328
	\$	7,328
Total	\$	221,567

RECOMMENDATION:

Approve the Master Transfer Agreement as submitted.

ATTACHMENTS:

1. Master Transfer Agreement as revised.

**MASTER TRANSFER AND SETTLEMENT AGREEMENT BETWEEN HUNTERS
CROSSING LOCAL GOVERNMENT CORPORATION, THE CITY OF BASTROP, AND
HUNTERS CROSSING HOMEOWNERS ASSOCIATION**

This Agreement is entered into between the Hunters Crossing Local Government Corporation, a local government corporation formed pursuant to Texas Transportation Code Section 431.101 and a managing member of the Hunters Crossing Public Improvement District (“LGC”), The City of Bastrop, a home-rule municipality located in Bastrop County, Texas (“City”) and Hunters Crossing Home Owners Association, a Texas nonprofit corporation and comprised of members of the Hunters Crossing Public Improvement District (“HOA”), for the purposes of establishing terms for the transfer of property within the Hunters Crossing Public Improvement District.

WHEREAS, that the Hunters Crossing Public Improvement District (“PID”) was created in 2003 with LGC as its managing member; and

WHEREAS, LGC and the City approve special assessments each year that obligate the property owners within the PID to pay for ongoing maintenance and operations costs of LGC and its property; and

WHEREAS, in 2019, the property developer transferred property to the City and LGC through Special Warranty Deed, instrument numbers 202000982 and 202000983; and

WHEREAS, from the grant of Lot 17 to the City, and of Lots 16 and 30 to the LGC, as identified in the Special Warranty Deeds, the property developer reserved to HOA an easement assigning responsibility for maintenance of those properties to the HOA; and

WHEREAS, certain disputes and controversies arose between the Parties regarding ongoing and past property maintenance obligations, and related expenses, resulting from the maintenance easement on Lots 16, 17, and 30; and

WHEREAS, property owned by the LGC contains among other things, trails, green space, sports fields, pool, basketball court, other play areas, drainage pathways, and detention ponds that capture stormwater runoff; and

WHEREAS, LGC and the City desire to reduce the maintenance assessments on property owners within the PID by transferring ownership of LGC property to the City; and

WHEREAS, the Parties desire to resolve the disputes and controversies regarding the maintenance obligations on Lots 16, 17, and 30; and

WHEREAS, the HOA desires to have control over the amenities including the pool and trail system; and

WHEREAS, LGC, the City, and HOA desire to enter into Master Transfer and Settlement Agreement to govern the transfer of ownership, maintenance, and other rights and responsibilities.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES AND COVENANTS CONTAINED HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE PARTIES AGREE AS FOLLOWS:

I. Exhibits

- A. Special Warranty Deeds
 - A-1 LGC to City Special Warranty Deed with attachments A and B
 - A-2 LGC to HOA Special Warranty Deed with attachment A
- B. Landscape Easements
 - B-1 Landscape Easement for Antelope Trail
 - B-2 Landscape Easement for Wolverine Pass
- C. Release of Maintenance Easement
- D. Fence Maintenance Easement with Attachment A
- E. Trail Maintenance Easement with Attachment A

II. Property Transfers

All property transferred in this Section shall be referred to as “Transferred Property” whether referenced in total or individually, unless individually identified by lot number.

A. Property ownership transfer from LGC to the City

LGC hereby agrees to transfer, convey, and assign to City, and City agrees to accept, all of LGC’s right, title, interest in and to all the real property owned by LGC, except Lot 16, as described in **EXHIBIT A-1** attached hereto and incorporated herein by reference and except for rights and interests expressly reserved herein. The conveyance shall be effected by one or more Special Warranty Deeds as agreed by the Parties, materially consistent with the Special Warranty Deed attached as **EXHIBIT A-1**, in recordable form, and in compliance with applicable law.

The transfer of the Transferred Property is subject to all previous encumbrances and easements, except the maintenance easement granted to HOA for Lot 30 by T.F. Hunters Crossing L.P. recorded in Instrument Numbers 202000982 and 202000983 of the Real Property Records of Bastrop County, Texas.

B. Property ownership transfer from LGC to the HOA

LGC hereby agrees to transfer, convey, and assign to HOA, and HOA agrees to accept, all of LGC’s right, title, interest in and to all the real property identified as lot 16 in **EXHIBIT A-2** attached hereto and incorporated herein by reference except for rights and interests expressly reserved herein. The conveyance shall be effected by one or more Special Warranty Deeds as agreed by the Parties, materially consistent with the Special Warranty Deed attached as **EXHIBIT A-2**, in recordable form, and in compliance with applicable law.

Lot 16 contains restrooms, a pool, a playground, parking, and a basketball court (the “Amenities”). With the exception of the pool, as of the date of this Agreement, all Amenities are unfenced and

open to the public. The Parties agree that due to the public accessibility of the Amenities and improvements on Lot 16, the proper maintenance and insurance on Lot 16 is vital to public safety. Therefore, the HOA agrees to the following property maintenance and insurance obligations which run with the land unless or until released by the City:

1. Property Condition

In connection with its ownership of Lot 16 and the public nature of the Amenities thereon, the HOA agrees to, at HOA's sole cost and expense, maintain Lot 16 and all the improvements and amenities in good, safe, and working order, free from major defects which might threaten the safety of the public or any other user thereof. With the exception of the parking, which must be maintained, the aforementioned maintenance obligations do not prevent the HOA from removing Amenities in their entirety once the PID is dissolved.

2. Insurance

In connection with its ownership of Lot 16 and the public nature of the amenities thereon, the HOA agrees to, at HOA's sole cost and expense, maintain in full force and effect for as long as the HOA owns Lot 16, commercial property insurance and commercial liability insurance with minimum policy limits of at least \$1,000,000.00 per occurrence and \$2,000,000.00 annual aggregate or other such amount that the City and HOA agree in writing. At closing HOA shall provide the City with certificates of insurance, and shall provide additional copies upon request. If the HOA fails to maintain the required insurance, or provide proof of such insurance within thirty (30) days of a request from the City, the City may, but shall not be obligated to, procure such insurance on the HOA's behalf and charge all premiums and related costs to the HOA which the HOA shall pay within thirty (30) days of receipt of a notification of such costs. The HOA may reduce the commercial general liability insurance to an amount agreed by the City and cease commercial property insurance only after the PID has been dissolved and if all Amenities have been removed.

3. Reversion

In the event that the HOA fails to comply with the maintenance and insurance requirements, goes bankrupt, is dissolved, or otherwise ceases to exist or be financially capable of caring for the Amenities, with six (6) months opportunity to cure, Lot 16 shall revert to the City. After such notice and opportunity to cure, the City may seek the HOA to execute documents transferring ownership of Lot 16 to the City or seek injunctive relief, specific performance, appointment of a receiver, or any other remedy available in law or equity to effectuate the obligations herein.

4. Document Correction

In the event that the HOA removes Amenities or the City and HOA otherwise agree to a modification of the provisions of this Section II(B), the HOA may reasonably request, and the City shall not unreasonably refuse, to effectuate a modification of the deed to reflect such changes.

III. Maintenance Obligation Transfers

A. Landscape Easement transfer from LGC to the HOA

LGC also agrees to grant, sell and convey to HOA, and HOA agrees to accept the entire obligation and interest in the following landscape easements as described in **EXHIBIT B** attached hereto and incorporated herein by reference:

1. The Landscape Easement 200616971 granted to LGC by Sabine Investment Company recorded in Book 1689, Pages 733-739, of the Real Property Records of Bastrop County, Texas as shown in **Exhibit B-1**.
2. The Landscape Easement 200616970 granted to LGC by Sabine Investment Company recorded in Book 1689, Pages 726-732, of the Real Property Records of Bastrop County, Texas as shown in **Exhibit B-1**.

The conveyance shall be effected by one or more Landscape Easements as agreed by the Parties, materially consistent with the landscape easements attached in **EXHIBIT B**, in recordable form and in compliance with applicable law.

B. Release of Current Maintenance Obligations

The Special Warranty deeds executed On September 24, 2019, by TF Hunter's Crossing, L.P. convey to HOA a maintenance easement on tracts 16, 17, and 30 for the purpose of maintaining grounds and replacing recreational facilities on such tracts. Tracts 16, 17, and 30 contain recreational facilities such as a pool, a playground, a basketball course, a soccer field, a baseball field, and a dock.

By and through this Agreement, Tract 30 shall be transferred to the City without the maintenance obligation and easement previously granted to HOA. By and through his agreement, the Parties shall lift the easements imposing maintenance obligations on tracts 16, 17, and 30. In exchange for the property transfers, releases, maintenance easements, and other consideration included herein, the Parties agree to sign the Release of Easement, attached hereto as **EXHIBIT C**, to be filed with the Real Property Records of Bastrop.

C. City Adoption of Maintenance Obligations

By and through the property transfers herein and the release of the easements imposing maintenance obligations identified in Section B, above, the City hereby becomes responsible for the operation, maintenance, and repair of the transferred properties. The City shall perform said

operation, maintenance, and repair in compliance with City policies applicable at the time the operation, maintenance, or repair is performed and as directed by City Council.

D. Maintenance Easements

In exchange for the transfer of Lot 16, the release and removal of the maintenance obligations for Tracts 17 and 30 contained herein, and the City adoption of required maintenance duties within the PID, the City shall transfer, convey and assign, and HOA shall accept, the following maintenance obligations as identified in EXHIBITS D AND E, attached (the “Maintenance Easements”).

1. Transfer of Fence Maintenance Easement

By signing this agreement, HOA agrees to be solely responsible for replacing, maintaining, and repairing all the fences marked on **EXHIBIT D**. The City and HOA shall execute and file the Fence Maintenance Easement that is attached as **EXHIBIT D**. A failure of the Parties to sign or file the Fence Maintenance Easement does not invalidate HOA’s obligation to replace, repair, and maintain the fence in good working order.

2. Transfer of Trail Maintenance Easement

By signing this agreement, HOA agrees to be solely responsible for replacing, maintaining, and repairing all paved walkways (“Trails”) within the PID that do not run the same direction as and within five (5) feet of the immediate edge of a public roadway, including, but not necessarily limited to those shown in the attached **EXHIBIT E**. The City and HOA shall execute and file the Trail Maintenance Easement that is attached as **EXHIBIT E**. A failure of the Parties to sign or file the Trail Maintenance Easement does not invalidate HOA’s obligation to replace, repair, and maintain the trail in good working order.

IV. **No Warranty**

- A. LGC and CITY have not made any written or oral representations or warranties of any kind with respect to the Transferred Properties (including, without limitation, any warranties, express or implied, as to title, zoning, environmental condition, access, or the suitability or fitness of the Transferred Properties for any particular use).
- B. The Parties have not relied on any written or oral representation or warranty made by another Party, its agents or employees, with respect to the condition or value of the Property.
- C. Having ongoing rights of access to the property, the Parties agree that they have had an adequate opportunity to inspect the condition of the Transferred Properties, including

without limitation any environmental testing, and to inspect documents applicable thereto, and each party is relying solely on such inspection and testing.

- D. City and HOA accepts all risk of Claims (including without limitation all Claims under any Environmental Law and all Claims arising at common law, in equity or under a federal, state or local statute, rule or regulation) whether past, present or future, existing or contingent, known or unknown, arising out of, resulting from or relating to the condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Transferred Properties.

V. Title Commitment

LGC and CITY make no representations or warranties with respect to the status of title to the Transferred Properties.

VI. Term; Termination

- A. Effective. This Agreement is effective on the date the last party to sign executes this Agreement or the date on which any authorizing ordinance or resolution becomes effective in accordance with its terms and state law, whichever is later ("Effective Date").
- B. Termination by Transfer of Ownership. With the exception of the numerous provisions which must survive this Agreement, this agreement will terminate upon the transfer of the ownership of the Transferred Properties as described herein with the reservation of the easements described and recordation of the documents reflecting the same with the Bastrop County Clerk.
- D. Unilateral Termination. Any party may terminate this Agreement for cause prior to the transfer of any property rights by providing notice of termination and thirty (30) days opportunity to cure to the breaching party.

VII. Assessments

Both LGC and HOA are corporations which assess fees upon members in order to pay for responsibilities of the corporations such as property maintenance. Within three (3) months of Closing, or upon the next regularly scheduled assessment, whichever is earlier, LGC and HOA agreed to update their assessments to account for the modifications in maintenance obligations and ownership reflected herein.

VIII. Consideration

The Parties acknowledge and agree that this Agreement is supported by good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by and through the execution and performance of the terms of this Agreement, and the Deeds, Landscaping Easements, Easement Release, and Maintenance Easements which are attached hereto.

IX. Settlement and Release

A. Release

To the extent permitted by law the parties herein, for themselves, their directors, officers, stockholders, divisions, agents, affiliates, subsidiaries, predecessors, successors, and assigns and anyone acting on their behalf hereby fully release and forever discharge the other parties from any and all claims (including without limitation all claims arising under any environmental law and all claims arising at common law, in equity or under a federal, state or local statute, rule or regulation), past or present, known and unknown, existing and contingent, arising out of, resulting from, or relating to the condition of the Transferred Property, the maintenance of such property, or any financial obligations owed in relation to the Transferred Property or easements, whether arising at common law, in equity or under a federal, state or local statute, rule or regulation. The foregoing shall apply to any condition of the property, and any claim, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any hazardous substance on the property, whether such hazardous substance is located on or under the property, or has migrated from or to the property.

The above stated release does not include causes of action which accrue in the future against the Parties.

B. Representations. Each Party represents and warrants to the other as follows:

1. *Open Meetings.* This agreement has been approved by the governing body of the signing Party at an open meeting in compliance with the Texas Property Code or Texas Government Code, whichever is applicable. Specifically, this Agreement was finally approved at the following meetings:
 - a. The Board of Directors for the LGC met and approved this Agreement on the _____ day of _____, 2026.
 - b. The City Council for the City met and approved this Agreement on the _____ day of _____, 2026.
 - c. The Board of Directors for the HOA met and approved this Agreement on the _____ day of _____, 2026.
2. *Advice of Counsel.* The Party has had the opportunity to consult with and be advised by legal counsel of its own choosing with respect to the terms and legal effect of

this Agreement, fully understands its terms, and is executing this Agreement voluntarily and with full knowledge of its significance.

C. No Admission of Liability or Fault.

It is understood and agreed by and among the Parties that the settlement of their disputes is not to be construed as an admission of any liability, wrongdoing, or fault by any Party or Released Parties. The Parties acknowledge that this settlement is intended to avoid further costly and time-consuming legal proceedings, and that any purported liability of any Party, is not an admission of liability, wrongdoing, or fault by any Party, and shall not be construed as such.

X. Indemnity

- A. TO THE EXTENT ALLOWED BY LAW, THE CITY AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND LGC OR ANYONE ACTING ON ITS BEHALF FOR, FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING WITHOUT LIMITATION ALL CLAIMS ARISING UNDER ANY ENVIRONMENTAL LAW, FOR INJURY TO BODY OR PROPERTY, AND ALL CLAIMS ARISING AT COMMON LAW, IN EQUITY OR UNDER A FEDERAL, STATE OR LOCAL STATUTE, RULE OR REGULATION) PAST, PRESENT AND FUTURE, EXISTING AND CONTINGENT, KNOWN AND UNKNOWN ARISING OUT OF, RESULTING FROM, OR RELATING TO THE CONDITION OF THE TRANSFERRED PROPERTY.

- B. TO THE EXTENT ALLOWED BY LAW, THE HOA AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND LGC AND THE CITY OR ANYONE ACTING ON ITS BEHALF FOR, FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING WITHOUT LIMITATION ALL CLAIMS ARISING UNDER ANY ENVIRONMENTAL LAW, FOR INJURY TO BODY OR PROPERTY, AND ALL CLAIMS ARISING AT COMMON LAW, IN EQUITY OR UNDER A FEDERAL, STATE OR LOCAL STATUTE, RULE OR REGULATION) PAST, PRESENT AND FUTURE, EXISTING AND CONTINGENT, KNOWN AND UNKNOWN ARISING OUT OF, RESULTING FROM, OR RELATING TO THE CONDITION OF THE TRANSFERRED PROPERTY.

- C. TO THE EXTENT ALLOWED BY LAW, HOA AGREES TO INDEMNIFY, HOLD HARMLESS AND DEFEND LGC AND THE CITY OR ANYONE ACTING ON THEIR BEHALF FOR, FROM AND AGAINST ANY AND ALL CLAIMS (INCLUDING WITHOUT LIMITATION ALL CLAIMS ARISING UNDER ANY ENVIRONMENTAL LAW, FOR INJURY TO BODY OR PROPERTY, AND ALL CLAIMS ARISING AT COMMON LAW, IN EQUITY OR UNDER A FEDERAL, STATE OR LOCAL

STATUTE, RULE OR REGULATION) PAST, PRESENT AND FUTURE, EXISTING AND CONTINGENT, KNOWN AND UNKNOWN ARISING OUT OF, RESULTING FROM, OR RELATING TO THE CONDITION OF THE FENCE AND TRAIL SUBJECT OF THE MAINTENANCE EASEMENTS ATTACHED AS EXHIBITS D AND E.

- D. The foregoing shall apply to any condition of the Property, known or unknown, contemplated or un contemplated, suspected or unsuspected, including without limitation the presence of any Hazardous Substance on the Property, whether such Hazardous Substance is located on or under the Property, or has migrated from or to the Property, regardless of whether the foregoing condition of the Property was caused in whole or in part by the LGC's actions or inactions.

XI. Closing

The transactions described herein shall close within ninety (90) days of the Effective Date of this Agreement or on such date or in such manner as the Parties establish by mutual agreement. The Closing shall take place at Bastrop City Hall or at some other place as the parties may mutually agree prior to such date.

- A. **Party Obligation at Closing.** At Closing, each Party must execute and/or bring any documents necessary to effectuate the transfers of rights described herein.
- B. **Closing Costs.** At closing, the parties shall each pay one-third of all closing costs except that each Party shall be responsible for their own attorney's fees.
- C. **Combined Closing.** All parties shall bring all required documentation and execute documents in a form substantially similar to the attached Exhibits at the same closing event. Regardless of the order of actual signatures, the documents will be considered to be executed in the order necessary to effectuate the purpose of this Agreement and be valid transfers of interest as long as they are all executed on the same day.

XII. Notice

Notices permitted or required by this Agreement must be in writing and shall be deemed given when delivered in legible form to the party to whom addressed. Notices may be sent by certified mail, return receipt requested, or electronic mail. Notices are effective upon delivery confirmed by green card or two (2) business days after they are mailed, whichever is earlier. Properly addressed notice that is returned as undeliverable is valid notice. Delivery by electronic mail does not constitute notice unless the receiving party confirms receipt.

City of Bastrop

Bastrop City Manager
 City of Bastrop
 1311 Chestnut St.
 Bastrop, Texas 78602

Email: _____

Hunters Crossing Local Government Corporation:

Bastrop City Manager
 City of Bastrop
 1311 Chestnut St.
 Bastrop, Texas 78602

Email: _____

With copy to:

George Hyde
 Hyde Kelley LLP
 2806 Flintrock Trace, Suite A104
 Austin, Texas 78738

Email: ghyde@txlocalgovlaw.com

Hunters Crossing Homeowners Association

Hunters Crossing Homeowners Association
 C/O Spectrum Association Management LP
 17319 San Pedro Suite 318
 San Antonio, Texas 78232

Email: _____

XIII. General Provisions**A. Force Majeure**

Except as otherwise provided herein, an equitable adjustment shall be made for delay or failure in performing if such delay or failure is caused by conditions beyond the Party's reasonable control. Events of Force Majeure include, but are not limited to, the following:

1. Acts of God;

2. Extreme weather events;
3. Pandemic, epidemics or similar occurrence;
4. Orders or acts of civil or military authority;
5. Act of a public enemy;
6. Strike;
7. Volcanic eruptions, tsunamis, landslides, earthquakes, washouts;
8. Freezing of equipment;
9. Inability to obtain materials, supplies, labor permits, servitudes, or rights of way;
and/or
10. Riots or acts of terrorism.

Any such causes or contingencies affecting the performance of this Agreement by any party shall not relieve that party of liability in the event of its concurring negligence or in the event of its failure to remedy the situation if it is within its reasonable control or it could reasonably have removed the cause that prevented its performance.

The parties shall use all reasonable dispatch to remove all contingencies affecting the performance of this Agreement. This clause does not relieve any party from its obligations to make payments of amounts then due for previous work or obligations contemplated and performed under this Agreement.

Furthermore, the party asserting this privilege shall give a full and complete notice of the facts which it considers to excuse its performance under this Force Majeure clause.

B. Governing Law and Venue

This Agreement, and all rights and obligations of the Parties hereto, shall be governed by and construed in accordance with the laws of the State of Texas, exclusive of conflict of law provisions. Venue of any suit brought under this Agreement shall be in a court of competent jurisdiction situated in Bastrop County, Texas. Parties irrevocably waive any objection to personal jurisdiction on *forum non conveniens*.

C. Severability

In the event that any provision of this Agreement is deemed illegal, invalid, or unenforceable, it is the intent of the Parties that the remainder of this Agreement shall not be affected.

D. Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be an original, and all such counterparts shall together constitute one and the same Agreement.

E. Reservation of Rights

Each Party reserves all rights, privileges, and immunities available under applicable laws to the extent that those rights, privileges, and immunities are consistent with the terms of this Agreement.

F. Mutual Assistance

The Parties shall do all things reasonably necessary and appropriate to perfect the terms of this Agreement including, but not limited to, aiding and assisting each other in carrying out such terms and provisions to render each Party in the economic condition contemplated by this Agreement.

G. Attorney's Fees

In the event it becomes necessary for either Party to file a suit to enforce this Agreement or any provisions contained herein, the prevailing party shall be entitled to recover, in addition to all other remedies or damages, reasonable attorneys' fees and costs of court incurred in such suit.

H. Survival

There are numerous provisions of this Agreement, including, but not limited to, maintenance, insurance, document amendment, releases, and indemnification that must survive this Agreement. All provisions of this Agreement which by their nature should survive the termination or expiration of this Agreement do survive such termination or expiration.

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IN WITNESS WHEREOF, the Parties have duly executed and delivered this Agreement with the intent that it become effective on the date signed by all Parties.

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

<additional signatures on subsequent pages>

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

 Notary Public, State of Texas

<additional signature on subsequent page>

CITY OF BASTROP

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF BASTROP §

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop, and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

EXHIBIT A**Exhibit A-1 LGC to City Special Warranty Deed****SPECIAL WARRANTY DEED**

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

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

Hunters Crossing Local Government Corporation a Local Government Corporation created pursuant to Chapter 431 of the Texas Transportation Code, located within the City of Bastrop, Bastrop County, Texas ("Grantor"), for the consideration hereinafter specified has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the **City of Bastrop** ("Grantee"), all lands owned by the Grantor at the time of the execution of this Special Warranty Deed, except Lot 16 which is separately deeded, together with all improvements thereon, described on Attachment "A" attached hereto (the "Property") and depicted in Attachment "B".

The consideration for this conveyance consists of the sum of Ten Dollars (\$10.00) and other good and valuable consideration all in cash has been paid by Grantee to Grantor, who acknowledges the receipt thereof. For the same consideration, Grantor hereby sells, transfers, and delivers to Grantee all improvements located or to be located on the Property pursuant to the Reimbursement Agreement.

This conveyance is made and accepted subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to all matters of record in the office of the County Clerk of Bastrop County, Texas, other than any liens (except for the lien for ad valorem taxes), to the extent such matters are valid and subsisting (the "Permitted Exceptions").

To have and to hold the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

<signatures on subsequent pages>

Executed to be effective as of the _____ day of _____, 2026.

GRANTOR

ACCEPTED AND AGREED TO:

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20__

 Notary Public, State of Texas

<additional signature on subsequent page>

GRANTEE
ACCEPTED AND AGREED TO:

THE CITY OF BASTROP

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop, and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

Hunters Crossing Local Government Corporation
1311 Chestnut Street
Bastrop, Texas 78602

ATTACHMENT "A"

1. TRACT 1: 1.1490 ACRES, BEING RESERVE A, OUT OF HUNTERS CROSSING, SECTION ONE-A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 50B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (DRAINAGE EASEMENT AND UTILITY EASEMENT).
2. TRACT 2: LOT 3-B, RESUBDIVISION OF LOT 3, HUNTERS CROSSING, SECTION ONE-A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 149A, PLAT RECORDS OF BASTROP COUNTY, TEXAS (DRAINAGE EASEMENT)
3. TRACT 3: 0.706 ACRES, MORE OR LESS OUT OF HUNTERS CROSSING SECTION THREE A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 111B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (GREENBELT, NATURAL DRAINAGE, AND WASTEWATER ROW).
4. TRACT 4: 0.995 ACRE, MORE OR LESS, BLOCK A, HUNTERS CROSSING SECTION THREE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 130B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (DEDICATED PARK LAND).
5. TRACT 5: 0.082 ACRE, MORE OR LESS, BLOCK C, HUNTERS CROSSING SECTION THREE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 130B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (DRAINAGE AND PEDESTRIAN TRAIL RIGHT OF WAY).
6. TRACT 6: 3.188 ACRES, MORE OR LESS, BLOCK A, HUNTERS CROSSING SECTION THREE C, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 159B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (CHANNEL EASEMENT).
7. TRACT 7: 0.749, ACRES, MORE OR LESS, HUNTERS CROSSING SECTION THREE C, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 159B, PLAT RECORDS OF BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT NUMBER 202000983, OF THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS TRACT 8: 0.054 ACRES, MORE OR LESS, HUNTERS CROSSING SECTION THREE C, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 159B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (DRAINAGE, RECREATION AND WASTEWATER RIGHT OF WAY).

8. TRACE 8: 0.054 ACRES, MORE OR LESS, HUNTERS CROSSING SECTION THREE C, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDS THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 159B, PLAT RECORDS OF BASTROP COUNTY, TEXAS (DRAINAGE, RECREATION AND WASTEWATER RIGHT OF WAY).
9. INTENTIONALLY OMITTED.
10. TRACT 10: LOT 6, BLOCK E, HUNTERS CROSSING SECTION THREE D, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 175B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (GREENBELT, DRAINAGE EASEMENT, AND ACCESS RIGHT OF WAY).
11. TRACT 11: LOT 12, BLOCK D, HUNTERS CROSSING SECTION THREE D, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 175B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (GREENBELT, DRAINAGE EASEMENT, AND ACCESS RIGHT OF WAY).
12. TRACT 12: LOT 18, BLOCK A, HUNTERS CROSSING, SECTION THREE E, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 143A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (DRAINAGE AND PUBLIC UTILITY EASEMENT).
13. TRACT 13: LOT 19, BLOCK A, HUNTERS CROSSING, SECTION THREE E, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 143A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (LIFT STATION).
14. TRACT 14: LOT 20A, BLOCK A, RESUBDIVISION OF LOTS 11-14, BLOCK A, HUNTERS CROSSING, SECTION THREE E, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 151A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (LANDSCAPE RESERVE AND PUBLIC UTILITY EASEMENT).
15. TRACT 15: LOT 25, BLOCK A, HUNTERS CROSSING SECTION THREE G, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 11A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (GREENBELT, DRAINAGE EASEMENT, AND ACCESS RIGHT OF WAY).
16. INTENTIONALLY OMITTED
17. INTENTIONALLY OMITTED.

18. TRACT 18: THAT CERTAIN TRACT OF LAND COMPRISING THE AREA OF THE (I) 12' & 30' WIDE PEDESTRIAN TRAIL, DRAINAGE CHANNEL MAINTENANCE AND ACCESS RIGHT OF WAY, AND (II) 25' & 33' WIDE GREENBELT, NATURAL DRAINAGE RIGHT-OF-WAY, BLOCK A, HUNTERS CROSSING SECTION FOUR A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 131B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (PEDESTRIAN TRAIL, DRAINAGE CHANNEL, MAINTENANCE AND ACCESS RIGHT OF WAY, GREENBELT, AND DRAINAGE RIGHT-OF-WAY).
19. TRACT 19: LOT 25, BLOCK B, HUNTERS CROSSING SECTION 4B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 187A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (GREENBELT, DRAINAGE RIGHT OF WAY, PEDESTRIAN TRAIL, AND ACCESS RIGHT OF WAY).
20. TRACT 20: 8.733 ACRES, MORE OR LESS, OUT OF HUNTERS CROSSING, SECTION FIVE A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 153B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (CHANNEL RIGHT OF WAY).
21. TRACT 21: LOT 40, BLOCK A, HUNTERS CROSSING SECTION FIVE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2301, PAGE 528, UNDER INSTRUMENT NO. 201402457, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (PEDESTRIAN TRAIL, DRAINAGE CHANNEL, MAINTENANCE AND ACCESS RIGHT OF WAY).
22. TRACT 22: 0.033 ACRE, MORE OR LESS, BLOCK A, HUNTERS CROSSING, SECTION FIVE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2301, PAGE 528, UNDER INSTRUMENT NO. 201402457, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (WASTEWATER EASEMENT AND PEDESTRIAN ACCESS RIGHT OF WAY).
23. TRACT 23: LOT 41A, BLOCK A, RESUBDIVISION OF LOTS 21-33, BLOCK A, HUNTERS CROSSING, SECTION FIVE B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 151B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (LANDSCAPE RESERVE AND PUBLIC UTILITY EASEMENT).
24. TRACT 24: LOT 11, BLOCK C, HUNTERS CROSSING SECTION SEVEN A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 21B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (PEDESTRIAN TRAIL, DRAINAGE CHANNEL MAINTENANCE, AND ACCESS RIGHT OF WAY).

25. TRACT 25: LOT 24, BLOCK D, HUNTERS CROSSING SECTION SEVEN A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 21B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (LANDSCAPE, ACCESS, DRAINAGE, AND PUBLIC UTILITY EASEMENT).
26. TRACT 26: LOT 33, BLOCK D, HUNTERS CROSSING SECTION SEVEN A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 21B, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (PEDESTRIAN TRAIL, DRAINAGE CHANNEL, MAINTENANCE AND ACCESS RIGHT OF WAY).
27. TRACT 27: LOT 48, BLOCK D, HUNTERS CROSSING SECTION SEVEN B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 113A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (15' LANDSCAPE EASEMENT).
28. TRACT 28: LOT 51, BLOCK C, HUNTERS CROSSING SECTION SEVEN B, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 5, PAGE 113A, PLAT RECORDS OF BASTROP COUNTY, TEXAS. (15' LANDSCAPE EASEMENT).
29. TRACT 30: 20.672 ACRES OF LAND, MORE OR LESS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, IN BASTROP COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT NUMBER 202000983, OF THE REAL PROPERTY RECORDS OF BASTROP COUNTY, TEXAS

ATTACHMENT "B"

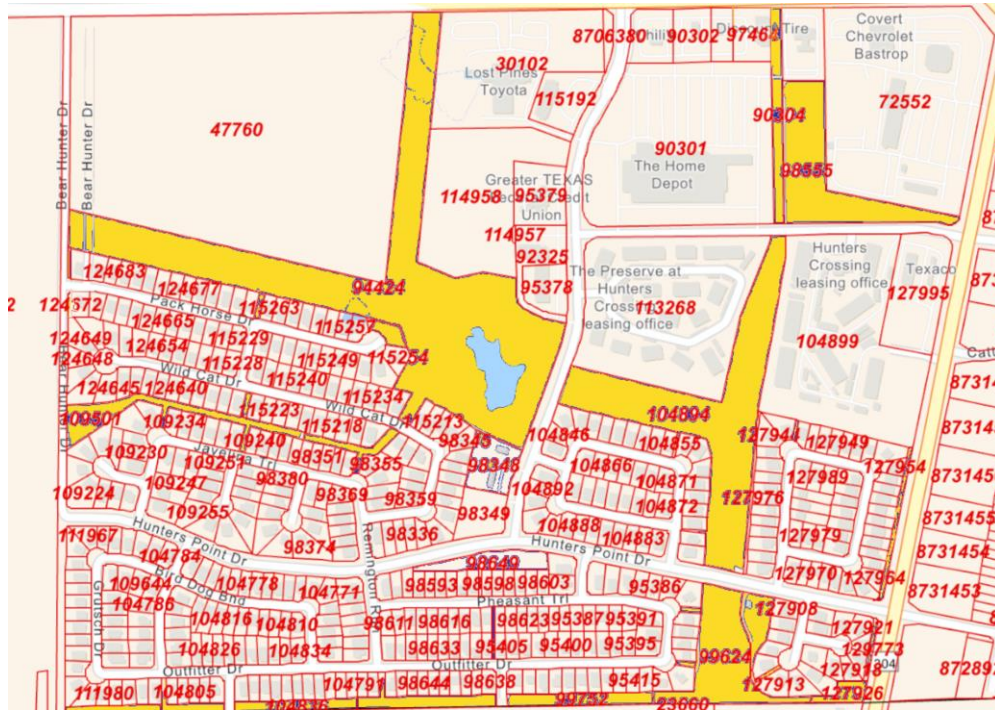


EXHIBIT A CONTINUED**Exhibit A-2 LGC to HOA Special Warranty Deed****SPECIAL WARRANTY DEED**

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

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

Hunters Crossing Local Government Corporation a Local Government Corporation created pursuant to Chapter 431 of the Texas Transportation Code, located within the City of Bastrop, Bastrop County, Texas ("Grantor"), for the consideration hereinafter specified has granted, sold and conveyed, and by these presents does grant, sell and convey, unto the **Hunters Crossing Homeowners Association**, a property owners association within the City of Bastrop, Bastrop County, Texas ("Grantee"), the following Property with all improvements thereon, as depicted in Attachment "A" (the "Property").

TRACT 16: LOT 16, BLOCK A, HUNTERS CROSSING SECTION FOUR A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 131B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

The consideration for this conveyance consists of the sum of Ten Dollars (\$10.00) and other good and valuable consideration all in cash has been paid by Grantee to Grantor, who acknowledges the receipt thereof. For the same consideration, Grantor hereby sells, transfers, and delivers to Grantee all improvements located or to be located on the Property pursuant to the Reimbursement Agreement.

This conveyance is made and accepted subject to all applicable zoning laws, regulations, and ordinances of municipal and/or governmental authorities, and is further made subject to all matters of record in the office of the County Clerk of Bastrop County, Texas, other than any liens (except for the lien for ad valorem taxes), to the extent such matters are valid and subsisting (the "Permitted Exceptions").

To have and to hold the above described Property, together with all and singular the rights and appurtenances thereto in anywise belonging, subject to the Permitted Exceptions, unto Grantee, Grantee's successors and assigns forever; and Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend, all and singular the said property unto

Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Maintenance, Insurance, and Enforcement. Pursuant to the terms of the Master Transfer Agreement executed by the Hunters Crossing Local Government Corporation, the Hunters Crossing Homeowners Association, and the City of Bastrop on the ____ day of _____, 2026, Grantee shall maintain the Property in a good, safe, and working order, free from major defects which might threaten the safety of the public or any other user thereof. Grantee shall also maintain commercial property insurance and commercial general liability insurance on Lot 16. In the event that the Grantee, or any successors in interest, fails to comply with the maintenance and insurance requirements, goes bankrupt, is dissolved, or otherwise ceases to exist or be financially capable of caring for the Amenities, with six (6) months opportunity to cure, the Property shall revert to the City of Bastrop. After such notice and opportunity to cure, the City may seek the Grantee to execute documents transferring ownership of the Property to the City or seek injunctive relief, specific performance, appointment of a receiver, or any other remedy available in law or equity to effectuate the obligations herein. These maintenance, insurance, and enforcement provisions may be removed unilaterally by, or otherwise with approval from, the City of Bastrop.

Executed to be effective as of the ____ day of _____, 2026.

<Signatures on subsequent pages>

GRANTOR

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

<additional signatures on subsequent pages>

GRANTEE
ACCEPTED AND AGREED TO:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

<additional signature on subsequent page>

ACCEPTED AND AGREED TO:
THE CITY OF BASTROP

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop, and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

 Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

Hunters Crossing Local Government Corporation
 1311 Chestnut Street
 Bastrop, Texas 78602

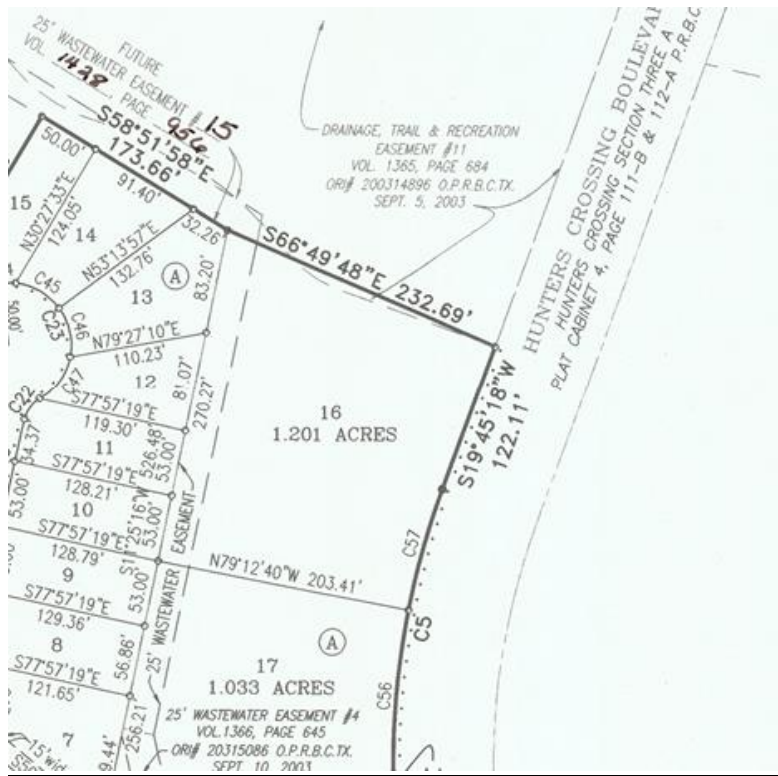
ATTACHMENT "A"

EXHIBIT B

Exhibit B-1 Landscape Easement For Antelope Trail And Hunters Point Drive

STATE OF TEXAS §
 § **KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF BASTROP §

Grantor: Hunters Crossing Local Government Corporation

Grantor's Mailing Address: 1311 Chestnut St., Bastrop, Texas 78602

Grantee: Hunters Crossing Homeowners Association

Grantee's Mailing Address:

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an easement (the “**Easement**”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of but not limited to stone columns, stone walls, landscaping, fencing, vegetation, irrigation and electrical facilities and related equipment and appurtenances on, over, under, (“**Improvements**”) and across the following described property of the Grantor, to wit:

The Landscape Easement 200616971 granted to Hunters Crossing Local Government Corporation by Sabine Investment Company recorded in Book 1689, Pages 733-739, of the Real Property Records of Bastrop County, Texas.

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, with its rights and privileges, shall be used only for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of the Improvements listed in paragraph 1, above.

4. The duration of the Easement shall be perpetual.

5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The terms of this Agreement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____, day of _____, 2026.

GRANTOR:

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

<additional signature on subsequent page>

GRANTEE
ACCEPTED AND AGREED TO:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

ACCEPTED AND AGREED TO:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF BASTROP §

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

Hunters Crossing Local Government Corporation
1311 Chestnut Street
Bastrop, Texas 78602

EXHIBIT B CONTINUED

Exhibit B-2 Landscape Easement For Wolverine Pass And Hunters Point Drive

LANDSCAPE EASEMENT

STATE OF TEXAS §
 § **KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF BASTROP §

Grantor: Hunters Crossing Local Government Corporation

Grantor's Mailing Address: 1311 Chestnut St., Bastrop, Texas 78602

Grantee: Hunters Crossing Homeowners Association

Grantee's Mailing Address:

1. For the good and valuable consideration described in Paragraph 2 below, Grantor hereby GRANTS, SELLS and CONVEYS to Grantee, its successors and assigns, an easement (the “**Easement**”) for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of but not limited to stone columns, stone walls, landscaping, fencing, vegetation, irrigation and electrical facilities and related equipment and appurtenances, on, over, under, (“**Improvements**”) and across the following described property of the Grantor, to wit:

The Landscape Easement 200616970 granted to Hunters Crossing Local Government Corporation by Sabine Investment Company recorded in Book 1689, Pages 726-732, of the Real Property Records of Bastrop County, Texas.

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of One and No/100 Dollars (\$1.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, with its rights and privileges, shall be used only for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of the Improvements listed in paragraph 1, above.

4. The duration of the Easement shall be perpetual.

5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall

be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The terms of this Easement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and inure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____, day of _____, 2026.

GRANTOR:

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

 Notary Public, State of Texas

<additional signature on subsequent page>

GRANTEE
ACCEPTED AND AGREED TO:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

Hunters Crossing Local Government Corporation
1311 Chestnut Street
Bastrop, Texas 78602

EXHIBIT C
RELEASE OF MAINTENANCE EASEMENTS

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

For adequate consideration, Hunters Crossing Homeowners Association (Grantor), a property owner's association formed under the laws of the State of Texas, is the present owner and holder of a maintenance easement on tracts 16, 17, and 30 legally described as follows (the "Easement"):

TRACT 16: LOT 16, BLOCK A, HUNTERS CROSSING SECTION FOUR A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 131B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

TRACT 17: LOT 17, BLOCK A, HUNTERS CROSSING SECTION FOUR A, A SUBDIVISION IN BASTROP COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN PLAT CABINET NO. 4, PAGE 131B, PLAT RECORDS OF BASTROP COUNTY, TEXAS.

TRACT 30: 20.672 ACRES OF LAND, MORE OR LESS, OUT OF THE NANCY BLAKEY SURVEY, ABSTRACT NO. 98, IN BASTROP COUNTY, TEXAS,

As shown in the Special Warranty Deed recorded Instrument Number 202000983 of the Real Property Records of Bastrop County, Texas.

Grantor does hereby release, relinquish, and terminate the Easement, together with all rights, privileges, obligations, and interests appurtenant thereto, and declares the same to be of no further force or effect.

This release of Easement shall be binding upon Grantor and Grantor's successors and assigns and shall ensure to the benefit of the owner of the property burdened by the Easement and said owner's successors and assigns.

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HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By (print): _____

Signature: _____

Title: _____

THE STATE OF TEXAS §

§

COUNTY OF BASTROP §

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 20____

Notary Public, State of Texas

<additional signatures on subsequent pages>

ACCEPTED AND AGREED TO:

HUNTERS CROSSING LOCAL GOVERNMENT CORPORATION

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
§
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Local Government Corporation, and acting on behalf of the Hunters Crossing Local Government Corporation and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

 Notary Public, State of Texas

<additional signature on subsequent page>

ACCEPTED AND AGREED TO:

CITY OF BASTROP

By: _____

Name: _____

Title: _____

THE STATE OF TEXAS §
 §
COUNTY OF BASTROP §

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20____

 Notary Public, State of Texas

EXHIBIT D

FENCE MAINTENANCE EASEMENT

STATE OF TEXAS

§

§ KNOWN ALL MEN BY THESE PRESENTS:

COUNTY OF BASTROP

§

GRANT OF EASEMENT:

Date: _____, 2026

Grantor: City of Bastrop, Texas home rule municipality

Grantor's Mailing Address: 1311 Chestnut St., Bastrop, Texas 78602

Grantee: Hunters Crossing Homeowners Association

Grantee's Mailing Address:

1. Grantor, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey unto Grantee, a maintenance easement (the “**Easement**”) conveying both the access rights and obligation for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of fencing on, over, under, and across the following described property of the Grantor, to wit:

Tracts identified on the Special Warranty Deed record number 202000983 in the real property records of Bastrop County, Texas.

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, with its rights and privileges, shall be used only for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of the fence listed in paragraph 1, above, and located in approximately the locations shown on the Fence Map attached hereto as **Attachment A**. This Fence Maintenance Easement does not grant Grantee the right to build a fence in a location not already in existence as identified on **Exhibit A**.

4. The duration of the Easement shall be perpetual.

5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this

Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The terms of this Easement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and insure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____, day of _____, 2026.

GRANTOR:

CITY OF BASTROP, TEXAS

By: _____

THE STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop, and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

<additional signature on subsequent page>

GRANTEE

ACCEPTED AND AGREED TO:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By: _____

THE STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

City of Bastrop
904 Main Street
Bastrop, Texas 78602

ATTACHMENT A
FENCE MAP

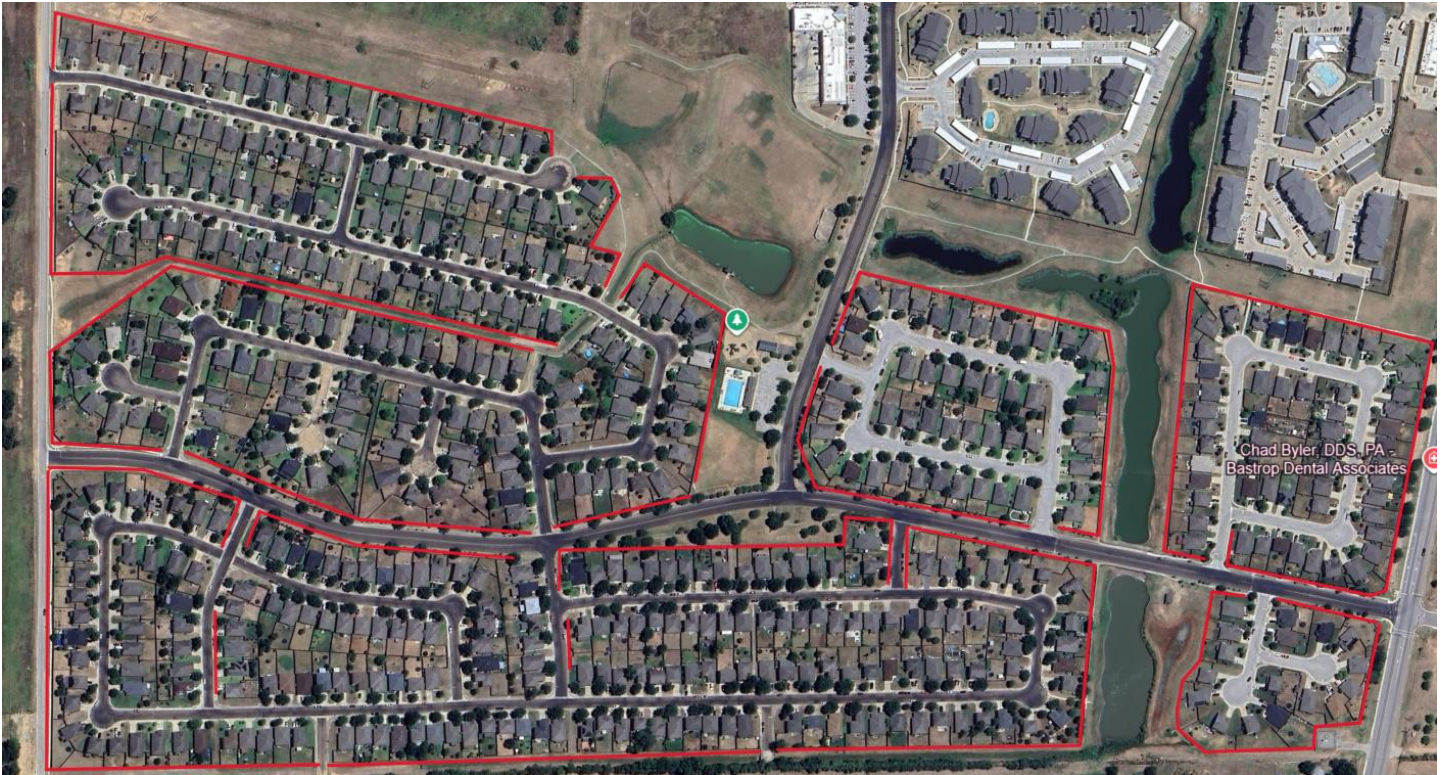


EXHIBIT E
TRAIL MAINTENANCE EASEMENT

STATE OF TEXAS §
 § **KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF BASTROP §

GRANT OF EASEMENT:

Date: _____, 2026

Grantor: City of Bastrop, Texas home rule municipality

Grantor's Mailing Address: 1311 Chestnut St., Bastrop, Texas 78602

Grantee: Hunters Crossing Homeowners Association

Grantee's Mailing Address:

1. Grantor, for the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey unto Grantee, a maintenance easement (the “**Easement**”) conveying both the access rights and obligation for the placement, construction, operation, repair, maintenance, replacement, upgrade, rebuilding, relocation and/or removal of all trails that do not run the same direction as, and within five (5) feet of the immediate edge of, a public roadway over, under, and across the following described property of the Grantor, to wit:

Tracts identified on the Special Warranty Deed record number 202000983 in the real property records of Bastrop County, Texas.

2. The Easement and the rights and privileges herein conveyed, are granted for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged and confessed.

3. The Easement, with its rights and privileges, shall be used only for the placement, construction, operation, repair, maintenance, replacement, upgrade, or rebuilding, trail system listed in paragraph 1, above, and located in approximately the locations shown on the Trail System Map attached hereto as **Attachment A**. This Trail Maintenance Easement does not grant Grantee the right to build a trail in a location not already in existence as identified on **Exhibit A**.

4. The duration of the Easement shall be perpetual.

5. Grantor and Grantor's heirs, personal representatives, successors, and assigns are and shall be bound to WARRANT and FOREVER DEFEND the Easement and the rights conveyed in this

Agreement to Grantee and Grantee's successors and assigns, against every person lawfully claiming or to claim all or any part thereof.

6. The terms of this Easement shall be binding upon Grantor, and Grantor's heirs, personal representatives, successors, and assigns; shall bind and insure to the benefit of the Grantee and any successors or assigns of Grantee; and shall be deemed to be a covenant running with the land.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this _____, day of _____, 2026.

GRANTOR:

CITY OF BASTROP, TEXAS

By: _____

THE STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the City of Bastrop, and acting on behalf of the City of Bastrop, and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

Notary Public, State of Texas

<additional signature on subsequent page>

GRANTEE:

HUNTERS CROSSING HOMEOWNERS ASSOCIATION

By: _____

THE STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

BEFORE ME, the undersigned authority, on this day personally appeared _____, the _____ of the Hunters Crossing Homeowners Association, and acting on behalf of the Hunters Crossing Homeowners Association and swore and acknowledged to me that they executed the same for the purpose and consideration therein expressed.

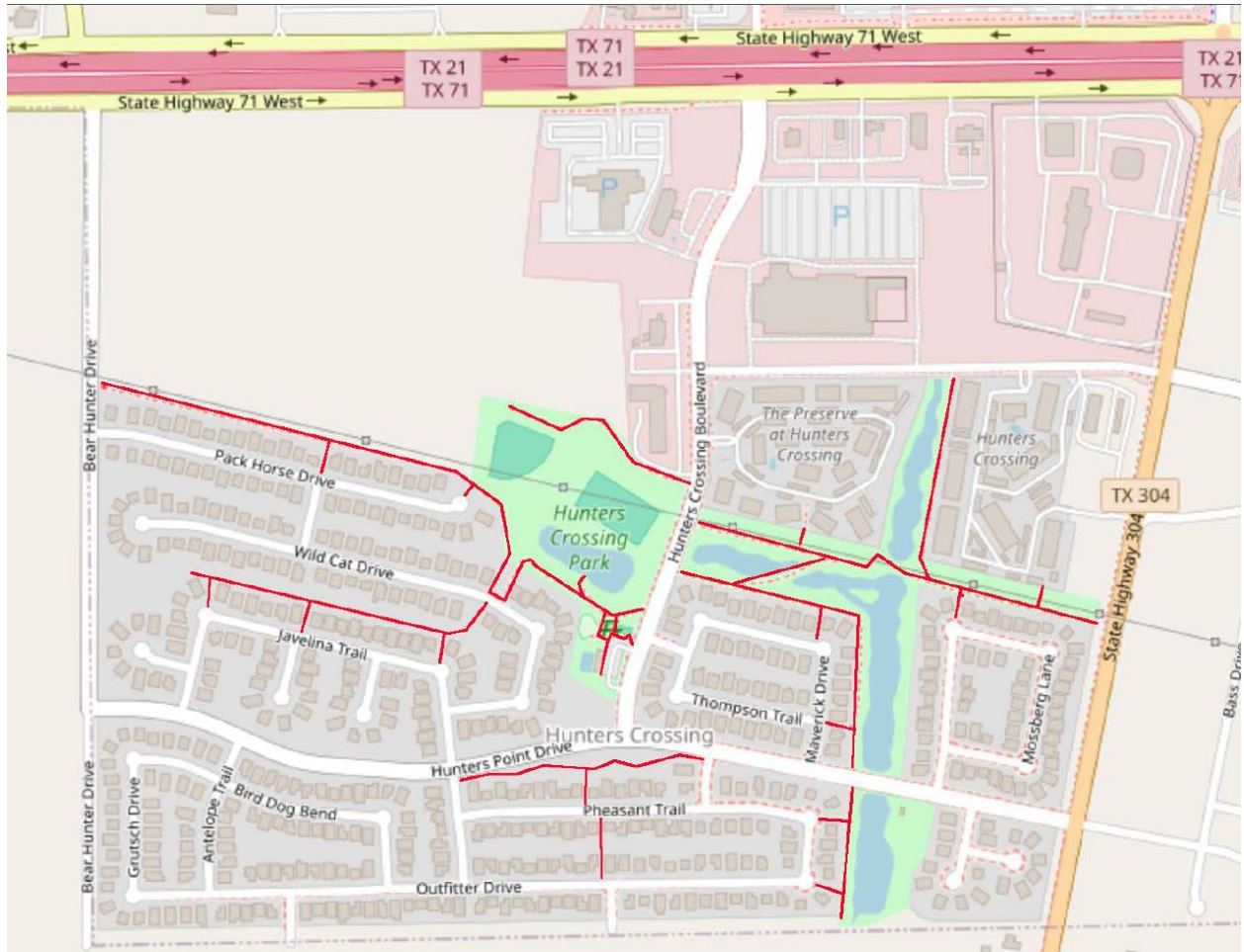
Notary Public, State of Texas

AFTER RECORDING, RETURN TO GRANTOR:

City of Bastrop
904 Main Street
Bastrop, Texas 7860

ATTACHMENT A

TRAIL SYSTEM MAP





STAFF REPORT

MEETING DATE: July 29, 2026

TITLE:

Conduct the annual review and update to the proposed FY2027 Hunters Crossing Public Improvement District Service and Assessment Plan (SAP) for the purpose of determining the annual budget as provided by Texas Local Government Code 372.013 and consider a resolution recommending the updated Service and Assessment Plan (SAP) to the City Council of the City of Bastrop, Texas.

AGENDA ITEM SUBMITTED BY:

Submitted by: Sylvia Carrillo-Trevino, ICMA-CM, CPM City Manager and Board President

BACKGROUND/HISTORY:

The LGC SAP must be filed annually after a review of capital costs and maintenance and operations costs. A Master Transfer Agreement is listed prior to this agenda item. The SAP would be reduced by \$111,144 because the city would maintain the drainage operations and the HOA would maintain items previously included in this line item.

This requires a vote by the board, and then ultimately to the City Council for approval.

FISCAL IMPACT:

Reduction of \$111,144 in operational expenses for mowing. The city's estimated costs for mowing the Hunter's Crossing drainage is \$85,000 and includes the drainage and larger arterials. The remaining expenses are areas internal to the subdivision and should be maintained by the HOA.

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2027 [a]	
Expenses		
Maintenance & Operations	\$	111,144
Utilities		-
Professional Services		-
Property Tax Collector/Appraisal		1,725
Legal Services		15,000
Legal Services - Taxes		250
Admin Support		11,220
Advertising		-
Transfer Out - Debt Service		74,900
	\$	214,239
Contingency		
Contingency	\$	7,328
	\$	7,328
Total	\$	221,567

RECOMMENDATION:

Approve the Service and Assessment Plan as submitted and amended.

ATTACHMENTS:

1. Amended SAP



HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT FY 2027 ANNUAL SERVICE PLAN UPDATE

August 11, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the Hunters Crossing Public Improvement District 2019 Amended and Restated Service and Assessment Plan, dated September 24, 2019 (the “A&R SAP”).

On September 11, 2001, the City passed and approved Resolution No. R-2001-19 authorizing the establishment of the Bastrop Hunters Crossing Public Improvement District in accordance with the Act, which authorization was effective upon publication as required by the Act. On November 11, 2003, the City Council approved Resolution No. R-2003-34 amending the Original Creation Authorization by reducing the estimated costs of the Authorized Improvements from \$14,500,000 to \$12,476,000 and modifying the method of assessment.

On December 9, 2003, the City passed and approved Ordinance No. 2003-35, the initial levy of assessments on the approximately 283.001 acre parcel comprising the District, at \$11,961,260 for Capital Assessments and \$5,400,000 for the operation and maintenance of the District (Assessment levied is a grand total of \$17,361,260 in the aggregate). The purpose of the District is to finance certain public improvement projects that confer a special benefit on approximately 283.001 acres within the corporate limits of the City, located south of State Highway No. 71, west of State Highway No. 304, and east of Bear Hunter Drive.

Incorporated in the Original Assessment Ordinance was the 2003 SAP and Assessment Roll for the District and levied in lump sum the assessments shown on the 2003 Assessment Roll. On December 14, 2004, the City Council passed and approved Ordinance No. 2004-42 to correct omissions or mistakes discovered in the Assessment Roll consisting of scrivener's and mathematical errors as well as a failure to denote the effects of rounding in the conversion of square feet. Section 4 of Ordinance No. 2004-42 states: All ordinances, parts of ordinances or resolutions in conflict herewith are expressly repealed.

Under the 2003 SAP, assessments were levied in lump sum on a 283.001-acre parcel of property comprising the District. Under the 2019 Amended and Restated SAP, the assessments were allocated on a parcel-by-parcel basis to 27.434 acres of commercial property, 24.523 acres of multi-family property, 510 single family lots, and 37.937 acres of undeveloped land. Parcel 90301 was excluded from the Capital Assessment portion of the 2019 Amended and Restated SAP because that property's Capital Assessment was reduced to zero by a developer contribution payment. Parcel 98555 was also excluded from the 2019 Amended and Restated SAP because its use is limited to drainage, so its Assessment was reduced to zero as it is non-benefited property. The 37.937 acres of undeveloped property is anticipated to be developed with multi-family uses.

In the Fall of 2017, property owner inquiries regarding the operation of the District resulted in the Hunters Crossing Local Government Corporation and the new City Council to engage professionals to examine the state of the District and engage with the Original Developer and subsequently the current Developer to reconcile the District operation. Contemporaneously, approximately 15 residents of the District initiated legal action against a host of civil defendants alleging liability for flood damage to their homes in the District. The legal action placed the City, Hunters Crossing Local Government Corporation, the Original Developer, among several others in litigation as Defendants.

Municipal records prior to the Fall of 2017 do not clearly demonstrate statutory compliance in the operation of the District. Legal counsel for the City, the Hunters Crossing Local Government Corporation and the Developer found several provisions of the existing 2003 SAP unworkable, necessitating the 2019 Amended and Restated SAP.

The Original Developer issued written notice of assignment of the District Development and Reimbursement Agreement to TF Hunters Crossing, LP., the current Developer in February 2018, placing additional complexities into the examination. After months of examination, evaluation, and development of materials to reconcile the District operation, the preparation of amended and restated documentation including the 2019 Amended and Restated SAP, were necessary to support the continued operation of the District to its conclusion.

On September 10, 2019, the City Council approved Ordinance No. 2019-40, and on September 24, 2019, City Council adopted Ordinance No. 2019-40, which approved and accepted the 2019 Amended and Restated SAP, including the updated Assessment Roll, which replaced the 2003 SAP in its entirety.

On October 29, 2019, three property owners within the District challenged Ordinance No. 2019-40, by filing claims in the U.S. District Court, Western District, Austin Division.

On August 25, 2020, the City Council approved Ordinance No. 2020-23 which updated the Assessment Roll for 2020.

On July 13, 2021, the City Council approved Ordinance No. 2021-08 which updated the Assessment Roll for 2021.

On September 29, 2021, U.S. District Judge Pitman entered judgment in favor of the city and the District, dismissing all claims.

On October 28, 2021, two of the three property owners who challenged the ordinance, appealed the judgment in favor of the city and the District to the U.S. Fifth Circuit Court of appeals.

On July 12, 2022, the City Council approved Ordinance No. 2022-17 which updated the Assessment Roll for 2022.

On April 11, 2023, the U.S. Fifth Circuit Court of Appeals vacated the District Court's judgement and remanded the case to the District Court for further consideration regarding the property owners' claims asserted under the Texas Constitution.

On July 11, 2023, the City approved Ordinance No. 2023-20 which updated the Assessment Roll for 2023.

On September 17, 2024, the City approved Ordinance No. 2024-23 which updated the Assessment Roll for 2024.

On July 22, 2025, the City approved Ordinance No. 2025-62 which updated the Assessment Roll for 2025.

The 2019 Amended and Restated SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2019 Amended and Restated SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the A&R SAP. The Authorized Improvements and estimated costs as described in the A&R SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

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

OUTSTANDING ASSESSMENTS

The District has an outstanding Capital Assessment of \$2,441,828.73, which is less than the debt service due on the outstanding Capital Assessment due to Prepayment of Assessment for which Improvement Area #1 Bonds have not yet been redeemed.

Property ID	Capital Assessment Unpaid	Capital Assessment FY 2026 Principal Installment	Capital Assessment Unpaid After FY 2026 Installment
Commercial Lots			
.071/square foot			
90301	\$ -	\$ -	\$ -
90754	\$ 14,177.20	\$ 3,544.30	\$ 10,632.90
90302	\$ 12,507.12	\$ 3,126.78	\$ 9,380.34
97463	\$ 7,311.28	\$ 1,827.82	\$ 5,483.46
97464	\$ 11,900.96	\$ 2,975.24	\$ 8,925.72
90303	\$ 28,744.08	\$ 4,790.69	\$ 23,953.39
92325	\$ 15,698.84	\$ 3,924.71	\$ 11,774.13
95378	\$ 15,139.07	\$ 3,027.81	\$ 12,111.26
95379	\$ 19,298.84	\$ 4,824.71	\$ 14,474.13
115192	\$ 37,137.88	\$ 4,642.23	\$ 32,495.65
30102	\$ 158,938.36	\$ 19,862.96	\$ 139,075.40
114958	\$ 181,020.10	\$ 22,626.63	\$ 158,393.47
127995 [a]	\$ 136,783.13	\$ 9,593.74	\$ 127,189.39
114957	\$ 723.69	\$ 80.41	\$ 643.28
Multi-Family Lots			
.068/square foot			
104899	\$ 570,309.03	\$ 37,141.52	\$ 533,167.51
113268 [b]	\$ 617,466.27	\$ 35,497.57	\$ 581,968.70
Undeveloped Lots			
.068/square foot			
47760	\$ -	\$ -	\$ -
Single Family Lots			
Per Lot	\$ 1,900.00	\$ 380.00	\$ 1,520.00
Total (510 Lots, 2 Prepaid in Full)	\$ 965,200.00	\$ 193,040.00	\$ 772,160.00
DISTRICT TOTAL	\$ 2,792,355.85	\$ 350,527.12	\$ 2,441,828.73

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

ANNUAL INSTALLMENTS DUE 1/31/2027

- **Capital Assessment** - The Fiscal Year 2019 SAP Update identified annual installment for each property type for the Capital Assessment. Commercial Property is billed at \$0.071 per square foot of land area, Multifamily Property is billed at \$0.068 per square foot of

land area, and residential lots are billed at \$380 per unit. The undeveloped lot prepaid the Capital Assessment. The total installment relating to the Capital Assessment due January 31, 2027, equals \$350,527.12, and a breakdown by parcel is shown in the table below.

- **Operation and Maintenance Supplemental Services Assessment** - The Fiscal Year 2026 SAP Update identified annual installment for each property type for the Operation and Maintenance Supplemental Services Assessment. Commercial, Multifamily, and Undeveloped Property is billed at \$0.045 per square foot of land area, and residential lots are billed at \$35.00 per unit. The total installment relating to the Operation and Maintenance Supplemental Services Assessment due January 31, 2027, equals \$221,533.22, and a breakdown by parcel is shown in the table below. A summary of the anticipated operation and maintenance expenses for Fiscal Year 2027 is attached as **Exhibit B**.

Property ID	Square Feet	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
Commercial Lots				
		.071/square foot	.045/square foot	
90301	611,233.92	\$ -	\$ 27,505.53	\$ 27,505.53
90754	49,919.76	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	44,039.16	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	25,743.96	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	41,904.72	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	67,474.44	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	55,277.64	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	42,645.24	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	67,953.60	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	65,383.56	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	279,760.00	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	318,684.96	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995	135,123.12	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	1,132.56	\$ 80.41	\$ 50.97	\$ 131.38
Multi-Family Lots				
		.068/square foot	.045/square foot	
104899	546,198.84	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268	522,023.04	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
Undeveloped Lots				
		.068/square foot	.045/square foot	
47760	1,651,795.20	\$ -	\$ 74,330.78	\$ 74,330.78
Single Family Lots				
Per Lot	NA	\$ 380.00	\$ 35.00	\$ 415.00
Per Prepaid Lot	NA	\$ -	\$ 35.00	\$ 35.00
Total (510 Lots)	NA	\$ 193,040.00	\$ 17,850.00	\$ 210,890.00
DISTRICT TOTAL		\$ 350,527.12	\$ 221,533.22	\$ 572,060.34

PREPAYMENT OF ASSESSMENTS

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

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

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

Installment Due	1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Capital Assessment Installment	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 350,527.12	\$ 330,303.56
O&M Assessment Installment [a]	\$ 221,533.22	\$ -	\$ -	\$ -	\$ -
	<u>\$ 572,060.34</u>	<u>\$ 350,527.12</u>	<u>\$ 350,527.12</u>	<u>\$ 350,527.12</u>	<u>\$ 330,303.56</u>

[a] The City Council will approve the O&M Assessment rate annually for future years.

ASSESSMENT ROLL

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

ADDITIONAL INFORMATION

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

EXHIBIT A – ASSESSMENT ROLL

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
90301	\$ -	\$ -	\$ 27,505.53	\$ 27,505.53
90754	\$ 10,632.90	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
90302	\$ 9,380.34	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
97463	\$ 5,483.46	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
97464	\$ 8,925.72	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
90303	\$ 23,953.39	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
92325	\$ 11,774.13	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
95378	\$ 12,111.26	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
95379	\$ 14,474.13	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
115192	\$ 32,495.65	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
30102	\$ 139,075.40	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
114958	\$ 158,393.47	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
127995 [a]	\$ 127,189.39	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
114957	\$ 643.28	\$ 80.41	\$ 50.97	\$ 131.38
104899	\$ 533,167.51	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
113268 [b]	\$ 581,968.70	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
47760 [c]	\$ -	\$ -	\$ 74,330.78	\$ 74,330.78
98372	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98370	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95416	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98355	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98380	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98354	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95395	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95386	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98373	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95415	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95390	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98356	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95396	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98374	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95414	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95389	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98359	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98352	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95397	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95384	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98351	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95398	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95412	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
95387	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98350	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95399	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95411	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98627	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95400	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95410	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98626	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95401	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95409	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98625	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95402	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98601	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95408	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95407	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95404	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98622	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98621	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98619	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98617	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104777	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98338	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98346	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104871	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95391	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98361	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98369	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95392	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98347	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98337	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98345	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104870	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98371	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98360	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98379	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104854	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98353	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95381	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95385	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95393	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98336	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98344	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98357	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98378	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95394	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98335	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98343	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98375	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95413	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95388	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
98358	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98377	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98366	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98342	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98376	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98365	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98333	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98341	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98364	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98340	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98602	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98339	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104857	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104856	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98624	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95403	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98600	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98623	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98599	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95405	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98598	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98638	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98620	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98628	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98597	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98604	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98639	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98596	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98640	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98618	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98630	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98595	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98641	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98631	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98594	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98616	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98632	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98593	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98643	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98615	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98592	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98614	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98634	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98591	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98645	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98613	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98635	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98590	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98646	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
98612	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98647	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98611	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98637	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98648	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95202	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104881	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99616	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98362	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104855	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104889	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104872	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104863	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104882	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99617	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104890	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98368	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104873	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104869	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104862	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104883	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99618	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104853	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104891	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98367	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104874	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104868	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104861	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104884	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99619	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104852	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104892	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104875	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98334	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104867	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104860	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104885	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99620	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104851	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104893	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104876	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104859	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104886	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99621	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104850	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109244	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104877	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104865	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104858	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104887	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
99622	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104849	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109243	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104846	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104878	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104888	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
99623	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104847	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104879	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109241	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104848	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109240	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95406	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98629	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98605	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98606	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98607	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98642	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98608	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109258	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98633	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98609	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98610	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98636	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98589	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104809	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104766	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104773	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104767	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104774	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104768	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104791	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104812	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104769	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104792	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104813	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104793	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104814	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104771	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104794	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104815	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104772	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104795	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104796	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104834	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104797	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104833	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104798	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104832	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104799	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
104831	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104800	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104830	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104801	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104829	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104828	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104802	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104827	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104803	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104826	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104804	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104825	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104806	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104866	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104864	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95380	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95383	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
95382	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104845	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109242	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109263	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109251	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109239	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109262 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109252	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109238	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109261 [c]	\$ -	\$ -	\$ 35.00	\$ 35.00
109253	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109237	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109260	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109254	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109236	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109259	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109250	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109255	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109235	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109249	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109256	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109234	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109248	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109221	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109233	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104819	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104810	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109222	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109228	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109232	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104820	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104811	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109223	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
103255	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104786	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104775	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109227	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109231	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104821	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109224	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109246	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104787	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104776	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109226	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109230	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104822	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104770	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109225	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109247	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109229	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104823	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104778	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104824	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104779	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104816	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104780	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104817	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104781	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104818	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104782	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104783	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104785	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104805	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
98603	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104788	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104789	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104790	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
104784	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111961	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111986	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111987	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111974	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111988	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111973	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111989	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111971	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111970	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111991	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111964	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111966	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111968	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111983	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111969	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
111982	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111980	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111979	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111978	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115217	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115218	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115219	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115220	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115221	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115222	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115240	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115223	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115224	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115242	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115243	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115226	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111976	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115227	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111975	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111972	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111990	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
109644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111962	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111992	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111963	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111965	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111967	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111984	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111981	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
111977	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115215	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115230	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115213	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115231	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115214	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115254	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115253	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115256	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115252	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115216	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115257	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115234	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115251	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115258	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115235	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115250	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115259	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115236	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115249	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115260	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
115237	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115261	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115238	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115247	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115262	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115239	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115246	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115263	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115245	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115241	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115244	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115229	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115228	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124637	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124639	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124640	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124642	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124643	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124644	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124645	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124648	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115233	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115248	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115265	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124660	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124673	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124661	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124674	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124659	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124662	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124638	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124675	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124663	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124676	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124657	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124664	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124677	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124656	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124665	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124641	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124678	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124655	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124666	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124679	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124654	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124667	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124680	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124653	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124668	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124681	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
124652	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124669	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124682	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124651	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124670	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124646	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124650	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124671	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124647	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124684	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124649	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124685	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127971	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127978	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127946	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127917	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127990	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127979	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127922	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127947	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127969	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127918	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127989	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127980	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127921	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127948	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127968	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127919	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127988	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127949	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127967	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127966	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127951	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127965	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127952	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127964	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127953	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127955	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127987	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127945	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
115232	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127986	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127944	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127957	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127985	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127943	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127984	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127942	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127959	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127983	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00

Property ID	Outstanding Capital Assessment	Capital Assessment FY 2027 Installment	O&M Assessment FY 2027 Installment	Total FY 2027 Installment
127941	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127960	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127991	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127982	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127940	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127961	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127981	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127939	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127962	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
113267	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127938	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127963	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127937	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127935	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127934	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127933	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124658	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
124683	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127924	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127923	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127910	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127911	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127915	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127914	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127913	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127936	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127970	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127920	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127950	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127954	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127956	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127958	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127992	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127908	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127909	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127916	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
127912	\$ 1,520.00	\$ 380.00	\$ 35.00	\$ 415.00
Total	\$ 2,441,828.73	\$ 350,527.12	\$ 221,533.22	\$ 572,060.34

[a] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$9,593.74 and will be collected through 2034. This will result in an amount of \$50,439.47 that will not be paid.

[b] Per the 2019 Amended and Restated Service and Assessment Plan, the annual installment for the Capital Assessment was established to be \$35,497.57 and will be collected through 2041. This will result in an amount of \$49,505.15 that will not be paid.

[c] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

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

EXHIBIT B – OPERATION AND MAINTENANCE EXPENSES

	Fiscal Year 2027 [a]
Expenses	
Maintenance & Operations	\$ -
Utilities	-
Professional Services	-
Property Tax Collector/Appraisal	1,725
Legal Services	15,000
Legal Services - Taxes	250
Admin Support	11,220
Advertising	-
Transfer Out - Debt Service	74,900
	<u>\$ 103,095</u>
Contingency	
Contingency	<u>\$ 118,438</u>
	<u>\$ 118,438</u>
Total	\$ 221,533

[a] Expenditures were determined by the City of July 23, 2026.

HOMEBUYER DISCLOSURES

Homebuyer Disclosures for each Parcel within the District are found in this Exhibit:

- Residential Lot
- Parcel 109262
- Parcel 109261
- Parcel 90301
- Parcel 90754
- Parcel 90302
- Parcel 97463
- Parcel 97464
- Parcel 90303
- Parcel 92325
- Parcel 95378
- Parcel 95379
- Parcel 115192
- Parcel 30102
- Parcel 114958
- Parcel 127995
- Parcel 114957
- Parcel 104899
- Parcel 113268
- Parcel 47760

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – RESIDENTIAL LOT BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$1,555.00²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 380.00	\$ 35.00	\$ 415.00
2028	\$ 380.00	\$ -	\$ 380.00
2029	\$ 380.00	\$ -	\$ 380.00
2030	\$ 380.00	\$ -	\$ 380.00
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ 1,520.00	\$ 35.00	\$ 1,555.00

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2025 SAP Update showed an outstanding balance of \$2,280 per lot, with an annual installment of \$380. Following the payment due 1/31/26, \$1,520 remains outstanding per residential lot.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 109262 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 109262 PRINCIPAL ASSESSMENT: \$35.00²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 109262

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 35.00	\$ 35.00
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ -	\$ 35.00	\$ 35.00

[a] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 109261 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 109261 PRINCIPAL ASSESSMENT: \$35.00²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 109261

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 35.00	\$ 35.00
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
Total	\$ -	\$ 35.00	\$ 35.00

[a] Parcel has prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is a total of \$650.00 per Single Family Residential Lot. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2030.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90301 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90301 PRINCIPAL ASSESSMENT: \$27,505.53²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90301

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 27,505.53	\$ 27,505.53
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ -	\$ 27,505.53	\$ 27,505.53

[a] Parcel 90301 assessment was reduced to zero by a developer contribution payment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90754 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90754 PRINCIPAL ASSESSMENT: \$12,879.29²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90754

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,544.30	\$ 2,246.39	\$ 5,790.69
2028	\$ 3,544.30	\$ -	\$ 3,544.30
2029	\$ 3,544.30	\$ -	\$ 3,544.30
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 10,632.90	\$ 2,246.39	\$ 12,879.29

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90302 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90302 PRINCIPAL ASSESSMENT: \$11,362.10²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90302

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,126.78	\$ 1,981.76	\$ 5,108.54
2028	\$ 3,126.78	\$ -	\$ 3,126.78
2029	\$ 3,126.78	\$ -	\$ 3,126.78
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 9,380.34	\$ 1,981.76	\$ 11,362.10

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97463 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 97463 PRINCIPAL ASSESSMENT: \$6,641.94²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 97463

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 1,827.82	\$ 1,158.48	\$ 2,986.30
2028	\$ 1,827.82	\$ -	\$ 1,827.82
2029	\$ 1,827.82	\$ -	\$ 1,827.82
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 5,483.46	\$ 1,158.48	\$ 6,641.94

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 97464 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 97464 PRINCIPAL ASSESSMENT: \$10,811.43²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 97464

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 2,975.24	\$ 1,885.71	\$ 4,860.95
2028	\$ 2,975.24	\$ -	\$ 2,975.24
2029	\$ 2,975.24	\$ -	\$ 2,975.24
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 8,925.72	\$ 1,885.71	\$ 10,811.43

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 90303 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 90303 PRINCIPAL ASSESSMENT: \$26,989.74²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 90303

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,790.69	\$ 3,036.35	\$ 7,827.04
2028	\$ 4,790.69	\$ -	\$ 4,790.69
2029	\$ 4,790.69	\$ -	\$ 4,790.69
2030	\$ 4,790.69	\$ -	\$ 4,790.69
2031	\$ 4,790.63	\$ -	\$ 4,790.63
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 23,953.39	\$ 3,036.35	\$ 26,989.74

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 92325 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 92325 PRINCIPAL ASSESSMENT: \$14,261.62²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 92325

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,924.71	\$ 2,487.49	\$ 6,412.20
2028	\$ 3,924.71	\$ -	\$ 3,924.71
2029	\$ 3,924.71	\$ -	\$ 3,924.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 11,774.13	\$ 2,487.49	\$ 14,261.62

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95378 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 95378 PRINCIPAL ASSESSMENT: \$14,030.30²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 95378

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 3,027.81	\$ 1,919.04	\$ 4,946.85
2028	\$ 3,027.81	\$ -	\$ 3,027.81
2029	\$ 3,027.81	\$ -	\$ 3,027.81
2030	\$ 3,027.81	\$ -	\$ 3,027.81
2031	\$ 0.02	\$ -	\$ 0.02
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 12,111.26	\$ 1,919.04	\$ 14,030.30

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 95379 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 95379 PRINCIPAL ASSESSMENT: \$17,532.04²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 95379

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,824.71	\$ 3,057.91	\$ 7,882.62
2028	\$ 4,824.71	\$ -	\$ 4,824.71
2029	\$ 4,824.71	\$ -	\$ 4,824.71
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
Total	\$ 14,474.13	\$ 3,057.91	\$ 17,532.04

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 115192 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 115192 PRINCIPAL ASSESSMENT: \$35,437.91²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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§

COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 115192

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 4,642.23	\$ 2,942.26	\$ 7,584.49
2028	\$ 4,642.23	\$ -	\$ 4,642.23
2029	\$ 4,642.23	\$ -	\$ 4,642.23
2030	\$ 4,642.23	\$ -	\$ 4,642.23
2031	\$ 4,642.23	\$ -	\$ 4,642.23
2032	\$ 4,642.23	\$ -	\$ 4,642.23
2033	\$ 4,642.23	\$ -	\$ 4,642.23
2034	\$ 0.04	\$ -	\$ 0.04
Total	\$ 32,495.65	\$ 2,942.26	\$ 35,437.91

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 30102 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 30102 PRINCIPAL ASSESSMENT: \$151,664.60²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

§

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 30102

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 19,862.96	\$ 12,589.20	\$ 32,452.16
2028	\$ 19,862.96	\$ -	\$ 19,862.96
2029	\$ 19,862.96	\$ -	\$ 19,862.96
2030	\$ 19,862.96	\$ -	\$ 19,862.96
2031	\$ 19,862.96	\$ -	\$ 19,862.96
2032	\$ 19,862.96	\$ -	\$ 19,862.96
2033	\$ 19,862.96	\$ -	\$ 19,862.96
2034	\$ 34.68	\$ -	\$ 34.68
Total	\$ 139,075.40	\$ 12,589.20	\$ 151,664.60

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114958 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 114958 PRINCIPAL ASSESSMENT: \$172,734.29²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 114958

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 22,626.63	\$ 14,340.82	\$ 36,967.45
2028	\$ 22,626.63	\$ -	\$ 22,626.63
2029	\$ 22,626.63	\$ -	\$ 22,626.63
2030	\$ 22,626.63	\$ -	\$ 22,626.63
2031	\$ 22,626.63	\$ -	\$ 22,626.63
2032	\$ 22,626.63	\$ -	\$ 22,626.63
2033	\$ 22,626.63	\$ -	\$ 22,626.63
2034	\$ 7.06	\$ -	\$ 7.06
Total	\$ 158,393.47	\$ 14,340.82	\$ 172,734.29

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 127995 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 127995 PRINCIPAL ASSESSMENT: \$127,189.39

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 127995

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 9,593.74	\$ 6,080.54	\$ 15,674.28
2028	\$ 9,593.74	\$ -	\$ 9,593.74
2029	\$ 9,593.74	\$ -	\$ 9,593.74
2030	\$ 9,593.74	\$ -	\$ 9,593.74
2031	\$ 9,593.74	\$ -	\$ 9,593.74
2032	\$ 9,593.74	\$ -	\$ 9,593.74
2033	\$ 9,593.74	\$ -	\$ 9,593.74
2034	\$ 9,593.74	\$ -	\$ 9,593.74
Total	\$ 76,749.92	\$ 6,080.54	\$ 82,830.46

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 114957 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 114957 PRINCIPAL ASSESSMENT: \$694.25²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 114957

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 80.41	\$ 50.97	\$ 131.38
2028	\$ 80.41	\$ -	\$ 80.41
2029	\$ 80.41	\$ -	\$ 80.41
2030	\$ 80.41	\$ -	\$ 80.41
2031	\$ 80.41	\$ -	\$ 80.41
2032	\$ 80.41	\$ -	\$ 80.41
2033	\$ 80.41	\$ -	\$ 80.41
2034	\$ 80.41	\$ -	\$ 80.41
Total	\$ 643.28	\$ 50.97	\$ 694.25

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.071 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 104899 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 104899 PRINCIPAL ASSESSMENT: \$557,746.46²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 104899

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 37,141.52	\$ 24,578.95	\$ 61,720.47
2028	\$ 37,141.52	\$ -	\$ 37,141.52
2029	\$ 37,141.52	\$ -	\$ 37,141.52
2030	\$ 37,141.52	\$ -	\$ 37,141.52
2031	\$ 37,141.52	\$ -	\$ 37,141.52
2032	\$ 37,141.52	\$ -	\$ 37,141.52
2033	\$ 37,141.52	\$ -	\$ 37,141.52
2034	\$ 37,141.52	\$ -	\$ 37,141.52
2035	\$ 37,141.52	\$ -	\$ 37,141.52
2036	\$ 37,141.52	\$ -	\$ 37,141.52
2037	\$ 37,141.52	\$ -	\$ 37,141.52
2038	\$ 37,141.52	\$ -	\$ 37,141.52
2039	\$ 37,141.52	\$ -	\$ 37,141.52
2040	\$ 37,141.52	\$ -	\$ 37,141.52
2041	\$ 13,186.23	\$ -	\$ 13,186.23
Total	\$ 533,167.51	\$ 24,578.95	\$ 557,746.46

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 113268 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 113268 PRINCIPAL ASSESSMENT: \$555,954.59²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER_____
SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 113268

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ 35,497.57	\$ 23,491.04	\$ 58,988.61
2028	\$ 35,497.57	\$ -	\$ 35,497.57
2029	\$ 35,497.57	\$ -	\$ 35,497.57
2030	\$ 35,497.57	\$ -	\$ 35,497.57
2031	\$ 35,497.57	\$ -	\$ 35,497.57
2032	\$ 35,497.57	\$ -	\$ 35,497.57
2033	\$ 35,497.57	\$ -	\$ 35,497.57
2034	\$ 35,497.57	\$ -	\$ 35,497.57
2035	\$ 35,497.57	\$ -	\$ 35,497.57
2036	\$ 35,497.57	\$ -	\$ 35,497.57
2037	\$ 35,497.57	\$ -	\$ 35,497.57
2038	\$ 35,497.57	\$ -	\$ 35,497.57
2039	\$ 35,497.57	\$ -	\$ 35,497.57
2040	\$ 35,497.57	\$ -	\$ 35,497.57
2041	\$ 35,497.57	\$ -	\$ 35,497.57
Total	\$ 532,463.55	\$ 23,491.04	\$ 555,954.59

[a] Pursuant to Ordinance No. 2003-35 levying the assessments on December 9, 2003 and as amended by Ordinance No. 2004-42 on December 14, 2004, the levied amount is calculated as the aggregate annual installment payments. The Fiscal Year 2026 SAP Update collects the Capital Assessments at a rate of \$0.068 per square foot.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.

HUNTERS CROSSING PUBLIC IMPROVEMENT DISTRICT – PARCEL 47760 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

PROPERTY ADDRESS

PARCEL 47760 PRINCIPAL ASSESSMENT: \$74,330.78²

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

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

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

² Includes all outstanding capital assessment installments and the O&M assessment installment due 1/31/27. The amount of the O&M annual installment shall be updated annually by the City Council.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER_____
SIGNATURE OF PURCHASER

STATE OF TEXAS

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COUNTY OF BASTROP

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF BASTROP

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL 47760

Installment Due 1/31	Capital Assessment Installments [a]	O&M Assessment Installments [b]	Total
2027	\$ -	\$ 74,330.78	\$ 74,330.78
2028	\$ -	\$ -	\$ -
2029	\$ -	\$ -	\$ -
2030	\$ -	\$ -	\$ -
2031	\$ -	\$ -	\$ -
2032	\$ -	\$ -	\$ -
2033	\$ -	\$ -	\$ -
2034	\$ -	\$ -	\$ -
2035	\$ -	\$ -	\$ -
2036	\$ -	\$ -	\$ -
2037	\$ -	\$ -	\$ -
2038	\$ -	\$ -	\$ -
2039	\$ -	\$ -	\$ -
2040	\$ -	\$ -	\$ -
2041	\$ -	\$ -	\$ -
Total	\$ -	\$ 74,330.78	\$ 74,330.78

[a] Parcel 47760 prepaid the Capital Assessment in full and is only subject to the O&M Assessment.

[b] The City Council has adjusted the Operational and Maintenance Supplemental Services to \$0.045 per square foot, beginning in Fiscal Year 2022. The City Council will approve the rate annually. To date, the District has collected \$2,455,803.30 in the aggregate for the payment of Operational and Maintenance Supplemental Services. Of the original \$5,400,000 of the estimated Costs of the Operational and Maintenance Supplemental Services, 54.52% remains to be levied on an annual basis for the maintenance and operation of the District. The O&M assessments levied will be approved and may be adjusted annually by City Council, and may extend beyond 2034.