



City of Hutto

Agenda

City Council Meeting

Thursday, August 18, 2022 at 7:00 PM

City Council Chambers

In accordance with the Texas Open Meetings Act this meeting agenda is posted for public information, continuously, for at least 72 hours prior to the scheduled time of the meeting on the bulletin board located on the exterior wall of the City Hall building at 500 West Live Oak, Hutto, Texas. This meeting agenda is also accessible via the Internet at huttotx.gov

1. **CALL SESSION TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **CITY MANAGER COMMENTS**
6. **CITY COUNCIL COMMENTS**

Pursuant to Texas Government Code Sec. 551.0415, a member of the governing body may make an announcement about items of community interest during a meeting of the governing body without given notice of the subject of the announcement. Items of Community Interests include: (1) expressions of thanks, congratulations, or condolence; (2) information regarding holiday schedule; (3) an honorary or salutary recognition of public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition of the subdivision; (4) a reminder regarding social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the political subdivision; and (5) announcements involving imminent threat to the public health and safety of people in the political subdivision that has arisen after the posting of the agenda.

- 6.1. General Comments from City Council
- 6.2. City Council Liaison Reports
- 6.3. Future Agenda Items

7. **PRESENTATIONS**

- 7.1. Recognition of Insurance Services Office (ISO) Rating (Fire Chief Scott Kerwood)

8. **PUBLIC COMMENT**

Any citizen wishing to speak during public comment may do so after completing the required registration form. The purpose of this item is to allow the residents of Hutto and other interested persons an opportunity to address the City Council on agenda issues and on non-agenda issues that are a matter of the jurisdiction of the City Council (i.e., City policy or legislative issues). Non-agenda issues regarding daily operational or administrative matters should be first dealt with at the administrative level by calling City Hall at (512) 759-4839 during business hours. Each person providing public comment will be limited to 3 minutes. Any citizen wishing to speak during public comment may do so after completing the required registration form. Written comments for this meeting may also be sent to comments@huttotx.gov PRIOR to 4:00 pm on 8/18/22. The email must include name, address, phone # and email to be recognized properly. Written comments will be provided to Council.

9. CONSENT AGENDA ITEMS

- 9.1. Consideration and possible action on approving the August 4, 2022 City Council meeting minutes. (Angela Walton)
- 9.2. Consideration and possible action on Resolution No. R-2022-073 authorizing the City Manager to execute a contract with Cigna for employee dental and vision insurance. (Irene Talioaga and Angie Rios)
- 9.3. Consideration and possible action on Ordinance No. O-2022-034 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Co-Op Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)
 - a. Consideration and possible action on Ordinance No. O-2022-034 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)
- 9.4. Consideration and possible action on Ordinance No. O-2022-035 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Mustang Creek Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)
 - a. Consideration and possible action on Ordinance No. O-2022-035 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)
- 9.5. Consideration and possible action on Ordinance No. O-2022-036 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Cross Creek Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)
 - a. Consideration and possible action on Ordinance No. O-2022-036 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)
- 9.6. Consideration and possible action on Ordinance No. O-2022-037 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Durango Farms Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)
 - a. Consideration and possible action on Ordinance No. O-2022-037 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)
- 9.7. Consideration and possible action on Ordinance No. O-2022-038 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Emory Crossing Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)
 - a. Consideration and possible action on Ordinance No. O-2022-038 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)
- 9.8. Consideration and possible action on Ordinance No. O-2022-039 accepting and approving Annual Service and Assessment Plan Update to the Service and

Assessment Plan and updated assessment rolls for Cottonwood Creek Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-039 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

- 9.9. Consideration and possible action on Ordinance No. O-2022-040 amending Section 2.02.003 of the City of Hutto Code of Ordinances to provide for the annual appointment of the Chair and Vice-Chair of city boards and commissions. (Legal)

a. Consideration and possible action on Ordinance No. O-2022-040 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

10. OTHER BUSINESS

- 10.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
- 10.2. Presentation and acceptance of the financial and investment report for the quarter ending June 30, 2022. (Angie Rios)
- 10.3. Fiscal Year 2023 Budget Presentation (Angie Rios)
- 10.4. Discuss and possible action on 2023 Capital Improvement Plan (Angie Rios)
- 10.5. Discussion and possible action to direct city staff/city attorney to prepare a resolution/ordinance regarding a November ballot measure for the public vote of bond sales for city improvements including, but not limited to, a municipal pool, a senior community meeting space and Fritz Park Improvements. (Mayor Mike Snyder)
- 10.6. Public Hearing, Discussion, and Council Instructions to Staff on the Draft Drought Contingency Plan Update (Wayne Watts)

11. RESOLUTIONS

- 11.1. Consideration and possible action on Resolution No. R-2022-074 calling and setting a public hearing on September 1, 2022, at 7:00 PM on the proposed budget for fiscal year 2022-2023. (Angie Rios)
- 11.2. Consideration and possible action on Resolution No. R-2022-075 calling and setting up a public hearing on September 1, 2022, at 6:00 PM on the proposed tax rate for fiscal year 2022-2023 and determining the proposed tax rate to be included in the hearing notice. (Angie Rios)
- 11.3. Consideration and possible action directing staff to provide notice of intent to issue General Obligation Bonds, Series 2022. (Angie Rios)

12. EXECUTIVE SESSION

The City Council for the City of Hutto reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above as authorized by the Texas Government Code Sections 551.071 (Litigation/Consultation with Attorney), 551.072 (Deliberations regarding real property), 551.073 (Deliberations regarding gifts and donations), 551.074 (Deliberations regarding personnel matters) or 551.076 (Deliberations regarding deployment/implementation of security personnel or devices) and 551.087 (Deliberations regarding Economic Development negotiations).

- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Pending Litigation, Potential Claims and City Council Legal Requests.
- 12.2. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development and receive legal advice pursuant to Texas Government Code Section 551.071 relating to special district financing, including but not limited to the creation of a Tax Increment Reinvestment Zone in and around the Megasite.
- 12.3. Receive legal advice pursuant to Texas Government Code Section 551.071 related to construction defects in the Brooklands Subdivision; including authorizing litigation and/or retaining a law firm for repair of construction defects.

13. ACTION RELATIVE TO EXECUTIVE SESSION

- 13.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Potential Claims and City Council Legal Requests.
- 13.2. Consideration and possible action relating to legal advice received pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development and receive legal advice pursuant to Texas Government Code Section 551.071 relating to special district financing, including but not limited to the creation of a Tax Increment Reinvestment Zone in and around the Megasite.
- 13.3. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 related to construction defects in the Brooklands Subdivision; including authorizing litigation and/or retaining a law firm for repair of construction defects.

14. ADJOURNMENT

15. CERTIFICATION

I certify that this notice of the Hutto City Council meeting was posted on the City of Hutto website and the City Hall bulletin board of the City of Hutto on August 15, 2022 at 5:00 P.M.



Angela Walton

The City of Hutto is committed to comply with the Americans Disability Act. The Hutto City Council Chamber is wheelchair accessible. Request for reasonable special accommodations must be made 48 hours prior to the meeting. Please email the City Secretary's office at Angela.Walton@huttotx.gov or call (512) 759-4033 for assistance.

AGENDA ITEM REPORT

9.1.



This agenda item meets the following City's Pillars:(check all that apply)

☒ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: City Council
Subject: Consideration and possible action on approving the August 4, 2022 City Council meeting minutes. (Angela Walton)
Meeting: Thursday, August 18, 2022
Department: City Secretary /
Staff Contact: Angela Walton

BACKGROUND INFORMATION:

Staff recommends that City Council approves the August 4, 2022 City Council meeting minutes.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:



City of Hutto

Minutes

City Council Meeting

Thursday, August 4, 2022 at 7:00 PM

City Council Chambers

1. CALL SESSION TO ORDER

The meeting was called to order by Mayor Mike Snyder at 7:00 PM.

2. ROLL CALL

Members of City Council present were Mayor Mike Snyder, Councilmember Robin Sutton, Councilmember Dan Thornton, Councilmember Randal Clark, Mayor Pro Tem Peter Gordon, Councilmember Krystal Kinsey, and Councilmember Amberley Kolar.

Members of staff that were present were Isaac Turner Interim City Manager, James Earp, City Manager, Matt Wojnowski, Assistant City Manager, Angie Rios, CFO, Wade Benton, Consultant, Dottie Palumbo, Legal Counsel, George Hyde, Legal Counsel, Ashley Bailey, Executive Director of Development Services, Bob Farley, Executive Director, Economic and Development, Angela Walton, City Secretary; Gracie Perez, Assistant City Secretary

3. INVOCATION

Invocation was led by Isaac Turner, Interim City Manager

4. PLEDGE OF ALLEGIANCE

5. SWEARING IN – *New City Manager James R. Earp was sworn in by City Secretary Angela Walton*

6. CITY MANAGER COMMENTS

Isaac Turner: Summary of Accomplishments: Mr. Turner provided an overview of his accomplishments, which included strategic visioning, Jonah 2018 Amended Water Agreement, Water and Wastewater improvements, personnel, roads, infrastructure and economic development matters.

7. CITY COUNCIL COMMENTS

6.1 General Comments from City Council

Mayor Snyder:

Mayor Snyder read a proclamation for Interim City Manager Isaac Turner.

Mayor Pro Tem Gordon:

Future agenda item: Drought contingency plan. I have been looking at our drought contingency plan comparing it with surrounding plans. I was talking to City Manager Turner and ours hasn't been reviewed for some time, several years. I think it's time to look at it to see where it's at. If it's too strict, not strict enough, or if it needs to be modified at all. I would like for us to look that over and see if we want to make

any changes to it.

Councilmember Sutton:

Out of all the accomplishments that Interim City Manager Turner had done he had a task of herding council that were like cats going in different directions and that was a result of what we had been through and I just want to say the grace and maturity that he's brought to us in implementing our meetings every week to get together and talk about the agenda and trying to expedite our meetings is something that we needed and to get the Council to focus on what's really important and that's serving the citizens and the community of Hutto. Thank you for going downtown and getting the salt water taffy, meeting businesses down there and responding to concerns about trip hazards that are out there on the sidewalks and some people might think that's small but it's big.

Councilmember Thornton:

I want to thank Isaac as well. Some people in an interim capacity come in and just keep the seat warm but you looked to the future and have done everything with the future of Hutto in mind, setting us up for five years, ten years, 20 years down the road. Not a lot of people do that in an interim position. You helped get us organized and we still have plenty of work to do but we're in much better shape and you will absolutely be missed.

Councilmember Clark:

You weren't a place holder. As I said, it's your farewell but I can't imagine having a better person in place when I got elected in May to come in and be brought on board with how we interact with the city staff and the governance of the town and your wisdom and knowledge and bringing me up to speed on how to be a council member I think has been invaluable and I can't thank you enough for that.

We're a little over a week-and-a-half away from school starting so there will be additional traffic flow issues as people take their kids the first week of school and stuff so everyone be patient. It will get better; as a 16-year resident, I have seen it every year so I wanted to put that out there because our next council meeting will be two days into the school year so looking forward to that. Thank you.

Mayor Pro Tem Gordon:

I just want to echo what everyone else has said. You said you wanted us to miss you when you were gone and you wanted to accomplish things here and I told you privately done and done. I think I saw both of those. I'm grateful for your patience with me. I send a lot of e-mails, maybe more than anyone else, maybe not. Some at midnight, 1:00 in the morning.

I told Isaac early on, don't reply, I'm not expecting a reply at that time but this is when I do my work so you have done wonderful work and we're grateful for that.

Councilmember Kinsey:

I already told you it's not good-bye, no, but it's been such an honest, genuine pleasure, truly. And then the other events kind of going off of what Councilmember Clark said but the Back to School drive at the Hutto Memorial Stadium is this Saturday, 9:00 to 11:00. On August 20th, they are going to have a celebration in honor of the late Pastor Fred B. Warren. It's open to all, it's supposed to be singing and dancing and music and food and a really, really good time so August 20th from 10:00 to 4:00 and I would like us to add a future agenda item to revisit those Hutto downtown improvements. From my understanding, I believe Ms. Robich had bids and all the numbers but it was a semantic error on the agenda. It just said discussion but possible action was left off so I don't want us to forget about that and if this could be looked at in conjunction with the EDC and I can't necessarily make you guys on the EDC talk about that but that would be great in conjunction with those businesses downtown.

We have a lot of great growth coming but I don't have the downtown Hutto that everyone up here says that they love so dearly to fall through the cracks so I do want that item to come back.

We received an e-mail that was the summary of the Hutto litigation on July 21st. I would like to motion to release that document. I'm not sure if this is the right time to do that.

Councilmember Kolar:

I just want to thank you, Isaac, for your hard work. I have been here for two-and-a-half months and previous that I saw your work in action. Of course we have our City Secretary, a new Police Chief. You kind of created the solid city staff, brought them together and create add solid group of staff so I want to thank you for working hard for informing me and getting me up to speed with things that are going on in the city as a new councilmember. I really appreciate you and I appreciate your professionalism. you're always professional. I don't know how you hold it together so well, but I do appreciate that and also your passion. His passion is like fire. I can see it. Maybe some people can't see it but the passion, he was meant for this to be a City Manager and we had a great interim City Manager and I want to thank you so much for your hard work.

Mayor Snyder:

Isaac, I second what everybody else has said and as a person who lives in and used to work in Taylor, you wouldn't know it because every day you were here fighting for Hutto. Maybe if you landed a company here and not in Taylor, maybe you will hear about it when you go back. I don't think this is the end, just a new chapter.

Councilmember Sutton:

If I may say one more thing, James, I'm so excited for you coming on board. I'm looking forward to it. Isaac did a lot of great things. Meeting you today first time in person, your personality I think we're going to get along great. I just think that you have the drive and determination and the experience that's going to move us forward and overcome our past and just make Hutto amazing and I'm super excited you're here and I look forward to that shootout at Henrietta.

6.2 City Council Liaison Reports

Councilmember Sutton:

I have one from Planning and Zoning. There were a couple of items that were discussed. I think the biggest one is coming back for three months is the hotel that's going to come over here by the day care. They did make accommodations and met staff approval for the hotel.

I think when it comes to us, our concern is going to be the height at that point. Other than that, they turned the building, they accommodated the needs of the residential behind them and actually it brought in one entrance as opposed to two that they want to do with all the work we're going to have to do, I think this was a good progress on their part but I think when it comes to us, we're going to have -- I know I myself will have concerns with the height. But that's pretty much all.

Mayor Pro Tem Gordon:

Just a brief one from Historic Preservation Commission. They met this past week and the new Chair led her first meeting. They approved a couple of -- I think one home renovation and one home new build. I was impressed with the detail they went into as far as making sure they meet all their requirements and criteria for Old Town so I thought that was great and they have expressed interest about possibly sending a representative or two to the 2023 conference on preserving historic Texas. I will get more details on that if there is any cost associated with that, I will get that submitted and see if we can set aside a budget for them to participate in that but it's next year, next February.

Mayor Snyder:

We have the Emergency Preparedness Task Force. We had a test on the Cluster Duck system, Brian and Charlie of Project AI came in from New York. I appreciate Chief Yarbrough and Lt. Spraggins. They were there along with board members to go along with that. They're going to come up at the next meeting, I believe, to present what they think is going on from a communications standpoint.

From the EDC - we just had a meeting for the EDC.

The EDC passed a resolution in support of Project E, a grocery store on the north side of town and we had somewhat of an update on our litigation, pending litigation with BCL.

To remind everybody, that was the bank hired by the EDC to give small business loans out to people at first to improve the downtown and then it morphed into for Covid relief and they came back for more money in City Council. About a year-and-a-half ago, they started questioning where the money was going. They couldn't provide any information. They said it was confidential. So what I did at the EDC, it's the first time I used as the Mayor but we have some major problems with BCL so I'm going to tell you what I told everybody there, for the public, I gave a warning as the Mayor of Hutto. I gave a warning to all Texas municipalities, every city in the state of Texas that in my mind, BCL is a Ponzi scheme. They've participated and loaned out \$250,000 and we cannot get a promissory note, a signature page for the loan. We asked and asked, attempted litigation and we get bits and pieces and empty files and we're still piecing together. To date the EDC spent \$38,000 to try to get an accounting.

It hit our audit this past year and so we're trying to do everything we can to make our audit be as flawless as possible and figure out where a quarter million dollars of taxpayer money went. We don't even know if loans are being collected at this point. They were passing out excel spreadsheet that is I said were of a grade school quality and that's not to dismiss grade schoolers but your bank, if the beginning balance did not match up with the ending balance the month before you question your bank and so we did that and we would get more statements that is were different than the statements we already had and so it's nothing like I have ever seen before. I didn't mind when they were yelling at me when Rosa, the CEO, would yell at me during a Council meeting, that's expected but there were issues with them yelling at staff when the staff was asking for the basic information you would expect from any financial institution.

They would get unprofessional and in my mind they prey on small businesses because they go to cities, talk about how they're there to help small businesses and then what they're really doing is something completely different.

We don't even know who all got the loans and some who got part of the loans were not part of the original program.

So I gave that disclaimer at the EDC and thought it would be appropriate to share with the council what I said in case it comes back to them. outside of that, that's all we have on EDC that we can talk about in public. We have the update to our charter that has to come still for approval, right? The bylaws, we'll see that coming up in a meeting or two.

8. PUBLIC COMMENT

9. CONSENT AGENDA ITEMS

- 9.1. Consideration and possible action on approving the July 7, 2022 and July 21, 2022 City Council meeting minutes.
- 9.2. Discussion and possible action related to award a construction contract to Dig-Dug Construction in the amount of \$557,631.70 for the construction of sidewalk and associated driveway modifications for the Lakeside Estates Sidewalk Project Phase 1. (Wade Benton)
- 9.3. Discussion and possible action related to award a professional services contract with Roadway Asset Services, LLC (RAS) in the amount of \$148,669 for pavement assessment services and

development of a five-year pavement maintenance capital improvement program (CIP). (Wade Benton)

Councilmember Kinsey requested pulling 9.2 to ask questions, which Wade Benton, Engineering Consultant, addressed.

Mayor Snyder requested Request For Qualifications versus Request For Proposals clarification with respect to Item 9.3.

Councilmember Clark moved to approve all consent agenda items, and Councilmember Kinsey seconded. The vote passed 6,1 (Snyder dissenting).

10. OTHER BUSINESS

- 10.1. Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.

Mayor Pro Tem Gordon reported that no new applications have been received. He also reported there are three openings on Accessibility Task Force, two openings on Parks Advisory Board, five on Zoning Board of Adjustment, and Diversity & Inclusion Commission has one opening.

- 10.2. Consideration and possible action regarding traffic plan and possible opening of Main Street access to Durango Farms Subdivision (Matt Wojnowski)

There were two public comments on this item.

Matt Wojnowski, Assistant City Manager, provided the report on this item.

Councilmember Sutton recused herself by affidavit from the vote.

Councilmember Kinsey made the motion to table this item until approve this item until the September 15 City Council meeting, there was no second, motion failed.

Councilmember Kolar made a motion approve as presented (opening Main Street), there was no second, motion failed.

Mayor Pro Tem Gordon made the motion to open both Main and East Street with a traffic study to be completed and brought to the September 15 City Council meeting, and Councilmember Kolar seconded. Councilmember Clark made an amendment to the motion that this project is left with the City Manager and it will only be back to Council if issues arise needing City Council attention. City Manager Earp requested time to meet with Engineering staff to develop criteria to submit to City Council. Vote failed 3,3 (Kinsey,

Thornton, and Snyder dissenting, Sutton recused).

Councilmember Thornton made a motion to leave as is, allow City Manager Earp to develop a mitigation plan to be provided to City Council no later than September 15, and Councilmember Kinsey seconded. Vote passed 6,0 (Sutton recused).

- 10.3. Discuss and receive the proposed budget for fiscal year 2022-2023 in accordance with Section 8.02 of the Hutto City Charter (Angie Rios)

Angie Rios, Chief Financial Officer, provided the overview of the proposed budget.

Councilmember Clark made a motion to accept the proposed budget for posting for public inspection, and Councilmember Kolar seconded the vote. The vote passed 6,1 (Snyder dissenting).

- 10.4 Presentation and possible action on a Capital Improvement Financing Plan (Angie Rios)

Andre Ayala, Managing Director of Hilltop Securities, gave a presentation on the Capital Improvement Financing Plan. A discussion ensued prior to a brief recess being called at 10:43 pm. City Council reconvened at 11:06 pm.

Interim City Manager Turner recommended that staff comes back to Council in two weeks on O & M and the overall tax rates. He also recommended moving forward with the Utility System Improvement part of the plan.

No action was taken.

11. RESOLUTIONS

- 11.1. Consideration and possible action regarding Resolution No. R-2022-067 authorizing proceeding with the issuance of Certificates of Obligation for water and wastewater projects; directing the publication of notice of intent to issue City of Hutto, Texas Combination Tax and Revenue Certificates of Obligation; and providing for other matters incident and related to approving and authorizing publication of notice of intention to issue Certificates of Obligation. (Angie Rios)

Mayor Pro Tem Gordon made a motion to approve Resolution No. R-2022-067, and Councilmember Kinsey seconded. The vote passed 7,0.

- 11.2. Consideration and possible action directing staff to provide notice of intent to issue General Obligation Bonds, Series 2022. (Angie Rios)

This item was moved to the August 18 City Council meeting.

12. EXECUTIVE SESSION – 11:27 pm

- 12.1. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Pending Litigation, Potential Claims and City Council Legal Requests.

- 12.2. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072.
- 12.3. Pursuant to Sections 551.087 (Economic Development), 551.071 (Legal Consultation) and 551.072 (Real Property) in connection with the Hutto Economic Development Corporation's Project E and a Cottonwood Development Corporation approved purchase and sale agreement to acquire from the city, and then convey to an economic development prospect, approximately 41 acres of land previously acquired for the Perfect Game project located in the area of Hwy. 79 and CR 132, in Hutto, Texas.
- 12.4. Receive legal advice pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development and receive legal advice pursuant to Texas Government Code Section 551.071 relating to special district financing, including but not limited to the creation of a Tax Increment Reinvestment Zone in and around the Megasite.
- 12.5. Receive legal advice pursuant to Texas Government Code Sec. 551.071 related to CoOp Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation.
- 12.6. Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee
- City Manager, Interim City Manager relating to transition of duties and assessment.

13. ACTION RELATIVE TO EXECUTIVE SESSION- 2:17 am

- 13.1. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Pending Legal Requests, Pending Litigation, Potential Claims and City Council Legal Requests.

Councilmember Kinsey made a motion to approve the release of the litigation summary to the public, and Councilmember Sutton seconded. The vote passed 7,0.

- 13.2. Consideration and possible action related to legal advice received pursuant to Texas Government Code Section 551.071 and deliberations regarding economic development pursuant to Texas Government Code Section 551.087 to deliberate the offer of a financial or other incentive to business prospects; including deliberations regarding the purchase, sale, exchange or value of real property pursuant to Texas Government Code Section 551.072. *No action.*
- 13.3. Discuss and consider action to: approve the city's contribution of approx. 41 acres of land (previously purchased in support of the Perfect Game project) to the Cottonwood Development Corporation for its use in connection with Project E; consent to and approve the Cottonwood Development Corporation's action approving a Purchase and Sale Agreement to sell the approx. 41 acres of land in the area of Hwy. 79 and CR 132, in Hutto, Texas, to an economic development prospect, in connection with the economic development project, Project E. and authorize the City Manager to execute all conveyance deeds and related closing documents

which have been approved by the City Council and Cottonwood Development Corporation to close the conveyance of the property to the Cottonwood Development Corporation and close the subsequent sale to the prospect, upon all the conditions necessary being met, as provided by the Purchase and Sale Agreement.

Mayor Pro Tem Gordon made a motion to approve Resolution No. R-2022-072 with amendments for the Purchase and Sale agreement, and Councilmember Clark seconded. Vote passed 5,2 (Kolar and Sutton dissenting).

- 13.4. Consideration and possible action relating to legal advice received pursuant to Texas Government Code Section 551.071 and deliberate pursuant to Texas Government Code Sections 551.087 and 551.072 regarding economic development negotiations in and around the Megasite and consideration and conveyance of assignment and assumption agreements conveying Option to Purchase Real Property Agreements to promote economic development and receive legal advice pursuant to Texas Government Code Section 551.071 relating to special district financing, including but not limited to the creation of a Tax Increment Reinvestment Zone in and around the Megasite. *No action.*
- 13.5. Consideration and possible action related to legal advice received pursuant to Texas Government Code Sec. 551.071 related to Co-Op Development Agreements and related agreements; Durango Farms Amended and Restated Development Agreement as amended and Butler Loan Agreement with Cottonwood Local Government Corporation. *No action.*
- 13.6. Consideration and possible action on Executive Session in accordance with Texas Open Meetings Act Section 551.074, Personnel Matters: Closed Meeting to deliberate the appointment, employment, evaluation, reassignment, duties, discipline, or dismissal of a public officer or employee - City Manager, Interim City Manager relating to transition of duties and assessment. *No action.*

14. ADJOURNMENT

The meeting was adjourned at 2:24 am.

Mike Snyder, Mayor

Angela Walton, City Secretary

AGENDA ITEM REPORT

9.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☒ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-073 authorizing the City Manager to execute a contract with Cigna for employee dental and vision insurance. (Irene Talioaga and Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Human Resources /
Staff Contact: Irene Talioaga

BACKGROUND INFORMATION:

The City broker, HUB International, solicited bids for all insurance products that are provided by the City. The City staff has selected Cigna to provide the dental and vision insurance and Cigna requires a signed application. This resolution would authorize the City Manager to execute the Cigna application to provide dental and vision insurance benefits for FY 2022- 2023.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

Application for Group Insurance

Insured and/or Administered by
CIGNA Health and Life Insurance Company
900 Cottage Grove Road
Hartford, CT 06152



1. Name of Applicant	City of Hutto		2. Main Address	500 W. Live Oak Street, Hutto, Texas 78634	
3. Nature of Business	Municipality				
4. Classes and Locations of Individuals Eligible	Active / Retiree		5. Subsidiary and Affiliated Companies Included	N/A	
6. Total Number of Individuals Eligible	For Individual Benefits		For Dependent Benefits		
Have any of the classes of individuals eligible been covered under a group insurance policy or any other form of group plan within the past five years? ☒ Yes ☐ No If so, please specify the benefits, the underwriting company or organization, and the dates these benefits were terminated.					
7. Group Insurance Applied For: (Please check all that apply)					
Individual Dependent			Individual Dependent		
☐ Life Insurance ☐ Accidental Death & Dismemberment Insurance ☐ Short Term Disability Insurance ☐ Long Term Disability Insurance ☐ Hospital Benefits ☐ Surgical Benefits			☐ Doctors Attendance Benefits ☐ Laboratory and X-ray Examination Benefits ☐ Major Medical Benefits ☐ Comprehensive Medical Benefits ☒ Dental Benefits ☒ Vision Care Benefits		
8. Effective Date Requested: 10/1/22					
Group Insurance at the Insurance Company's rates and under the terms of the policy(s) applied for will take effect on the Effective Date Requested if the Application is accepted at the Home Office of the Insurance Company. If certain persons eligible are to contribute to the cost of the Group Insurance, such Group Insurance will take effect on the later of: the date the required number have enrolled, or on the Effective Date Requested. If this Application is not accepted, no insurance will become effective. Any premium advanced by the Applicant will be refunded upon surrender of this Conditional Receipt.					
9. THE APPLICANT DECLARES: that he has read the above statement and the answers to the above questions are complete and true to the best of his knowledge and belief. The Applicant agrees: (1) that this Application is offered as an inducement for the Group Insurance applied for; (2) that the terms and conditions of the Insurance Company's Proposal for the Group Insurance applied for forms a part of this Application and that this Application will form a part of any policy(s) issued; (3) that only the information on this Application will bind the Insurance Company; and (4) that no waiver or change will bind the Insurance Company unless signed by an Executive Officer of the Insurance Company. Group Insurance will only be provided for persons eligible under the policy(s) issued.					
Dated at	500 W Live Oak St, Hutto, TX 78734		on		
Name of Applicant				City of Hutto	
By			Title	City Manager	
Witness			Soliciting Agent if other than Witness		
ANY PERSON WHO KNOWINGLY PRESENTS A FALSE OR FRAUDULENT CLAIM FOR PAYMENT OF A LOSS OR BENEFIT OR KNOWINGLY PRESENTS FALSE INFORMATION IN AN APPLICATION FOR INSURANCE MAY BE GUILTY OF A CRIME AND MAY BE SUBJECT TO FINES AND CONFINEMENT IN PRISON.					
STATEMENT TO BE SIGNED BY APPLICANT UPON RECEIPT OF THE PREMIUM OR ANY PART THEREOF					
I HEREBY DECLARE that I have paid to Agent Dollars for which I hold his receipt.					
Date	Applicant		Agent's License No.		
Agent					

HP-APP-13

Cat.#831506 04-10 FOR USE IN TX ONLY

Conditional Receipt

Received of City of Hutto Dollars

to be applied against the first premium on the proposed Group Insurance under this Application. This payment is made and accepted subject to the following conditions. Group Insurance at the Insurance Company's rates and under the terms of the policy(s) applied for will take effect as of the Effective Date Requested if the Application is accepted at the Home Office of the Insurance Company. If certain persons eligible are to contribute to the cost of the Group Insurance, such Group Insurance will take effect on the later of: the date the required number have enrolled, or on the Effective Date Requested. If the Application is not accepted, no insurance will become effective. Any premium payment advanced by the Applicant will be refunded upon surrender of this Conditional Receipt.

Date Agent Agent's License No.

DETACH THIS RECEIPT WHEN PAYMENT IS MADE

HP-APP-13

Cat.#831506 04-10 FOR USE IN TX ONLY

Insured and/or Administered by
CIGNA Health and Life Insurance Company
900 Cottage Grove Road
Hartford, CT 06152



RESOLUTION NO. R-2022-073

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, APPROVING AN APPLICATION FOR DENTAL AND VISION INSURANCE WITH CIGNA HEALTH AND LIFE INSURANCE COMPANY; AUTHORIZING THE CITY MANAGER TO EXECUTE THE APPLICATION; PROVIDING PROPER NOTICE & MEETING, AND PROVING AN EFFECTIVE DATE.

WHEREAS, the City Council desires to file an application for the dental and vision insurance CIGNA Health and Life Insurance Company; and

WHEREAS, the City Council desires to authorize the City Manager to execute the application ("Application"), attached as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS, THAT:

Section 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

Section 2: That the Hutto City Council hereby approves and authorizes the City Manager to execute the Application, attached as Exhibit A, a copy of same being attached hereto and incorporated herein for all purposes.

Section 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

Section 4. This Resolution shall take effect immediately upon its passage.

RESOLVED this 18th day of August, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

APPROVED AS TO FORM:

By: _____
Cristian Rosas-Grillet, Assistant City Attorney

AGENDA ITEM REPORT

9.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-034 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Co-Op Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-034 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Co-Op Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:



HUTTO CO-OP
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE
AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this 2022 Annual Service Plan Update shall have the meanings set forth in the 2018 Service and Assessment Plan (the “2018 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9D on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the 35.1 acres of property in the PID.

On December 6, 2018, the City Council accepted and approved the 2018 SAP for the PID by adopting Ordinance No. O-18-12-06-9A which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2018 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the SAP.

On July 3, 2019, the City approved the 2019 Annual Service Plan Update for the PID by adopting an ordinance. The 2019 Annual Service Plan Update also updated the Special Assessment Roll for 2019.

On January 21, 2020, the City approved the 2020 Annual Service Plan Update for the PID by adopting Ordinance No. O-2020-033. The 2020 Annual Service Plan Update also updated the Special Assessment Roll for 2020.

On September 2, 2021, the City approved the 2021 Annual Service Plan Update for the PID by adopting Ordinance No. O-2021-050. The 2021 Annual Service Plan Update also updated the Special Assessment Roll for 2021.

Pursuant to Texas Local Government Code Chapter 372, the SAP must be reviewed and updated annually. This document is the annual update of the SAP for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The following plats have been recorded in the District:

- The final plat for the Hutto Co-Op District was filed and recorded with the County on May 8, 2018 and consisted of 7 Lots.
- The “Re-subdivision of Lots 4, 5 & 6 of the Co-Op District and Final Plat of a 4.43 Acre Tract” was filed and recorded with the County on April 15, 2019, Lot 4 was subdivided into Lot 4A and Lot 4B, and 4.43 Acre Tract consisted of Lot 8 and Lot 9.
- The “Re-subdivision of Lots 6A-4 of the Co-Op District” was filed and recorded with the County on January 13, 2021 with Lot 6A-4 subdivided into 3 Lots and is attached as **Exhibit B**.

With the recording of the Re-subdivision of Lots 6A-4 of the Co-Op District, the land plan for buildings 1A, 1B, 2, 3 and 4 within Lot 6A-2 and Lot 6A-4 was revised from the original plan proposed in the 2018 SAP. The revised land plan is attached as **Exhibit C**. As a result of this updated land plan, the Assessment allocated to Lot 6A-2 and Lot 6A-4 was reallocated based on the projected building square feet for these Parcels as shown below.

2021 Property ID	Outstanding Special Assessment (Per 2021 SAP Update)	2022 Property ID	Lot #	Building #	Legal Description	Projected Building SqFt	Allocation	Outstanding Special Assessment
R590418	\$ 316,603.49	R590418	6A-2	1A	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 6A-2	3,491	10.34%	\$ 89,994.45
		R606393	6A-4	1B	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 1	6,328	18.74%	\$163,129.45
R590420	\$ 554,056.10	R606394	6A-4	3, 4	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 2	23,955	70.93%	\$617,535.69
		R606395	6A-4	2	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 3	-	0.00%	\$ -
	\$ 870,659.59					33,774	100.00%	\$870,659.59

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements has been revised to \$13,023,962 as shown on the table below. Final acceptance of all Authorized Improvements is projected for the latter half of Q2 2022.

	Original SAP Budget ¹	Revised Budget ^{2 3}	Actual Spent ⁵	% Complete
<i>Initial Authorized Improvements</i>				
The Lakes - Landscaping	\$ 2,887,780	\$ 2,147,174	\$ 2,147,174	100.00%
Streets - Landscaping	\$ 2,015,562	\$ 1,529,253	\$ 1,529,253	100.00%
City Hall Landscaping	\$ 812,682	\$ 604,260	\$ 604,260	100.00%
Signage, Monumentation & Detention	\$ 806,280	\$ 599,500	\$ 599,500	100.00%
Town Green	\$ 1,228,892	\$ 983,514	\$ 983,514	100.00%
Excavation, Water, Sewer, Drainage, Paving & Parking Lots	\$ 6,103,457	\$ 4,549,248	\$ 4,549,248	100.00%
Highway 79 Construction & Engineering	\$ 1,318,956	\$ 910,908	\$ 878,318	96.42%
Contingency	\$ 926,391	\$ 400,105	\$ 376,671	94.14%
Project Management Fee	\$ 1,300,000	\$ 1,300,000	\$ 1,100,000	84.62%
Total Initial Authorized Improvements	\$ 17,400,000	\$ 13,023,962	\$ 12,767,938	98.03%
<i>Bond Issuance Costs</i>				
Debt Service Reserve Fund	\$ -	\$ 645,073	\$ 645,073	100.00%
Capitalized Interest	\$ -	\$ 2,178,415	\$ 2,178,415	100.00%
Underwriter's Discount	\$ -	\$ 365,000	\$ 365,000	100.00%
Cost of Issuance	\$ -	\$ 937,550	\$ 937,550	100.00%
Extraordinary Expense Fund	\$ -	\$ 250,000	\$ 250,000	100.00%
Total PID Formation and Bond Issuance Costs⁴	\$ -	\$ 4,376,038	\$ 4,376,038	100.00%
Total Costs	\$ 17,400,000	\$ 17,400,000	\$ 17,143,976	98.53%

Footnotes:

¹ As shown in Original SAP approved December 6, 2018 and page 50 of the Limited Offering Memorandum dated December 20, 2018.

² Revised budget per the Quarterly Report prepared by the developer for the period ending March 31, 2021.

³ The revised budget matches the \$13,023,963 authorized to be paid to the developer pursuant to Section 5.02(a) of the Construction Contract dated December 6, 2018 and the deposit to the Project Fund from the sale of bonds, on page 28 of the Limited Offering Memorandum dated December 20, 2018.

⁴ The budget change matches the \$4,376,038 in costs incurred in the issuance of the bonds, on page 28 of the Limited Offering Memorandum dated December 20, 2018.

⁵ Per the Quarterly Report prepared by the developer for the period ending March 31, 2022.

DEVELOPMENT STATUS

As of March 31, 2022, all lots are owned by the Developer, except for one wholesale purchase closed to KA Development Group, LLC, as shown below. Vertical construction commenced in Q1 2020.

Wholesale Purchasers as of March 31, 2022				
Lot #	Building #	Property Type	Purchaser	Contract Amount
8 & 9	18 & 19	Undeveloped Pad for Multi-family	KA Developer Group, LLC	\$ 4,290,000

As of March 31, 2022, four leases have been issued within the PID, as shown below.

Executed Leases as of March 31, 2022				
Lot #	Property Type	SqFt	Term	Price/SqFt
6A-2	Restaurant	3,500	\$	16.00 [a]
4B	Restaurant	5,500	\$	18.63 [b]
1	Restaurant	6,000	\$	30.00
2	Retail	2,200	\$	22.67

[a] Reflects year 1 at \$32.00/SqFt with 6 months free rent.

[b] Reflects year 1 at \$37.27/SqFt with 6 months free rent, which began in November 2020.

[c] For the entire 6,000 SqFt at \$30.00/SqFt with no free rent allowance.

[d] For 2,200 SqFt of the 11,995 SqFt. The lease is for \$34.00 per/SqFt with 4 months free rent.

On January 15, 2020, a construction loan with Broadway Bank in the amount of \$18,150,000 was closed by 79 Alpha District Development, an entity owned 100% by the same partners as 420 US 79, Ltd., for the vertical construction of six buildings within the District. As of March 14, 2022, there had been \$3,045,518.11 in funds advanced against the loan, leaving an available balance of \$15,104,481.89 for future loan advances. The table below summarizes the status of vertical construction for the various buildings within the District.

[Remainder of page intentionally left blank.]

Status of Vertical Construction

Lot #	Building #	Planned Building SqFt	Percent of District SqFt	Estimated Completion Date ^[a]	
<u>Buildings with Funding</u>					
6A-2	1A	3,500	0.53%	Sep 2022	
6A-4	1B	6,000	0.91%	Oct 2022	
6A-4	3	6,000	0.91%	Dec 2022	[b]
4B	5	5,500	0.83%	Complete	
4E	7	20,000	3.02%	TBD	
9	18	39,000	5.89%	TBD	
		80,000	12.08%		
<u>Buildings yet to Secure Funding</u>					
6A-4	2	12,000	1.81%	TBD	[b]
6A-4	4	5,995	0.90%	Dec 2022	[b]
6A-1	6	22,500	3.40%	TBD	
5A	8	6,000	0.91%	TBD	
4A	9	152,000	22.94%	TBD	
4A	10	45,000	6.79%	TBD	
4A	11	28,000	4.23%	TBD	
6A-1	12	40,000	6.04%	TBD	
7	13	75,000	11.32%	TBD	
7	14	36,000	5.43%	TBD	
3	15	32,000	4.83%	TBD	
Church	16	124,000	18.72%	TBD	
Church	17	-	0.00%	TBD	
8	19	4,000	0.60%	TBD	
		582,495	87.92%		
Total		662,495	100.00%		

[a] As of 3/31/2022.

[b] These two buildings have been combined into one building

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$17,400,000. The Assessment Roll is attached as **Exhibit A**.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,327,707.50.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$54,412.00.
- **TIRZ Offset** – The TIRZ generated \$50,788.61 in net TIRZ Credit in 2021, which will be used to offset the 2022 Annual Installment due January 31, 2023. Of the \$50,788.61 in net TIRZ Credit, \$10,339.88 was a result of EDC Credit generated in 2021.

Due January 31, 2023	
Co-Op PID	
Principal	\$ 195,000.00
Interest	\$ 1,132,707.50
Administrative Expenses	\$ 54,412.00
TIRZ Credit	\$ (50,788.61)
Total Annual Installment	\$ 1,331,330.89

Administrative Expenses Breakdown	
PID Administrator	\$ 31,212.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	200.00
Miscellaneous	1,000.00
PID Trustee Fees	1,500.00
Dissemination Agent	5,000.00
Draw Request Review	12,000.00
Total Annual Collection Costs	\$ 54,412.00

See **Exhibit F** for the Buyer Disclosures for each Assessed Property within the PID.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

No full prepayments of Special Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

No partial prepayments of Special Assessments have occurred within the PID.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Co-Op PID					
Annual Installment Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal	\$ 195,000.00	\$ 210,000.00	\$ 220,000.00	\$ 235,000.00	\$ 250,000.00
Interest	\$ 1,132,707.50	\$ 1,120,032.50	\$ 1,106,382.50	\$ 1,092,082.50	\$ 1,076,807.50
(1)	\$ 1,327,707.50	\$ 1,330,032.50	\$ 1,326,382.50	\$ 1,327,082.50	\$ 1,326,807.50
Annual Collection Costs [a] (2)	\$ 54,412.00	\$ 55,500.24	\$ 56,610.24	\$ 57,742.45	\$ 58,897.30
TIRZ Offset [b] (3)	\$ (50,788.61)	\$ (50,788.61)	\$ (50,788.61)	\$ (50,788.61)	\$ (50,788.61)
Total Annual Installment (4) = (1) + (2) + (3)	\$ 1,331,330.89	\$ 1,334,744.13	\$ 1,332,204.14	\$ 1,334,036.34	\$ 1,334,916.19

[a] Preliminary estimate, Annual Collection Costs will be determined annually with each Annual Service Plan Update.

[b] Preliminary estimate, TIRZ Credit will be determined annually with each Annual Service Plan Update.

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Lot #	Building #	Legal Description	Projected Building SqFt	Co-Op PID		
					Outstanding Special Assessment	Annual Installment due 1/31/23	
R590418	6A-2	1A	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 6A-2	3,491	\$ 89,994.45	\$ 5,264.87	
R606393	6A-4	1B	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 1	6,328	\$ 163,129.45	\$ 10,741.14	
R606394	6A-4	2, 3, 4	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 2	23,955	\$ 617,535.69	\$ 45,034.61	
R606395	6A-4	Non Benefitted	CO-OP DISTRICT (LT 6A-4 RESUB), Lot 3	-	\$ -	\$ -	
R590424	4B	5	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 4B	5,500	\$ 145,109.93	\$ 741.33	
R590417	6A-1	6, 12	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 6A-1	60,000	\$ 1,583,017.44	\$ 120,291.70	
R590427	4E	7	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 4E	33,000	\$ 870,659.59	\$ 67,395.72	
R590428	5A	8	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 5A	6,000	\$ 158,301.74	\$ 7,235.09	
R590423	4A	9, 10, 11	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 4A	212,000	\$ 5,593,328.28	\$ 439,211.66	
R571099	7	13, 14	CO-OP DISTRICT, Lot 7	111,000	\$ 2,928,582.26	\$ 229,816.52	
R571095	3	15	CO-OP DISTRICT, Lot 3	32,000	\$ 844,275.97	\$ 65,271.47	
R021442	Church [b]	16	Railroad, BLOCK 9, Lot 5 (PT), & LOT 6	124,000	\$ 758,441.46	\$ 60,244.64	
R577611	Church [b]	16	RAILROAD ADD (BLK 9 LTS 1-4,5 S PT & 7 AMD), BLOCK 9, Lot 1A (PT) & (S4404) RAILROAD BLK 9, LT 2-5 (PTS) & LT 7 (PT) & PT ALLEY		\$ 2,513,127.91	\$ 199,623.17	
R584030	9	18	CO-OP DISTRICT (LTS 4-6 & 4.43 AC TR RESUB), Lot 9	39,000	\$ 1,028,961.33	\$ 73,472.11	
R584029	8	19	CO-OP DISTRICT (LTS 4-6 & 4.43 AC TR RESUB), Lot 8	4,000	\$ 105,534.50	\$ 6,986.85	
R571093	1	17 (City Hall)	CO-OP DISTRICT, Lot 1	-	\$ -	\$ -	
R571094	2	Non Benefitted	CO-OP DISTRICT, Lot 2	-	\$ -	\$ -	
R577612	Church	Non Benefitted	RAILROAD ADD (BLK 9 LTS 1-4,5 S PT & 7 AMD)	-	\$ -	\$ -	
R590419	6A-3	Non Benefitted	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 6A-3	-	\$ -	\$ -	
R590425	4C	Non Benefitted	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 4C	-	\$ -	\$ -	
R590426	4D	Non Benefitted	CO-OP DISTRICT (LTS 4A&4B&5A&6A&4.43 TR RESUB), Lot 4D	-	\$ -	\$ -	
Total				660,274	\$ 17,400,000.00	\$ 1,331,330.89	

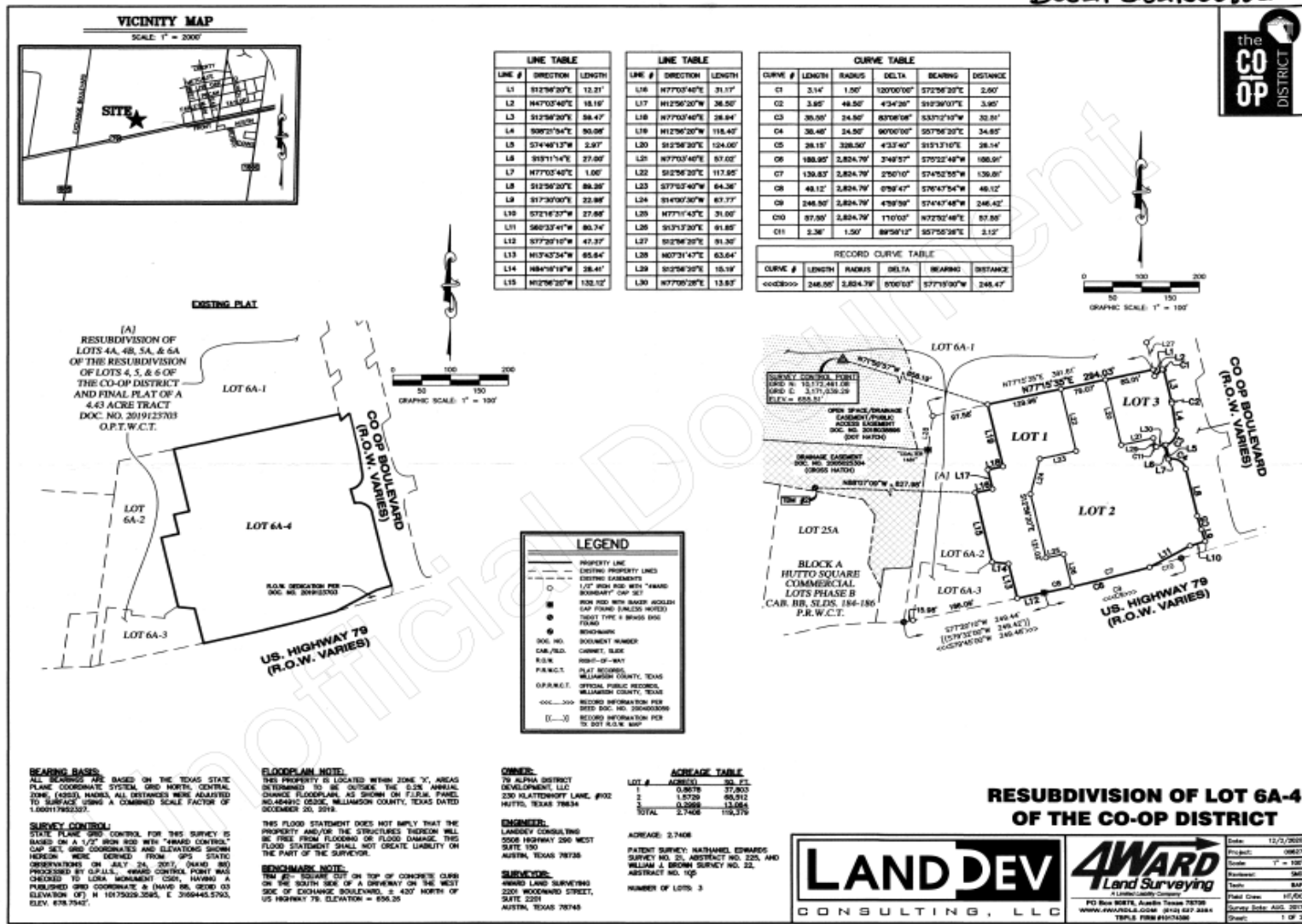
[a] Allocated Pro Rata based on acreage for billing purposes. The total Assessment on the Church Property is \$3,271,569.37

[b] On June 2, 2021 the Church Property was transferred to 420 US 79 Ltd.

EXHIBIT B - RE-SUBDIVISION OF LOTS 6A-4 OF THE CO-OP DISTRICT

2021006802 Page 2 of 3

Doc # 2021006802



STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOWN ALL MEN BY THESE PRESENTS:
I, WHITT HENDERSON, REPRESENTATIVE OF 79 ALPHA DISTRICT DEVELOPMENT, L.L.C. A TEXAS LIMITED LIABILITY COMPANY,
OWNERS OF THE CERTAIN TRACT OF LAND TRACT OF LAND SHOWN HEREON AND DESCRIBED AS FOLLOWS:
BEING ALL OF LOT 6A-4 OF THE RESUBDIVISION OF LOTS 4A, 4B, 5A AND 6A OF THE CO-OP DISTRICT, RECORDED IN DOCUMENT NO. 2019122703 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.N.C.T.), SAID LOT 6A-4 CONVEYED TO 79 ALPHA DISTRICT DEVELOPMENT, L.L.C. IN DOCUMENT NO. 2020004855 (O.P.R.N.C.T.).

AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEEDATE TO THE CITY OF HUTTO THE TRACTS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS RESUBDIVISION IS TO BE KNOWN AS

**RESUBDIVISION OF LOT 6A-4
OF THE CO-OP DISTRICT**

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 14th DAY OF December, 2020

BY: Whitt Henderson
WHITT HENDERSON, REPRESENTATIVE OF 79 ALPHA DISTRICT DEVELOPMENT, L.L.C.
230 KILPATRICK LANE #102
HUTTO, TEXAS 77854

STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOWN ALL MEN BY THESE PRESENTS:

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 14th DAY OF December, 2020.
BY: WHITT HENDERSON, WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 24th DAY OF December, 2020.

Rushie Xc
NOTARY PUBLIC, THE STATE OF TEXAS

Rushie Xc 01/08/2024
PRINTED NAME MY COMMISSION EXPIRES

THE STATE OF TEXAS
COUNTY OF WILLIAMSON |

BY SHOWING THIS PLAT, FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, THE SUFFICIENCY AND RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED HEREBY RELEASES THE RIGHTS-OF-WAY, STREETS, ALLEYS, EASEMENTS, PARKS, AND OTHER OPEN SPACES DEDICATED TO THE CITY OR TO PUBLIC USE SET FORTH ON THIS PLAT, FROM ANY DEED OF TRUST, MORTGAGE, LIEN, OR OTHER TYPE OF LIEN OR NOTE ON THE PROPERTY OWNED BY THE LIEN HOLDER, INCLUDING BUT NOT LIMITED TO THE NOTE AND LIEN DESCRIBED IN THE INSTRUMENT ENTERED INTO OF TRUST AND SECURITY AGREEMENT DATED (RECEIVED BY 2014, FILED OF RECORD IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AT DOCUMENT NO. 2019111646.

LENDER NAME: BROADWAY NATIONAL BANK

BY: Laurie L. Logue
NAME: Laurie L. Logue
TITLE: EVP

THE STATE OF TEXAS
COUNTY OF TRAVIS |

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS 14th DAY OF December, 2020, PERSONALLY APPEARED Laurie L. Logue, AS VP OF BROADWAY NATIONAL BANK, ON BEHALF OF SAID BROADWAY NATIONAL BANK, A DULY AUTHORIZED AGENT WITH AUTHORITY TO SIGN SAID DOCUMENT, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 14th DAY OF December, 2020.
Miranda Jean Garcia

NOTARY PUBLIC-STATE OF TEXAS
PRINTED NAME: Miranda Jean Garcia
MY COMMISSION EXPIRES: July 13, 2021



STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOWN ALL MEN BY THESE PRESENTS:

I, JUD T. WILLIAMS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS, TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

3rd DAY OF December, 2020

Jud T. Williams
JUD T. WILLIAMS, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 90358
STATE OF TEXAS
3008 HIGHWAY 590 WEST, SUITE 150
AUSTIN, TEXAS 78735
512.872.6899



STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOWN ALL MEN BY THESE PRESENTS:

I, STEVEN W. CHAPPEL, REGISTERED PUBLIC SURVEYOR NO. 5840, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACCURATE SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUNDS. THE FIELD WORK WAS COMPLETED ON AUGUST 18, 2017.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS

2nd DAY OF December, 2020

Steven W. Chappel
STEVEN W. CHAPPEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5840
2205 ROCKHAWK STREET, SUITE 2201
AUSTIN, TEXAS 78764
512-537-3364



PLAT NOTES:

1. NO BUILDING, REMOVAL, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
3. A MINIMUM 10 FOOT PUBLIC ACCESS EASEMENT SHALL BE DEDICATED ADJACENT TO ALL PUBLIC RIGHT OF WAY AT SITE DEVELOPMENT PERMITS.
4. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
5. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
WASTEWATER: CITY OF HUTTO
ELECTRIC: CROOK
GAS (NATURAL OR PROPANE): ATOMS ENERGY/TEXAS COMMUNITY PROPANE
PHONE/CABLE: THE NANCY CABLE/CENTURY LINE
6. THERE ARE NO AREAS OF THIS SUBDIVISION IN THE 100-YEAR FLOODPLAIN AS DEFINED BY FIRM MAP NUMBER NO. 18467C, DATED DECEMBER 20, 2019.
7. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
8. A PROPERTY OWNER'S ASSOCIATION (POA) WILL BE ESTABLISHED AND IN PLACE PRIOR TO THE FIRST BUILDING CERTIFICATE OF OCCUPANCY BEING ISSUED.
9. ALL OPEN SPACE, DRAINAGE EASEMENTS, PUBLIC UTILITY EASEMENTS WILL BE MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION.
10. SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
11. ALL EASEMENTS, COVENANTS AND RESTRICTIONS FROM THE PREVIOUS PLATS (THE CO-OP DISTRICT AND HUTTO SQUARE COMMERCIAL LOT) SHALL APPLY TO THIS RESUBDIVISION PLAT, EXCEPT AS SHOWN.
12. ALL CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, PLANNED UNIT DEVELOPMENT, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.

STREET NAMES APPROVED

Cindy Jackson 1/13/2021
WILLIAMSON COUNTY ADDRESSING COORDINATOR DATE

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

18 DAY OF June, 2020

W. H. Hutto 12/18/2020
MAYOR, MAYOR PRO-TEM DATE

STATE OF TEXAS
COUNTY OF WILLIAMSON | KNOWN ALL MEN BY THESE PRESENTS:

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 14th DAY OF December, 2020 A.D., AT 10:00 O'CLOCK, P.M., AND DULY RECORDED THIS 14th DAY OF December, 2020 A.D., AT 10:00 O'CLOCK, P.M., IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2021006802.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL, AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie DEPUTY
Brenda McKenzie



**RESUBDIVISION OF LOT 6A-4
OF THE CO-OP DISTRICT**



Date	12/15/2020
Project	00007
Drawn	
Checked	SW
Field	SW
Field Date	11/19/20
Survey Date	AUG 2017
Sheet	3 OF 3

EXHIBIT C – REVISED LAND PLAN

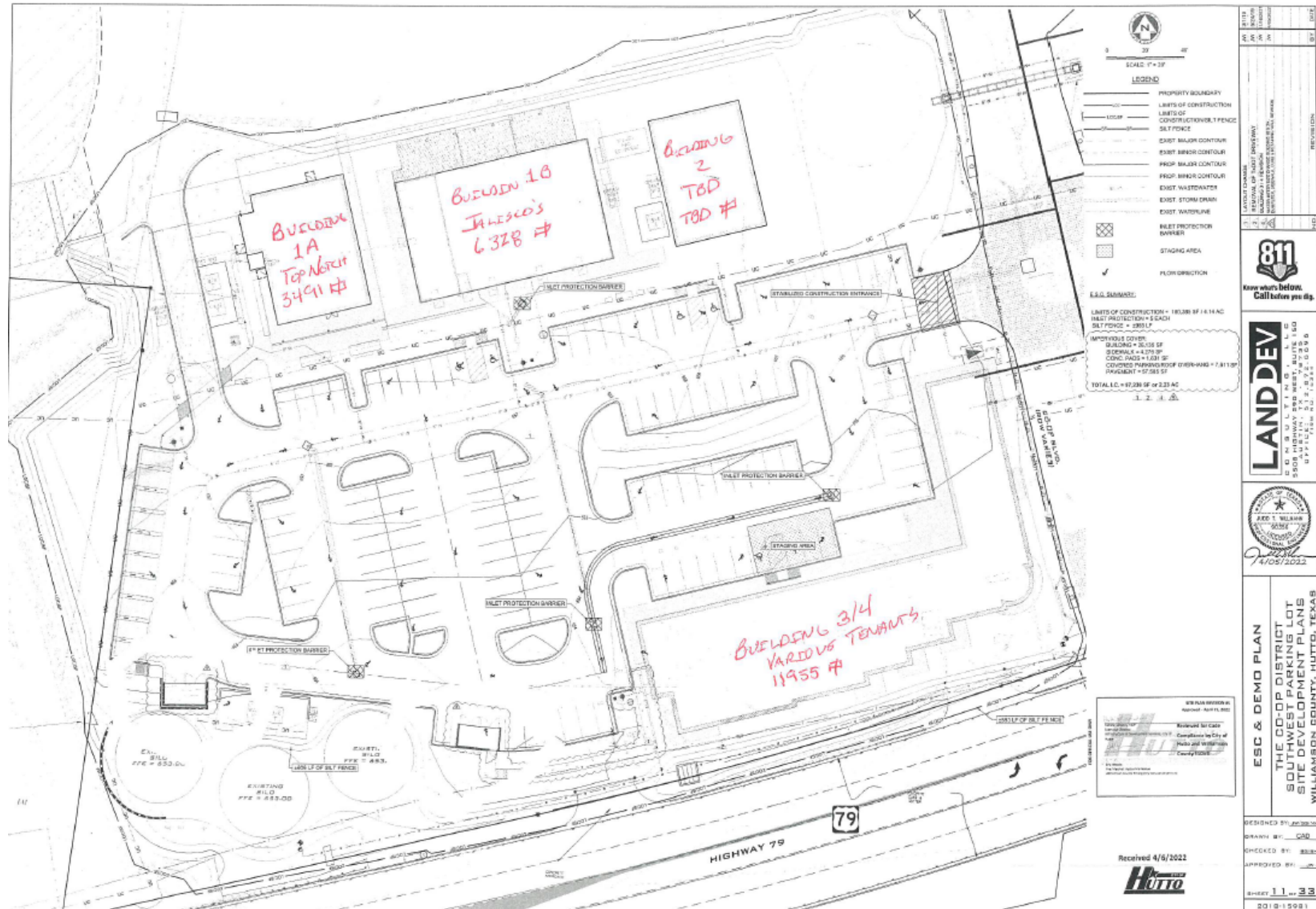


EXHIBIT D – CITY AND CORPORATION INTERLOCAL AGREEMENT DEBT SERVICE SCHEDULE

Installment Payment Date	Installment Payment Due
3/15/2019	\$ 21,750.00
9/15/2019	\$ 21,750.00
3/15/2020	\$ 21,750.00
9/15/2020	\$ 21,750.00
3/15/2021	\$ 324,307.64
9/15/2021	\$ 566,353.75
3/15/2022	\$ 566,353.75
9/15/2022	\$ 566,353.75
3/15/2023	\$ 566,353.75
9/15/2023	\$ 761,353.75
3/15/2024	\$ 560,016.25
9/15/2024	\$ 770,016.25
3/15/2025	\$ 553,191.25
9/15/2025	\$ 773,191.25
3/15/2026	\$ 546,041.25
9/15/2026	\$ 781,041.25
3/15/2027	\$ 538,403.75
9/15/2027	\$ 788,403.75
3/15/2028	\$ 530,278.75
9/15/2028	\$ 795,278.75
3/15/2029	\$ 521,666.25
9/15/2029	\$ 801,666.25
3/15/2030	\$ 512,566.25
9/15/2030	\$ 812,566.25
3/15/2031	\$ 502,816.25
9/15/2031	\$ 822,816.25
3/15/2032	\$ 492,416.25
9/15/2032	\$ 832,416.25
3/15/2033	\$ 481,366.25
9/15/2033	\$ 841,366.25
3/15/2034	\$ 469,666.25
9/15/2034	\$ 849,666.25
3/15/2035	\$ 457,316.25
9/15/2035	\$ 862,316.25
3/15/2036	\$ 444,153.75
9/15/2036	\$ 874,153.75
3/15/2037	\$ 430,178.75
9/15/2037	\$ 890,178.75
3/15/2038	\$ 415,228.75
9/15/2038	\$ 900,228.75
3/15/2039	\$ 399,466.25
9/15/2039	\$ 914,466.25
3/15/2040	\$ 382,728.75
9/15/2040	\$ 932,728.75
3/15/2041	\$ 364,853.75
9/15/2041	\$ 949,853.75
3/15/2042	\$ 345,841.25
9/15/2042	\$ 965,841.25
3/15/2043	\$ 325,691.25
9/15/2043	\$ 985,691.25
3/15/2044	\$ 304,241.25
9/15/2044	\$ 1,004,241.25
3/15/2045	\$ 281,491.25
9/15/2045	\$ 1,026,491.25
3/15/2046	\$ 257,278.75
9/15/2046	\$ 1,047,278.75
3/15/2047	\$ 231,603.75
9/15/2047	\$ 1,071,603.75
3/15/2048	\$ 204,303.75
9/15/2048	\$ 1,094,303.75
3/15/2049	\$ 175,378.75
9/15/2049	\$ 1,125,378.75
3/15/2050	\$ 144,503.75
9/15/2050	\$ 1,149,503.75
3/15/2051	\$ 111,841.25
9/15/2051	\$ 1,186,841.25
3/15/2052	\$ 76,635.00
9/15/2052	\$ 1,216,635.00
3/15/2053	\$ 39,300.00
9/15/2053	\$ 1,239,300.00
	\$ 42,844,006.39

EXHIBIT E – TIRZ CREDIT

Property ID	Acres	2018 Base Value [a]	2021 Taxable Value	City Tax Rate	City Contribution Rate	County Tax Rate	County Contribution Rate	City Tax Increment	County Tax Increment	EDC Sales Tax Increment	City Retainage @ 2.5% [b]	TIRZ Credit
R590418	0.81300	\$ 9,801.68	\$ 306,514	0.536448	60%	0.400846	50%	\$ 955.02	\$ 594.68	\$ 382.17	\$ (48.30)	1,883.58
R606393	0.86780	\$ 10,462.36	\$ 359,837	0.536448	60%	0.400846	50%	\$ 1,124.53	\$ 700.23	\$ 448.66	\$ (56.84)	2,216.58
R606394	1.57290	\$ 18,963.17	\$ 652,211	0.536448	60%	0.400846	50%	\$ 2,038.23	\$ 1,269.17	\$ 813.20	\$ (103.01)	4,017.58
R606395 [d]	0.29990	NA										
R590424	1.25730	\$ 15,158.24	\$ 1,721,978	0.536448	60%	0.400846	50%	\$ 5,493.72	\$ 3,420.86	\$ 2,147.02	\$ (276.54)	10,785.06
R590417	8.52140	\$ 102,735.53	\$ 947,042	0.536448	60%	0.400846	50%	\$ 2,717.56	\$ 1,692.18	\$ 1,180.80	\$ (139.76)	5,450.78
R590427	0.80270	\$ 9,677.50	\$ 287,242	0.536448	60%	0.400846	50%	\$ 893.39	\$ 556.30	\$ 358.14	\$ (45.20)	1,762.64
R590428	0.51600	\$ 6,220.99	\$ 851,432	0.536448	60%	0.400846	50%	\$ 2,720.47	\$ 1,694.00	\$ 1,061.59	\$ (136.90)	5,339.16
R590423	3.19950	\$ 38,573.77	\$ 836,221	0.536448	60%	0.400846	50%	\$ 2,567.38	\$ 1,598.67	\$ 1,042.63	\$ (130.22)	5,078.46
R571099	1.76850	\$ 21,321.36	\$ 462,215	0.536448	60%	0.400846	50%	\$ 1,419.10	\$ 883.65	\$ 576.31	\$ (71.98)	2,807.08
R571095	0.97090	\$ 11,705.35	\$ 293,404	0.536448	60%	0.400846	50%	\$ 906.70	\$ 564.59	\$ 365.83	\$ (45.93)	1,791.19
R021442 [a]	0.44970	\$ -	\$ -	0.536448	60%	0.400846	50%	\$ -	\$ -	\$ -	\$ -	-
R577611 [a]	1.49010	\$ -	\$ -	0.536448	60%	0.400846	50%	\$ -	\$ -	\$ -	\$ -	-
R584030	3.86579	\$ 46,606.73	\$ 1,347,152	0.536448	60%	0.400846	50%	\$ 4,186.05	\$ 2,606.59	\$ 1,679.67	\$ (211.81)	8,260.51
R584029	0.65330	\$ 7,876.31	\$ 227,662	0.536448	60%	0.400846	50%	\$ 707.42	\$ 440.50	\$ 283.86	\$ (35.79)	1,395.98
R460519 [c]	2.81400	NA										
R571093 [d]	3.36760	NA										
R571094 [d]	0.52310	NA										
R577612 [d]	0.02520	NA										
R590419 [d]	0.30270	NA										
R590425 [d]	0.08350	NA										
R590426 [d]	0.11530	NA										
Total	34.2802											50,788.61

[a] The only parcels in 2018 that were not exempt from property taxes and therefore have a base value were R021438, R460519, and R086650. R460519 is not in the PID boundary and is therefore is not eligible for a TIRZ credit. The \$299,103 base value was allocated pro rata based on acreage over the new non exempt parcel IDs that are eligible for a TIRZ Credit.

[b] The City will retain 2.5% of the TIRZ credit until such time as a site development permit for parking garage #1 is approved.

[c] This parcel is not in the PID and therefore is not eligible for a TIRZ Credit.

[d] This parcel is non benefitted property and is therefore not eligible for a TIRZ Credit.

EXHIBIT F – BUYER DISCLOSURES

Buyer Disclosures for the following Parcels are found in this Exhibit:

- Parcel R590418
- Parcel R606393
- Parcel R606394
- Parcel R590424
- Parcel R590417
- Parcel R590427
- Parcel R590428
- Parcel R590423
- Parcel R571099
- Parcel R571095
- Church Parcel (R021442 + R577611)
- Parcel R584030
- Parcel R584029

PARCEL R590418 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590418 PRINCIPAL ASSESSMENT: \$89,994.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 *Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590418

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 1,008.56	\$ 5,858.47	\$ 281.42	\$ (1,883.58)	\$	5,264.87
2024	\$ 1,086.14	\$ 5,792.91	\$ 287.05	\$ (1,883.58)	\$	5,282.53
2025	\$ 1,137.86	\$ 5,722.32	\$ 292.79	\$ (1,883.58)	\$	5,269.39
2026	\$ 1,215.44	\$ 5,648.35	\$ 298.65	\$ (1,883.58)	\$	5,278.87
2027	\$ 1,293.02	\$ 5,569.35	\$ 304.62	\$ (1,883.58)	\$	5,283.42
2028	\$ 1,370.61	\$ 5,485.30	\$ 310.71	\$ (1,883.58)	\$	5,283.04
2029	\$ 1,448.19	\$ 5,396.21	\$ 316.93	\$ (1,883.58)	\$	5,277.75
2030	\$ 1,551.63	\$ 5,302.08	\$ 323.27	\$ (1,883.58)	\$	5,293.40
2031	\$ 1,655.07	\$ 5,201.23	\$ 329.73	\$ (1,883.58)	\$	5,302.45
2032	\$ 1,758.51	\$ 5,093.65	\$ 336.33	\$ (1,883.58)	\$	5,304.91
2033	\$ 1,861.95	\$ 4,979.34	\$ 343.05	\$ (1,883.58)	\$	5,300.77
2034	\$ 1,965.40	\$ 4,858.32	\$ 349.92	\$ (1,883.58)	\$	5,290.05
2035	\$ 2,094.70	\$ 4,730.57	\$ 356.91	\$ (1,883.58)	\$	5,298.60
2036	\$ 2,224.00	\$ 4,594.41	\$ 364.05	\$ (1,883.58)	\$	5,298.88
2037	\$ 2,379.16	\$ 4,449.85	\$ 371.33	\$ (1,883.58)	\$	5,316.77
2038	\$ 2,508.47	\$ 4,295.21	\$ 378.76	\$ (1,883.58)	\$	5,298.85
2039	\$ 2,663.63	\$ 4,132.15	\$ 386.33	\$ (1,883.58)	\$	5,298.54
2040	\$ 2,844.65	\$ 3,959.02	\$ 394.06	\$ (1,883.58)	\$	5,314.15
2041	\$ 3,025.68	\$ 3,774.12	\$ 401.94	\$ (1,883.58)	\$	5,318.16
2042	\$ 3,206.70	\$ 3,577.45	\$ 409.98	\$ (1,883.58)	\$	5,310.55
2043	\$ 3,413.58	\$ 3,369.01	\$ 418.18	\$ (1,883.58)	\$	5,317.20
2044	\$ 3,620.47	\$ 3,147.13	\$ 426.54	\$ (1,883.58)	\$	5,310.56
2045	\$ 3,853.21	\$ 2,911.80	\$ 435.08	\$ (1,883.58)	\$	5,316.51
2046	\$ 4,085.96	\$ 2,661.34	\$ 443.78	\$ (1,883.58)	\$	5,307.49
2047	\$ 4,344.56	\$ 2,395.75	\$ 452.65	\$ (1,883.58)	\$	5,309.39
2048	\$ 4,603.16	\$ 2,113.36	\$ 461.71	\$ (1,883.58)	\$	5,294.65
2049	\$ 4,913.49	\$ 1,814.15	\$ 470.94	\$ (1,883.58)	\$	5,315.00
2050	\$ 5,197.96	\$ 1,494.77	\$ 480.36	\$ (1,883.58)	\$	5,289.51
2051	\$ 5,560.00	\$ 1,156.91	\$ 489.97	\$ (1,883.58)	\$	5,323.30
2052	\$ 5,896.19	\$ 792.73	\$ 499.77	\$ (1,883.58)	\$	5,305.10
2053	\$ 6,206.51	\$ 406.53	\$ 509.76	\$ (1,883.58)	\$	5,239.22
Total	\$ 89,994.45	\$ 120,683.79	\$ 11,926.59	\$ (58,390.96)	\$	164,213.88

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R606393 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R606393 PRINCIPAL ASSESSMENT: \$163,129.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R606393

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2023	\$ 1,828.17	\$ 10,619.42	\$ 510.13	\$ (2,216.58)	\$ 10,741.14	
2024	\$ 1,968.80	\$ 10,500.59	\$ 520.33	\$ (2,216.58)	\$ 10,773.14	
2025	\$ 2,062.56	\$ 10,372.62	\$ 530.74	\$ (2,216.58)	\$ 10,749.33	
2026	\$ 2,203.19	\$ 10,238.55	\$ 541.35	\$ (2,216.58)	\$ 10,766.51	
2027	\$ 2,343.81	\$ 10,095.35	\$ 552.18	\$ (2,216.58)	\$ 10,774.76	
2028	\$ 2,484.44	\$ 9,943.00	\$ 563.22	\$ (2,216.58)	\$ 10,774.08	
2029	\$ 2,625.07	\$ 9,781.51	\$ 574.49	\$ (2,216.58)	\$ 10,764.49	
2030	\$ 2,812.58	\$ 9,610.88	\$ 585.97	\$ (2,216.58)	\$ 10,792.85	
2031	\$ 3,000.08	\$ 9,428.06	\$ 597.69	\$ (2,216.58)	\$ 10,809.26	
2032	\$ 3,187.59	\$ 9,233.06	\$ 609.65	\$ (2,216.58)	\$ 10,813.71	
2033	\$ 3,375.09	\$ 9,025.86	\$ 621.84	\$ (2,216.58)	\$ 10,806.22	
2034	\$ 3,562.60	\$ 8,806.48	\$ 634.28	\$ (2,216.58)	\$ 10,786.78	
2035	\$ 3,796.98	\$ 8,574.91	\$ 646.96	\$ (2,216.58)	\$ 10,802.28	
2036	\$ 4,031.36	\$ 8,328.11	\$ 659.90	\$ (2,216.58)	\$ 10,802.79	
2037	\$ 4,312.62	\$ 8,066.07	\$ 673.10	\$ (2,216.58)	\$ 10,835.21	
2038	\$ 4,547.00	\$ 7,785.75	\$ 686.56	\$ (2,216.58)	\$ 10,802.73	
2039	\$ 4,828.26	\$ 7,490.20	\$ 700.29	\$ (2,216.58)	\$ 10,802.17	
2040	\$ 5,156.39	\$ 7,176.36	\$ 714.30	\$ (2,216.58)	\$ 10,830.47	
2041	\$ 5,484.52	\$ 6,841.19	\$ 728.59	\$ (2,216.58)	\$ 10,837.73	
2042	\$ 5,812.66	\$ 6,484.70	\$ 743.16	\$ (2,216.58)	\$ 10,823.94	
2043	\$ 6,187.67	\$ 6,106.88	\$ 758.02	\$ (2,216.58)	\$ 10,835.99	
2044	\$ 6,562.68	\$ 5,704.68	\$ 773.18	\$ (2,216.58)	\$ 10,823.96	
2045	\$ 6,984.57	\$ 5,278.10	\$ 788.65	\$ (2,216.58)	\$ 10,834.74	
2046	\$ 7,406.45	\$ 4,824.11	\$ 804.42	\$ (2,216.58)	\$ 10,818.40	
2047	\$ 7,875.21	\$ 4,342.69	\$ 820.51	\$ (2,216.58)	\$ 10,821.83	
2048	\$ 8,343.98	\$ 3,830.80	\$ 836.92	\$ (2,216.58)	\$ 10,795.11	
2049	\$ 8,906.49	\$ 3,288.44	\$ 853.65	\$ (2,216.58)	\$ 10,832.01	
2050	\$ 9,422.13	\$ 2,709.52	\$ 870.73	\$ (2,216.58)	\$ 10,785.80	
2051	\$ 10,078.40	\$ 2,097.08	\$ 888.14	\$ (2,216.58)	\$ 10,847.04	
2052	\$ 10,687.79	\$ 1,436.95	\$ 905.91	\$ (2,216.58)	\$ 10,814.06	
2053	\$ 11,250.31	\$ 736.90	\$ 924.02	\$ (2,216.58)	\$ 10,694.65	
Total	\$ 163,129.45	\$ 218,758.81	\$ 21,618.87	\$ (68,713.97)	\$ 334,793.16	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R606394 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R606394 PRINCIPAL ASSESSMENT: \$617,535.69

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R606394

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 6,920.66	\$ 40,200.42	\$ 1,931.11	\$ (4,017.58)	\$	45,034.61
2024	\$ 7,453.02	\$ 39,750.58	\$ 1,969.73	\$ (4,017.58)	\$	45,155.75
2025	\$ 7,807.92	\$ 39,266.13	\$ 2,009.13	\$ (4,017.58)	\$	45,065.60
2026	\$ 8,340.28	\$ 38,758.62	\$ 2,049.31	\$ (4,017.58)	\$	45,130.63
2027	\$ 8,872.64	\$ 38,216.50	\$ 2,090.30	\$ (4,017.58)	\$	45,161.85
2028	\$ 9,405.00	\$ 37,639.78	\$ 2,132.10	\$ (4,017.58)	\$	45,159.30
2029	\$ 9,937.36	\$ 37,028.45	\$ 2,174.75	\$ (4,017.58)	\$	45,122.97
2030	\$ 10,647.17	\$ 36,382.52	\$ 2,218.24	\$ (4,017.58)	\$	45,230.35
2031	\$ 11,356.98	\$ 35,690.46	\$ 2,262.61	\$ (4,017.58)	\$	45,292.46
2032	\$ 12,066.79	\$ 34,952.25	\$ 2,307.86	\$ (4,017.58)	\$	45,309.32
2033	\$ 12,776.60	\$ 34,167.91	\$ 2,354.01	\$ (4,017.58)	\$	45,280.95
2034	\$ 13,486.41	\$ 33,337.43	\$ 2,401.10	\$ (4,017.58)	\$	45,207.36
2035	\$ 14,373.68	\$ 32,460.82	\$ 2,449.12	\$ (4,017.58)	\$	45,266.03
2036	\$ 15,260.94	\$ 31,526.53	\$ 2,498.10	\$ (4,017.58)	\$	45,267.98
2037	\$ 16,325.66	\$ 30,534.57	\$ 2,548.06	\$ (4,017.58)	\$	45,390.70
2038	\$ 17,212.92	\$ 29,473.40	\$ 2,599.02	\$ (4,017.58)	\$	45,267.76
2039	\$ 18,277.64	\$ 28,354.56	\$ 2,651.00	\$ (4,017.58)	\$	45,265.62
2040	\$ 19,519.81	\$ 27,166.51	\$ 2,704.02	\$ (4,017.58)	\$	45,372.76
2041	\$ 20,761.98	\$ 25,897.73	\$ 2,758.10	\$ (4,017.58)	\$	45,400.22
2042	\$ 22,004.15	\$ 24,548.20	\$ 2,813.27	\$ (4,017.58)	\$	45,348.03
2043	\$ 23,423.77	\$ 23,117.93	\$ 2,869.53	\$ (4,017.58)	\$	45,393.64
2044	\$ 24,843.39	\$ 21,595.38	\$ 2,926.92	\$ (4,017.58)	\$	45,348.11
2045	\$ 26,440.47	\$ 19,980.56	\$ 2,985.46	\$ (4,017.58)	\$	45,388.91
2046	\$ 28,037.54	\$ 18,261.93	\$ 3,045.17	\$ (4,017.58)	\$	45,327.06
2047	\$ 29,812.07	\$ 16,439.49	\$ 3,106.07	\$ (4,017.58)	\$	45,340.05
2048	\$ 31,586.60	\$ 14,501.71	\$ 3,168.19	\$ (4,017.58)	\$	45,238.92
2049	\$ 33,716.03	\$ 12,448.58	\$ 3,231.56	\$ (4,017.58)	\$	45,378.58
2050	\$ 35,668.01	\$ 10,257.04	\$ 3,296.19	\$ (4,017.58)	\$	45,203.65
2051	\$ 38,152.35	\$ 7,938.62	\$ 3,362.11	\$ (4,017.58)	\$	45,435.50
2052	\$ 40,459.24	\$ 5,439.64	\$ 3,429.36	\$ (4,017.58)	\$	45,310.65
2053	\$ 42,588.67	\$ 2,789.56	\$ 3,497.94	\$ (4,017.58)	\$	44,858.59
Total	\$ 617,535.69	\$ 828,123.79	\$ 81,839.45	\$ (124,545.05)	\$	1,402,953.89

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R590424 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590424 PRINCIPAL ASSESSMENT: \$145,109.93

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590424

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 1,626.23	\$ 9,446.39	\$ 453.78	\$ (10,785.06)	\$	741.33
2024	\$ 1,751.33	\$ 9,340.68	\$ 462.85	\$ (10,785.06)	\$	769.80
2025	\$ 1,834.72	\$ 9,226.84	\$ 472.11	\$ (10,785.06)	\$	748.62
2026	\$ 1,959.82	\$ 9,107.59	\$ 481.55	\$ (10,785.06)	\$	763.90
2027	\$ 2,084.91	\$ 8,980.20	\$ 491.18	\$ (10,785.06)	\$	771.23
2028	\$ 2,210.01	\$ 8,844.68	\$ 501.01	\$ (10,785.06)	\$	770.63
2029	\$ 2,335.10	\$ 8,701.03	\$ 511.03	\$ (10,785.06)	\$	762.10
2030	\$ 2,501.90	\$ 8,549.25	\$ 521.25	\$ (10,785.06)	\$	787.33
2031	\$ 2,668.69	\$ 8,386.62	\$ 531.67	\$ (10,785.06)	\$	801.93
2032	\$ 2,835.48	\$ 8,213.16	\$ 542.31	\$ (10,785.06)	\$	805.89
2033	\$ 3,002.27	\$ 8,028.85	\$ 553.15	\$ (10,785.06)	\$	799.22
2034	\$ 3,169.07	\$ 7,833.71	\$ 564.21	\$ (10,785.06)	\$	781.93
2035	\$ 3,377.56	\$ 7,627.72	\$ 575.50	\$ (10,785.06)	\$	795.71
2036	\$ 3,586.05	\$ 7,408.17	\$ 587.01	\$ (10,785.06)	\$	796.17
2037	\$ 3,836.24	\$ 7,175.08	\$ 598.75	\$ (10,785.06)	\$	825.01
2038	\$ 4,044.73	\$ 6,925.73	\$ 610.72	\$ (10,785.06)	\$	796.12
2039	\$ 4,294.92	\$ 6,662.82	\$ 622.94	\$ (10,785.06)	\$	795.62
2040	\$ 4,586.81	\$ 6,383.65	\$ 635.40	\$ (10,785.06)	\$	820.79
2041	\$ 4,878.70	\$ 6,085.51	\$ 648.11	\$ (10,785.06)	\$	827.25
2042	\$ 5,170.58	\$ 5,768.39	\$ 661.07	\$ (10,785.06)	\$	814.98
2043	\$ 5,504.17	\$ 5,432.30	\$ 674.29	\$ (10,785.06)	\$	825.70
2044	\$ 5,837.76	\$ 5,074.53	\$ 687.77	\$ (10,785.06)	\$	815.00
2045	\$ 6,213.04	\$ 4,695.08	\$ 701.53	\$ (10,785.06)	\$	824.59
2046	\$ 6,588.32	\$ 4,291.23	\$ 715.56	\$ (10,785.06)	\$	810.06
2047	\$ 7,005.31	\$ 3,862.99	\$ 729.87	\$ (10,785.06)	\$	813.11
2048	\$ 7,422.29	\$ 3,407.64	\$ 744.47	\$ (10,785.06)	\$	789.34
2049	\$ 7,922.67	\$ 2,925.20	\$ 759.36	\$ (10,785.06)	\$	822.16
2050	\$ 8,381.35	\$ 2,410.22	\$ 774.55	\$ (10,785.06)	\$	781.06
2051	\$ 8,965.13	\$ 1,865.43	\$ 790.04	\$ (10,785.06)	\$	835.54
2052	\$ 9,507.20	\$ 1,278.22	\$ 805.84	\$ (10,785.06)	\$	806.20
2053	\$ 10,007.58	\$ 655.50	\$ 821.95	\$ (10,785.06)	\$	699.97
Total	\$ 145,109.93	\$ 194,594.40	\$ 19,230.82	\$ (334,336.86)	\$	24,598.29

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R590417 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590417 PRINCIPAL ASSESSMENT: \$1,583,017.44

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590417

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2023	\$ 17,740.71	\$ 103,051.48	\$ 4,950.30	\$ (5,450.78)	\$ 120,291.70	
2024	\$ 19,105.38	\$ 101,898.33	\$ 5,049.30	\$ (5,450.78)	\$ 120,602.23	
2025	\$ 20,015.16	\$ 100,656.48	\$ 5,150.29	\$ (5,450.78)	\$ 120,371.15	
2026	\$ 21,379.83	\$ 99,355.50	\$ 5,253.29	\$ (5,450.78)	\$ 120,537.84	
2027	\$ 22,744.50	\$ 97,965.81	\$ 5,358.36	\$ (5,450.78)	\$ 120,617.89	
2028	\$ 24,109.17	\$ 96,487.41	\$ 5,465.53	\$ (5,450.78)	\$ 120,611.33	
2029	\$ 25,473.84	\$ 94,920.32	\$ 5,574.84	\$ (5,450.78)	\$ 120,518.22	
2030	\$ 27,293.40	\$ 93,264.52	\$ 5,686.33	\$ (5,450.78)	\$ 120,793.47	
2031	\$ 29,112.96	\$ 91,490.45	\$ 5,800.06	\$ (5,450.78)	\$ 120,952.69	
2032	\$ 30,932.52	\$ 89,598.10	\$ 5,916.06	\$ (5,450.78)	\$ 120,995.91	
2033	\$ 32,752.08	\$ 87,587.49	\$ 6,034.38	\$ (5,450.78)	\$ 120,923.17	
2034	\$ 34,571.65	\$ 85,458.61	\$ 6,155.07	\$ (5,450.78)	\$ 120,734.54	
2035	\$ 36,846.10	\$ 83,211.45	\$ 6,278.17	\$ (5,450.78)	\$ 120,884.93	
2036	\$ 39,120.55	\$ 80,816.45	\$ 6,403.74	\$ (5,450.78)	\$ 120,889.95	
2037	\$ 41,849.89	\$ 78,273.62	\$ 6,531.81	\$ (5,450.78)	\$ 121,204.53	
2038	\$ 44,124.34	\$ 75,553.37	\$ 6,662.45	\$ (5,450.78)	\$ 120,889.37	
2039	\$ 46,853.68	\$ 72,685.29	\$ 6,795.70	\$ (5,450.78)	\$ 120,883.88	
2040	\$ 50,037.91	\$ 69,639.80	\$ 6,931.61	\$ (5,450.78)	\$ 121,158.54	
2041	\$ 53,222.14	\$ 66,387.34	\$ 7,070.24	\$ (5,450.78)	\$ 121,228.93	
2042	\$ 56,406.37	\$ 62,927.90	\$ 7,211.65	\$ (5,450.78)	\$ 121,095.13	
2043	\$ 60,045.49	\$ 59,261.49	\$ 7,355.88	\$ (5,450.78)	\$ 121,212.07	
2044	\$ 63,684.61	\$ 55,358.53	\$ 7,503.00	\$ (5,450.78)	\$ 121,095.35	
2045	\$ 67,778.62	\$ 51,219.03	\$ 7,653.06	\$ (5,450.78)	\$ 121,199.92	
2046	\$ 71,872.63	\$ 46,813.42	\$ 7,806.12	\$ (5,450.78)	\$ 121,041.38	
2047	\$ 76,421.53	\$ 42,141.70	\$ 7,962.24	\$ (5,450.78)	\$ 121,074.69	
2048	\$ 80,970.43	\$ 37,174.30	\$ 8,121.48	\$ (5,450.78)	\$ 120,815.43	
2049	\$ 86,429.11	\$ 31,911.22	\$ 8,283.91	\$ (5,450.78)	\$ 121,173.46	
2050	\$ 91,432.90	\$ 26,293.33	\$ 8,449.59	\$ (5,450.78)	\$ 120,725.04	
2051	\$ 97,801.36	\$ 20,350.19	\$ 8,618.58	\$ (5,450.78)	\$ 121,319.36	
2052	\$ 103,714.94	\$ 13,944.20	\$ 8,790.96	\$ (5,450.78)	\$ 120,999.31	
2053	\$ 109,173.62	\$ 7,150.87	\$ 8,966.78	\$ (5,450.78)	\$ 119,840.48	
Total	\$ 1,583,017.44	\$ 2,122,847.99	\$ 209,790.76	\$ (168,974.29)	\$ 3,746,681.90	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R590427 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590427 PRINCIPAL ASSESSMENT: \$870,659.59

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590427

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2023	\$ 9,757.39	\$ 56,678.31	\$ 2,722.66	\$ (1,762.64)	\$ 67,395.72	
2024	\$ 10,507.96	\$ 56,044.08	\$ 2,777.12	\$ (1,762.64)	\$ 67,566.52	
2025	\$ 11,008.34	\$ 55,361.07	\$ 2,832.66	\$ (1,762.64)	\$ 67,439.42	
2026	\$ 11,758.91	\$ 54,645.52	\$ 2,889.31	\$ (1,762.64)	\$ 67,531.10	
2027	\$ 12,509.48	\$ 53,881.19	\$ 2,947.10	\$ (1,762.64)	\$ 67,575.12	
2028	\$ 13,260.05	\$ 53,068.08	\$ 3,006.04	\$ (1,762.64)	\$ 67,571.52	
2029	\$ 14,010.61	\$ 52,206.18	\$ 3,066.16	\$ (1,762.64)	\$ 67,520.31	
2030	\$ 15,011.37	\$ 51,295.49	\$ 3,127.48	\$ (1,762.64)	\$ 67,671.70	
2031	\$ 16,012.13	\$ 50,319.75	\$ 3,190.03	\$ (1,762.64)	\$ 67,759.27	
2032	\$ 17,012.89	\$ 49,278.96	\$ 3,253.83	\$ (1,762.64)	\$ 67,783.04	
2033	\$ 18,013.65	\$ 48,173.12	\$ 3,318.91	\$ (1,762.64)	\$ 67,743.03	
2034	\$ 19,014.40	\$ 47,002.23	\$ 3,385.29	\$ (1,762.64)	\$ 67,639.28	
2035	\$ 20,265.35	\$ 45,766.30	\$ 3,452.99	\$ (1,762.64)	\$ 67,722.00	
2036	\$ 21,516.30	\$ 44,449.05	\$ 3,522.05	\$ (1,762.64)	\$ 67,724.76	
2037	\$ 23,017.44	\$ 43,050.49	\$ 3,592.50	\$ (1,762.64)	\$ 67,897.78	
2038	\$ 24,268.39	\$ 41,554.36	\$ 3,664.35	\$ (1,762.64)	\$ 67,724.44	
2039	\$ 25,769.52	\$ 39,976.91	\$ 3,737.63	\$ (1,762.64)	\$ 67,721.42	
2040	\$ 27,520.85	\$ 38,301.89	\$ 3,812.38	\$ (1,762.64)	\$ 67,872.48	
2041	\$ 29,272.18	\$ 36,513.04	\$ 3,888.63	\$ (1,762.64)	\$ 67,911.20	
2042	\$ 31,023.50	\$ 34,610.34	\$ 3,966.41	\$ (1,762.64)	\$ 67,837.61	
2043	\$ 33,025.02	\$ 32,593.82	\$ 4,045.73	\$ (1,762.64)	\$ 67,901.93	
2044	\$ 35,026.54	\$ 30,447.19	\$ 4,126.65	\$ (1,762.64)	\$ 67,837.73	
2045	\$ 37,278.24	\$ 28,170.47	\$ 4,209.18	\$ (1,762.64)	\$ 67,895.24	
2046	\$ 39,529.95	\$ 25,747.38	\$ 4,293.36	\$ (1,762.64)	\$ 67,808.05	
2047	\$ 42,031.84	\$ 23,177.93	\$ 4,379.23	\$ (1,762.64)	\$ 67,826.36	
2048	\$ 44,533.74	\$ 20,445.86	\$ 4,466.82	\$ (1,762.64)	\$ 67,683.77	
2049	\$ 47,536.01	\$ 17,551.17	\$ 4,556.15	\$ (1,762.64)	\$ 67,880.69	
2050	\$ 50,288.10	\$ 14,461.33	\$ 4,647.28	\$ (1,762.64)	\$ 67,634.06	
2051	\$ 53,790.75	\$ 11,192.60	\$ 4,740.22	\$ (1,762.64)	\$ 67,960.93	
2052	\$ 57,043.21	\$ 7,669.31	\$ 4,835.03	\$ (1,762.64)	\$ 67,784.91	
2053	\$ 60,045.49	\$ 3,932.98	\$ 4,931.73	\$ (1,762.64)	\$ 67,147.55	
Total	\$ 870,659.59	\$ 1,167,566.39	\$ 115,384.92	\$ (54,641.95)	\$ 2,098,968.95	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R590428 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590428 PRINCIPAL ASSESSMENT: \$158,301.74

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590428

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 1,774.07	\$ 10,305.15	\$ 495.03	\$ (5,339.16)	\$	7,235.09
2024	\$ 1,910.54	\$ 10,189.83	\$ 504.93	\$ (5,339.16)	\$	7,266.14
2025	\$ 2,001.52	\$ 10,065.65	\$ 515.03	\$ (5,339.16)	\$	7,243.03
2026	\$ 2,137.98	\$ 9,935.55	\$ 525.33	\$ (5,339.16)	\$	7,259.70
2027	\$ 2,274.45	\$ 9,796.58	\$ 535.84	\$ (5,339.16)	\$	7,267.71
2028	\$ 2,410.92	\$ 9,648.74	\$ 546.55	\$ (5,339.16)	\$	7,267.05
2029	\$ 2,547.38	\$ 9,492.03	\$ 557.48	\$ (5,339.16)	\$	7,257.74
2030	\$ 2,729.34	\$ 9,326.45	\$ 568.63	\$ (5,339.16)	\$	7,285.27
2031	\$ 2,911.30	\$ 9,149.04	\$ 580.01	\$ (5,339.16)	\$	7,301.19
2032	\$ 3,093.25	\$ 8,959.81	\$ 591.61	\$ (5,339.16)	\$	7,305.51
2033	\$ 3,275.21	\$ 8,758.75	\$ 603.44	\$ (5,339.16)	\$	7,298.24
2034	\$ 3,457.16	\$ 8,545.86	\$ 615.51	\$ (5,339.16)	\$	7,279.37
2035	\$ 3,684.61	\$ 8,321.14	\$ 627.82	\$ (5,339.16)	\$	7,294.41
2036	\$ 3,912.05	\$ 8,081.65	\$ 640.37	\$ (5,339.16)	\$	7,294.91
2037	\$ 4,184.99	\$ 7,827.36	\$ 653.18	\$ (5,339.16)	\$	7,326.37
2038	\$ 4,412.43	\$ 7,555.34	\$ 666.24	\$ (5,339.16)	\$	7,294.86
2039	\$ 4,685.37	\$ 7,268.53	\$ 679.57	\$ (5,339.16)	\$	7,294.31
2040	\$ 5,003.79	\$ 6,963.98	\$ 693.16	\$ (5,339.16)	\$	7,321.77
2041	\$ 5,322.21	\$ 6,638.73	\$ 707.02	\$ (5,339.16)	\$	7,328.81
2042	\$ 5,640.64	\$ 6,292.79	\$ 721.16	\$ (5,339.16)	\$	7,315.43
2043	\$ 6,004.55	\$ 5,926.15	\$ 735.59	\$ (5,339.16)	\$	7,327.13
2044	\$ 6,368.46	\$ 5,535.85	\$ 750.30	\$ (5,339.16)	\$	7,315.45
2045	\$ 6,777.86	\$ 5,121.90	\$ 765.31	\$ (5,339.16)	\$	7,325.91
2046	\$ 7,187.26	\$ 4,681.34	\$ 780.61	\$ (5,339.16)	\$	7,310.06
2047	\$ 7,642.15	\$ 4,214.17	\$ 796.22	\$ (5,339.16)	\$	7,313.39
2048	\$ 8,097.04	\$ 3,717.43	\$ 812.15	\$ (5,339.16)	\$	7,287.46
2049	\$ 8,642.91	\$ 3,191.12	\$ 828.39	\$ (5,339.16)	\$	7,323.26
2050	\$ 9,143.29	\$ 2,629.33	\$ 844.96	\$ (5,339.16)	\$	7,278.42
2051	\$ 9,780.14	\$ 2,035.02	\$ 861.86	\$ (5,339.16)	\$	7,337.85
2052	\$ 10,371.49	\$ 1,394.42	\$ 879.10	\$ (5,339.16)	\$	7,305.85
2053	\$ 10,917.36	\$ 715.09	\$ 896.68	\$ (5,339.16)	\$	7,189.97
Total	\$ 158,301.74	\$ 212,284.80	\$ 20,979.08	\$ (165,513.97)	\$	226,051.65

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R590423 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R590423 PRINCIPAL ASSESSMENT: \$5,593,328.28

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R590423

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 62,683.85	\$ 364,115.22	\$ 17,491.04	\$ (5,078.46)	\$	439,211.66
2024	\$ 67,505.69	\$ 360,040.77	\$ 17,840.87	\$ (5,078.46)	\$	440,308.87
2025	\$ 70,720.24	\$ 355,652.90	\$ 18,197.68	\$ (5,078.46)	\$	439,492.37
2026	\$ 75,542.08	\$ 351,056.09	\$ 18,561.64	\$ (5,078.46)	\$	440,081.34
2027	\$ 80,363.91	\$ 346,145.85	\$ 18,932.87	\$ (5,078.46)	\$	440,364.18
2028	\$ 85,185.75	\$ 340,922.20	\$ 19,311.53	\$ (5,078.46)	\$	440,341.01
2029	\$ 90,007.58	\$ 335,385.13	\$ 19,697.76	\$ (5,078.46)	\$	440,012.01
2030	\$ 96,436.69	\$ 329,534.63	\$ 20,091.71	\$ (5,078.46)	\$	440,984.58
2031	\$ 102,865.81	\$ 323,266.25	\$ 20,493.55	\$ (5,078.46)	\$	441,547.14
2032	\$ 109,294.92	\$ 316,579.97	\$ 20,903.42	\$ (5,078.46)	\$	441,699.85
2033	\$ 115,724.03	\$ 309,475.80	\$ 21,321.49	\$ (5,078.46)	\$	441,442.86
2034	\$ 122,153.15	\$ 301,953.74	\$ 21,747.92	\$ (5,078.46)	\$	440,776.34
2035	\$ 130,189.54	\$ 294,013.78	\$ 22,182.87	\$ (5,078.46)	\$	441,307.74
2036	\$ 138,225.93	\$ 285,551.46	\$ 22,626.53	\$ (5,078.46)	\$	441,325.47
2037	\$ 147,869.60	\$ 276,566.78	\$ 23,079.06	\$ (5,078.46)	\$	442,436.98
2038	\$ 155,905.99	\$ 266,955.25	\$ 23,540.64	\$ (5,078.46)	\$	441,323.43
2039	\$ 165,549.66	\$ 256,821.36	\$ 24,011.46	\$ (5,078.46)	\$	441,304.02
2040	\$ 176,800.61	\$ 246,060.64	\$ 24,491.69	\$ (5,078.46)	\$	442,274.47
2041	\$ 188,051.55	\$ 234,568.60	\$ 24,981.52	\$ (5,078.46)	\$	442,523.21
2042	\$ 199,302.50	\$ 222,345.25	\$ 25,481.15	\$ (5,078.46)	\$	442,050.44
2043	\$ 212,160.73	\$ 209,390.58	\$ 25,990.77	\$ (5,078.46)	\$	442,463.63
2044	\$ 225,018.95	\$ 195,600.14	\$ 26,510.59	\$ (5,078.46)	\$	442,051.22
2045	\$ 239,484.46	\$ 180,973.90	\$ 27,040.80	\$ (5,078.46)	\$	442,420.70
2046	\$ 253,949.96	\$ 165,407.41	\$ 27,581.62	\$ (5,078.46)	\$	441,860.53
2047	\$ 270,022.74	\$ 148,900.67	\$ 28,133.25	\$ (5,078.46)	\$	441,978.20
2048	\$ 286,095.53	\$ 131,349.19	\$ 28,695.91	\$ (5,078.46)	\$	441,062.17
2049	\$ 305,382.87	\$ 112,752.98	\$ 29,269.83	\$ (5,078.46)	\$	442,327.22
2050	\$ 323,062.93	\$ 92,903.09	\$ 29,855.23	\$ (5,078.46)	\$	440,742.79
2051	\$ 345,564.82	\$ 71,904.00	\$ 30,452.33	\$ (5,078.46)	\$	442,842.70
2052	\$ 366,459.44	\$ 49,269.51	\$ 31,061.38	\$ (5,078.46)	\$	441,711.87
2053	\$ 385,746.78	\$ 25,266.41	\$ 31,682.61	\$ (5,078.46)	\$	437,617.34
Total	\$ 5,593,328.28	\$ 7,500,729.57	\$ 741,260.69	\$ (157,432.19)	\$	13,677,886.35

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R571099 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R571099 PRINCIPAL ASSESSMENT: \$2,928,582.26

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R571099

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 32,820.32	\$ 190,645.24	\$ 9,158.05	\$ (2,807.08)	\$	229,816.52
2024	\$ 35,344.96	\$ 188,511.91	\$ 9,341.21	\$ (2,807.08)	\$	230,391.00
2025	\$ 37,028.05	\$ 186,214.49	\$ 9,528.03	\$ (2,807.08)	\$	229,963.50
2026	\$ 39,552.69	\$ 183,807.67	\$ 9,718.59	\$ (2,807.08)	\$	230,271.87
2027	\$ 42,077.33	\$ 181,236.74	\$ 9,912.96	\$ (2,807.08)	\$	230,419.96
2028	\$ 44,601.97	\$ 178,501.72	\$ 10,111.22	\$ (2,807.08)	\$	230,407.83
2029	\$ 47,126.61	\$ 175,602.59	\$ 10,313.45	\$ (2,807.08)	\$	230,235.57
2030	\$ 50,492.80	\$ 172,539.36	\$ 10,519.72	\$ (2,807.08)	\$	230,744.79
2031	\$ 53,858.98	\$ 169,257.33	\$ 10,730.11	\$ (2,807.08)	\$	231,039.34
2032	\$ 57,225.17	\$ 165,756.49	\$ 10,944.71	\$ (2,807.08)	\$	231,119.30
2033	\$ 60,591.36	\$ 162,036.86	\$ 11,163.61	\$ (2,807.08)	\$	230,984.74
2034	\$ 63,957.54	\$ 158,098.42	\$ 11,386.88	\$ (2,807.08)	\$	230,635.76
2035	\$ 68,165.28	\$ 153,941.18	\$ 11,614.62	\$ (2,807.08)	\$	230,913.99
2036	\$ 72,373.01	\$ 149,510.44	\$ 11,846.91	\$ (2,807.08)	\$	230,923.28
2037	\$ 77,422.29	\$ 144,806.19	\$ 12,083.85	\$ (2,807.08)	\$	231,505.25
2038	\$ 81,630.02	\$ 139,773.74	\$ 12,325.53	\$ (2,807.08)	\$	230,922.21
2039	\$ 86,679.30	\$ 134,467.79	\$ 12,572.04	\$ (2,807.08)	\$	230,912.05
2040	\$ 92,570.13	\$ 128,833.64	\$ 12,823.48	\$ (2,807.08)	\$	231,420.16
2041	\$ 98,460.96	\$ 122,816.58	\$ 13,079.95	\$ (2,807.08)	\$	231,550.40
2042	\$ 104,351.78	\$ 116,416.61	\$ 13,341.55	\$ (2,807.08)	\$	231,302.86
2043	\$ 111,084.15	\$ 109,633.75	\$ 13,608.38	\$ (2,807.08)	\$	231,519.20
2044	\$ 117,816.53	\$ 102,413.28	\$ 13,880.54	\$ (2,807.08)	\$	231,303.27
2045	\$ 125,390.45	\$ 94,755.20	\$ 14,158.15	\$ (2,807.08)	\$	231,496.73
2046	\$ 132,964.37	\$ 86,604.83	\$ 14,441.32	\$ (2,807.08)	\$	231,203.43
2047	\$ 141,379.83	\$ 77,962.14	\$ 14,730.14	\$ (2,807.08)	\$	231,265.04
2048	\$ 149,795.30	\$ 68,772.45	\$ 15,024.75	\$ (2,807.08)	\$	230,785.42
2049	\$ 159,893.86	\$ 59,035.76	\$ 15,325.24	\$ (2,807.08)	\$	231,447.78
2050	\$ 169,150.87	\$ 48,642.66	\$ 15,631.75	\$ (2,807.08)	\$	230,618.20
2051	\$ 180,932.52	\$ 37,647.85	\$ 15,944.38	\$ (2,807.08)	\$	231,717.68
2052	\$ 191,872.63	\$ 25,796.77	\$ 16,263.27	\$ (2,807.08)	\$	231,125.59
2053	\$ 201,971.19	\$ 13,229.11	\$ 16,588.53	\$ (2,807.08)	\$	228,981.76
Total	\$ 2,928,582.26	\$ 3,927,268.78	\$ 388,112.91	\$ (87,019.48)	\$	7,156,944.47

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R571095 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R571095 PRINCIPAL ASSESSMENT: \$844,275.97

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R571095

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 9,461.71	\$ 54,960.79	\$ 2,640.16	\$ (1,791.19)	\$	65,271.47
2024	\$ 10,189.54	\$ 54,345.78	\$ 2,692.96	\$ (1,791.19)	\$	65,437.09
2025	\$ 10,674.75	\$ 53,683.46	\$ 2,746.82	\$ (1,791.19)	\$	65,313.84
2026	\$ 11,402.58	\$ 52,989.60	\$ 2,801.76	\$ (1,791.19)	\$	65,402.75
2027	\$ 12,130.40	\$ 52,248.43	\$ 2,857.79	\$ (1,791.19)	\$	65,445.44
2028	\$ 12,858.23	\$ 51,459.95	\$ 2,914.95	\$ (1,791.19)	\$	65,441.94
2029	\$ 13,586.05	\$ 50,624.17	\$ 2,973.25	\$ (1,791.19)	\$	65,392.28
2030	\$ 14,556.48	\$ 49,741.08	\$ 3,032.71	\$ (1,791.19)	\$	65,539.08
2031	\$ 15,526.91	\$ 48,794.91	\$ 3,093.37	\$ (1,791.19)	\$	65,624.00
2032	\$ 16,497.35	\$ 47,785.66	\$ 3,155.23	\$ (1,791.19)	\$	65,647.05
2033	\$ 17,467.78	\$ 46,713.33	\$ 3,218.34	\$ (1,791.19)	\$	65,608.26
2034	\$ 18,438.21	\$ 45,577.92	\$ 3,282.70	\$ (1,791.19)	\$	65,507.65
2035	\$ 19,651.25	\$ 44,379.44	\$ 3,348.36	\$ (1,791.19)	\$	65,587.86
2036	\$ 20,864.29	\$ 43,102.11	\$ 3,415.33	\$ (1,791.19)	\$	65,590.54
2037	\$ 22,319.94	\$ 41,745.93	\$ 3,483.63	\$ (1,791.19)	\$	65,758.31
2038	\$ 23,532.98	\$ 40,295.13	\$ 3,553.30	\$ (1,791.19)	\$	65,590.23
2039	\$ 24,988.63	\$ 38,765.49	\$ 3,624.37	\$ (1,791.19)	\$	65,587.30
2040	\$ 26,686.88	\$ 37,141.23	\$ 3,696.86	\$ (1,791.19)	\$	65,733.78
2041	\$ 28,385.14	\$ 35,406.58	\$ 3,770.80	\$ (1,791.19)	\$	65,771.33
2042	\$ 30,083.40	\$ 33,561.55	\$ 3,846.21	\$ (1,791.19)	\$	65,699.97
2043	\$ 32,024.26	\$ 31,606.13	\$ 3,923.14	\$ (1,791.19)	\$	65,762.34
2044	\$ 33,965.13	\$ 29,524.55	\$ 4,001.60	\$ (1,791.19)	\$	65,700.09
2045	\$ 36,148.60	\$ 27,316.82	\$ 4,081.63	\$ (1,791.19)	\$	65,755.86
2046	\$ 38,332.07	\$ 24,967.16	\$ 4,163.26	\$ (1,791.19)	\$	65,671.30
2047	\$ 40,758.15	\$ 22,475.57	\$ 4,246.53	\$ (1,791.19)	\$	65,689.06
2048	\$ 43,184.23	\$ 19,826.29	\$ 4,331.46	\$ (1,791.19)	\$	65,550.79
2049	\$ 46,095.53	\$ 17,019.32	\$ 4,418.09	\$ (1,791.19)	\$	65,741.75
2050	\$ 48,764.22	\$ 14,023.11	\$ 4,506.45	\$ (1,791.19)	\$	65,502.59
2051	\$ 52,160.73	\$ 10,853.43	\$ 4,596.58	\$ (1,791.19)	\$	65,819.55
2052	\$ 55,314.63	\$ 7,436.91	\$ 4,688.51	\$ (1,791.19)	\$	65,648.86
2053	\$ 58,225.93	\$ 3,813.80	\$ 4,782.28	\$ (1,791.19)	\$	65,030.82
Total	\$ 844,275.97	\$ 1,132,185.60	\$ 111,888.41	\$ (55,526.80)	\$	2,032,823.17

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

CHURCH PARCEL (R021442 + R577611) BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

CHURCH PARCEL (R021442 + R577611) PRINCIPAL ASSESSMENT: \$3,271,569.37

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - CHURCH PARCEL (R021442 + R577611)

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2023	\$ 36,664.14	\$ 212,973.06	\$ 10,230.61	\$ -	\$ 259,867.81	
2024	\$ 39,484.46	\$ 210,589.89	\$ 10,435.22	\$ -	\$ 260,509.57	
2025	\$ 41,364.67	\$ 208,023.40	\$ 10,643.93	\$ -	\$ 260,031.99	
2026	\$ 44,184.99	\$ 205,334.69	\$ 10,856.81	\$ -	\$ 260,376.49	
2027	\$ 47,005.31	\$ 202,462.67	\$ 11,073.94	\$ -	\$ 260,541.92	
2028	\$ 49,825.63	\$ 199,407.32	\$ 11,295.42	\$ -	\$ 260,528.37	
2029	\$ 52,645.94	\$ 196,168.66	\$ 11,521.33	\$ -	\$ 260,335.93	
2030	\$ 56,406.37	\$ 192,746.67	\$ 11,751.76	\$ -	\$ 260,904.80	
2031	\$ 60,166.79	\$ 189,080.26	\$ 11,986.79	\$ -	\$ 261,233.84	
2032	\$ 63,927.22	\$ 185,169.42	\$ 12,226.53	\$ -	\$ 261,323.16	
2033	\$ 67,687.64	\$ 181,014.15	\$ 12,471.06	\$ -	\$ 261,172.85	
2034	\$ 71,448.07	\$ 176,614.45	\$ 12,720.48	\$ -	\$ 260,783.00	
2035	\$ 76,148.60	\$ 171,970.33	\$ 12,974.89	\$ -	\$ 261,093.81	
2036	\$ 80,849.13	\$ 167,020.67	\$ 13,234.39	\$ -	\$ 261,104.18	
2037	\$ 86,489.76	\$ 161,765.47	\$ 13,499.07	\$ -	\$ 261,754.31	
2038	\$ 91,190.30	\$ 156,143.64	\$ 13,769.06	\$ -	\$ 261,102.99	
2039	\$ 96,830.93	\$ 150,216.27	\$ 14,044.44	\$ -	\$ 261,091.64	
2040	\$ 103,411.68	\$ 143,922.26	\$ 14,325.33	\$ -	\$ 261,659.26	
2041	\$ 109,992.42	\$ 137,200.50	\$ 14,611.83	\$ -	\$ 261,804.75	
2042	\$ 116,573.16	\$ 130,050.99	\$ 14,904.07	\$ -	\$ 261,528.22	
2043	\$ 124,094.01	\$ 122,473.74	\$ 15,202.15	\$ -	\$ 261,769.90	
2044	\$ 131,614.86	\$ 114,407.63	\$ 15,506.19	\$ -	\$ 261,528.68	
2045	\$ 140,075.82	\$ 105,852.66	\$ 15,816.32	\$ -	\$ 261,744.79	
2046	\$ 148,536.77	\$ 96,747.73	\$ 16,132.64	\$ -	\$ 261,417.15	
2047	\$ 157,937.83	\$ 87,092.84	\$ 16,455.30	\$ -	\$ 261,485.97	
2048	\$ 167,338.89	\$ 76,826.88	\$ 16,784.40	\$ -	\$ 260,950.18	
2049	\$ 178,620.17	\$ 65,949.86	\$ 17,120.09	\$ -	\$ 261,690.11	
2050	\$ 188,961.33	\$ 54,339.55	\$ 17,462.49	\$ -	\$ 260,763.37	
2051	\$ 202,122.82	\$ 42,057.06	\$ 17,811.74	\$ -	\$ 261,991.62	
2052	\$ 214,344.20	\$ 28,818.01	\$ 18,167.98	\$ -	\$ 261,330.19	
2053	\$ 225,625.47	\$ 14,778.47	\$ 18,531.34	\$ -	\$ 258,935.28	
Total	\$ 3,271,569.37	\$ 4,387,219.18	\$ 433,567.58	\$ -	\$ 8,092,356.13	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R584030 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R584030 PRINCIPAL ASSESSMENT: \$1,028,961.33

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R584030

Installments Due 1/31	Annual Collection					Annual Installment
	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]		
2023	\$ 11,531.46	\$ 66,983.46	\$ 3,217.69	\$ (8,260.51)	\$	73,472.11
2024	\$ 12,418.50	\$ 66,233.92	\$ 3,282.05	\$ (8,260.51)	\$	73,673.95
2025	\$ 13,009.86	\$ 65,426.71	\$ 3,347.69	\$ (8,260.51)	\$	73,523.75
2026	\$ 13,896.89	\$ 64,581.07	\$ 3,414.64	\$ (8,260.51)	\$	73,632.10
2027	\$ 14,783.93	\$ 63,677.77	\$ 3,482.93	\$ (8,260.51)	\$	73,684.13
2028	\$ 15,670.96	\$ 62,716.82	\$ 3,552.59	\$ (8,260.51)	\$	73,679.87
2029	\$ 16,558.00	\$ 61,698.21	\$ 3,623.64	\$ (8,260.51)	\$	73,619.34
2030	\$ 17,740.71	\$ 60,621.94	\$ 3,696.12	\$ (8,260.51)	\$	73,798.26
2031	\$ 18,923.43	\$ 59,468.79	\$ 3,770.04	\$ (8,260.51)	\$	73,901.75
2032	\$ 20,106.14	\$ 58,238.77	\$ 3,845.44	\$ (8,260.51)	\$	73,929.84
2033	\$ 21,288.86	\$ 56,931.87	\$ 3,922.35	\$ (8,260.51)	\$	73,882.56
2034	\$ 22,471.57	\$ 55,548.09	\$ 4,000.80	\$ (8,260.51)	\$	73,759.95
2035	\$ 23,949.96	\$ 54,087.44	\$ 4,080.81	\$ (8,260.51)	\$	73,857.71
2036	\$ 25,428.35	\$ 52,530.69	\$ 4,162.43	\$ (8,260.51)	\$	73,860.97
2037	\$ 27,202.43	\$ 50,877.85	\$ 4,245.68	\$ (8,260.51)	\$	74,065.45
2038	\$ 28,680.82	\$ 49,109.69	\$ 4,330.59	\$ (8,260.51)	\$	73,860.59
2039	\$ 30,454.89	\$ 47,245.44	\$ 4,417.20	\$ (8,260.51)	\$	73,857.02
2040	\$ 32,524.64	\$ 45,265.87	\$ 4,505.55	\$ (8,260.51)	\$	74,035.55
2041	\$ 34,594.39	\$ 43,151.77	\$ 4,595.66	\$ (8,260.51)	\$	74,081.31
2042	\$ 36,664.14	\$ 40,903.13	\$ 4,687.57	\$ (8,260.51)	\$	73,994.34
2043	\$ 39,029.57	\$ 38,519.97	\$ 4,781.32	\$ (8,260.51)	\$	74,070.35
2044	\$ 41,395.00	\$ 35,983.04	\$ 4,876.95	\$ (8,260.51)	\$	73,994.48
2045	\$ 44,056.10	\$ 33,292.37	\$ 4,974.49	\$ (8,260.51)	\$	74,062.45
2046	\$ 46,717.21	\$ 30,428.72	\$ 5,073.98	\$ (8,260.51)	\$	73,959.40
2047	\$ 49,674.00	\$ 27,392.10	\$ 5,175.46	\$ (8,260.51)	\$	73,981.05
2048	\$ 52,630.78	\$ 24,163.29	\$ 5,278.97	\$ (8,260.51)	\$	73,812.53
2049	\$ 56,178.92	\$ 20,742.29	\$ 5,384.54	\$ (8,260.51)	\$	74,045.25
2050	\$ 59,431.39	\$ 17,090.66	\$ 5,492.24	\$ (8,260.51)	\$	73,753.78
2051	\$ 63,570.89	\$ 13,227.62	\$ 5,602.08	\$ (8,260.51)	\$	74,140.08
2052	\$ 67,414.71	\$ 9,063.73	\$ 5,714.12	\$ (8,260.51)	\$	73,932.05
2053	\$ 70,962.85	\$ 4,648.07	\$ 5,828.40	\$ (8,260.51)	\$	73,178.81
Total	\$ 1,028,961.33	\$ 1,379,851.19	\$ 136,364.00	\$ (256,075.75)	\$	2,289,100.78

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

PARCEL R584029 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R584029 PRINCIPAL ASSESSMENT: \$105,534.50

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hutto, 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 ***Co-Op Creek 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 Hutto. The exact amount of each annual installment will be approved each year by the Hutto 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 Hutto.

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R584029

Installments		Annual Collection				
Due 1/31	Principal	Interest [a]	Costs [b]	TIRZ Credit [b]	Annual Installment	
2023	\$ 1,182.71	\$ 6,870.10	\$ 330.02	\$ (1,395.98)	\$ 6,986.85	
2024	\$ 1,273.69	\$ 6,793.22	\$ 336.62	\$ (1,395.98)	\$ 7,007.55	
2025	\$ 1,334.34	\$ 6,710.43	\$ 343.35	\$ (1,395.98)	\$ 6,992.14	
2026	\$ 1,425.32	\$ 6,623.70	\$ 350.22	\$ (1,395.98)	\$ 7,003.26	
2027	\$ 1,516.30	\$ 6,531.05	\$ 357.22	\$ (1,395.98)	\$ 7,008.59	
2028	\$ 1,607.28	\$ 6,432.49	\$ 364.37	\$ (1,395.98)	\$ 7,008.16	
2029	\$ 1,698.26	\$ 6,328.02	\$ 371.66	\$ (1,395.98)	\$ 7,001.95	
2030	\$ 1,819.56	\$ 6,217.63	\$ 379.09	\$ (1,395.98)	\$ 7,020.30	
2031	\$ 1,940.86	\$ 6,099.36	\$ 386.67	\$ (1,395.98)	\$ 7,030.91	
2032	\$ 2,062.17	\$ 5,973.21	\$ 394.40	\$ (1,395.98)	\$ 7,033.79	
2033	\$ 2,183.47	\$ 5,839.17	\$ 402.29	\$ (1,395.98)	\$ 7,028.95	
2034	\$ 2,304.78	\$ 5,697.24	\$ 410.34	\$ (1,395.98)	\$ 7,016.37	
2035	\$ 2,456.41	\$ 5,547.43	\$ 418.54	\$ (1,395.98)	\$ 7,026.40	
2036	\$ 2,608.04	\$ 5,387.76	\$ 426.92	\$ (1,395.98)	\$ 7,026.73	
2037	\$ 2,789.99	\$ 5,218.24	\$ 435.45	\$ (1,395.98)	\$ 7,047.70	
2038	\$ 2,941.62	\$ 5,036.89	\$ 444.16	\$ (1,395.98)	\$ 7,026.69	
2039	\$ 3,123.58	\$ 4,845.69	\$ 453.05	\$ (1,395.98)	\$ 7,026.33	
2040	\$ 3,335.86	\$ 4,642.65	\$ 462.11	\$ (1,395.98)	\$ 7,044.64	
2041	\$ 3,548.14	\$ 4,425.82	\$ 471.35	\$ (1,395.98)	\$ 7,049.33	
2042	\$ 3,760.42	\$ 4,195.19	\$ 480.78	\$ (1,395.98)	\$ 7,040.41	
2043	\$ 4,003.03	\$ 3,950.77	\$ 490.39	\$ (1,395.98)	\$ 7,048.21	
2044	\$ 4,245.64	\$ 3,690.57	\$ 500.20	\$ (1,395.98)	\$ 7,040.42	
2045	\$ 4,518.57	\$ 3,414.60	\$ 510.20	\$ (1,395.98)	\$ 7,047.40	
2046	\$ 4,791.51	\$ 3,120.89	\$ 520.41	\$ (1,395.98)	\$ 7,036.83	
2047	\$ 5,094.77	\$ 2,809.45	\$ 530.82	\$ (1,395.98)	\$ 7,039.05	
2048	\$ 5,398.03	\$ 2,478.29	\$ 541.43	\$ (1,395.98)	\$ 7,021.76	
2049	\$ 5,761.94	\$ 2,127.41	\$ 552.26	\$ (1,395.98)	\$ 7,045.63	
2050	\$ 6,095.53	\$ 1,752.89	\$ 563.31	\$ (1,395.98)	\$ 7,015.74	
2051	\$ 6,520.09	\$ 1,356.68	\$ 574.57	\$ (1,395.98)	\$ 7,055.36	
2052	\$ 6,914.33	\$ 929.61	\$ 586.06	\$ (1,395.98)	\$ 7,034.02	
2053	\$ 7,278.24	\$ 476.72	\$ 597.79	\$ (1,395.98)	\$ 6,956.77	
Total	\$ 105,534.50	\$ 141,523.20	\$ 13,986.05	\$ (43,275.53)	\$ 217,768.22	

[a] Per the Initial City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from the LOM.

[b] Preliminary estimate, actual Annual Collection Cost and TIRZ Credit will be determined annually in Annual Service Plan Update.

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

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE CO-OP PUBLIC IMPROVEMENT DISTRICT; MAKING AND
ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE;
AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

___ voted “For” ___ voted “Against” ___ “Abstained”

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council’s minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council’s minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this 18th day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. O-2022-034

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE CO-OP PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 7, 2018, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Co-Op Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on August 16, 2018, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on December 6, 2018, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Appendix A (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Co-Op Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Co-Op Public Improvement District 2022 Annual Service Plan Update

(see attached)

AGENDA ITEM REPORT

9.4.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-035 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Mustang Creek Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No.O-2022-035 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Mustang Creek Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE MUSTANG CREEK PUBLIC IMPROVEMENT DISTRICT;
MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE
REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

___ voted “For” ___ voted “Against” ___ “Abstained”

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council’s minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council’s minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this 18th day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE MUSTANG CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 7, 2018, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Mustang Creek Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on June 20, 2019, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on September 5, 2019, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Appendix A (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Mustang Creek Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Mustang Creek Public Improvement District 2022 Annual Service Plan Update

(see attached)



MUSTANG CREEK
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE
AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this 2021 Annual Service Plan Update shall have the meanings set forth in the 2019 Service and Assessment Plan (the “2019 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9C on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the PID.

On June 20, 2019, the City approved Resolution No. R-19-06-20-9A amending the resolution authorizing and creating the Mustang Creek Public Improvement District, amending the boundary of the PID to a total of 153.34 acres.

On September 5, 2019, the City Council accepted and approved the 2019 SAP for the PID by adopting an Ordinance No. O-19-09-05-10H which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2019 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Special Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the 2019 SAP.

On October 1, 2020, the City Council accepted and approved the 2020 SAP Update for the PID by adopting Ordinance No. O-2020-034 which updated the Assessment Roll for the PID.

On September 2, 2021, the City Council accepted and approved the 2021 SAP Update for the PID by adopting Ordinance No. O-2021-052 which updated the Assessment Roll for the PID.

Pursuant to Texas Local Government Code Chapter 372, the SAP must be reviewed and updated annually. This document is the annual update of the SAP for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The following plats have been recorded within the District:

- The Mustang Creek Phase 1 Plat was filed and recorded within the Williamson County Official Public Records on September 17, 2020. The Mustang Creek Phase 1 Plat consists of 143 residential Lots and 19 Non-Benefited Lots.
- The Mustang Creek Phase 2 Plat was filed and recorded within the Williamson County Official Public Records on October 30, 2020. The Mustang Creek Phase 2 Plat consists of 65 residential Lots and 9 Non-Benefited Lots.
- The Mustang Creek Phase 3 Plat was filed and recorded within the Williamson County Official Public Records on November 4, 2020. The Mustang Creek Phase 3 Plat consists of 90 residential Lots and 5 Non-Benefited Lots.
- The Mustang Creek Phase 4 Plat was filed and recorded within the Williamson County Official Public Records on September 8, 2021. The Mustang Creek Phase 4 Plat consists of 107 residential Lots and 19 Non-Benefited Lots. The recorded Mustang Creek Phase 4 Plat is attached as **Exhibit C-1**.
- The Mustang Creek Phase 5 Plat was filed and recorded within the Williamson County Official Public Records on September 16, 2021. The Mustang Creek Phase 5 Plat consists of 102 residential Lots and 10 Non-Benefited Lots. The recorded Mustang Creek Phase 5 Plat is attached as **Exhibit C-2**.

LOT AND HOME SALES

As of January 21, 2021, Phase 1, comprised of 143 lots was completed and accepted by the City. As of May 6, 2021, Phase 2 and Phase 3, comprised of 65 and 90 lots were completed and accepted by the City. As of October 7, 2021, Phase 4, comprised of 107 lots was completed and accepted by the City. As of November 4, 2021, Phase 5, comprised of 102 lots was completed and accepted by the City. As of March 31, 2022, construction has begun on 499 lots, construction is completed on 212 units with 210 sold to end users. The estimated date of completion for all units is December 2022.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements remains at \$8,347,842. All Authorized Improvements were completed and accepted by the City in January of 2021.

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$9,140,562.13.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$670,360.88.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$47,912.00.

Due January 31, 2023	
Mustang Creek PID	
Principal	\$ 109,289.33
Interest	\$ 561,071.55
Administrative Expenses	\$ 47,912.00
Total Annual Installment	\$ 718,272.88

Administrative Expenses Breakdown	
PID Administrator	\$ 31,212.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	200.00
Miscellaneous	1,000.00
Draw Request Review	12,000.00
Total Annual Collection Costs	\$ 47,912.00

See **Exhibit B** for the debt service schedule for the Special Assessments as shown in the Interlocal Agreement between the City and the River Creek Development Corporation.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

The following is a list of all Parcels or Lots that made a full prepayment within the District.

Mustang Creek PID	
Property ID	Full Prepayment Date
R599925	12/15/2021
R600004	2/23/2022
R599963	5/6/2022

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

The following is a list of all Parcels or Lots that made a partial prepayment within the District.

Mustang Creek PID		
Property ID	Partial Prepayment Amount	Partial Prepayment Date
R599935	\$ 5,000.00	9/1/2021

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Mustang Creek PID						
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 109,289.33	\$ 114,257.03	\$ 119,224.72	\$ 129,160.12	\$ 134,127.81
Interest		\$ 561,071.55	\$ 554,407.64	\$ 547,440.80	\$ 540,171.08	\$ 532,295.55
	(1)	\$ 670,360.88	\$ 668,664.67	\$ 666,665.53	\$ 669,331.19	\$ 666,423.36
Administrative Expenses	(2)	\$ 47,912.00	\$ 48,870.24	\$ 49,847.64	\$ 50,844.60	\$ 51,861.49
Total Annual Installment	(3) = (1) + (2)	\$ 718,272.88	\$ 717,534.91	\$ 716,513.17	\$ 720,175.79	\$ 718,284.85

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R582910	FM 1660	Non-Benefited	\$ -	\$ -
R599888	400 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599889	402 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599890	404 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599891	406 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599892	408 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599893	410 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599894	412 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599895	100 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599896	102 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599897	104 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599898	106 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599899	108 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599900	110 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599901	112 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599902	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599903	114 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599904	116 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599905	118 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599906	120 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599907	122 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599908	124 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599909	126 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599910	128 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599911	130 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599912	132 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599913	134 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599914	136 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599915	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599916	200 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599917	202 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599918	204 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599919	206 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599920	208 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599921	210 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599922	212 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599923	214 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599924	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599925	216 BIG SANDY CREEK DR	1 [a]	\$ -	\$ -
R599926	218 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599927	220 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599928	222 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599929	224 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599930	226 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599931	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R599932	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599933	302 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599934	304 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599935	306 BIG SANDY CREEK DR	1 [b]	\$ 13,145.96	\$ 1,033.73
R599936	308 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599937	310 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599938	312 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599939	314 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599940	316 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599941	318 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599942	320 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599943	322 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599944	324 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599945	326 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599946	328 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599947	330 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599948	332 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599949	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599950	327A BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599951	325 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599952	323 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599953	321 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599954	319 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599955	317 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599956	315 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599957	313 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599958	311 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599959	309 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599960	307 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599961	305 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599962	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599963	303 BIG SANDY CREEK DR	1 [a]	\$ -	\$ -
R599964	301 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599965	229 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599966	227 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599967	225 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599968	223 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599969	221 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599970	219 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599971	217 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599972	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599973	215 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599974	213 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599975	211 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599976	209 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599977	207 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599978	205 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599979	203 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599980	201 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599981	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R599982	504 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599983	502 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599984	500 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599985	412 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599986	410 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599987	408 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R599988	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -
R599989	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R599990	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R599991	310 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R599992	103 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599993	105 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599994	107 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599995	111 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599996	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R599997	113 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599998	115 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R599999	117 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600000	119 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600001	121 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600002	123 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600003	125 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600004	127 BIG SANDY CREEK DR	1 [a]	\$ -	\$ -
R600005	129 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600006	131 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600007	133 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600008	135 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R600009	BIG SANDY CREEK DR	Non-Benefited	\$ -	\$ -
R600010	234 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600011	232 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600012	230 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600013	228 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600014	226 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600015	224 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600016	222 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600017	220 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600018	218 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600019	216 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600020	214 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600021	212 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600022	LAVACA RIVER LN	Non-Benefited	\$ -	\$ -
R600023	201 LAVACA RIVER LN	Non-Benefited	\$ -	\$ -
R600024	203 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600025	205 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600026	207 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600027	209 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600028	211 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600029	LAVACA RIVER LN	Non-Benefited	\$ -	\$ -
R600030	213 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600031	215 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R600032	217 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600033	219 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600034	221 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600035	223 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600036	225 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600037	227 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600038	229 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600039	231 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600040	233 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600041	235 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600042	LAVACA RIVER LN	Non-Benefited	\$ -	\$ -
R600043	210 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600044	208 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600045	206 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600046	204 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600047	202 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600048	200 LAVACA RIVER LN	1	\$ 18,145.96	\$ 1,425.92
R600049	109 BIG SANDY CREEK DR	1	\$ 18,145.96	\$ 1,425.92
R602143	101 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602144	103 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602145	105 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602146	107 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602147	109 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602148	111 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602149	113 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602150	WICHITA RIVER RD	Non-Benefited	\$ -	\$ -
R602151	117 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602152	119 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602153	121 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602154	123 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602155	115 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602156	127 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602157	129 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602158	131 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602159	133 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602160	135 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602161	137 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602162	WICHITA RIVER RD	Non-Benefited	\$ -	\$ -
R602163	136 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602164	134 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602165	132 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602166	130 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602167	128 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602168	126 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602169	124 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602170	122 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602171	120 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602172	118 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602173	116 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602174	114 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R602175	WICHITA RIVER RD	Non-Benefited	\$ -	\$ -
R602176	112 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602177	110 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602178	108 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602179	106 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602180	104 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602181	102 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602182	100 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602183	100 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602184	105 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602185	103 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602186	101 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602187	99 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602188	98 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602189	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602190	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602191	308 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602192	306 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602193	304 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602194	302 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602195	300 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602196	212 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602197	210 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602198	208 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602199	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602200	206 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602201	204 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602202	202 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602203	200 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602204	104 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602205	102 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602206	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602207	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602208	406 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602209	404 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602210	402 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602211	400 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602212	312 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602213	310 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602214	308 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602215	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -
R602218	125 WICHITA RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R602247	228 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602248	226 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602249	224 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602250	222 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602251	220 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602252	218 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602253	216 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602254	214 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R602255	212 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602256	210 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602257	GREENS BAYOU TRL	Non-Benefited	\$ -	\$ -
R602258	208 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602259	206 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602260	204 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602261	202 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602262	200 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602263	106 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602264	104 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602265	102 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602266	227 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602267	225 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602268	223 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602269	221 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602270	219 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602271	217 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602272	215 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602273	213 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602274	211 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602275	209 GREENS BAYOU TRL	1	\$ 18,145.96	\$ 1,425.92
R602276	102 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602277	104 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602278	106 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602279	108 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602280	109 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602281	107 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602282	105 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602283	103 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602284	101 TRINITY RIVER RUN	1	\$ 18,145.96	\$ 1,425.92
R602285	306 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602286	304 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602287	302 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602288	300 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602289	232 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602290	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -
R602291	230 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602292	228 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602293	226 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602294	224 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602295	222 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602296	220 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602297	218 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602298	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -
R602299	216 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602300	214 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602301	212 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602302	210 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602303	208 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602304	206 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R602305	204 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602306	202 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602307	200 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602308	120 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602309	118 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602310	116 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602311	BIG CYPRESS BAYOU RD	Non-Benefited	\$ -	\$ -
R602312	114 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602313	112 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602314	110 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602315	108 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602316	106 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602317	104 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602318	102 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602319	100 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602320	115 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602321	117 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602322	119 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602323	203 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602324	205 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602325	207 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602326	209 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602327	211 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602328	213 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602329	215 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602330	217 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602331	219 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602332	221 BIG CYPRESS BAYOU RD	1	\$ 18,145.96	\$ 1,425.92
R602333	90 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602334	92 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602335	94 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602336	96 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602337	BARTON CREEK LN	Non-Benefited	\$ -	\$ -
R602338	97 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602339	95 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602340	93 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R602341	91 BARTON CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616565	105 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616566	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R616567	ATTOYAC BAYOU DR	Non-Benefited	\$ -	\$ -
R616568	AUSTIN BAYOU DR	Non-Benefited	\$ -	\$ -
R616569	200 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616570	202 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616571	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R616572	217 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616573	215 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616574	213 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616575	211 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616576	209 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616577	207 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R616578	205 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616579	203 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616580	201 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616581	AUSTIN BAYOU DR	Non-Benefited	\$ -	\$ -
R616582	501 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616583	503 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616584	601 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616585	603 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616586	605 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616587	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R616588	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R616589	201 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616590	203 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616591	301 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616592	303 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616593	305 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616594	307 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616595	309 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616596	311 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616597	313 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616598	401 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616599	403 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616600	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R616601	PINE ISLAND BAYOU DR	Non-Benefited	\$ -	\$ -
R616602	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R616603	101 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616604	103 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616605	105 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616606	107 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616607	109 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616608	111 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616609	113 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616610	115 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616611	117 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616612	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R616613	119 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616614	121 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616615	123 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616616	125 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616617	127 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616618	129 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616619	131 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616620	133 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616621	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R616622	100 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616623	102 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616624	104 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616625	106 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616626	108 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616627	110 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R616628	112 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616629	114 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616630	116 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616631	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R616632	118 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616633	120 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616634	122 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616635	124 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616636	126 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616637	128 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616638	130 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616639	132 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616640	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R616641	133 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616642	131 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616643	129 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616644	127 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616645	119 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616646	123 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616647	121 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616648	119 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616649	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R616650	117 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616651	115 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616652	113 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616653	111 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616654	109 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616655	107 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616656	105 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616657	103 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616658	101 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616659	100 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616660	102 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616661	104 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616662	106 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616663	108 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616664	110 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616665	112 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616666	114 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616667	116 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616668	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R616669	118 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616670	120 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616671	122 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616672	124 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616673	126 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616674	128 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616675	130 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616676	132 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616677	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R616678	200 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616679	202 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616680	204 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616681	206 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616682	208 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616683	210 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616684	212 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616685	214 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616686	216 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R616687	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R616688	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R616689	203 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R616690	201 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617894	101 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617895	103 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617896	ATTOYAC BAYOU DR	Non-Benefited	\$ -	\$ -
R617897	100 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617898	102 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617899	104 MULBERRY CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617900	MULBERRY CREEK LN	Non-Benefited	\$ -	\$ -
R617901	100 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617902	102 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617903	104 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617904	106 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617905	108 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617906	110 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617907	112 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617908	114 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617909	116 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617910	ARANSAS RIVER RD	Non-Benefited	\$ -	\$ -
R617911	118 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617912	120 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617913	122 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617914	124 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617915	126 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617916	128 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617917	130 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617918	132 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617919	1000 AUSTIN BAYOU DR	1	\$ 18,145.96	\$ 1,425.92
R617920	1002 AUSTIN BAYOU DR	1	\$ 18,145.96	\$ 1,425.92
R617921	1004 AUSTIN BAYOU DR	1	\$ 18,145.96	\$ 1,425.92
R617922	204 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617923	206 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617924	208 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617925	210 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617926	212 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617927	214 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617928	216 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617929	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R617930	218 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92

Property ID	Property Address	Lot Type	Mustang Creek PID	
			Outstanding Special Assessment	Annual Installment due 1/31/23
R617931	220 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617932	222 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617933	224 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617934	226 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617935	228 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617936	230 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617937	232 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617938	234 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617939	236 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617940	100 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617941	102 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617942	104 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617943	JOHNSON DRAW RD	Non-Benefited	\$ -	\$ -
R617944	106 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617945	108 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617946	110 JOHNSON DRAW RD	1	\$ 18,145.96	\$ 1,425.92
R617947	JOHNSON DRAW RD	Non-Benefited	\$ -	\$ -
R617948	241 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617949	239 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617950	237 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617951	235 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617952	233 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617953	231 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617954	229 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617955	227 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617956	225 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617957	223 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617958	221 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617959	219 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617960	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R617961	133 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617962	131 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617963	129 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617964	127 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617965	125 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617966	123 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617967	121 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617968	119 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617969	ARANSAS RIVER RD	Non-Benefited	\$ -	\$ -
R617970	117 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617971	115 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617972	113 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617973	111 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617974	109 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617975	107 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617976	105 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617977	103 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617978	101 ARANSAS RIVER RD	1	\$ 18,145.96	\$ 1,425.92
R617979	218 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617980	220 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92

			Mustang Creek PID	
Property ID	Property Address	Lot Type	Outstanding Special Assessment	Annual Installment due 1/31/23
R617981	222 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617982	224 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617983	226 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617984	228 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617985	230 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617986	232 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617987	234 SWEETWATER CREEK LN	1	\$ 18,145.96	\$ 1,425.92
R617988	SWEETWATER CREEK LN	Non-Benefited	\$ -	\$ -
R617989	235 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617990	233 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617991	231 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617992	229 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617993	227 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617994	225 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617995	223 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617996	221 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617997	219 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R617998	FORT CLARK SPRINGS DR	Non-Benefited	\$ -	\$ -
R617999	217 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618000	215 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618001	213 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618002	211 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618003	209 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618004	207 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
R618005	205 FORT CLARK SPRINGS DR	1	\$ 18,145.96	\$ 1,425.92
Total			\$ 9,140,562.13	\$ 718,272.88

[a] Prepaid in full

[b] Partially prepaid \$5,000.00 of Assessment.

Note: Totals may not sum due to rounding.

EXHIBIT B – SPECIAL ASSESSMENT DEBT SERVICE SCHEDULE

Installments Due 1/31	Principal [a]	Interest [a]	Administrative Expenses	Annual Installment
2023	\$ 109,289.33	\$ 561,071.55	\$ 47,912.00	\$ 718,272.88
2024	\$ 114,257.03	\$ 554,407.64	\$ 48,870.24	\$ 717,534.91
2025	\$ 119,224.72	\$ 547,440.80	\$ 49,847.64	\$ 716,513.17
2026	\$ 129,160.12	\$ 540,171.08	\$ 50,844.60	\$ 720,175.79
2027	\$ 134,127.81	\$ 532,295.55	\$ 51,861.49	\$ 718,284.85
2028	\$ 139,095.51	\$ 524,117.11	\$ 52,898.72	\$ 716,111.34
2029	\$ 149,030.90	\$ 515,635.76	\$ 53,956.69	\$ 718,623.36
2030	\$ 158,966.30	\$ 506,548.59	\$ 55,035.83	\$ 720,550.72
2031	\$ 163,933.99	\$ 496,855.62	\$ 56,136.54	\$ 716,926.16
2032	\$ 173,869.39	\$ 486,859.74	\$ 57,259.28	\$ 717,988.41
2033	\$ 183,804.78	\$ 476,258.06	\$ 58,404.46	\$ 718,467.30
2034	\$ 193,740.18	\$ 465,050.56	\$ 59,572.55	\$ 718,363.28
2035	\$ 208,643.27	\$ 453,237.26	\$ 60,764.00	\$ 722,644.52
2036	\$ 218,578.66	\$ 440,515.24	\$ 61,979.28	\$ 721,073.18
2037	\$ 228,514.05	\$ 427,187.41	\$ 63,218.87	\$ 718,920.33
2038	\$ 243,417.14	\$ 413,253.76	\$ 64,483.24	\$ 721,154.14
2039	\$ 258,320.23	\$ 398,411.39	\$ 65,772.91	\$ 722,504.53
2040	\$ 273,223.32	\$ 382,660.31	\$ 67,088.37	\$ 722,972.01
2041	\$ 288,126.41	\$ 366,000.53	\$ 68,430.13	\$ 722,557.08
2042	\$ 303,029.51	\$ 348,432.03	\$ 69,798.74	\$ 721,260.27
2043	\$ 322,900.29	\$ 329,954.80	\$ 71,194.71	\$ 724,049.80
2044	\$ 337,803.38	\$ 310,265.95	\$ 72,618.61	\$ 720,687.94
2045	\$ 357,674.17	\$ 289,668.39	\$ 74,070.98	\$ 721,413.54
2046	\$ 377,544.96	\$ 267,859.21	\$ 75,552.40	\$ 720,956.56
2047	\$ 402,383.44	\$ 244,838.40	\$ 77,063.45	\$ 724,285.29
2048	\$ 427,221.93	\$ 220,303.07	\$ 78,604.71	\$ 726,129.71
2049	\$ 452,060.41	\$ 194,253.22	\$ 80,176.81	\$ 726,490.44
2050	\$ 476,898.89	\$ 166,688.84	\$ 81,780.34	\$ 725,368.08
2051	\$ 501,737.38	\$ 137,609.93	\$ 83,415.95	\$ 722,763.26
2052	\$ 531,543.56	\$ 107,016.49	\$ 85,084.27	\$ 723,644.32
2053	\$ 566,317.44	\$ 74,605.63	\$ 86,785.96	\$ 727,709.02
2054	\$ 596,123.62	\$ 40,074.41	\$ 88,521.68	\$ 724,719.70
Total	\$ 9,140,562.13	\$ 11,819,548.32	\$ 2,119,005.44	\$ 23,079,115.90

[a] Per the City and Corporation Interlocal Agreement Debt Service Schedule and net of prepayments received to date.

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

EXHIBIT C-1 – MUSTANG CREEK PHASE 4 PLAT



2021137021 PLAT Total Pages: 5



PLAT MAP RECORDING SHEET

DEDICATOR(s):

CONTINENTAL HOMES OF TEXAS LP
CHTEX OF TEXAS INC

SUBDIVISION NAME: MUSTANG CREEK PHASE 4

PROPERTY IS DESCRIBED AS: 27.290 ACRE JOHN DYKES SURVEY
ABSTRACT NO 186

SUBMITTED BY: CITY OF HUTTO

DIGITALLY RECORDED

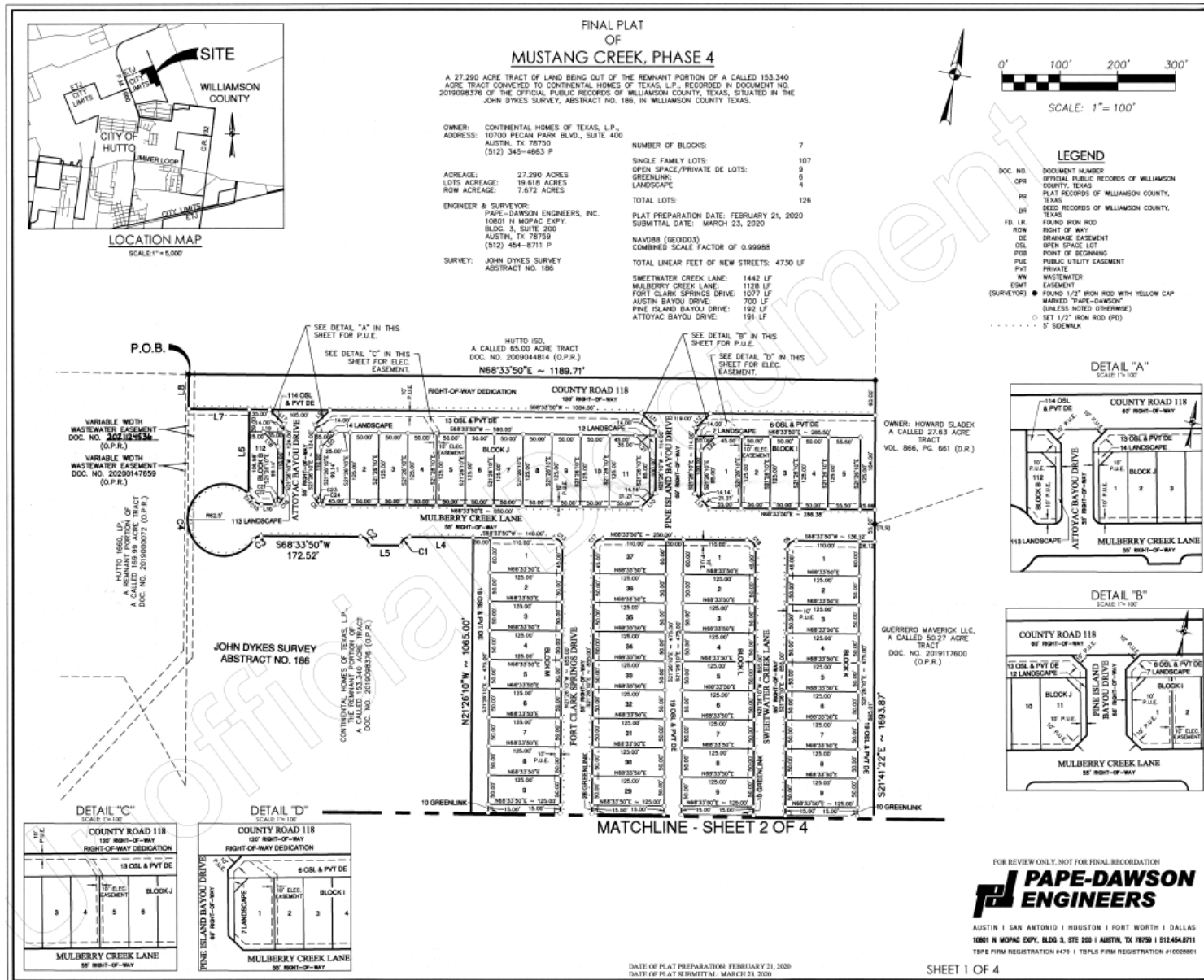
FILED AND RECORDED

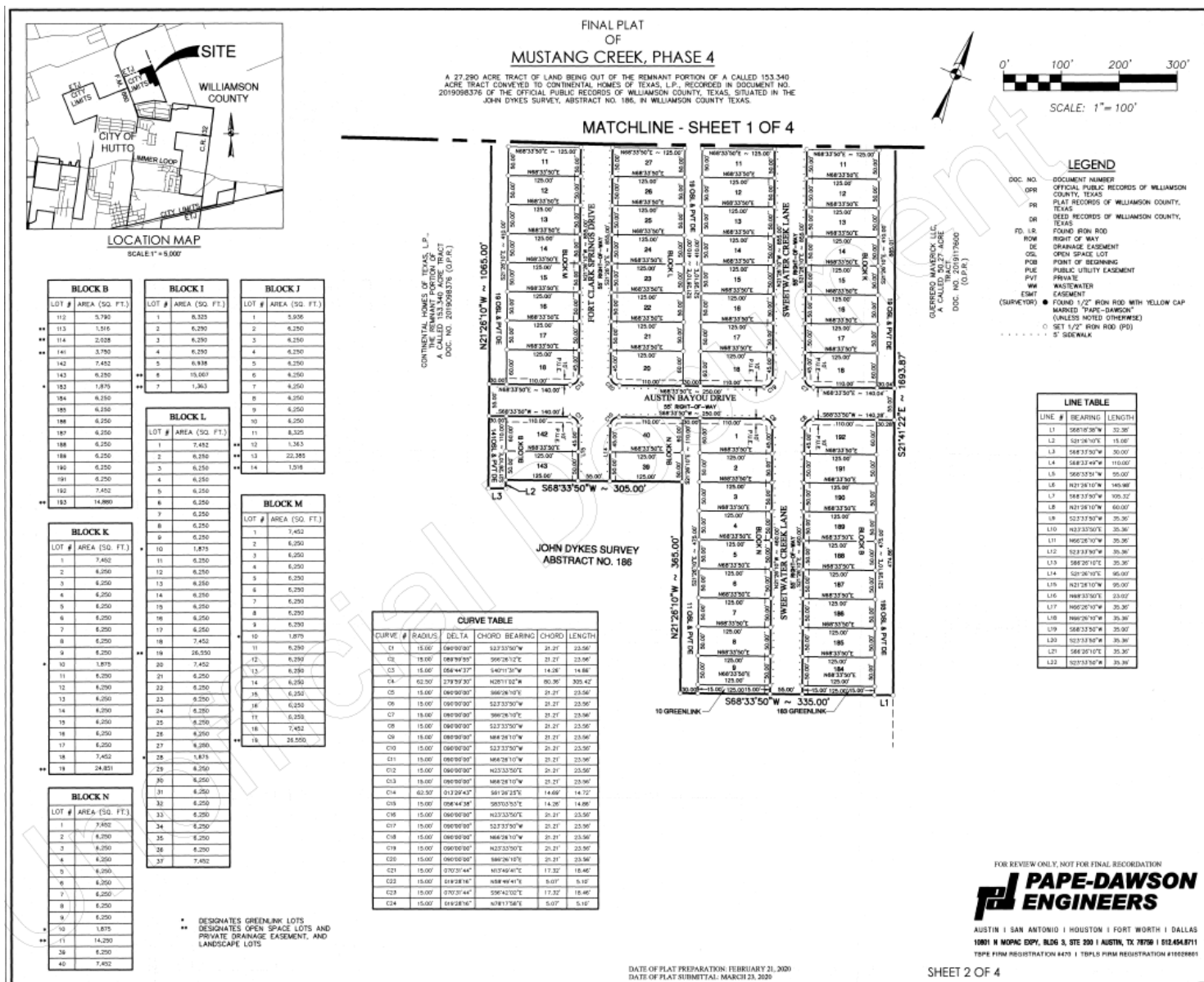
OFFICIAL PUBLIC RECORDS 2021137021

PLAT Fee: \$316.00
09/08/2021 04:09 PM BMCKENZIE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas





FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 201908378 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY, TEXAS.

PLAT NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
7. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
8. SIDEWALKS SHALL BE 5' IN WIDTH.
9. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
11. UTILITY NOTES:
 - A. WASTEWATER CON. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - B. OUTSIDE CON. WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. FLOODPLAIN NOTES:
 - A. ULTIMATE FLOODPLAIN: NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - B. EXISTING FLOODPLAIN:
 - I. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 484900010F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK - FLOOD STUDY DATED MARCH 18, 2019 BY PAPE-DAWSON ENGINEERS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
19. ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD83 (GEOID03).
BEARINGS BASED ON N.A.D. 1983 (NAD 2011) EPOCH 2010.00, TEXAS STATE PLANE COORDINATE SYSTEM
CENTRAL ZONE
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
22. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER JONAH SUD
WASTEWATER CITY OF HUTTO
ELECTRIC ONCOR
GAS (NATURAL) ATROS
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THIS SUBDIVISION WILL BE ZONED: SF-1.
25. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
26. RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.
27. STREETS THAT ARE MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE SIGNAGE POSTED ON ONE SIDE OF THEM. (2018 IFB APPENDIX D SECTION D103.6.2)

FIELD NOTES
FOR

A 27.290 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 201908378 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186 IN WILLIAMSON COUNTY, TEXAS. SAID 27.290 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983 (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING AT A 1/8" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" FOUND FOR THE NORTHEAST CORNER OF THE REMNANT PORTION OF A CALLED 169.99 ACRE TRACT RECORDED, CONVEYED TO HUTTO 1660, L.P., RECORDED IN DOCUMENT NO. 2019050072 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAME BEING THE NORTHEAST CORNER OF SAID REMNANT PORTION OF A 153.340 ACRE TRACT, ALSO BEING A POINT IN THE LINE SOUTH BOUNDARY LINE OF A CALLED 65.00 ACRE TRACT CONVEYED TO Hutto ISO RECORDED IN DOCUMENT NO. 2009044814 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING HEREOF.

THENCE N 68°33'50" E, with the north line of said Remnant Portion of a 153.340 acre tract, same being the south boundary line of said 65.00 acre tract, a distance of 1189.71 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for the northeast corner of said Remnant Portion of a 153.340 acre tract, same being a southeast corner of said 65.00 acre tract, also being a point in the east line of a called 27.63 acre tract conveyed to Howard Sadek recorded in Volume 856, Page 661 of the Deed Records of Williamson County, Texas for the northeast corner hereof.

THENCE S 21°41'22" E, with the east line of said Remnant Portion of a 153.340 acre tract, same being in part the west line of said 27.63 acre tract, and being in part the west line of a called 50.27 acre tract conveyed to Guerrero Moverick LLC, recorded in Document No. 2019117600 of the Official Public Records of Williamson County, Texas, a distance of 1693.87 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for the southeast corner hereof.

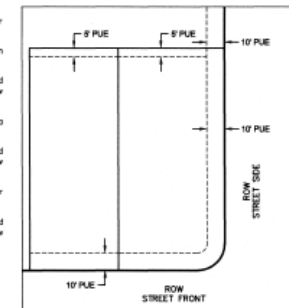
THENCE departing the west boundary line of said 50.27 acre tract, through the interior of said Remnant Portion of a 153.340 acre tract the following thirteen (13) courses and distances:

1. S 68°16'35" E, a distance of 32.38 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 2. S 68°33'50" W, a distance of 335.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 3. N 21°26'10" W, a distance of 365.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 4. S 68°33'50" W, a distance of 305.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 5. S 21°26'10" E, a distance of 15.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 6. S 68°33'50" W, a distance of 30.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 7. N 21°26'10" W, a distance of 1065.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.
 8. S 68°33'49" W, a distance of 110.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point of tangent curvature hereof.
 9. along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of S 23°33'50" W, 21.21 feet, for an arc length of 23.56 feet 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof.
 10. S 68°33'51" W, a distance of 55.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof.
 11. along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of N 66°28'10" W, 21.21 feet, for an arc length of 23.56 feet 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangency hereof.
 12. S 68°33'50" E, a distance of 172.52 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of tangent curvature hereof, and
 13. along the arc of the curve to the left, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of S 40°11'31" W, 14.26 feet, for an arc length of 14.86 feet 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof.
- THENCE in part through the interior of said Remnant Portion of a 153.340 acre tract, same being in part the east line of said Remnant Portion of a 169.99 acre tract, along the arc of the curve to the right, having a radius of 80.36 feet, a central angle of 27°59'30", a chord bearing and distance of N 28°11'02" W, 80.36 feet, for an arc length of 305.42 feet 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof.

THENCE N 21°26'10" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 145.98 to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point hereof.

THENCE S 68°33'50" W, through the interior of said Remnant Portion of a 153.340 acre tract, a distance of 105.32 to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for an angle point in the west boundary line of said Remnant Portion of a 153.340 acre tract, same being a point in the east boundary line of said Remnant Portion of a 169.99 acre tract hereof.

THENCE N 21°26'10" W, with the west boundary line of said Remnant Portion of a 153.340 acre tract, same being the east boundary line of said Remnant Portion of a 169.99 acre tract hereof, a distance of 80.00 feet to the POINT OF BEGINNING and containing 27.290 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape-Dawson Engineers, Inc. under Job No. 51048-04.



PUBLIC UTILITY EASEMENT (PUE) DETAIL

SCALE: 1" = 40'

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MOYAC EXPY., BLDG. 3, STE. 200 | AUSTIN, TX 78759 | 512.464.8711
TXPE FIRM REGISTRATION #476 | TDFLS FIRM REGISTRATION #10008801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 3 OF 4

FINAL PLAT
OF
MUSTANG CREEK, PHASE 4

A 27.290 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019080376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYKES SURVEY, ABSTRACT NO. 186, IN WILLIAMSON COUNTY TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2019080376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 27.290 ACRE TRACT AS SHOWN HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTE AND REQUIREMENTS SHOWN HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS MUSTANG CREEK, PHASE 4.
TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF May, 2021.

CONTINENTAL HOME OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: Adib Khoury
ADIB KHOURY, ASSISTANT SECRETARY

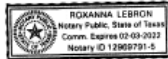
STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Roxanna Lebron
NOTARY PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 02-03-2022



ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS (MUSTANG CREEK, PHASE 4) PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 11 DAY OF May, 2021.



DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON MARCH 30, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 11 DAY OF May, 2021.



VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TBPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

APPROVAL
CITY OF HUTTO

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 21 DAY OF September, 2021.

[Signature] 9/2/21
CITY SINDLER, MAYOR DATE
[Signature] 9/2/21
HUTTO CITY CLERK SECRETARY DATE



THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF HUTTO, TEXAS, THE 2 DAY OF September, 2021.

[Signature] 9-2-21
DIRECTOR OF DEVELOPMENT SERVICES DATE

WATER DISTRICT APPROVAL

THIS SUBDIVISION IS IN ACCORDANCE WITH THE TERMS OF THE NON-STANDARD SERVICE AGREEMENT BETWEEN JONAH WATER SPECIAL UTILITY DISTRICT AND CONTINENTAL HOMES OF TEXAS, L.P.

[Signature] 9/19/2021
JONAH WATER SUD DATE
Vicente Carrizales

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 8th DAY OF September, 2021 A.D., AT 3:49 O'CLOCK P.M. AND FULLY RECORDED ON THE 8th DAY OF September, 2021 A.D., AT 4:19 O'CLOCK P.M. IN THE OFFICIAL

PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2021037021
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER, CLERK, COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: [Signature] DEPUTY
Brenda McKenzie



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N. MO'PAC EXPY., BLDG. 3, STE. 300 | AUSTIN, TX 78758 | 512.454.8711
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028801

DATE OF PLAT PREPARATION: FEBRUARY 21, 2020
DATE OF PLAT SUBMITTAL: MARCH 23, 2020

SHEET 4 OF 4

EXHIBIT C-2 – MUSTANG CREEK PHASE 5 PLAT



PLAT NOTES

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACKS SHALL CONFORM TO UDC REQUIREMENTS.
3. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES, UNLESS OTHERWISE NOTED.
4. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
6. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
7. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
8. SIDEWALKS SHALL BE 5' IN WIDTH.
9. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
10. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
11. UTILITY NOTES:
 - A. WITHIN CON:
 - I. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEMS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - I. WATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
 - B. OUTSIDE CON:
 - I. WASTEWATER WILL BE AVAILABLE THROUGH JONAH WATER SUD AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. JONAH WATER SUD ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. FLOODPLAIN NOTES:
 - A. ULTIMATE FLOODPLAIN:
 - I. NO PORTION OF THIS TRACT IS ENCLOSED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN.
 - B. EXISTING FLOODPLAIN:
 - I. NO PORTION OF THIS TRACT IS ENCLOSED BY ANY SPECIAL FLOOD HAZARD AREAS INDICATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 4849C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
13. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
14. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO ALL JONAH SUD AND CITY STANDARD SPECIFICATIONS AND DETAILS, UDC REGULATIONS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
15. ON-SITE STORM WATER DETENTION FACILITIES WILL NOT BE REQUIRED FOR THIS PROJECT IN ACCORDANCE WITH THE MUSTANG CREEK - FLOOD STUDY DATED MARCH 18, 2019 BY PAPE-DAWSON ENGINEERS.
16. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
17. ALL DRAINAGE LOTS SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 55%.
19. ALL GREENLINK AND OPEN SPACE/PRIVATE DRAINAGE EASEMENT LOTS WILL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
20. ALL STREET TREES WITHIN AND BOUNDING THE SUBDIVISION WILL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
21. SURVEY REFERENCE:

ELEVATIONS ARE BASED ON NAVD83 (GEOID03)
BEARINGS BASED ON N.A.D. 1983 (N.A. 2011) EPOCH 2010.00, TEXAS STATE PLANE
COORDINATE SYSTEM CENTRAL ZONE.
SCALE FACTOR OF 0.99988, ORIGIN (0,0).
22. UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:

WATER	JONAH SUD
ELECTRIC	ONCOR
GAS (NATURAL)	ATMOS
23. GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE UDC.
24. THIS SUBDIVISION WILL BE ZONED: SF-1.
25. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
26. RIPARIAN SETBACK VARIANCE TO CITY OF HUTTO UDC SEC. 10.403.4.03 HAS BEEN GRANTED WITH THE PRELIMINARY PLAN IN ACCORDANCE WITH THE MUSTANG CREEK DEVELOPMENT AGREEMENT.
27. STREETS THAT ARE MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE SHALL HAVE FIRE LANE STORAGE POSTED ON ONE SIDE OF THEM. (2018 F.C. APPENDIX D SECTION D103.6.2)

FINAL PLAT
OF
MUSTANG CREEK, PHASE 5

A 19.868 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYES SURVEY, ABSTRACT NO. 166, IN WILLIAMSON COUNTY TEXAS.

FIELD NOTES FOR
TRACT 1

A 7.756 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYES SURVEY, ABSTRACT NO. 166, IN WILLIAMSON COUNTY TEXAS, SAID 7.756 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for the northwest corner of said Remnant Portion, some being a northeasterly corner of Mustang Creek, Phase 4, a subdivision according to the plat recorded in Document No. 2019111022, of the Official Public Records of Williamson County, Texas, also being a point in the east line of the Remnant Portion of a called 169.99 acre tract conveyed to Hutto 1960, L.P., recorded in Document No. 2018000172 of the Official Public Records of Williamson County, for the northeast corner and POINT OF BEGINNING hereof.

THENCE with the westerly boundary line of said Mustang Creek, Phase 4, some being the easterly line of said Remnant Portion of a 153.340 acre tract, the following ten (10) courses and distances:

1. N 68°33'50" E, a distance of 105.32 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found hereof,
2. S 21°26'10" E, a distance of 145.98 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
3. along the arc of a curve to the left, having a radius of 62.50 feet, a central angle of 279°59'30", a chord bearing and distance of S 28°11'02" E, 80.36 feet, an arc length of 305.42 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
4. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 56°44'37", a chord bearing and distance of N 40°11'31" E, 14.26 feet, an arc length of 14.86 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
5. N 68°33'50" E, a distance of 172.32 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangent curvature hereof,
6. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 89°59'55", a chord bearing and distance of S 68°28'12" E, 21.21 feet, an arc length of 23.56 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of tangency hereof,
7. N 68°33'50" E, a distance of 55.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangent curvature hereof,
8. along the arc of a curve to the right, having a radius of 15.00 feet, a central angle of 90°00'00", a chord bearing and distance of N 23°33'50" E, 21.21 feet, an arc length of 23.56 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point of non-tangency hereof,
9. N 68°33'49" E, a distance of 110.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found hereof,
10. S 21°26'10" E, a distance of 1065.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for the southeast corner of said Mustang Creek, Phase 4, some being a northeasterly corner of said Remnant Portion of a 153.340 acre tract, for the southeast corner hereof.

THENCE departing the west boundary line of said Mustang Creek, Phase 4, through the interior of said Remnant Portion of a 153.340 acre tract, the following eight (8) courses and distances:

1. S 68°33'50" W, a distance of 150.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
2. N 21°26'10" W, a distance of 97.56 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
3. along the arc of a curve to the right, having a radius of 55.00 feet, a central angle of 135°35'28", a chord bearing and distance of N 46°14'45" W, 101.84 feet, an arc length of 130.16 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangency hereof,
4. S 68°33'50" W, a distance of 112.27 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
5. N 21°26'10" W, a distance of 750.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
6. S 68°33'50" W, a distance of 30.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
7. S 91°51'02" W, a distance of 104.40 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
8. S 68°33'50" W, a distance of 59.82 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set on the west line of said Remnant Portion of a 153.340 acre tract, some being the east line of said Remnant Portion of a 169.99 acre tract,

THENCE N 21°26'10" W, with the west line of said Remnant Portion of a 153.340 acre tract, some being the east line of said Remnant Portion of a 169.99 acre tract, a distance of 374.00 feet to the POINT OF BEGINNING and containing 27.290 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape-Dawson Engineers, Inc. under Job No. S1048-04.

FIELD NOTES FOR
TRACT 2

A 12.112 ACRE TRACT OF LAND BEING OUT OF A REMNANT PORTION OF A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN DYES SURVEY, ABSTRACT NO. 166, AND THE 220 CO. SURVEY, ABSTRACT NO. 653, IN WILLIAMSON COUNTY TEXAS SAID 12.112 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM 1983, (NAD2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE.

BEGINNING at a 1/8" iron rod found with yellow cap marked "Pape-Dawson" found for the southeast corner of Mustang Creek, Phase 4, a subdivision according to the plat recorded in Document No. 2019111022, of the Official Public Records of Williamson County, Texas, some being the northeast corner of said Remnant Portion, also being a point in the west line of a called 50.27 acre tract conveyed to Guerrero Mawrick LLC, recorded in Document No. 2019117600 of the Official Public Records of Williamson County, Texas, for the northeast corner and POINT OF BEGINNING hereof.

THENCE S 21°41'22" E, with the east line of said Remnant Portion, some being the west line of said 50.27 acre tract, a distance of 589.05 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof.

THENCE departing the west line of said 50.27 acre tract, through the interior of said Remnant Portion, the following ten (10) courses and distances:

1. S 67°07'27" W, a distance of 25.45 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 2. S 23°11'03" W, a distance of 134.33 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 3. S 49°13'07" W, a distance of 30.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 4. S 78°15'41" W, a distance of 92.09 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 5. N 73°51'17" W, a distance of 63.09 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 6. S 68°33'50" W, a distance of 230.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 7. N 21°26'10" W, a distance of 97.56 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set for a point of non-tangent curvature hereof,
 8. along the arc of a curve to the right, having a radius of 55.00 feet, a central angle of 79°28'07", a chord bearing and distance of N 74°18'25" W, 70.32 feet, an arc length of 76.28 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 9. S 68°33'50" W, a distance of 98.94 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" set hereof,
 10. N 21°26'10" W, a distance of 865.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found for a point in the south line of said Mustang Creek, Phase 4, some being a point in the northeasterly line of said Remnant Portion, for the northeast corner hereof.
- THENCE with the northeasterly line of said Remnant Portion, some being the south line of said Mustang Creek, Phase 4, the following four (4) courses and distances:
1. N 68°33'50" E, a distance of 305.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found hereof,
 2. S 21°26'10" E, a distance of 365.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found hereof,
 3. N 68°33'50" E, a distance of 335.00 feet to a 1/8" iron rod with yellow cap marked "Pape-Dawson" found hereof,
 4. N 68°18'38" E, a distance of 32.38 feet to the POINT OF BEGINNING and containing 12.112 acres in Williamson County Texas. Said tract being described in accordance with a survey plat prepared by Pape-Dawson Engineers, Inc. under Job No. S1048-05.

FOR REVIEW ONLY, NOT FOR FINAL RECORDATION



AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
19001 N MOPAC DDPY, BLDG 3, STE 300 | AUSTIN, TX 78758 | 512.454.8771
TSPS FIRM REGISTRATION #475 | TSPS FIRM REGISTRATION #10308801

DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

SHEET 3 OF 4

**FINAL PLAT
OF
MUSTANG CREEK, PHASE 5**

A 19.868 ACRE TRACT OF LAND BEING OUT OF THE REMNANT PORTION OF
A CALLED 153.340 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF
TEXAS, L.P., RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL
PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SITUATED IN THE JOHN
DINES SURVEY, ABSTRACT NO. 196, IN WILLIAMSON COUNTY TEXAS.

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THAT CONTINENTAL HOMES OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP, AS OWNERS OF
THE CERTAIN 153.340 ACRE TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A SPECIAL
WARRANTY DEED RECORDED IN DOCUMENT NO. 2019098376 OF THE OFFICIAL PUBLIC RECORDS
OF WILLIAMSON COUNTY, TEXAS, DOES HEREBY SUBDIVIDE SAID 19.868 ACRE TRACT AS SHOWN
HEREON, AND DOES HEREBY CONSENT TO ALL PLAT NOTES AND REQUIREMENTS SHOWN
HEREON, AND DOES HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, RIGHT-OF-WAY,
EASEMENTS, AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY
OF HUTTO MAY DEEM APPROPRIATE.

THIS SUBDIVISION IS TO BE KNOWN AS MUSTANG CREEK, PHASE 5.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 11 DAY OF May, 2021.

CONTINENTAL HOME OF TEXAS, L.P., A TEXAS LIMITED PARTNERSHIP

BY: CITEK OF TEXAS, INC.
A DELAWARE CORPORATION,
ITS SOLE GENERAL PARTNER

BY: Adib Khoury
ADIB KHOURY, ASSISTANT SECRETARY

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

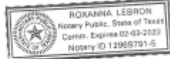
KNOW ALL MEN BY THESE PRESENTS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ADIB
KHOURY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES
AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11 DAY OF May, 2021.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Rokanna Lebron
NOTARY PRINTED OR TYPED NAME

MY COMMISSION EXPIRES: 02-03-2027



ENGINEER'S CERTIFICATION

I, DUSTIN GOSS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY
CERTIFY THAT THIS (MUSTANG CREEK, PHASE 5) PLAT IS IN COMPLIANCE WITH THE CODES
AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 7th DAY
OF May, 2021.

Dustin Goss
DUSTIN GOSS
REGISTERED PROFESSIONAL ENGINEER NO. 91805
PAPE-DAWSON ENGINEERS, INC.
TSPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

SURVEYOR'S CERTIFICATION

I, VALERIE ZURCHER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS,
HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN
ACTUAL SURVEY OF THE PROPERTY AND THAT THE PROPERTY MARKERS AND MONUMENTS
WERE PLACED UNDER MY SUPERVISION ON THE GROUND. THE FIELD WORK WAS COMPLETED ON
June 7, 2020.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT TRAVIS, COUNTY, TEXAS THIS 6th DAY
OF July, 2021.

Valerie Zurcher
VALERIE ZURCHER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6222
PAPE-DAWSON ENGINEERS, INC.
TSPE, FIRM REGISTRATION NO. 470
TBPLS, FIRM REGISTRATION NO. 10028801

**APPROVAL
CITY OF HUTTO**

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE
9 DAY OF September, 2021.

Mike Snyder
MIKE SNYDER, MAYOR
Holly Mary
HOLLY MARY, CITY SECRETARY

9/2/21
DATE
9/2/21
DATE



THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF HUTTO,
THIS THE 2 DAY OF September, 2021.

Robert L. Lippert
ROBERT L. LIPPERT, ASSESSOR
DIRECTOR OF DEVELOPMENT SERVICES

9-2-21
DATE

WATER DISTRICT APPROVAL

THIS SUBDIVISION IS IN ACCORDANCE WITH THE TERMS OF THE NON-STANDARD SERVICE
AGREEMENT BETWEEN JOHNNY WATER SPECIAL UTILITY DISTRICT AND CONTINENTAL HOMES OF
TEXAS, L.P.

Vicente Carrizales
VICENTE CARRIZALES

9/19/2021
DATE

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §

KNOW ALL MEN BY THESE PRESENTS

THAT I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY
THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATION OF AUTHENTICATION, WAS
FILED FOR RECORD IN MY OFFICE ON THE 16th DAY OF September, 2021
A.D. AT 9:13 O'CLOCK A.M. AND JULY RECORDED ON THE 16th DAY OF
September, 2021 A.D. AT 9:31 O'CLOCK A.M. IN THE OFFICIAL
PUBLIC RECORDS OF SAID COUNTY, IN DOCUMENT NO. 2021141123
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT
MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT OF WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie
BRENDA MCKENZIE, DEPUTY



FOR REVIEW ONLY, NOT FOR FINAL RECORDATION
**PAPE-DAWSON
ENGINEERS**

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
19801 N WOPAC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.0711
TSPE FIRM REGISTRATION 4470 | TBPLS FIRM REGISTRATION 49338801

DATE OF PLAT PREPARATION: APRIL 6, 2020
DATE OF PLAT SUBMITTAL: JUNE 12, 2020

SHEET 4 OF 4

EXHIBIT D - HOMEBUYER DISCLOSURES

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

- Lot Type 1
- Parcel R599935

LOT TYPE 1 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$18,145.96

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Installments Due 1/31	Principal	Interest [a]	Administrative Expenses	Annual Installment
2023	\$ 216.96	\$ 1,113.85	\$ 95.11	\$ 1,425.92
2024	\$ 226.82	\$ 1,100.62	\$ 97.02	\$ 1,424.46
2025	\$ 236.69	\$ 1,086.79	\$ 98.96	\$ 1,422.43
2026	\$ 256.41	\$ 1,072.35	\$ 100.94	\$ 1,429.70
2027	\$ 266.27	\$ 1,056.72	\$ 102.95	\$ 1,425.95
2028	\$ 276.13	\$ 1,040.48	\$ 105.01	\$ 1,421.63
2029	\$ 295.86	\$ 1,023.65	\$ 107.11	\$ 1,426.62
2030	\$ 315.58	\$ 1,005.61	\$ 109.26	\$ 1,430.44
2031	\$ 325.44	\$ 986.36	\$ 111.44	\$ 1,423.25
2032	\$ 345.17	\$ 966.52	\$ 113.67	\$ 1,425.36
2033	\$ 364.89	\$ 945.47	\$ 115.94	\$ 1,426.31
2034	\$ 384.62	\$ 923.22	\$ 118.26	\$ 1,426.10
2035	\$ 414.20	\$ 899.77	\$ 120.63	\$ 1,434.60
2036	\$ 433.93	\$ 874.52	\$ 123.04	\$ 1,431.48
2037	\$ 453.65	\$ 848.06	\$ 125.50	\$ 1,427.21
2038	\$ 483.23	\$ 820.40	\$ 128.01	\$ 1,431.64
2039	\$ 512.82	\$ 790.93	\$ 130.57	\$ 1,434.32
2040	\$ 542.41	\$ 759.66	\$ 133.18	\$ 1,435.25
2041	\$ 571.99	\$ 726.59	\$ 135.85	\$ 1,434.43
2042	\$ 601.58	\$ 691.71	\$ 138.56	\$ 1,431.85
2043	\$ 641.03	\$ 655.03	\$ 141.33	\$ 1,437.39
2044	\$ 670.61	\$ 615.94	\$ 144.16	\$ 1,430.72
2045	\$ 710.06	\$ 575.05	\$ 147.04	\$ 1,432.16
2046	\$ 749.51	\$ 531.76	\$ 149.99	\$ 1,431.25
2047	\$ 798.82	\$ 486.06	\$ 152.99	\$ 1,437.86
2048	\$ 848.13	\$ 437.35	\$ 156.04	\$ 1,441.52
2049	\$ 897.44	\$ 385.63	\$ 159.17	\$ 1,442.24
2050	\$ 946.75	\$ 330.91	\$ 162.35	\$ 1,440.01
2051	\$ 996.06	\$ 273.18	\$ 165.60	\$ 1,434.84
2052	\$ 1,055.23	\$ 212.45	\$ 168.91	\$ 1,436.59
2053	\$ 1,124.26	\$ 148.11	\$ 172.29	\$ 1,444.65
2054	\$ 1,183.43	\$ 79.56	\$ 175.73	\$ 1,438.72
Total	\$ 18,145.96	\$ 23,464.31	\$ 4,206.61	\$ 45,816.88

[a] Per the City and Corporation Interlocal Agreement Debt Service Schedule

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

PARCEL R599935 HOMEBUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

PARCEL R599935 PRINCIPAL ASSESSMENT: \$13,145.96

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - PARCEL R599935

Installments		Administrative			
Due 1/31	Principal	Interest [a]	Expenses	Annual Installment	
2023	\$ 157.18	\$ 806.93	\$ 69.61	\$ 1,033.73	
2024	\$ 164.32	\$ 797.35	\$ 71.01	\$ 1,032.68	
2025	\$ 171.47	\$ 787.33	\$ 72.43	\$ 1,031.22	
2026	\$ 185.76	\$ 776.87	\$ 73.87	\$ 1,036.51	
2027	\$ 192.90	\$ 765.55	\$ 75.35	\$ 1,033.80	
2028	\$ 200.05	\$ 753.79	\$ 76.86	\$ 1,030.69	
2029	\$ 214.34	\$ 741.59	\$ 78.40	\$ 1,034.32	
2030	\$ 228.63	\$ 728.52	\$ 79.96	\$ 1,037.11	
2031	\$ 235.77	\$ 714.58	\$ 81.56	\$ 1,031.91	
2032	\$ 250.06	\$ 700.20	\$ 83.19	\$ 1,033.45	
2033	\$ 264.35	\$ 684.95	\$ 84.86	\$ 1,034.16	
2034	\$ 278.64	\$ 668.84	\$ 86.55	\$ 1,034.03	
2035	\$ 300.07	\$ 651.85	\$ 88.29	\$ 1,040.20	
2036	\$ 314.36	\$ 633.55	\$ 90.05	\$ 1,037.96	
2037	\$ 328.65	\$ 614.38	\$ 91.85	\$ 1,034.88	
2038	\$ 350.08	\$ 594.34	\$ 93.69	\$ 1,038.11	
2039	\$ 371.52	\$ 573.00	\$ 95.56	\$ 1,040.07	
2040	\$ 392.95	\$ 550.34	\$ 97.47	\$ 1,040.77	
2041	\$ 414.38	\$ 526.38	\$ 99.42	\$ 1,040.19	
2042	\$ 435.82	\$ 501.11	\$ 101.41	\$ 1,038.34	
2043	\$ 464.40	\$ 474.54	\$ 103.44	\$ 1,042.38	
2044	\$ 485.83	\$ 446.22	\$ 105.51	\$ 1,037.56	
2045	\$ 514.41	\$ 416.60	\$ 107.62	\$ 1,038.63	
2046	\$ 542.99	\$ 385.24	\$ 109.77	\$ 1,037.99	
2047	\$ 578.71	\$ 352.13	\$ 111.97	\$ 1,042.80	
2048	\$ 614.43	\$ 316.84	\$ 114.21	\$ 1,045.48	
2049	\$ 650.15	\$ 279.37	\$ 116.49	\$ 1,046.02	
2050	\$ 685.88	\$ 239.73	\$ 118.82	\$ 1,044.43	
2051	\$ 721.60	\$ 197.91	\$ 121.20	\$ 1,040.71	
2052	\$ 764.47	\$ 153.91	\$ 123.62	\$ 1,042.00	
2053	\$ 814.48	\$ 107.30	\$ 126.09	\$ 1,047.87	
2054	\$ 857.34	\$ 57.64	\$ 128.62	\$ 1,043.60	
Total	\$ 13,145.96	\$ 16,998.87	\$ 3,078.77	\$ 33,223.60	

[a] Per the City and Corporation Interlocal Agreement Debt Service Schedule

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

AGENDA ITEM REPORT

9.5.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-036 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Cross Creek Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-036 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Cross Creek Co-Op Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:



CROSS CREEK
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE
AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this 2022 Annual Service Plan Update shall have the meanings set forth in the 2018 Service and Assessment Plan (the “2018 SAP”), used for the levying of Special Assessments.

The PID was created pursuant to Texas Local Government Code Chapter 372 by Resolution No. R-18-06-07-9A on June 7, 2018 by the City Council of the City to finance certain Authorized Improvements for the benefit of the property in the PID.

On January 17, 2019 the City Council accepted and approved the 2018 SAP for the PID by adopting ordinance No. O-19-01-17-9A which approved the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

The 2018 SAP identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. The City adopted the Assessment Roll identifying the Assessments on each Lot or Parcel within the PID, based on the method of assessment identified in the 2018 SAP.

On July 3, 2019, the City approved the 2019 Annual Service Plan Update for the PID. The 2019 Annual Service Plan Update also updated the Assessment Roll for 2019.

On September 17, 2020, the City approved the 2020 Annual Service Plan Update for the PID by adopting ordinance No. O-2020-035. The 2020 Annual Service Plan Update also updated the Assessment Roll for 2020.

On September 2, 2021, the City approved the 2021 Annual Service Plan Update for the PID by adopting ordinance No. O-2021-051. The 2021 Annual Service Plan Update also updated the Assessment Roll for 2021.

Pursuant to Texas Local Government Code Chapter 372, the 2018 SAP must be reviewed and updated annually. This document is the annual update to the Service and Assessment Plan for 2022. This Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

The following plats have been recorded within the PID.

- Cross Creek Phase 1 Plat
- Cross Creek Phase 2 Plat
- Cross Creek Phases 3 and 4 Plat

See **Exhibit B** for the Cross Creek Phases 3 and 4 Plat which was recorded with county on May 11, 2021.

LOT AND HOME SALES

As of June 30, 2020, the first phase, comprised of 213 lots was completed and accepted by the City. As of December 20, 2020, the second phase, comprised of 107 lots was completed and accepted by the City. The final phase of development is under construction and comprises 168 residential lots. As of March 31, 2022, construction is completed on 299 units with 320 sold to end users. The estimated date of completion for all units is April 2023.

See **Exhibit D** for Homebuyer Disclosures.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements remains at \$7,200,986 as shown on the table below.

Authorized Improvements	Total Budget ¹	Actual Spent ²	% Complete
Carl Stern Extension, Bridge and Road	\$ 2,702,630	\$ 2,702,630	100%
Cottonwood Creek and Other Drainage	\$ 1,118,563	\$ 1,118,563	100%
Landscaping and Perimeter Walls	\$ 1,179,250	\$ 605,905	51%
Waterline	\$ 597,650	\$ 597,650	100%
Wastewater	\$ 930,703	\$ 930,703	100%
Parks, Open Space and Trails	\$ 458,000	\$ 216,056	47%
Engineering and Planning Costs	\$ 214,190	\$ 214,190	100%
Total Authorized Improvements	\$ 7,200,986	\$ 6,385,697	89%

Footnotes:

¹ Per the 2018 SAP.

² Per the Quarterly Report prepared by the developer for the period ending May 31, 2022.

OUTSTANDING SPECIAL ASSESSMENT

The PID has an outstanding Special Assessment of \$6,515,000.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$476,101.80.
- **Administrative Expenses** – The cost of administering the PID and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Special Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment is \$49,212.00.

Due January 31, 2023		
Cross Creek PID		
Principal	\$	80,000.00
Interest	\$	396,101.80
Administrative Expenses	\$	49,212.00
Total Annual Installment	\$	525,313.80

Administrative Expenses Breakdown		
P3 Works Administration	\$	31,212.00
City Auditor		2,500.00
Filing Fees		1,000.00
County Collection		500.00
Miscellaneous		1,000.00
Draw Request Review		12,000.00
Dev/Issuer CDA Review		1,000.00
Total Annual Collection Costs	\$	49,212.00

See **Exhibit C** for the debt service schedule as shown in the City and Corporation Interlocal Agreement.

PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL

No full prepayments of Special Assessments have occurred within the PID.

PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS

No partial prepayments of Special Assessments have occurred within the PID.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions of the PID Bonds have occurred.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Cross Creek PID					
Annual Installments Due	1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal	\$ 80,000	\$ 85,000	\$ 90,000	\$ 95,000	\$ 100,000
Interest	396,102	391,343	386,283	380,924	375,264
	\$ 476,102	\$ 476,343	\$ 476,283	\$ 475,924	\$ 475,264
Annual Collection Costs	\$ 49,212	\$ 50,196	\$ 51,200	\$ 52,224	\$ 53,269
Total Annual Installment	\$ 525,314	\$ 526,539	\$ 527,484	\$ 528,148	\$ 528,533

ASSESSMENT ROLL

The list of current Parcels or Lots within the PID, the corresponding total assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R584883	102-A WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 46, (GREENLINK)	Non-Benefited	\$ -	\$ -
R584884	208 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 59	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584885	206 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 60	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584886	204 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 61	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584887	202 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 62	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584888	200 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 63	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584889	110 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 64	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584890	108 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 65	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584891	106 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 66	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584892	104 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 67	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584893	102 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 68	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584894	100 WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 69	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584895	100-A WATERWAY AVE	CROSS CREEK PH 1, BLOCK A, Lot 70	Non-Benefited	\$ -	\$ -
R584896	326 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 84	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584897	400-A WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 85	Non-Benefited	\$ -	\$ -
R584898	400 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 86	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584899	402 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 87	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584900	404 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 88	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584901	406 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 89	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584902	408 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 90	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584903	410 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 91	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584904	412 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 92	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584905	414 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 93	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584906	416 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 94	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584907	418 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 95	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584908	420 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 96	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584909	422 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 97	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584910	424 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 98	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584911	426 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 99	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584912	428 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 100	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584913	430 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 101	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584914	432 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 102	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584915	434 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 103	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584916	436 WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 104	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584917	436-A WINDY REED RD	CROSS CREEK PH 1, BLOCK A, Lot 105, (GREENLINK/PUE)	Non-Benefited	\$ -	\$ -

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R584918	102-A BRIDGES AT CROSS CREEK BLVD	CROSS CREEK PH 1, BLOCK A, Lot 119, (GREENLINK/PUE)	Non-Benefited	\$ -	\$ -
R584919	200 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK A, Lot 129	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584920	202 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK A, Lot 130	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584921	204 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK A, Lot 131	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584922	206 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK A, Lot 132	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584923	208 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK A, Lot 133	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584924	1741 CARL STERN DR	CROSS CREEK PH 1, BLOCK A, Lot 134, (PARKLAND)	Non-Benefited	\$ -	\$ -
R584925	1001 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 74	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584926	1003 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 75	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584927	1005 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 76	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584928	1007 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 77	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584929	1009 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 78	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584930	1011 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 79	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584931	1013 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 80	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584932	1740 CARL STERN DR	CROSS CREEK PH 1, BLOCK G, Lot 81, (PARKLAND)	Non-Benefited	\$ -	\$ -
R584933	1006 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 82	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584934	1004 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 83	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584935	1002 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 84	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584936	1000 WHELK LOOP	CROSS CREEK PH 1, BLOCK G, Lot 85	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584937	509 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 86	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584938	511 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 87	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R584939	513 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 88	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584940	515 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 89	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584941	517 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 90	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584942	519 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 91	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584943	519-A MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 92, (GREENLINK/PUE)	Non-Benefited	\$ -	\$ -
R584944	521 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 93	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584945	523 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK G, Lot 94	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584946	416-A WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 38, (GREENLINK)	Non-Benefited	\$ -	\$ -
R584947	300 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 49	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584948	302 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 50	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584949	400 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 51	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584950	402 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 52	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584951	404 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 53	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584952	406 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 54	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584953	408 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 55	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584954	410 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 56	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584955	412 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 57	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584956	414 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 58	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584957	416 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 59	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R584958	500 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 60	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584959	502 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 61	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584960	504 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 62	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584961	506 WATERWAY AVE	CROSS CREEK PH 1, BLOCK H, Lot 63	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584962	416 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584963	418 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584964	500 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584965	502 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584966	504 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584967	506 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584968	508 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 21	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584969	510 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 22	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584970	512 MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 23	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584971	512-A MOSSY ROCK DR	CROSS CREEK PH 1, BLOCK K, Lot 24, (OPEN SPACE/PUE)	Non-Benefited	\$ -	\$ -
R584972	124 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 14	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584973	122 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 15	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584974	120 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 16	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584975	118 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 17	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584976	116 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 18	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584977	114 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 19	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584978	112 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 20	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584979	110 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 21	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584980	108 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 22	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584981	106 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 23	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584982	104 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 24	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584983	102 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 25	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584984	100 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK N, Lot 26	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R584985	205 WATERWAY AVE	CROSS CREEK PH 1, BLOCK O, Lot 1, (AMENITY)	Non-Benefited	\$ -	\$ -
R584986	100 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584987	102 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584988	104 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584989	106 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584990	108 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584991	110 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584992	112 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584993	114 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584994	116 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584995	118 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584996	120 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584997	122 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R584998	124 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R584999	126 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK P, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585000	403 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585001	405 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585002	407 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585003	409 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585004	411 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585005	413 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585006	415 WATERWAY AVE	CROSS CREEK PH 1, BLOCK Q, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585007	425 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585008	423 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585009	421 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585010	419 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585011	417 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585012	413 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585013	409 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585014	405 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585015	401 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK Q, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585016	119 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585017	117 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585018	115 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585019	113 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585020	111 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 21	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585021	109 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 22	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585022	107 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK Q, Lot 23	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585023	428 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585024	426 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585025	424 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585026	422 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585027	420 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585028	418 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585029	416 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585030	414 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585031	412 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585032	410 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585033	408 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585034	406 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585035	404 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585036	402 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585037	400 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK R, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R585038	205 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585039	207 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585040	209 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585041	211 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585042	213 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585043	215 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK R, Lot 21	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585044	401 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585045	403 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585046	405 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585047	407 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585048	411 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585049	413 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585050	415 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585051	417 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585052	419 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585053	423 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585054	425 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585055	427 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585056	429 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 13	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585057	433 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 14	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585058	435 WINDY REED RD	CROSS CREEK PH 1, BLOCK S, Lot 15	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585059	310 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 16	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585060	308 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 17	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585061	306 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 18	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585062	304 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 19	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585063	302 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 20	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585064	300 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 21	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585065	212 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 22	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585066	210 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 23	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585067	208 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 24	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585068	206 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 25	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585069	204 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 26	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585070	202 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 27	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585071	200 GRASSLANDS TRL	CROSS CREEK PH 1, BLOCK S, Lot 28	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585076	208 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK T, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585077	206 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK T, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585078	204 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK T, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585079	202 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK T, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585080	200 AUTUMN LEAF RD	CROSS CREEK PH 1, BLOCK T, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585081	1001 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R585082	1003 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585083	1005 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585084	1007 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585085	1009 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585086	1011 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585087	1008 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585088	1006 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 13	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585089	1004 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 14	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585090	1002 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 15	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585091	1000 COROLLA CT	CROSS CREEK PH 1, BLOCK T, Lot 16	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585092	201 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 17	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R585093	203 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 18	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R585094	205 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 19	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R585095	207 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 20	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R585096	209 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 21	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R585097	211 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK T, Lot 22	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R585098	200 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585099	202 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585100	204 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585101	206 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585102	208 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585103	210 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585104	212 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585105	214 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585106	216 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585107	218 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585108	220 CREEK HOLLOW DR	CROSS CREEK PH 1, BLOCK U, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585109	300 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK W, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585110	302 GOLDEN PLAINS PKWY	CROSS CREEK PH 1, BLOCK W, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R585111	602 BRIDGES AT CROSS CREEK BLVD	CROSS CREEK PH 1, BLOCK W, Lot 3, (PARKLAND)	Non-Benefited	\$ -	\$ -
R602764	206 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 32	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602765	208 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 33	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602766	210 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 34	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602767	212 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 35	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602768	300 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 36	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602769	302 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 37	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602770	304 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 38	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602771	306 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 39	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602772	308 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 40	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602773	310 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 41	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R602774	312 BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 42	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602775	BABBLEBROOK WAY	CROSS CREEK PH 2, BLOCK A, Lot 43, ACRES 0.13, (OPEN SPACE)	Non-Benefited	\$ -	\$ -
R602776	100 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 44	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602777	102 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 45	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602778	104 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 47	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602779	106 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 48	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602780	108 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 49	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602781	110 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 50	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602782	112 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 51	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602783	114 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 52	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602784	116 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 53	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602785	118 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 54	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602786	200 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 55	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602787	202 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 56	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602788	204 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 57	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602789	206 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK A, Lot 58	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602790	416 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 36	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602791	414 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 37	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602792	412 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 39	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602793	410 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 40	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602794	408 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 41	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602795	406 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 42	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602796	404 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 43	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602797	402 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 44	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602798	400 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 45	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602799	304 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 46	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602800	302 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 47	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602801	300 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK H, Lot 48	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602802	411 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602803	409 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602804	407 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602805	405 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602806	403 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602807	401 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK M, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602808	117 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602809	115 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602810	113 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602811	111 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602812	109 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 13	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602813	107 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 14	Lot Type 2	\$ 13,933.26	\$ 1,123.46

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R602814	105 GRAPEFRUIT RD	CROSS CREEK PH 2, BLOCK D, Lot 15	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602815	115 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602816	113 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602817	111 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602818	109 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602819	107 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602820	105 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602821	103 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602822	101 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK D, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602823	100 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602824	102 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602825	104 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602826	106 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602827	108 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602828	110 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602829	112 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602830	114 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602831	116 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602832	118 SOPAPILLA WAY	CROSS CREEK PH 2, BLOCK C, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602833	206 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602834	204 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602835	202 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602836	200 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602837	108 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602838	106 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602839	104 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602840	102 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602841	100 LOW BRAMBLE DR	CROSS CREEK PH 2, BLOCK E, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R602842	204 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602843	206 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602844	208 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602845	300 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602846	302 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602847	304 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602849	306 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602850	308 BANKSIDE DR	CROSS CREEK PH 2, BLOCK F, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602851	111 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602852	109 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602853	107 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602854	105 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R602855	103 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602856	101 OSTRACODA LN	CROSS CREEK PH 2, BLOCK J, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602857	100 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602858	102 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602859	104 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602860	106 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602861	108 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602862	110 OSTRACODA LN	CROSS CREEK PH 2, BLOCK M, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602863	206 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 26	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602864	204 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 27	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602865	202 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 28	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602866	200 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 29	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602867	110 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 30	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602868	108 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 31	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602869	106 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 32	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602870	104 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 33	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602871	102 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 34	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R602872	100 WIND TRL	CROSS CREEK PH 2, BLOCK H, Lot 35	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608369	300 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608370	302 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608371	304 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608372	306 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608373	308 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608374	310 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608375	312 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK A, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608376	1000 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608377	1002 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608378	1004 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608379	1006 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608380	1008 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608381	1010 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608382	1012 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608383	1014 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608384	1016 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608385	1018 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608386	1020 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608387	1022 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608388	1024 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608389	ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 21, ACRES 0.05, (GREENLINK/WATER)	Non-Benefited	\$ -	\$ -
R608390	100 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 22	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R608391	102 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 23	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608392	104 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 24	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608393	106 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 25	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608394	108 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 26	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608395	110 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 27	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608396	112 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 28	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608397	200 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 29	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608398	202 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 30	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608399	204 BABBLEBROOK WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 31	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608400	ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 135, ACRES 0.271, (OPEN SPACE)	Non-Benefited	\$ -	\$ -
R608466	1021 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608467	1019 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608468	1017 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608469	1015 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608470	1013 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608471	1011 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608472	1009 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608473	1007 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608474	1005 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608475	1003 ROUND BALE RD	CROSS CREEK PH 3 & 4, BLOCK B, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608476	400 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 11	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608477	402 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 12	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608478	404 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 13	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608479	406 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 14	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608480	408 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 15	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608481	410 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 16	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608482	412 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 17	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608483	414 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 18	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608484	416 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 19	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608485	418 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK B, Lot 20	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608487	419 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608488	417 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608489	415 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 3	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608490	413 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 4	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608491	411 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 5	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608492	409 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 6	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608493	407 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 7	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608494	405 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 8	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608495	403 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 9	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608496	401 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK C, Lot 10	Lot Type 1	\$ 12,559.20	\$ 1,012.67

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R608497	210 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK E, Lot 1	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608498	208 LOW BRAMBLE DR	CROSS CREEK PH 3 & 4, BLOCK E, Lot 2	Lot Type 1	\$ 12,559.20	\$ 1,012.67
R608499	200 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK F, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608500	202 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK F, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608501	110 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608502	108 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608503	106 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608504	104 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608505	102 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608506	100 BANKSIDE DR	CROSS CREEK PH 3 & 4, BLOCK H, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608507	1018 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608508	1016 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608509	1014 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608510	1012 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608511	1010 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608512	1008 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608513	1006 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 13	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608514	1004 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 14	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608515	1002 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 15	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608516	1000 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 16	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608517	312 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 17	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608518	310 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 18	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608519	308 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 19	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608520	306 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 20	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608521	304 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 21	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608522	302 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 22	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608523	300 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 23	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608524	210 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 24	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608525	208 WIND TRL	CROSS CREEK PH 3 & 4, BLOCK H, Lot 25	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608526	GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK H, Lot 64, ACRES 0.183, (OPEN SPACE)	Non-Benefited	\$ -	\$ -
R608527	1013 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608528	1011 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608529	1009 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608530	1007 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608531	1005 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608532	1003 GUADALUPE BASS RD	CROSS CREEK PH 3 & 4, BLOCK I, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608533	100 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608534	102 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608535	104 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608536	106 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R608537	108 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608538	110 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK I, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608539	111 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608540	109 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608541	107 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608542	105 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608543	103 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608544	101 OSIER PASS	CROSS CREEK PH 3 & 4, BLOCK J, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608545	300 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 71	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608546	302 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 72	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608547	304 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 73	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608548	306 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 74	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608549	308 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 75	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608550	310 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 76	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608551	312 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 77	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608552	314 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 78	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608553	316 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 79	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608554	318 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 80	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608555	320 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 81	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608556	322 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 82	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608557	324 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 83	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608558	301 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 1	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608559	303 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 2	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608560	305 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 3	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608561	307 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 4	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608562	309 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 5	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608563	311 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 6	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608564	313 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 7	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608565	315 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 8	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608566	317 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 9	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608567	319 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 10	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608568	321 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 11	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608569	323 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 12	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608570	325 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK N, Lot 13	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608634	500 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 106	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608635	502 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 107	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608636	504 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 108	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608637	506 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 109	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608638	508 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 110	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608639	510 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 111	Lot Type 3	\$ 13,933.26	\$ 1,123.46

Property ID	Property Address	Legal Description	Lot Type	Cross Creek PID	
				Outstanding Special Assessment	Annual Installment due 1/31/23
R608640	512 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 112	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608641	514 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 113	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608642	516 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 114	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608643	518 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 115	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608644	WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 116, ACRES 0.059, (GREENLINK/DRAINAGE)	Non-Benefited	\$ -	\$ -
R608645	520 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 117	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608646	522 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK A, Lot 118	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608647	1011 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 120	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608648	1009 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 121	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608649	1007 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 122	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608650	1005 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 123	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608651	1003 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 124	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608652	1001 WILD ANGLER WAY	CROSS CREEK PH 3 & 4, BLOCK A, Lot 125	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608653	409 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK A, Lot 126	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608654	407 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK A, Lot 127	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608655	405 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK A, Lot 128	Lot Type 3	\$ 13,933.26	\$ 1,123.46
R608656	501 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 1	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608657	503 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 2	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608658	505 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 3	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608659	507 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 4	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608660	509 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 5	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608661	511 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 6	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608662	513 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 7	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608663	515 WINDY REED RD	CROSS CREEK PH 3 & 4, BLOCK V, Lot 8	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608664	410 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 9	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608665	408 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 10	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608666	406 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 11	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608667	404 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 12	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608668	402 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 13	Lot Type 2	\$ 13,933.26	\$ 1,123.46
R608669	400 GRASSLANDS TRL	CROSS CREEK PH 3 & 4, BLOCK V, Lot 14	Lot Type 2	\$ 13,933.26	\$ 1,123.46
Total				\$ 6,515,000.00	\$ 525,313.80

Totals may not sum due to rounding.

EXHIBIT B – CROSS CREEK PHASES 3 AND 4 PLAT



2021069843 PLAT Total Pages: 6



PLAT MAP RECORDING SHEET

DEDICATOR(s):

MERITAGE HOMES OF TEXAS LLC

SUBDIVISION NAME: CROSS CREEK PHASES 3 AND 4

PROPERTY IS DESCRIBED AS: 36.60 ACRES WILLIAM GATLIN SURVEY
ABSTRACT NO 271

SUBMITTED BY: CITY OF HUTTO

DIGITALLY RECORDED

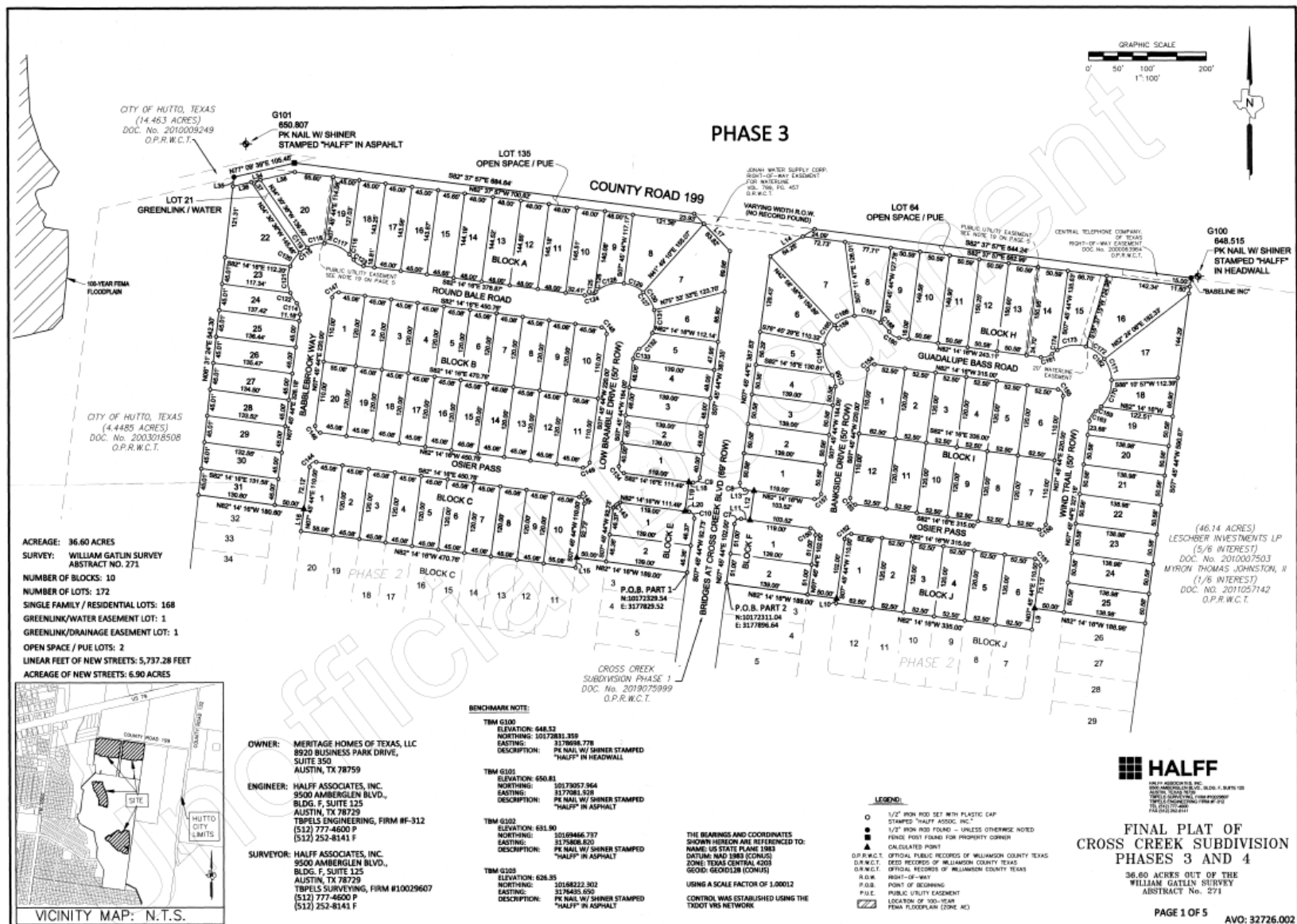
FILED AND RECORDED

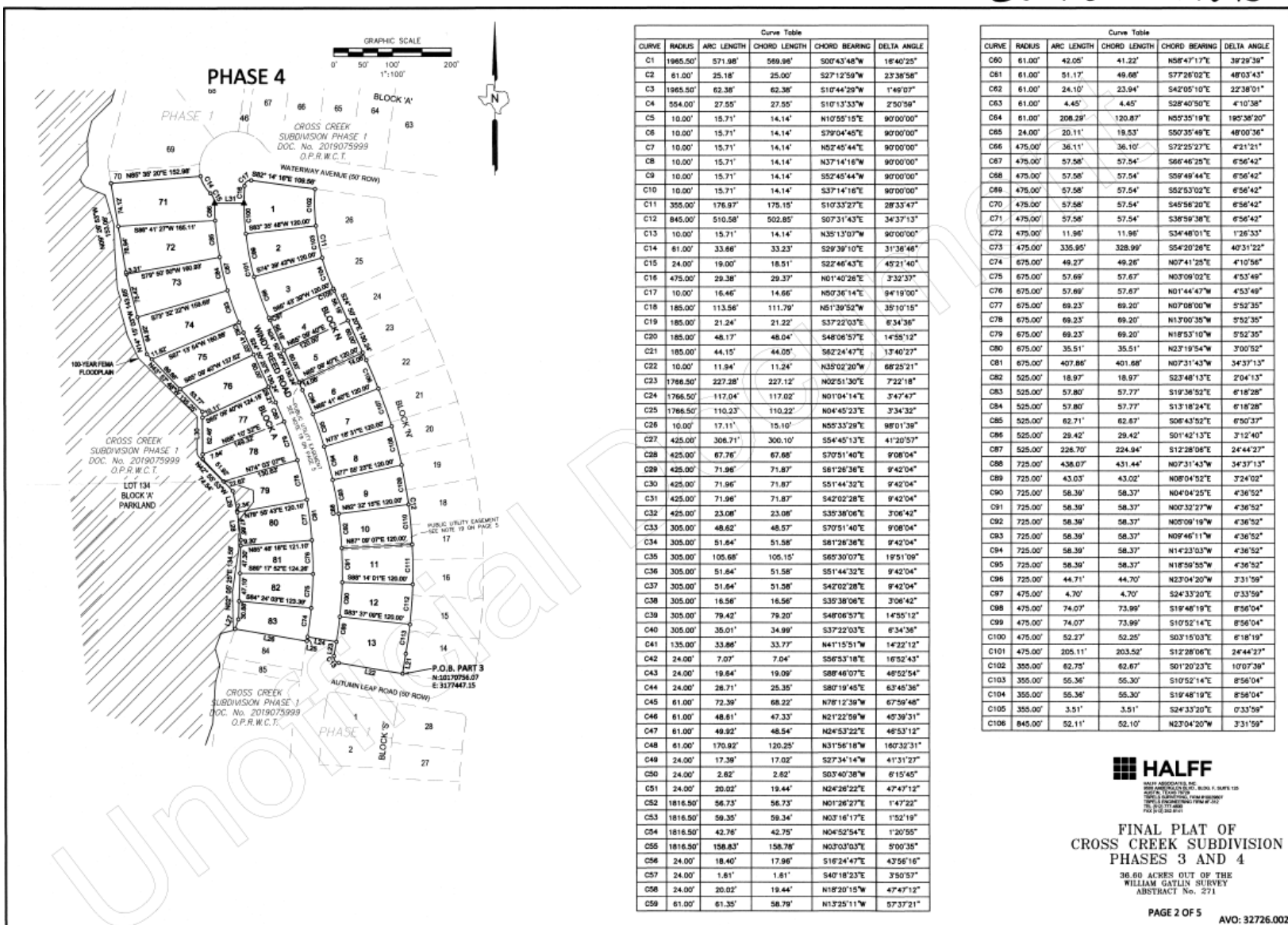
OFFICIAL PUBLIC RECORDS 2021069843

PLAT Fee: \$391.00
05/11/2021 09:57 AM BMCKENZIE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas







Doc # 2021069843

LEGAL DESCRIPTION:

BEING A 36.60 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS AND BEING OUT OF AND A PART OF A CALLED 167.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED TO MONTAGE HOMES OF TEXAS, L.P., AN ARIZONA LIMITED LIABILITY COMPANY, AND RECORDED IN DOCUMENT NUMBER 2018010406 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.A.W.C.T.), SAID 36.60 ACRES OF LAND, HEREINAFTER DESIGNATED BY PARTS 1, 2, 3 AND 4 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

PART 1 - 11.70 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of Bridges at Cross Creek Blvd (89° ROW) as delineated by Cross Creek Subdivision Phase 1, a legal subdivision according to the plat of record in Document Number 2018070599 of said O.P.A.W.C.T., for the southeast corner hereof;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

1. N62°14'16"W a distance of 189.00 feet to a calculated point,
2. S07°45'44"W a distance of 17.37 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N62°14'16"W a distance of 476.76 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 37.88 feet to a calculated point,
5. N62°14'16"W a distance of 180.80 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of said 167.461 acres tract, same being the east line of a called 4.485 acres tract described in a General Warranty Deed to the City of Hutto and recorded in Document Number 2003018508 of said O.P.A.W.C.T., for the southwest corner hereof;

THENCE with said west line of the 167.461 acres tract, same being said east line of the 4.485 acres tract, N65°31'24"E a distance of 542.30 feet to a fence post found in the south right-of-way line of County Road 299 (CR 299), a recorded width right-of-way (no recording found) for an angle point in the north line of said 11.70 acres tract and this tract;

CONTINUING with said north line of the 167.461 acres tract, same being said south right-of-way line of CR 299, S82°57'37"E a distance of 584.54 feet, to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Bridges at Cross Creek Blvd, for the northeast corner hereof;

THENCE with said west right-of-way line of Bridges at Cross Creek Blvd, the following eight (8) courses and distances:

1. S43°49'08"E a distance of 87.75 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. S07°45'44"W a distance of 387.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S22°45'44"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N62°14'16"W a distance of 7.51 feet to a calculated point,
5. S07°45'44"W a distance of 50.00 feet to a calculated point,
6. S62°14'16"E a distance of 7.51 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S27°14'16"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. S07°45'44"W a distance of 92.73 feet to said POINT OF BEGINNING and containing 11.70 acres.

PART 2 - 9.97 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of said Bridges at Cross Creek Blvd, for the southeast corner hereof;

THENCE with said east right-of-way line of Bridges at Cross Creek Blvd (89° ROW), the following seven (7) courses and distances:

1. N07°45'44"E a distance of 102.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N62°45'44"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. S62°14'16"E a distance of 15.48 feet to a calculated point,
4. N67°45'44"E a distance of 50.00 feet to a calculated point,
5. N62°14'16"W a distance of 15.48 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N37°14'16"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N07°45'44"E a distance of 187.83 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N58°51'43"E a distance of 88.34 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said south right-of-way line of CR 299, same being said north line of the 167.461 acres tract, for the northeast corner hereof;

THENCE with said south right-of-way line of CR 299, and said north line of the 167.461 acres tract, S82°57'37"E a distance of 644.24 feet, to the 1/2-inch iron rod with plastic cap stamped "BASELINE (INC)" found in said south right-of-way line of CR 299, same being the northeast corner of said 167.461 acres tract, and the northeast corner of a called 46.14 acre tract described in a Special Warranty Deed to Leachner Investments, LP and recorded in Document Number 20100017503 of said O.P.A.W.C.T., for the northeast corner hereof;

THENCE with the east line of said 167.461 acres tract, same being the west line of said 46.14 acres tract, S07°45'44"W a distance of 590.87 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set for the southeast corner hereof;

THENCE into and across said 167.461 acres tract, the following five (5) courses and distances:

1. N62°14'16"W a distance of 188.58 feet to a calculated point,
2. S07°45'44"W a distance of 66.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N62°14'16"W a distance of 135.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N07°45'44"E a distance of 8.00 feet to a calculated point,
5. N62°14'16"W a distance of 189.00 feet to said POINT OF BEGINNING and containing 9.97 acres.

PART 3 - 5.85 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the north right-of-way line of Autumn Leaf Road (50° ROW) as delineated by Cross Creek Subdivision Phase 1, the largest subdivision according to the plat of record in Document Number 2018070599 of said O.P.A.W.C.T., same being the southeast corner of Lot 14, Block A, said Cross Creek Subdivision Phase 1, for the southeast corner hereof;

THENCE with said north right-of-way line of Autumn Leaf Road, the following two (2) courses and distances:

1. N80°13'07"W a distance of 110.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N53°13'07"W a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east right-of-way line of Windy Reed Road (50° ROW) as delineated by said Cross Creek Subdivision Phase 1;

THENCE with said east right-of-way line of Windy Reed Road, N09°46'53"E a distance of 24.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE across said Windy Reed Road, N80°13'07"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west right-of-way line of said Windy Reed Road;

THENCE with said west right-of-way line of Windy Reed Road, S09°46'53"W a distance of 7.35 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 84, Block A, said Cross Creek Subdivision Phase 1;

THENCE with the north line of Lot 84, Block A, N80°13'07"W a distance of 123.47 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of Lot 134, Block A, said Cross Creek Subdivision Phase 1, same being the northwest corner of said Lot 84, Block A, for the southeast corner hereof;

THENCE with said east line of Lot 134, Block A, and the west line of said 5.85 acres tract, the following nine (9) courses and distances:

1. N43°7'05"E a distance of 17.20 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N07°45'23"E a distance of 134.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N07°45'23"W a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
4. N12°05'23"W a distance of 34.42 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N42°53'53"W a distance of 74.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N02°14'44"W a distance of 80.41 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N43°7'48"W a distance of 125.25 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N41°49'10"W a distance of 143.65 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N02°53'53"W a distance of 153.86 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of Lot 70, Block A, said Cross Creek Subdivision Phase 1, for the northeast corner hereof;

THENCE with the south line of said Lot 70, Block A, N89°34'20"E a distance of 152.98 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the beginning of a curve to the left, same being in said west right-of-way line of Windy Reed Road;

THENCE with said west right-of-way line of Windy Reed Road, the following two (2) courses and distances:

1. with the arc of a curve to the left a distance of 59.66 feet, said curve having a radius of 61.00 feet, a central angle of 51°34'48", and a chord bearing S29°39'10"E a distance of 33.33 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 18.00 feet, said curve having a radius of 24.00 feet, a central angle of 45°21'40", and a chord bearing S27°46'42"E a distance of 18.51 feet to a calculated point;

THENCE across said Windy Reed Road, N89°34'20"E a distance of 50.00 feet to a calculated point in said east right-of-way line of Windy Reed Road;

THENCE with said east right-of-way line of Windy Reed Road, the following two (2) courses and distances:

1. with the arc of a curve to the right a distance of 28.38 feet, said curve having a radius of 475.00 feet, a central angle of 03°32'37", and a chord bearing N61°40'28"E a distance of 29.97 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.46 feet, said curve having a radius of 10.00 feet, a central angle of 94°19'00", and a chord bearing N50°76'14"E a distance of 14.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of Waterway Avenue (50° ROW) as delineated by said Cross Creek Subdivision Phase 1;

THENCE with said south right-of-way line of Waterway Avenue, S82°14'28"E a distance of 108.56 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 26, Block A, said Cross Creek Subdivision Phase 1, for the northeast corner hereof;

THENCE in part with the west line of said Lot 26 and in part with the west line of Lot 25 of said Block N with the arc of a curve to the left a distance of 176.97 feet, said curve having a radius of 355.00 feet, a central angle of 03°19'40", and a chord bearing S32°32'27"E a distance of 175.15 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE in part with said west line of Lot 25 and in part with the west line of Lots 24, 23 and 22 of said Block N, S24°50'20"E a distance of 130.24 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE in part with said west line of Lot 22 and in part with the west line of Lots 21, 20, 19, 18, 17, 16, 15 and 14 of said Block N with the arc of a curve to the right a distance of 325.58 feet, said curve having a radius of 845.00 feet, a central angle of 84°17'12", and a chord bearing S07°31'43"E a distance of 502.85 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

PART 4 - 8.08 ACRES

BEGINNING at a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Bridges at Cross Creek Blvd, same being in said east line of Lot 134, Block A, for the south corner hereof;

THENCE with said east line of Lot 134, Block A, the following thirteen (13) courses and distances:

1. N61°15'49"W a distance of 168.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. N29°37'28"W a distance of 71.09 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. N07°36'34"W a distance of 29.13 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,

4. N88°54'27"W a distance of 80.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
5. N49°48'09"W a distance of 84.49 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
6. N42°52'12"W a distance of 79.89 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
7. N48°58'50"W a distance of 75.46 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
8. N41°49'30"W a distance of 75.36 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
9. N38°58'58"W a distance of 73.02 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
10. N48°50'30"W a distance of 62.39 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
11. N07°41'38"W a distance of 75.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
12. N37°22'13"W a distance of 68.69 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
13. N11°10'24"W a distance of 21.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of Lot 325, Block A, Cross Creek Subdivision Phase 1, for the northwest corner hereof;

THENCE with the south line of said Lot 305, N55°35'15"E a distance of 175.72 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west right-of-way line of Windy Reed Road, same being the southeast corner of said Lot 305;

THENCE with said west right-of-way line of Windy Reed Road, S34°04'45"E a distance of 57.54 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set;

THENCE across said Windy Reed Road, N55°35'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said east right-of-way line of Windy Reed Road, same being the west line of Lot 1, Block V, said Cross Creek Subdivision Phase 1;

THENCE with said east right-of-way line of Windy Reed Road, same being said west line of Lot 1, Block V, the following two (2) courses and distances:

1. N34°04'45"W a distance of 20.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing N10°55'15"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the south right-of-way line of Golden Plains Parkway (50° ROW) as delineated by said Cross Creek Subdivision Phase 1;

THENCE with said south right-of-way line of Golden Plains Parkway, the following three (3) courses and distances:

1. with the arc of a curve to the right a distance of 15.71 feet, said curve having a radius of 10.00 feet, a central angle of 90°00'00", and a chord bearing S29°04'45"E a distance of 14.14 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of said Lot 14, Block V,
2. S34°04'45"E a distance of 4.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the east line of said Lot 14, Block V,
3. N55°35'15"E a distance of 50.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in the west line of Lot 125, Block A, said Cross Creek Subdivision Phase 1;

THENCE in part with said west line of Lot 125, Block A, in part with the south line of said Lot 125 and south line of Lots 130, 131, 132 and 133 of said Block A, the following three (3) courses and distances:

1. S24°04'45"E a distance of 106.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southwest corner of said Lot 125,
2. N55°35'15"E a distance of 130.68 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southeast corner of said Lot 130,
3. S88°11'15"E a distance of 171.59 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of Bridges at Cross Creek Blvd, same being the southeast corner of said Lot 133, for the northeast corner hereof;

THENCE with said west line of Bridges at Cross Creek Blvd, with the arc of a curve to the right a distance of 571.98 feet, said curve having a radius of 1965.50 feet, a central angle of 18°40'25", and a chord bearing S00°43'48"W a distance of 569.96 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of Lot 115, Block A said Cross Creek Subdivision Phase 1;

THENCE in part with the north line of said Lot 115 and in part with the west and the south line of said Lot 115, the following three (3) courses and distances:

1. N62°47'01"W a distance of 127.31 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the northeast corner of said Lot 115,
2. with the arc of a curve to the right a distance of 25.18 feet, said curve having a radius of 61.00 feet, a central angle of 23°38'58", and a chord bearing S27°12'58"W a distance of 25.00 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set at the southeast corner of said Lot 115,
3. S62°47'01"E a distance of 135.32 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set in said west line of Bridges at Cross Creek Blvd, same being the southeast corner of said Lot 115;

THENCE with said west line of Bridges at Cross Creek Blvd, the following three (3) courses and distances:

1. with the arc of a curve to the right a distance of 62.38 feet, said curve having a radius of 1965.50 feet, a central angle of 07°49'07", and a chord bearing S37°44'22"W a distance of 62.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
2. S11°59'05"W a distance of 68.38 feet to a 1/2-inch iron rod with plastic cap stamped "HALFF" set,
3. with the arc of a curve to the left a distance of 27.55 feet, said curve having a radius of 554.00 feet, a central angle of 02°50'59", and a chord bearing S37°13'33"W a distance of 27.55 feet to said POINT OF BEGINNING and containing 8.08 acres.

PART 1
PART 2
PART 3
PART 4
TOTAL

11.70 ACRES
9.97 ACRES
5.85 ACRES
8.08 ACRES
36.60 ACRES



FINAL PLAT OF CROSS CREEK SUBDIVISION PHASES 3 AND 4

36.60 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT NO. 271

PAGE 4 OF 5

AVO: 32726.002

Doc# 2021069843

PLAT NOTES:

- NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
- BUILDING SETBACK LINES SHALL IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
- A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ON EACH SIDE OF ALL NEAR LOT LINES.
- A TEN (10) FOOT PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY DEDICATED ALONG ALL STREET SIDE PROPERTY LINES.
- SIDEWALKS SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL STREETS WITHIN AND BOUNDING THIS SUBDIVISION, WITH THE FOLLOWING EXCEPTION: CARL STERN DRIVE WILL BE PROVIDED WITH AN 8' SIDEWALK ON THE NORTH SIDE OF THE STREET.
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
- STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
- WATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WATER AND WASTEWATER SYSTEM IMPROVEMENTS ARE INSTALLED TO THIS SITE. THE CITY OF HUTTO ASSUMES NO OBLIGATIONS FOR INSTALLING ANY WATER AND WASTEWATER IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
- IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATION SHOULD BE BUILT AT LEAST ONE-FOOT ABOVE THE SURROUNDING GROUND, AND THE GROUND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE 1/2" PER FOOT FOR A DISTANCE OF AT LEAST 10 FEET.
- ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
- A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE, DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.
- UTILITY PROVIDERS FOR THIS DEVELOPMENT ARE:
WATER: CITY OF HUTTO
ELECTRIC: ONCOR
NATURAL GAS: ATMOS ENERGY
PHONE/CABLE: SPECTRUM BUSINESS & CENTURYLINK
- ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE-FAMILY USE, UNLESS OTHERWISE SPECIFIED.
- ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
- BLOCK A, LOT 21 GREENLINK/WATER EASEMENT; BLOCK A, LOT 136 GREENLINK/DRAINAGE EASEMENT; BLOCK A, LOT 135 OPEN SPACE/PUE; BLOCK H, LOT 64 OPEN SPACE/PUE; AND ALL LANDSCAPING WITHIN RIGHT-OF-WAY OF BRIDGES OF CROSS CREEK BOULEVARD SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- GREENLINK LOTS SHALL BE DEVELOPED IN CONFORMANCE WITH THE CROSS CREEK PLANNED UNIT DEVELOPMENT (PUD).
- NO FENCES, STRUCTURES, STORAGE, OR FILL SHALL BE PLACED WITHIN THE LIMITS OF THE ULTIMATE 1% ANNUAL CHANCE FLOODPLAIN, UNLESS APPROVED BY THE CITY ENGINEER. FILL MAY ONLY BE PERMITTED BY THE CITY ENGINEER AFTER APPROVAL OF THE PROPER ANALYSIS.
- AS SPECIFIED IN THE 2018 IBC SEC. 1023.6.2, FIRE LANE SIGNS SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 52 FEET WIDE.
- A THREE (3) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF THE INTERIOR LOT LINE SHARED BY THE FOLLOWING LOTS: BLOCK A, LOTS 19-20 & LOT 138; BLOCK H, LOTS 123-24; BLOCK H, LOTS 5-6 & LOTS 10-11; AND BLOCK V, LOTS 3-4 & LOTS 12-12.
- THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOT IS 50%. THE FOLLOWING BLOCK AND LOT NUMBERS SHALL BE ALLOWED 60% IMPERVIOUS COVER PER LOT: BLOCK A, LOT 23; BLOCK B, LOTS 2-9 AND 12-19; AND BLOCK C, LOTS 2-9.
- APPROVAL FROM FEMA, THROUGH AN APPROVED LOMR OR LOMA PROCESS, WILL BE OBTAINED FOR THE LOTS LOCATED IN THE 100-YR FLOODPLAIN, PRIOR TO A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR THE LOTS AS SHOWN TO BE IMPACTED ON THE PLAT. AFFECTED LOTS INCLUDE BLOCK A, LOTS 78, 79, 80, 109, 110, 111, AND 112.

CITY OF HUTTO DEVELOPMENT SERVICES:
500 W. LIVE OAK STREET
HUTTO, TX 78634
512-759-3479

WATER AND WASTEWATER SERVICE:
CITY OF HUTTO ENGINEERING
500 W. LIVE OAK STREET
HUTTO, TX 78634
CONTACT: SAMUEL T. RAY, P.E.
512-759-5099

FIRE DEPARTMENT:
WILLIAMSON COUNTY ES089
230 U.S. 79 EAST
HUTTO, TEXAS 78634
512-759-2616

ELECTRIC SERVICE:
ONCOR
180 TEXAS AVENUE
ROUND ROCK, TEXAS 78664
CONTACT: WILSON GRIALDO
512-244-5670

GAS SERVICE:
ATMOS ENERGY
CONTACT: MARTIN PEREZ
512-415-8425

TV CABLE SERVICE:
SPECTRUM BUSINESS
(FORMERLY TIME WARNER CABLE)
CONTACT: CHRIS TISHLEIN
205-602-6792

TV CABLE SERVICE:
CENTURYLINK
CONTACT: MORGAN MISSOURI
381-560-6033

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THAT MERITAGE HOMES OF TEXAS, LLC, AN ARIZONA LIMITED LIABILITY COMPANY, BEING THE OWNER OF THAT CERTAIN 36.60 ACRES TRACT, SITUATED IN THE WILLIAM GATLIN SURVEY, ABSTRACT NUMBER 271, WILLIAMSON COUNTY, TEXAS, AND BEING OUT OF AND A PART OF A CALLED 187.461 ACRES TRACT DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NUMBER 201802084 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DO HEREBY SUBDIVIDE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE STREETS, RIGHT-OF-WAY, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON.

THIS SUBDIVISION IS TO BE KNOWN AS "CROSS CREEK SUBDIVISION PHASES 3 AND 4"

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 1 DAY OF APRIL, 2021.

BY: MATTHEW SCHWENK, DEVELOPMENT VICE PRESIDENT
MERITAGE HOMES OF TEXAS, LLC
8025 BUSINESS PARK DRIVE, SUITE 300
AUSTIN, TX 78759

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON

THE 1 DAY OF APRIL, 2021

BY: MATTHEW SCHWENK, LAND DEVELOPMENT VICE PRESIDENT OF MERITAGE HOMES OF TEXAS, LLC,
WITNESS MY HAND AND SEALED IN MY OFFICE, THIS 1 DAY OF APRIL, 2021

NOTARY PUBLIC, STATE OF TEXAS

Lyn Leachy

PRINTED NAME MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, DAN H. CLARK, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.

TO CERTIFY WHICH, WITNESS BY MY HAND AND SEAL AT AUSTIN, WILLIAMSON COUNTY, TEXAS, THIS 31 DAY OF APRIL, 2021.

DAN H. CLARK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6011

STATE OF TEXAS
HALFF ASSOCIATES, INC.
TIMPILLS SURVEYING, FIRM #100229607
5600 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729

PHASE SUMMARY TABLE

PHASE	LOTS PER PHASE	4F LOTS	6F LOTS	6F LOTS	TOTAL SINGLE-FAMILY LOTS	OPEN SPACE LOTS	GREENLINK LOTS	PARK LAND LOTS	ACREAGE PER PHASE
PHASE 3	110	88	41	0	129	2	1	0	14.83
PHASE 4	82	0	17	44	61	0	1	0	21.87
TOTAL	172	88	58	44	190	2	2	0	36.80

BUILDING SETBACKS

	FRONT	GARAGE DOOR	SIDE	SIDE STREET	REAR	BUILDING HEIGHT
TYPICAL LOT (60'x LOT)	20 FT.	25 FT.	5 FT.	15 FT.	10 FT.	35 FT. / 2.5 STORES
TYPICAL LOT (60'x 40' LOT)	20 FT.	25 FT.	5 FT.	10 FT.	10 FT.	35 FT. / 2.5 STORES
CUL-DE-SAC OR BULK LOT	15 FT.	20 FT.	5 FT.	10 FT.	5 FT.	35 FT. / 2.5 STORES
ACCESSORY BUILDING	"SEE NOTE"	"SEE NOTE"	5 FT.	15 FT.	5 FT.	15 FT.

* ACCESSORY BUILDINGS ARE PROHIBITED BETWEEN THE FRONT BUILDING WALL OF THE PRIMARY STRUCTURE AND THE PUBLIC RIGHT OF WAY.

* DETACHED GARAGES NEED TO MAINTAIN THE 25-FOOT FRONT YARD GARAGE DOOR SETBACK.

1. ACCESSORY STRUCTURES MUST BE PLACED AT LEAST 10 FT. OR A LESSER OR GREATER DISTANCE EQUIVALENT TO THEIR HEIGHT FROM PRIMARY STRUCTURES ON A SITE.

2. PRIMARY STRUCTURE MUST BE ORIENTED WHERE THE FRONT FACADE IS PARALLEL TO AND FACING THE STREET AS MUCH AS POSSIBLE, AND NOT ANOTHER DWELLING ON AN ADJACENT LOT. ON CORNER LOTS, HOUSES MAY FACE THE CORNER OR EITHER FRONTING STREET. THIS IS IN ACCORDANCE TO SECTION 10.44.2.2 BUILDING ORIENTATION IN CHAPTER 4 SITE DESIGN STANDARDS OF THE UDC.

3. BUILDING PERMITTING DOES NOT APPLY TO ACCESSORY STRUCTURES NO MORE THAN 200 SQ. FT.

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

A PORTION OF THIS TRACT IS ENCLOSED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) BOUNDARY MAP (FLOOD INSURANCE RATE MAP) COMMUNITY PANEL NUMBER 48491C0520F, EFFECTIVE DATE, DECEMBER 20, 2019, FOR WILLIAMSON COUNTY.

I, BRADLEY G. LANE, A LICENSED PROFESSIONAL ENGINEER, DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAT COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE STORMWATER DRAINAGE POLICY ADOPTED BY THE CITY OF HUTTO, TEXAS.

BRADLEY G. LANE, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 130741
STATE OF TEXAS
HALFF ASSOCIATES, INC.
TIMPILLS ENGINEERING, FIRM #12
5600 AMBERGLEN BLVD., BLDG. F, SUITE 125
AUSTIN, TEXAS 78729-1102



STREET NAMES APPROVED

Cody B. Bader
CITY ENGINEER, WILLIAMSON COUNTY ADDRESSING COORDINATOR

THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE

16 DAY OF JULY, 2021.

Mike Snyder, Mayor

DATE

DATE

THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF THE CITY OF HUTTO, THIS 15 DAY OF

APRIL, 2021.

ASHLEY LUMPKIN, ACP, EXECUTIVE DIRECTOR

STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THESE PRESENTS

I, NANCY E. RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF

AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 11 DAY OF MAY, 2021 A.D. AT 9:38 O'CLOCK A.M., AND DULY RECORDED THIS THE 11 DAY OF MAY, 2021 A.D. AT 9:58 O'CLOCK A.M. IN THE OFFICIAL PUBLIC RECORDS OF

SAID COUNTY IN INSTRUMENT NO. 2021069843.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY E. RISTER, CLERK COUNTY COURT

OF WILLIAMSON COUNTY, TEXAS

BY: Brenda McKenzie, DEPUTY

BRENDA MCKENZIE



HALFF

HALFF ASSOCIATES, INC.
1000 AMBERGLEN BLVD., BLDG. F, SUITE 105
AUSTIN, TEXAS 78729
TEL: 512.759.1000
FAX: 512.759.1001
WWW.HALFF.COM

FINAL PLAT OF
CROSS CREEK SUBDIVISION
PHASES 3 AND 4

36.60 ACRES OUT OF THE
WILLIAM GATLIN SURVEY
ABSTRACT No. 271

PAGE 5 OF 5

AVO: 32726.002

EXHIBIT C – CITY AND CORPORATION INTERLOCAL AGREEMENT DEBT SERVICE SCHEDULE

Installment Payment Date	Payment Amount
3/15/2019	-
9/15/2019	-
3/15/2020	\$12,384.00
9/15/2020	9,324.00
3/15/2021	77,333.95
9/15/2021	270,799.00
3/15/2022	201,872.12
9/15/2022	273,688.50
3/15/2023	199,674.55
9/15/2023	276,427.25
3/15/2024	197,327.49
9/15/2024	279,015.25
3/15/2025	194,830.99
9/15/2025	281,452.50
3/15/2026	192,185.06
9/15/2026	283,739.00
3/15/2027	189,389.73
9/15/2027	285,874.75
3/15/2028	186,445.03
9/15/2028	287,859.75
3/15/2029	183,350.98
9/15/2029	294,694.00
3/15/2030	179,956.87
9/15/2030	296,226.75
3/15/2031	176,413.48
9/15/2031	297,608.75
3/15/2032	172,720.82
9/15/2032	303,840.00
3/15/2033	168,728.19
9/15/2033	304,769.75
3/15/2034	164,586.36
9/15/2034	310,548.75
3/15/2035	160,144.61
9/15/2035	311,026.25
3/15/2036	155,553.72

9/15/2036	316,353.00
3/15/2037	150,662.99
9/15/2037	321,378.25
3/15/2038	145,472.43
9/15/2038	326,102.00
3/15/2039	139,982.09
9/15/2039	330,524.25
3/15/2040	134,192.00
9/15/2040	339,645.00
3/15/2041	127,951.44
9/15/2041	343,313.50
3/15/2042	121,411.20
9/15/2042	351,680.50
3/15/2043	114,420.56
9/15/2043	354,595.25
3/15/2044	107,130.32
9/15/2044	362,208.50
3/15/2045	99,389.75
9/15/2045	369,369.50
3/15/2046	91,198.91
9/15/2046	376,078.25
3/15/2047	82,557.82
9/15/2047	387,334.75
3/15/2048	73,315.78
9/15/2048	392,988.25
3/15/2049	63,623.58
9/15/2049	403,189.50
3/15/2050	53,330.52
9/15/2050	412,787.75
3/15/2051	42,436.62
9/15/2051	421,783.00
3/15/2052	30,941.94
9/15/2052	430,175.25
3/15/2053	18,846.53
9/15/2053	442,964.50

EXHIBIT D – HOMEBUYER DISCLOSURES

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

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

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$12,559.20

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Installments Due 1/31	Principal [a]	Interest [a]	Administrative Expenses	Annual Installment
2023	\$ 154.22	\$ 763.58	\$ 94.87	\$ 1,012.67
2024	\$ 163.86	\$ 754.41	\$ 96.77	\$ 1,015.03
2025	\$ 173.50	\$ 744.65	\$ 98.70	\$ 1,016.85
2026	\$ 183.13	\$ 734.32	\$ 100.67	\$ 1,018.13
2027	\$ 192.77	\$ 723.41	\$ 102.69	\$ 1,018.87
2028	\$ 202.41	\$ 711.92	\$ 104.74	\$ 1,019.08
2029	\$ 221.69	\$ 699.85	\$ 106.84	\$ 1,028.38
2030	\$ 231.33	\$ 686.63	\$ 108.97	\$ 1,026.93
2031	\$ 240.97	\$ 672.82	\$ 111.15	\$ 1,024.94
2032	\$ 260.24	\$ 658.44	\$ 113.38	\$ 1,032.06
2033	\$ 269.88	\$ 642.90	\$ 115.64	\$ 1,028.42
2034	\$ 289.16	\$ 626.77	\$ 117.96	\$ 1,033.89
2035	\$ 298.80	\$ 609.49	\$ 120.32	\$ 1,028.61
2036	\$ 318.08	\$ 591.64	\$ 122.72	\$ 1,032.43
2037	\$ 337.35	\$ 572.62	\$ 125.18	\$ 1,035.15
2038	\$ 356.63	\$ 552.44	\$ 127.68	\$ 1,036.75
2039	\$ 375.91	\$ 531.11	\$ 130.23	\$ 1,037.25
2040	\$ 404.82	\$ 508.61	\$ 132.84	\$ 1,046.27
2041	\$ 424.10	\$ 484.37	\$ 135.49	\$ 1,043.97
2042	\$ 453.02	\$ 458.98	\$ 138.20	\$ 1,050.20
2043	\$ 472.30	\$ 431.84	\$ 140.97	\$ 1,045.11
2044	\$ 501.21	\$ 403.55	\$ 143.79	\$ 1,048.55
2045	\$ 530.13	\$ 373.52	\$ 146.66	\$ 1,050.31
2046	\$ 559.04	\$ 341.74	\$ 149.60	\$ 1,050.38
2047	\$ 597.60	\$ 308.23	\$ 152.59	\$ 1,058.42
2048	\$ 626.51	\$ 272.40	\$ 155.64	\$ 1,054.55
2049	\$ 665.07	\$ 234.82	\$ 158.75	\$ 1,058.65
2050	\$ 703.62	\$ 194.93	\$ 161.93	\$ 1,060.48
2051	\$ 742.18	\$ 152.71	\$ 165.17	\$ 1,060.06
2052	\$ 780.73	\$ 108.18	\$ 168.47	\$ 1,057.38
2053	\$ 828.93	\$ 61.32	\$ 171.84	\$ 1,062.09
Total	\$ 12,559.20	\$ 15,612.21	\$ 4,020.44	\$ 32,191.85

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

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

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$13,933.26

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Installments		Administrative			
Due 1/31	Principal [a]	Interest [a]	Expenses	Annual Installment	
2023	\$ 171.09	\$ 847.12	\$ 105.25	\$	1,123.46
2024	\$ 181.78	\$ 836.94	\$ 107.35	\$	1,126.08
2025	\$ 192.48	\$ 826.12	\$ 109.50	\$	1,128.10
2026	\$ 203.17	\$ 814.66	\$ 111.69	\$	1,129.52
2027	\$ 213.86	\$ 802.56	\$ 113.92	\$	1,130.34
2028	\$ 224.56	\$ 789.81	\$ 116.20	\$	1,130.57
2029	\$ 245.94	\$ 776.42	\$ 118.53	\$	1,140.89
2030	\$ 256.64	\$ 761.75	\$ 120.90	\$	1,139.28
2031	\$ 267.33	\$ 746.43	\$ 123.31	\$	1,137.08
2032	\$ 288.72	\$ 730.48	\$ 125.78	\$	1,144.97
2033	\$ 299.41	\$ 713.23	\$ 128.30	\$	1,140.94
2034	\$ 320.80	\$ 695.35	\$ 130.86	\$	1,147.01
2035	\$ 331.49	\$ 676.18	\$ 133.48	\$	1,141.14
2036	\$ 352.88	\$ 656.36	\$ 136.15	\$	1,145.39
2037	\$ 374.26	\$ 635.27	\$ 138.87	\$	1,148.40
2038	\$ 395.65	\$ 612.88	\$ 141.65	\$	1,150.18
2039	\$ 417.04	\$ 589.21	\$ 144.48	\$	1,150.73
2040	\$ 449.11	\$ 564.25	\$ 147.37	\$	1,160.74
2041	\$ 470.50	\$ 537.37	\$ 150.32	\$	1,158.19
2042	\$ 502.58	\$ 509.19	\$ 153.32	\$	1,165.10
2043	\$ 523.97	\$ 479.09	\$ 156.39	\$	1,159.45
2044	\$ 556.05	\$ 447.70	\$ 159.52	\$	1,163.27
2045	\$ 588.13	\$ 414.38	\$ 162.71	\$	1,165.22
2046	\$ 620.21	\$ 379.13	\$ 165.96	\$	1,165.30
2047	\$ 662.98	\$ 341.95	\$ 169.28	\$	1,174.22
2048	\$ 695.06	\$ 302.20	\$ 172.67	\$	1,169.93
2049	\$ 737.83	\$ 260.51	\$ 176.12	\$	1,174.47
2050	\$ 780.60	\$ 216.26	\$ 179.64	\$	1,176.50
2051	\$ 823.38	\$ 169.42	\$ 183.24	\$	1,176.04
2052	\$ 866.15	\$ 120.01	\$ 186.90	\$	1,173.07
2053	\$ 919.62	\$ 68.03	\$ 190.64	\$	1,178.29
Total	\$ 13,933.26	\$ 17,320.28	\$ 4,460.30	\$	35,713.84

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

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

CROSS CREEK PID - HOMEBUYER DISCLOSURE - LOT TYPE 3

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$13,933.26

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS §

§

COUNTY OF _____ §

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Installments		Administrative			
Due 1/31	Principal [a]	Interest [a]	Expenses	Annual Installment	
2023	\$ 171.09	\$ 847.12	\$ 105.25	\$	1,123.46
2024	\$ 181.78	\$ 836.94	\$ 107.35	\$	1,126.08
2025	\$ 192.48	\$ 826.12	\$ 109.50	\$	1,128.10
2026	\$ 203.17	\$ 814.66	\$ 111.69	\$	1,129.52
2027	\$ 213.86	\$ 802.56	\$ 113.92	\$	1,130.34
2028	\$ 224.56	\$ 789.81	\$ 116.20	\$	1,130.57
2029	\$ 245.94	\$ 776.42	\$ 118.53	\$	1,140.89
2030	\$ 256.64	\$ 761.75	\$ 120.90	\$	1,139.28
2031	\$ 267.33	\$ 746.43	\$ 123.31	\$	1,137.08
2032	\$ 288.72	\$ 730.48	\$ 125.78	\$	1,144.97
2033	\$ 299.41	\$ 713.23	\$ 128.30	\$	1,140.94
2034	\$ 320.80	\$ 695.35	\$ 130.86	\$	1,147.01
2035	\$ 331.49	\$ 676.18	\$ 133.48	\$	1,141.14
2036	\$ 352.88	\$ 656.36	\$ 136.15	\$	1,145.39
2037	\$ 374.26	\$ 635.27	\$ 138.87	\$	1,148.40
2038	\$ 395.65	\$ 612.88	\$ 141.65	\$	1,150.18
2039	\$ 417.04	\$ 589.21	\$ 144.48	\$	1,150.73
2040	\$ 449.11	\$ 564.25	\$ 147.37	\$	1,160.74
2041	\$ 470.50	\$ 537.37	\$ 150.32	\$	1,158.19
2042	\$ 502.58	\$ 509.19	\$ 153.32	\$	1,165.10
2043	\$ 523.97	\$ 479.09	\$ 156.39	\$	1,159.45
2044	\$ 556.05	\$ 447.70	\$ 159.52	\$	1,163.27
2045	\$ 588.13	\$ 414.38	\$ 162.71	\$	1,165.22
2046	\$ 620.21	\$ 379.13	\$ 165.96	\$	1,165.30
2047	\$ 662.98	\$ 341.95	\$ 169.28	\$	1,174.22
2048	\$ 695.06	\$ 302.20	\$ 172.67	\$	1,169.93
2049	\$ 737.83	\$ 260.51	\$ 176.12	\$	1,174.47
2050	\$ 780.60	\$ 216.26	\$ 179.64	\$	1,176.50
2051	\$ 823.38	\$ 169.42	\$ 183.24	\$	1,176.04
2052	\$ 866.15	\$ 120.01	\$ 186.90	\$	1,173.07
2053	\$ 919.62	\$ 68.03	\$ 190.64	\$	1,178.29
Total	\$ 13,933.26	\$ 17,320.28	\$ 4,460.30	\$	35,713.85

[a] Per the City and Corporation Interlocal Agreement Installment Schedule. Principal amounts derived from Loan Agreement and LOM.

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

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE CROSS CREEK PUBLIC IMPROVEMENT DISTRICT;
MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE
REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

_____ voted "For" _____ voted "Against" _____ "Abstained"

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this 18th day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. O-2022-036

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE CROSS CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 7, 2018, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Cross Creek Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on November 15, 2018, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on January 17, 2019, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Appendix A (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Cross Creek Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Cross Creek Public Improvement District 2022 Annual Service Plan Update

(see attached)

AGENDA ITEM REPORT

9.6.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No.O-2022-037 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Durango Farms Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-037 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Durango Farms Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:



DURANGO PUBLIC IMPROVEMENT DISTRICT
CITY OF HUTTO
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan or the Reimbursement Agreement, as applicable.

The District was created pursuant to the PID Act, by Resolution No. R-2020-068 of the City Council on August 6, 2020 to finance certain public improvement projects for the benefit of the property in District.

On October 21, 2021, the City Council approved the Service and Assessment Plan for District by Ordinance No. O-2021-063 to finance the Authorized Improvements for the benefit of the property in District. The Service and Assessment Plan identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in District for the costs of the Authorized Improvements.

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

The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

Section 1 includes approximately 94.593 acres and is divided into Phases 1 and 2, with Phase 2 comprising approximately 23.479 acres and the balance being in Phase 1. The Section 1, Phase 1 plat was filed and recorded on October 26, 2020. The Section 1, Phase 1 final resubdivision plat was filed and recorded on July 27, 2021. The single commercial parcel was subdivided into two parcels with the resubdivision plat and has been incorporated in the assessments and buyer disclosures as depicted in the resubdivision plat.

The Section 1, Phase 2 final plat was filed and recorded on April 5, 2022.

Section 2 includes approximately 10.521 acres within the District and is located east of FM 1660. A final plat for Section 2 has not been filed or recorded.

LOT AND HOME SALES

Per the Quarterly Report dated June 30, 2022, of the anticipated 248 residential Lots, 112 are under contract with homebuilders. 136 residential Lots have closed to home builders.

See **Exhibit C** for buyer disclosures for District.

AUTHORIZED IMPROVEMENTS

Per the Quarterly Report dated June 30, 2022, the Authorized Improvements consists of streets, water, wastewater, drainage, erosion control, excavation and embankment, detention pond and soft costs. Phase 1 has been accepted by the City, which includes single-family Phase 1, multi-family tract 1 and both commercial tracts.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent Complete	Forecast Completion Date
<i>Major Improvements</i>				
FM 1660	\$1,924,202	-		
Total	\$ 1,924,202	-		
<i>Section 1</i>				
Streets	\$2,113,817	\$1,482,135	70.12%	Q3 2022
Water	855,037	647,629	75.74%	Q3 2022
Wastewater	807,918	510,228	63.15%	Q3 2022
Drainage	2,152,282	1,438,064	66.82%	Q3 2022
Erosion Control, Excavation, and Embankment	1,029,349	788,286	76.58%	Q3 2022
Detention Pond	467,775	467,775	100.00%	Q3 2022
Soft Costs	1,812,811	1,416,134	78.12%	Q3 2022
Total	\$ 9,238,989	\$ 6,750,251	73.06%	
<i>Section 2</i>				
Water	\$ 96,533	\$ -		Q1 2023
Wastewater	900	-		Q1 2023
Drainage	150,000	-		Q1 2023
Erosion Control, Excavation, and Embankment	367,910	-		Q1 2023
Soft Costs	156,939	-		Q1 2023
Total	\$ 772,282	\$ -		

Notes:

Per the Quarterly Report dated 6/30/2022.

OUTSTANDING ASSESSMENT

The District

The District has an outstanding Assessment of \$13,129,000.00.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** - The total principal and interest required for the Annual Installment for Section 1 is \$702,008.76.
- **Annual Collection Costs** - The cost of administering District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Section 1 is \$57,800.00. A breakdown of the Annual Collection Costs is shown below.

Annual Collection Costs	
Administration	\$ 30,600.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	200.00
PID Trustee Fees	4,500.00
Draw Request Review	12,000.00
Dissemination Agent	5,000.00
Developer/Issuer CDA Review	1,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$57,800.00

- **Additional Interest** - The Prepayment and Delinquency Reserve Requirement, as defined in the Indenture, has not been met. As such, the Prepayment and Delinquency Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$65,645.00.

Annual Installment	
Due January 31, 2023	
Principal	\$ 197,000.00
Interest	505,008.76
Annual Collection Costs	57,800.00
Additional Interest	65,645.00
Total Annual Installment	\$825,453.76

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within the District.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

5 Year Service Plan						
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 197,000.00	\$ 203,000.00	\$ 208,000.00	\$ 214,000.00	\$ 220,000.00
Interest		\$ 505,008.76	\$ 499,591.26	\$ 494,008.76	\$ 488,288.76	\$ 482,403.76
	(1)	\$ 702,008.76	\$ 702,591.26	\$ 702,008.76	\$ 702,288.76	\$ 702,403.76
Annual Collection Costs	(2)	\$ 57,800.00	\$ 58,956.00	\$ 60,135.12	\$ 61,337.82	\$ 62,564.58
Additional Interest	(3)	\$ 65,645.00	\$ 64,660.00	\$ 63,645.00	\$ 62,605.00	\$ 61,535.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 825,453.76	\$ 826,207.26	\$ 825,788.88	\$ 826,231.58	\$ 826,503.34

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Lot Type			Outstanding Assessment	Annual Installment due 1/31/23
R600646	Lot Type Multi-Family	[a]	\$ 1,063,665.59	\$ 66,875.37
R330638	Section 1 Phase 2	[b]	\$ 3,912,195.13	\$ 245,969.70
R020279	Section 1 Phase 2	[b]	\$ 107,868.31	\$ 6,781.96
R615406	Lot Type Commercial	[c]	\$ 183,126.29	\$ 11,513.62
R615407	Lot Type Commercial	[c]	\$ 168,498.69	\$ 10,593.94
R601936	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601937	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601938	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601939	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601940	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601941	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601942	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601943	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601944	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601945	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601946	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601947	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601948	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601949	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601950	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601951	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601952	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601953	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601954	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601955	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601956	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601957	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601958	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601959	Non-Benefitted		\$ -	\$ -
R601960	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601961	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601962	Non-Benefitted		\$ -	\$ -
R601963	Non-Benefitted		\$ -	\$ -
R601969	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601970	Lot Type 2		\$ 37,262.75	\$ 2,342.80
R601971	Non-Benefitted		\$ -	\$ -
R601972	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601973	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601974	Lot Type 3		\$ 38,669.25	\$ 2,431.23
R601975	Lot Type 3		\$ 38,669.25	\$ 2,431.23

Lot Type		Outstanding Assessment	Annual Installment due 1/31/23
R601976	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601977	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601978	Non-Benefitted	\$ -	\$ -
R601979	Non-Benefitted	\$ -	\$ -
R601980	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601981	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601982	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601983	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601984	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601985	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601986	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601987	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601988	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601989	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601990	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601991	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601992	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601993	Lot Type 3	\$ 38,669.25	\$ 2,431.23
R601994	Non-Benefitted	\$ -	\$ -
R601995	Non-Benefitted	\$ -	\$ -
R601996	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R601997	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R601998	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R601999	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602000	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602001	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602002	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602003	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602004	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602005	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602006	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602007	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602008	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602009	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602010	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602011	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602012	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602013	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602014	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602015	Lot Type 1	\$ 31,841.93	\$ 2,001.98

Lot Type		Outstanding Assessment	Annual Installment due 1/31/23
R602016	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602017	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602018	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602019	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602020	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602021	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602022	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602023	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602024	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602025	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602026	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602027	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602028	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602029	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602030	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602031	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602032	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602033	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602034	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602035	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602036	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602037	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602038	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602039	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602040	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602041	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602042	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602043	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615409	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615410	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615411	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615412	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615413	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615414	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615415	Non-Benefitted	\$ -	\$ -
R602060	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602053	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602054	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602055	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602056	Lot Type 1	\$ 31,841.93	\$ 2,001.98

Lot Type		Outstanding Assessment	Annual Installment due 1/31/23
R602057	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602058	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602059	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615420	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602061	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602062	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602063	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602064	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602065	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602066	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602067	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602068	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602069	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602070	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602071	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602072	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602073	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602074	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602075	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602076	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602077	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602078	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602079	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602080	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615416	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615417	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R615418	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602084	Non-Benefitted	\$ -	\$ -
R602085	Lot Type Multi-Family [d]	\$ 3,063,356.90	\$ 192,601.07
R602086	Non-Benefitted	\$ -	\$ -
R602087	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602088	Lot Type 1	\$ 31,841.93	\$ 2,001.98
R602089	Lot Type 1	\$ 31,841.93	\$ 2,001.98
Total		\$ 13,129,000.00	\$ 825,453.76

[a] Assumes 100 Multifamily units. If less than 100 units are constructed, a mandatory prepayment will be required.

[b] For billing purposes only, until a plat has been recorded within Section 1 Phase 2, the Annual Installment will be billed to each property ID within Section 1 Phase 2 based on the Williamson Central Appraisal District acreage.

[c] Assumes 20,000 square feet of commercial total for Parcel R615406 (10,416 sq. ft.) and Parcel R615407 (9,584 sq. ft.). If less than 20,000 square feet is constructed, a mandatory prepayment will be required.

[d] Assumes 288 Multifamily units. If less than 288 units are constructed, a mandatory prepayment will be required.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 298,000	\$ 403,435.17	\$ 701,435.17
2023	197,000	505,008.76	702,008.76
2024	203,000	499,591.26	702,591.26
2025	208,000	494,008.76	702,008.76
2026	214,000	488,288.76	702,288.76
2027	220,000	482,403.76	702,403.76
2028	228,000	474,703.76	702,703.76
2029	237,000	466,723.76	703,723.76
2030	245,000	458,428.76	703,428.76
2031	254,000	449,853.76	703,853.76
2032	263,000	440,963.76	703,963.76
2033	274,000	430,772.50	704,772.50
2034	285,000	420,155.00	705,155.00
2035	296,000	409,111.26	705,111.26
2036	308,000	397,641.26	705,641.26
2037	321,000	385,706.26	706,706.26
2038	334,000	373,267.50	707,267.50
2039	347,000	360,325.00	707,325.00
2040	361,000	346,878.76	707,878.76
2041	376,000	332,890.00	708,890.00
2042	391,000	318,320.00	709,320.00
2043	407,000	302,680.00	709,680.00
2044	424,000	286,400.00	710,400.00
2045	442,000	269,440.00	711,440.00
2046	461,000	251,760.00	712,760.00
2047	480,000	233,320.00	713,320.00
2048	501,000	214,120.00	715,120.00
2049	522,000	194,080.00	716,080.00
2050	544,000	173,200.00	717,200.00
2051	567,000	151,440.00	718,440.00
2052	591,000	128,760.00	719,760.00
2053	616,000	105,120.00	721,120.00
2054	643,000	80,480.00	723,480.00
2055	670,000	54,760.00	724,760.00
2056	699,000	27,960.00	726,960.00
Total	<u>\$ 13,427,000</u>	<u>\$ 11,441,997.81</u>	<u>\$ 24,838,997.81</u>

EXHIBIT C – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Sections 1 and 2 are found in this Exhibit:

- Section 1:
 - Lot Type 1 (45')
 - Lot Type 2 (50')
 - Lot Type 3 (60')
 - Multifamily Parcel R602085
 - Commercial Parcel R615406
 - Commercial Parcel R615407
 - Phase 2 Parcels R330638 and R020279
- Section 2
 - Multifamily Parcel R600646

[Remainder of page left intentionally blank.]

DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – LOT TYPE 1 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SECTION 1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$31,841.93

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 - LOT TYPE 1

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 477.79	\$ 1,224.80	\$ 159.21	\$ 140.18	\$ 2,001.98
1/31/2024	\$ 492.34	\$ 1,211.66	\$ 156.82	\$ 142.99	\$ 2,003.81
1/31/2025	\$ 504.47	\$ 1,198.13	\$ 154.36	\$ 145.85	\$ 2,002.80
1/31/2026	\$ 519.02	\$ 1,184.25	\$ 151.84	\$ 148.76	\$ 2,003.87
1/31/2027	\$ 533.57	\$ 1,169.98	\$ 149.24	\$ 151.74	\$ 2,004.53
1/31/2028	\$ 552.97	\$ 1,151.30	\$ 146.57	\$ 154.77	\$ 2,005.62
1/31/2029	\$ 574.80	\$ 1,131.95	\$ 143.81	\$ 157.87	\$ 2,008.43
1/31/2030	\$ 594.20	\$ 1,111.83	\$ 140.93	\$ 161.03	\$ 2,008.00
1/31/2031	\$ 616.03	\$ 1,091.04	\$ 137.96	\$ 164.25	\$ 2,009.28
1/31/2032	\$ 637.86	\$ 1,069.47	\$ 134.88	\$ 167.53	\$ 2,009.75
1/31/2033	\$ 664.54	\$ 1,044.76	\$ 131.69	\$ 170.88	\$ 2,011.87
1/31/2034	\$ 691.21	\$ 1,019.01	\$ 128.37	\$ 174.30	\$ 2,012.89
1/31/2035	\$ 717.89	\$ 992.22	\$ 124.92	\$ 177.79	\$ 2,012.82
1/31/2036	\$ 747.00	\$ 964.40	\$ 121.33	\$ 181.34	\$ 2,014.07
1/31/2037	\$ 778.53	\$ 935.46	\$ 117.59	\$ 184.97	\$ 2,016.54
1/31/2038	\$ 810.05	\$ 905.29	\$ 113.70	\$ 188.67	\$ 2,017.71
1/31/2039	\$ 841.58	\$ 873.90	\$ 109.65	\$ 192.44	\$ 2,017.57
1/31/2040	\$ 875.54	\$ 841.29	\$ 105.44	\$ 196.29	\$ 2,018.56
1/31/2041	\$ 911.92	\$ 807.36	\$ 101.06	\$ 200.22	\$ 2,020.56
1/31/2042	\$ 948.30	\$ 772.03	\$ 96.50	\$ 204.22	\$ 2,021.05
1/31/2043	\$ 987.10	\$ 734.09	\$ 91.76	\$ 208.30	\$ 2,021.26
1/31/2044	\$ 1,028.33	\$ 694.61	\$ 86.83	\$ 212.47	\$ 2,022.24
1/31/2045	\$ 1,071.99	\$ 653.48	\$ 81.68	\$ 216.72	\$ 2,023.87
1/31/2046	\$ 1,118.07	\$ 610.60	\$ 76.32	\$ 221.05	\$ 2,026.04
1/31/2047	\$ 1,164.15	\$ 565.87	\$ 70.73	\$ 225.48	\$ 2,026.23
1/31/2048	\$ 1,215.08	\$ 519.31	\$ 64.91	\$ 229.99	\$ 2,029.29
1/31/2049	\$ 1,266.01	\$ 470.70	\$ 58.84	\$ 234.58	\$ 2,030.14
1/31/2050	\$ 1,319.37	\$ 420.06	\$ 52.51	\$ 239.28	\$ 2,031.22
1/31/2051	\$ 1,375.15	\$ 367.29	\$ 45.91	\$ 244.06	\$ 2,032.41
1/31/2052	\$ 1,433.36	\$ 312.28	\$ 39.04	\$ 248.94	\$ 2,033.62
1/31/2053	\$ 1,493.99	\$ 254.95	\$ 31.87	\$ 253.92	\$ 2,034.73
1/31/2054	\$ 1,559.48	\$ 195.19	\$ 24.40	\$ 259.00	\$ 2,038.06
1/31/2055	\$ 1,624.96	\$ 132.81	\$ 16.60	\$ 264.18	\$ 2,038.55
1/31/2056	\$ 1,695.29	\$ 67.81	\$ 8.48	\$ 269.46	\$ 2,041.05
Total	\$ 31,841.93	\$ 26,699.20	\$ 3,375.77	\$ 6,733.53	\$ 68,650.43

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – LOT TYPE 2 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SECTION 1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$37,262.75

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 - LOT TYPE 2

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 559.13	\$ 1,433.32	\$ 186.31	\$ 164.05	\$ 2,342.80
1/31/2024	\$ 576.16	\$ 1,417.94	\$ 183.52	\$ 167.33	\$ 2,344.94
1/31/2025	\$ 590.35	\$ 1,402.10	\$ 180.64	\$ 170.68	\$ 2,343.76
1/31/2026	\$ 607.38	\$ 1,385.86	\$ 177.69	\$ 174.09	\$ 2,345.01
1/31/2027	\$ 624.40	\$ 1,369.16	\$ 174.65	\$ 177.57	\$ 2,345.78
1/31/2028	\$ 647.11	\$ 1,347.31	\$ 171.53	\$ 181.12	\$ 2,347.06
1/31/2029	\$ 672.65	\$ 1,324.66	\$ 168.29	\$ 184.74	\$ 2,350.35
1/31/2030	\$ 695.36	\$ 1,301.11	\$ 164.93	\$ 188.44	\$ 2,349.84
1/31/2031	\$ 720.90	\$ 1,276.78	\$ 161.45	\$ 192.21	\$ 2,351.34
1/31/2032	\$ 746.45	\$ 1,251.54	\$ 157.85	\$ 196.05	\$ 2,351.89
1/31/2033	\$ 777.67	\$ 1,222.62	\$ 154.11	\$ 199.97	\$ 2,354.37
1/31/2034	\$ 808.89	\$ 1,192.48	\$ 150.23	\$ 203.97	\$ 2,355.57
1/31/2035	\$ 840.11	\$ 1,161.14	\$ 146.18	\$ 208.05	\$ 2,355.48
1/31/2036	\$ 874.17	\$ 1,128.59	\$ 141.98	\$ 212.21	\$ 2,356.95
1/31/2037	\$ 911.06	\$ 1,094.71	\$ 137.61	\$ 216.46	\$ 2,359.84
1/31/2038	\$ 947.96	\$ 1,059.41	\$ 133.05	\$ 220.79	\$ 2,361.21
1/31/2039	\$ 984.86	\$ 1,022.68	\$ 128.32	\$ 225.20	\$ 2,361.05
1/31/2040	\$ 1,024.59	\$ 984.51	\$ 123.39	\$ 229.71	\$ 2,362.20
1/31/2041	\$ 1,067.16	\$ 944.81	\$ 118.27	\$ 234.30	\$ 2,364.54
1/31/2042	\$ 1,109.74	\$ 903.46	\$ 112.93	\$ 238.99	\$ 2,365.11
1/31/2043	\$ 1,155.15	\$ 859.07	\$ 107.38	\$ 243.77	\$ 2,365.37
1/31/2044	\$ 1,203.40	\$ 812.86	\$ 101.61	\$ 248.64	\$ 2,366.51
1/31/2045	\$ 1,254.49	\$ 764.73	\$ 95.59	\$ 253.61	\$ 2,368.42
1/31/2046	\$ 1,308.41	\$ 714.55	\$ 89.32	\$ 258.69	\$ 2,370.96
1/31/2047	\$ 1,362.34	\$ 662.21	\$ 82.78	\$ 263.86	\$ 2,371.18
1/31/2048	\$ 1,421.94	\$ 607.72	\$ 75.96	\$ 269.14	\$ 2,374.76
1/31/2049	\$ 1,481.54	\$ 550.84	\$ 68.85	\$ 274.52	\$ 2,375.76
1/31/2050	\$ 1,543.98	\$ 491.58	\$ 61.45	\$ 280.01	\$ 2,377.02
1/31/2051	\$ 1,609.26	\$ 429.82	\$ 53.73	\$ 285.61	\$ 2,378.42
1/31/2052	\$ 1,677.38	\$ 365.45	\$ 45.68	\$ 291.32	\$ 2,379.83
1/31/2053	\$ 1,748.33	\$ 298.35	\$ 37.29	\$ 297.15	\$ 2,381.13
1/31/2054	\$ 1,824.96	\$ 228.42	\$ 28.55	\$ 303.09	\$ 2,385.03
1/31/2055	\$ 1,901.60	\$ 155.42	\$ 19.43	\$ 309.16	\$ 2,385.60
1/31/2056	\$ 1,983.90	\$ 79.36	\$ 9.92	\$ 315.34	\$ 2,388.52
Total	\$ 37,262.75	\$ 31,244.53	\$ 3,950.47	\$ 7,879.85	\$ 80,337.60

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SECTION 1 – LOT TYPE 3 PRINCIPAL ASSESSMENT: \$38,669.25

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 – LOT TYPE 3

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 580.23	\$ 1,487.42	\$ 193.35	\$ 170.24	\$ 2,431.23
1/31/2024	\$ 597.90	\$ 1,471.46	\$ 190.45	\$ 173.64	\$ 2,433.45
1/31/2025	\$ 612.63	\$ 1,455.02	\$ 187.46	\$ 177.12	\$ 2,432.22
1/31/2026	\$ 630.30	\$ 1,438.17	\$ 184.39	\$ 180.66	\$ 2,433.53
1/31/2027	\$ 647.97	\$ 1,420.84	\$ 181.24	\$ 184.27	\$ 2,434.33
1/31/2028	\$ 671.54	\$ 1,398.16	\$ 178.00	\$ 187.96	\$ 2,435.66
1/31/2029	\$ 698.04	\$ 1,374.66	\$ 174.64	\$ 191.72	\$ 2,439.06
1/31/2030	\$ 721.61	\$ 1,350.22	\$ 171.15	\$ 195.55	\$ 2,438.54
1/31/2031	\$ 748.11	\$ 1,324.97	\$ 167.55	\$ 199.46	\$ 2,440.09
1/31/2032	\$ 774.62	\$ 1,298.78	\$ 163.80	\$ 203.45	\$ 2,440.66
1/31/2033	\$ 807.02	\$ 1,268.77	\$ 159.93	\$ 207.52	\$ 2,443.24
1/31/2034	\$ 839.42	\$ 1,237.50	\$ 155.90	\$ 211.67	\$ 2,444.48
1/31/2035	\$ 871.82	\$ 1,204.97	\$ 151.70	\$ 215.91	\$ 2,444.39
1/31/2036	\$ 907.16	\$ 1,171.19	\$ 147.34	\$ 220.22	\$ 2,445.91
1/31/2037	\$ 945.45	\$ 1,136.03	\$ 142.80	\$ 224.63	\$ 2,448.92
1/31/2038	\$ 983.74	\$ 1,099.40	\$ 138.08	\$ 229.12	\$ 2,450.34
1/31/2039	\$ 1,022.03	\$ 1,061.28	\$ 133.16	\$ 233.70	\$ 2,450.17
1/31/2040	\$ 1,063.26	\$ 1,021.67	\$ 128.05	\$ 238.38	\$ 2,451.36
1/31/2041	\$ 1,107.44	\$ 980.47	\$ 122.73	\$ 243.14	\$ 2,453.79
1/31/2042	\$ 1,151.62	\$ 937.56	\$ 117.19	\$ 248.01	\$ 2,454.38
1/31/2043	\$ 1,198.75	\$ 891.49	\$ 111.44	\$ 252.97	\$ 2,454.65
1/31/2044	\$ 1,248.82	\$ 843.54	\$ 105.44	\$ 258.03	\$ 2,455.83
1/31/2045	\$ 1,301.84	\$ 793.59	\$ 99.20	\$ 263.19	\$ 2,457.81
1/31/2046	\$ 1,357.80	\$ 741.52	\$ 92.69	\$ 268.45	\$ 2,460.46
1/31/2047	\$ 1,413.76	\$ 687.20	\$ 85.90	\$ 273.82	\$ 2,460.68
1/31/2048	\$ 1,475.61	\$ 630.65	\$ 78.83	\$ 279.30	\$ 2,464.39
1/31/2049	\$ 1,537.46	\$ 571.63	\$ 71.45	\$ 284.88	\$ 2,465.43
1/31/2050	\$ 1,602.26	\$ 510.13	\$ 63.77	\$ 290.58	\$ 2,466.74
1/31/2051	\$ 1,670.00	\$ 446.04	\$ 55.76	\$ 296.39	\$ 2,468.19
1/31/2052	\$ 1,740.69	\$ 379.24	\$ 47.41	\$ 302.32	\$ 2,469.66
1/31/2053	\$ 1,814.32	\$ 309.61	\$ 38.70	\$ 308.37	\$ 2,471.01
1/31/2054	\$ 1,893.85	\$ 237.04	\$ 29.63	\$ 314.53	\$ 2,475.05
1/31/2055	\$ 1,973.37	\$ 161.29	\$ 20.16	\$ 320.82	\$ 2,475.64
1/31/2056	\$ 2,058.79	\$ 82.35	\$ 10.29	\$ 327.24	\$ 2,478.67
Total	\$ 38,669.25	\$ 32,423.86	\$ 4,099.58	\$ 8,177.28	\$ 83,369.98

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

**DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – MULTIFAMILY
PARCEL R602085 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**SECTION 1 – MULTI-FAMILY PARCEL R602085 PRINCIPAL ASSESSMENT:
\$3,063,356.90**

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 – MULTI-FAMILY PARCEL 602085

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2022	\$ 69,531.60	\$ 94,132.52	\$ 15,664.44	\$ 9,333.10	\$ 188,661.67
1/31/2023	\$ 45,965.52	\$ 117,832.44	\$ 15,316.78	\$ 13,486.33	\$ 192,601.07
1/31/2024	\$ 47,365.48	\$ 116,568.39	\$ 15,086.96	\$ 13,756.06	\$ 192,776.88
1/31/2025	\$ 48,532.12	\$ 115,265.83	\$ 14,850.13	\$ 14,031.18	\$ 192,679.26
1/31/2026	\$ 49,932.09	\$ 113,931.20	\$ 14,607.47	\$ 14,311.80	\$ 192,782.56
1/31/2027	\$ 51,332.05	\$ 112,558.07	\$ 14,357.81	\$ 14,598.04	\$ 192,845.97
1/31/2028	\$ 53,198.67	\$ 110,761.45	\$ 14,101.15	\$ 14,890.00	\$ 192,951.27
1/31/2029	\$ 55,298.62	\$ 108,899.49	\$ 13,835.15	\$ 15,187.80	\$ 193,221.07
1/31/2030	\$ 57,165.24	\$ 106,964.04	\$ 13,558.66	\$ 15,491.55	\$ 193,179.50
1/31/2031	\$ 59,265.19	\$ 104,963.26	\$ 13,272.84	\$ 15,801.39	\$ 193,302.67
1/31/2032	\$ 61,365.14	\$ 102,888.98	\$ 12,976.51	\$ 16,117.41	\$ 193,348.03
1/31/2033	\$ 63,931.74	\$ 100,511.08	\$ 12,669.68	\$ 16,439.76	\$ 193,552.26
1/31/2034	\$ 66,498.34	\$ 98,033.72	\$ 12,350.03	\$ 16,768.56	\$ 193,650.64
1/31/2035	\$ 69,064.94	\$ 95,456.91	\$ 12,017.53	\$ 17,103.93	\$ 193,643.32
1/31/2036	\$ 71,864.87	\$ 92,780.65	\$ 11,672.21	\$ 17,446.01	\$ 193,763.73
1/31/2037	\$ 74,898.13	\$ 89,995.88	\$ 11,312.88	\$ 17,794.93	\$ 194,001.82
1/31/2038	\$ 77,931.39	\$ 87,093.58	\$ 10,938.39	\$ 18,150.82	\$ 194,114.18
1/31/2039	\$ 80,964.65	\$ 84,073.74	\$ 10,548.74	\$ 18,513.84	\$ 194,100.96
1/31/2040	\$ 84,231.23	\$ 80,936.36	\$ 10,143.91	\$ 18,884.12	\$ 194,195.62
1/31/2041	\$ 87,731.14	\$ 77,672.40	\$ 9,722.76	\$ 19,261.80	\$ 194,388.10
1/31/2042	\$ 91,231.06	\$ 74,272.81	\$ 9,284.10	\$ 19,647.04	\$ 194,435.01
1/31/2043	\$ 94,964.30	\$ 70,623.57	\$ 8,827.95	\$ 20,039.98	\$ 194,455.79
1/31/2044	\$ 98,930.86	\$ 66,825.00	\$ 8,353.12	\$ 20,440.78	\$ 194,549.77
1/31/2045	\$ 103,130.76	\$ 62,867.76	\$ 7,858.47	\$ 20,849.59	\$ 194,706.59
1/31/2046	\$ 107,563.98	\$ 58,742.53	\$ 7,342.82	\$ 21,266.58	\$ 194,915.92
1/31/2047	\$ 111,997.21	\$ 54,439.97	\$ 6,805.00	\$ 21,691.92	\$ 194,934.09
1/31/2048	\$ 116,897.08	\$ 49,960.09	\$ 6,245.01	\$ 22,125.75	\$ 195,227.93
1/31/2049	\$ 121,796.96	\$ 45,284.20	\$ 5,660.53	\$ 22,568.27	\$ 195,309.96
1/31/2050	\$ 126,930.17	\$ 40,412.32	\$ 5,051.54	\$ 23,019.63	\$ 195,413.67
1/31/2051	\$ 132,296.70	\$ 35,335.12	\$ 4,416.89	\$ 23,480.03	\$ 195,528.73
1/31/2052	\$ 137,896.56	\$ 30,043.25	\$ 3,755.41	\$ 23,949.63	\$ 195,644.84
1/31/2053	\$ 143,729.75	\$ 24,527.39	\$ 3,065.92	\$ 24,428.62	\$ 195,751.68
1/31/2054	\$ 150,029.59	\$ 18,778.20	\$ 2,347.27	\$ 24,917.19	\$ 196,072.26
1/31/2055	\$ 156,329.43	\$ 12,777.01	\$ 1,597.13	\$ 25,415.54	\$ 196,119.11
1/31/2056	\$ 163,095.93	\$ 6,523.84	\$ 815.48	\$ 25,923.85	\$ 196,359.09
Total	\$ 3,063,356.90	\$ 2,568,600.52	\$ 324,766.23	\$ 647,799.71	\$ 6,604,523.36

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

**DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – COMMERCIAL
PARCEL R615406 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SECTION 1 – COMMERCIAL PARCEL R615406 PRINCIPAL ASSESSMENT: \$183,126.29

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 – COMMERCIAL PARCEL R615406

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 2,747.80	\$ 7,043.98	\$ 915.63	\$ 806.21	\$ 11,513.62
1/31/2024	\$ 2,831.49	\$ 6,968.41	\$ 901.89	\$ 822.33	\$ 11,524.13
1/31/2025	\$ 2,901.23	\$ 6,890.55	\$ 887.74	\$ 838.78	\$ 11,518.29
1/31/2026	\$ 2,984.92	\$ 6,810.76	\$ 873.23	\$ 855.55	\$ 11,524.47
1/31/2027	\$ 3,068.61	\$ 6,728.68	\$ 858.30	\$ 872.67	\$ 11,528.26
1/31/2028	\$ 3,180.20	\$ 6,621.28	\$ 842.96	\$ 890.12	\$ 11,534.55
1/31/2029	\$ 3,305.73	\$ 6,509.97	\$ 827.06	\$ 907.92	\$ 11,550.68
1/31/2030	\$ 3,417.32	\$ 6,394.27	\$ 810.53	\$ 926.08	\$ 11,548.20
1/31/2031	\$ 3,542.85	\$ 6,274.66	\$ 793.44	\$ 944.60	\$ 11,555.56
1/31/2032	\$ 3,668.38	\$ 6,150.66	\$ 775.73	\$ 963.49	\$ 11,558.27
1/31/2033	\$ 3,821.81	\$ 6,008.51	\$ 757.39	\$ 982.76	\$ 11,570.48
1/31/2034	\$ 3,975.25	\$ 5,860.42	\$ 738.28	\$ 1,002.42	\$ 11,576.36
1/31/2035	\$ 4,128.68	\$ 5,706.38	\$ 718.40	\$ 1,022.47	\$ 11,575.92
1/31/2036	\$ 4,296.05	\$ 5,546.39	\$ 697.76	\$ 1,042.92	\$ 11,583.12
1/31/2037	\$ 4,477.38	\$ 5,379.92	\$ 676.28	\$ 1,063.77	\$ 11,597.35
1/31/2038	\$ 4,658.71	\$ 5,206.42	\$ 653.89	\$ 1,085.05	\$ 11,604.07
1/31/2039	\$ 4,840.04	\$ 5,025.90	\$ 630.60	\$ 1,106.75	\$ 11,603.28
1/31/2040	\$ 5,035.31	\$ 4,838.34	\$ 606.40	\$ 1,128.89	\$ 11,608.94
1/31/2041	\$ 5,244.53	\$ 4,643.23	\$ 581.22	\$ 1,151.46	\$ 11,620.45
1/31/2042	\$ 5,453.76	\$ 4,440.00	\$ 555.00	\$ 1,174.49	\$ 11,623.25
1/31/2043	\$ 5,676.93	\$ 4,221.85	\$ 527.73	\$ 1,197.98	\$ 11,624.49
1/31/2044	\$ 5,914.05	\$ 3,994.77	\$ 499.35	\$ 1,221.94	\$ 11,630.11
1/31/2045	\$ 6,165.12	\$ 3,758.21	\$ 469.78	\$ 1,246.38	\$ 11,639.48
1/31/2046	\$ 6,430.13	\$ 3,511.61	\$ 438.95	\$ 1,271.31	\$ 11,652.00
1/31/2047	\$ 6,695.15	\$ 3,254.40	\$ 406.80	\$ 1,296.73	\$ 11,653.08
1/31/2048	\$ 6,988.06	\$ 2,986.59	\$ 373.32	\$ 1,322.67	\$ 11,670.65
1/31/2049	\$ 7,280.98	\$ 2,707.07	\$ 338.38	\$ 1,349.12	\$ 11,675.55
1/31/2050	\$ 7,587.84	\$ 2,415.83	\$ 301.98	\$ 1,376.10	\$ 11,681.75
1/31/2051	\$ 7,908.65	\$ 2,112.32	\$ 264.04	\$ 1,403.63	\$ 11,688.63
1/31/2052	\$ 8,243.40	\$ 1,795.97	\$ 224.50	\$ 1,431.70	\$ 11,695.57
1/31/2053	\$ 8,592.11	\$ 1,466.24	\$ 183.28	\$ 1,460.33	\$ 11,701.96
1/31/2054	\$ 8,968.71	\$ 1,122.55	\$ 140.32	\$ 1,489.54	\$ 11,721.12
1/31/2055	\$ 9,345.31	\$ 763.81	\$ 95.48	\$ 1,519.33	\$ 11,723.92
1/31/2056	\$ 9,749.81	\$ 389.99	\$ 48.75	\$ 1,549.72	\$ 11,738.27
Total	\$ 183,126.29	\$ 153,549.95	\$ 19,414.40	\$ 38,725.22	\$ 394,815.86

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

**DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – COMMERCIAL
PARCEL R615407 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

SECTION 1 – COMMERCIAL PARCEL R615407 PRINCIPAL ASSESSMENT: \$168,498.69

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 – COMMERCIAL PARCEL R615407

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 2,528.31	\$ 6,481.33	\$ 842.49	\$ 741.81	\$ 10,593.94
1/31/2024	\$ 2,605.32	\$ 6,411.80	\$ 829.85	\$ 756.65	\$ 10,603.61
1/31/2025	\$ 2,669.49	\$ 6,340.15	\$ 816.83	\$ 771.78	\$ 10,598.24
1/31/2026	\$ 2,746.49	\$ 6,266.74	\$ 803.48	\$ 787.21	\$ 10,603.93
1/31/2027	\$ 2,823.50	\$ 6,191.21	\$ 789.75	\$ 802.96	\$ 10,607.41
1/31/2028	\$ 2,926.17	\$ 6,092.39	\$ 775.63	\$ 819.02	\$ 10,613.21
1/31/2029	\$ 3,041.68	\$ 5,989.97	\$ 761.00	\$ 835.40	\$ 10,628.05
1/31/2030	\$ 3,144.35	\$ 5,883.51	\$ 745.79	\$ 852.11	\$ 10,625.76
1/31/2031	\$ 3,259.86	\$ 5,773.46	\$ 730.07	\$ 869.15	\$ 10,632.53
1/31/2032	\$ 3,375.36	\$ 5,659.37	\$ 713.77	\$ 886.53	\$ 10,635.03
1/31/2033	\$ 3,516.54	\$ 5,528.57	\$ 696.89	\$ 904.26	\$ 10,646.26
1/31/2034	\$ 3,657.71	\$ 5,392.30	\$ 679.31	\$ 922.35	\$ 10,651.67
1/31/2035	\$ 3,798.89	\$ 5,250.57	\$ 661.02	\$ 940.79	\$ 10,651.27
1/31/2036	\$ 3,952.90	\$ 5,103.36	\$ 642.03	\$ 959.61	\$ 10,657.90
1/31/2037	\$ 4,119.74	\$ 4,950.19	\$ 622.26	\$ 978.80	\$ 10,670.99
1/31/2038	\$ 4,286.58	\$ 4,790.55	\$ 601.66	\$ 998.38	\$ 10,677.17
1/31/2039	\$ 4,453.43	\$ 4,624.44	\$ 580.23	\$ 1,018.35	\$ 10,676.44
1/31/2040	\$ 4,633.10	\$ 4,451.87	\$ 557.96	\$ 1,038.71	\$ 10,681.65
1/31/2041	\$ 4,825.62	\$ 4,272.34	\$ 534.80	\$ 1,059.49	\$ 10,692.24
1/31/2042	\$ 5,018.13	\$ 4,085.35	\$ 510.67	\$ 1,080.68	\$ 10,694.82
1/31/2043	\$ 5,223.47	\$ 3,884.62	\$ 485.58	\$ 1,102.29	\$ 10,695.96
1/31/2044	\$ 5,441.65	\$ 3,675.68	\$ 459.46	\$ 1,124.34	\$ 10,701.13
1/31/2045	\$ 5,672.67	\$ 3,458.02	\$ 432.25	\$ 1,146.82	\$ 10,709.76
1/31/2046	\$ 5,916.51	\$ 3,231.11	\$ 403.89	\$ 1,169.76	\$ 10,721.27
1/31/2047	\$ 6,160.36	\$ 2,994.45	\$ 374.31	\$ 1,193.15	\$ 10,722.27
1/31/2048	\$ 6,429.88	\$ 2,748.03	\$ 343.50	\$ 1,217.02	\$ 10,738.43
1/31/2049	\$ 6,699.39	\$ 2,490.84	\$ 311.35	\$ 1,241.36	\$ 10,742.94
1/31/2050	\$ 6,981.74	\$ 2,222.86	\$ 277.86	\$ 1,266.19	\$ 10,748.65
1/31/2051	\$ 7,276.93	\$ 1,943.59	\$ 242.95	\$ 1,291.51	\$ 10,754.98
1/31/2052	\$ 7,584.94	\$ 1,652.52	\$ 206.56	\$ 1,317.34	\$ 10,761.36
1/31/2053	\$ 7,905.80	\$ 1,349.12	\$ 168.64	\$ 1,343.69	\$ 10,767.24
1/31/2054	\$ 8,252.32	\$ 1,032.89	\$ 129.11	\$ 1,370.56	\$ 10,784.87
1/31/2055	\$ 8,598.84	\$ 702.79	\$ 87.85	\$ 1,397.97	\$ 10,787.45
1/31/2056	\$ 8,971.03	\$ 358.84	\$ 44.86	\$ 1,425.93	\$ 10,800.65
Total	\$ 168,498.69	\$ 141,284.82	\$ 17,863.63	\$ 35,631.96	\$ 363,279.11

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

**DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 1 – PHASE 2 –
PARCELS R330638 AND R020279 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**SECTION 1 – PHASE 2 PARCELS R330638 AND R020279 PRINCIPAL ASSESSMENT:
\$4,020,063.44**

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 1 – PHASE 2

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 60,320.85	\$ 154,632.28	\$ 20,100.32	\$ 17,698.20	\$ 252,751.66
1/31/2024	\$ 62,158.04	\$ 152,973.46	\$ 19,798.71	\$ 18,052.16	\$ 252,982.37
1/31/2025	\$ 63,689.02	\$ 151,264.11	\$ 19,487.92	\$ 18,413.21	\$ 252,854.27
1/31/2026	\$ 65,526.21	\$ 149,512.67	\$ 19,169.48	\$ 18,781.47	\$ 252,989.82
1/31/2027	\$ 67,363.39	\$ 147,710.70	\$ 18,841.85	\$ 19,157.10	\$ 253,073.03
1/31/2028	\$ 69,812.97	\$ 145,352.98	\$ 18,505.03	\$ 19,540.24	\$ 253,211.22
1/31/2029	\$ 72,568.74	\$ 142,909.52	\$ 18,155.96	\$ 19,931.05	\$ 253,565.28
1/31/2030	\$ 75,018.32	\$ 140,369.62	\$ 17,793.12	\$ 20,329.67	\$ 253,510.73
1/31/2031	\$ 77,774.10	\$ 137,743.98	\$ 17,418.03	\$ 20,736.26	\$ 253,672.36
1/31/2032	\$ 80,529.87	\$ 135,021.88	\$ 17,029.16	\$ 21,150.99	\$ 253,731.90
1/31/2033	\$ 83,898.04	\$ 131,901.35	\$ 16,626.51	\$ 21,574.01	\$ 253,999.90
1/31/2034	\$ 87,266.21	\$ 128,650.30	\$ 16,207.02	\$ 22,005.49	\$ 254,129.01
1/31/2035	\$ 90,634.38	\$ 125,268.73	\$ 15,770.69	\$ 22,445.60	\$ 254,119.40
1/31/2036	\$ 94,308.75	\$ 121,756.65	\$ 15,317.52	\$ 22,894.51	\$ 254,277.42
1/31/2037	\$ 98,289.31	\$ 118,102.19	\$ 14,845.97	\$ 23,352.40	\$ 254,589.87
1/31/2038	\$ 102,269.87	\$ 114,293.47	\$ 14,354.53	\$ 23,819.45	\$ 254,737.32
1/31/2039	\$ 106,250.44	\$ 110,330.52	\$ 13,843.18	\$ 24,295.84	\$ 254,719.97
1/31/2040	\$ 110,537.20	\$ 106,213.32	\$ 13,311.92	\$ 24,781.75	\$ 254,844.19
1/31/2041	\$ 115,130.16	\$ 101,930.00	\$ 12,759.24	\$ 25,277.39	\$ 255,096.78
1/31/2042	\$ 119,723.12	\$ 97,468.70	\$ 12,183.59	\$ 25,782.94	\$ 255,158.34
1/31/2043	\$ 124,622.27	\$ 92,679.78	\$ 11,584.97	\$ 26,298.59	\$ 255,185.62
1/31/2044	\$ 129,827.63	\$ 87,694.89	\$ 10,961.86	\$ 26,824.57	\$ 255,308.94
1/31/2045	\$ 135,339.18	\$ 82,501.78	\$ 10,312.72	\$ 27,361.06	\$ 255,514.74
1/31/2046	\$ 141,156.92	\$ 77,088.21	\$ 9,636.03	\$ 27,908.28	\$ 255,789.44
1/31/2047	\$ 146,974.67	\$ 71,441.94	\$ 8,930.24	\$ 28,466.44	\$ 255,813.29
1/31/2048	\$ 153,404.81	\$ 65,562.95	\$ 8,195.37	\$ 29,035.77	\$ 256,198.91
1/31/2049	\$ 159,834.95	\$ 59,426.76	\$ 7,428.34	\$ 29,616.49	\$ 256,306.55
1/31/2050	\$ 166,571.29	\$ 53,033.36	\$ 6,629.17	\$ 30,208.82	\$ 256,442.64
1/31/2051	\$ 173,613.83	\$ 46,370.51	\$ 5,796.31	\$ 30,812.99	\$ 256,593.65
1/31/2052	\$ 180,962.56	\$ 39,425.96	\$ 4,928.24	\$ 31,429.25	\$ 256,746.02
1/31/2053	\$ 188,617.49	\$ 32,187.45	\$ 4,023.43	\$ 32,057.84	\$ 256,886.22
1/31/2054	\$ 196,884.82	\$ 24,642.75	\$ 3,080.34	\$ 32,699.00	\$ 257,306.91
1/31/2055	\$ 205,152.14	\$ 16,767.36	\$ 2,095.92	\$ 33,352.98	\$ 257,368.40
1/31/2056	\$ 214,031.86	\$ 8,561.27	\$ 1,070.16	\$ 34,020.04	\$ 257,683.33
Total	\$ 4,020,063.44	\$ 3,370,791.39	\$ 426,192.86	\$ 850,111.82	\$ 8,667,159.52

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

**DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT – SECTION 2 – MULTIFAMILY –
PARCEL 600646 BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**SECTION 2 – MULTIFAMILY PARCEL R600646 PRINCIPAL ASSESSMENT:
\$1,063,665.59**

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - SECTION 2- MULTIFAMILY

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 15,960.25	\$ 40,914.04	\$ 5,318.33	\$ 4,682.75	\$ 66,875.37
1/31/2024	\$ 16,446.35	\$ 40,475.13	\$ 5,238.53	\$ 4,776.41	\$ 66,936.42
1/31/2025	\$ 16,851.43	\$ 40,022.86	\$ 5,156.29	\$ 4,871.94	\$ 66,902.52
1/31/2026	\$ 17,337.53	\$ 39,559.44	\$ 5,072.04	\$ 4,969.38	\$ 66,938.39
1/31/2027	\$ 17,823.63	\$ 39,082.66	\$ 4,985.35	\$ 5,068.76	\$ 66,960.41
1/31/2028	\$ 18,471.76	\$ 38,458.84	\$ 4,896.23	\$ 5,170.14	\$ 66,996.97
1/31/2029	\$ 19,200.91	\$ 37,812.32	\$ 4,803.87	\$ 5,273.54	\$ 67,090.65
1/31/2030	\$ 19,849.04	\$ 37,140.29	\$ 4,707.87	\$ 5,379.01	\$ 67,076.21
1/31/2031	\$ 20,578.19	\$ 36,445.58	\$ 4,608.62	\$ 5,486.59	\$ 67,118.98
1/31/2032	\$ 21,307.34	\$ 35,725.34	\$ 4,505.73	\$ 5,596.32	\$ 67,134.73
1/31/2033	\$ 22,198.52	\$ 34,899.68	\$ 4,399.20	\$ 5,708.25	\$ 67,205.65
1/31/2034	\$ 23,089.70	\$ 34,039.49	\$ 4,288.20	\$ 5,822.42	\$ 67,239.81
1/31/2035	\$ 23,980.88	\$ 33,144.76	\$ 4,172.75	\$ 5,938.86	\$ 67,237.26
1/31/2036	\$ 24,953.08	\$ 32,215.50	\$ 4,052.85	\$ 6,057.64	\$ 67,279.07
1/31/2037	\$ 26,006.30	\$ 31,248.57	\$ 3,928.08	\$ 6,178.79	\$ 67,361.74
1/31/2038	\$ 27,059.51	\$ 30,240.83	\$ 3,798.05	\$ 6,302.37	\$ 67,400.76
1/31/2039	\$ 28,112.72	\$ 29,192.27	\$ 3,662.76	\$ 6,428.42	\$ 67,396.17
1/31/2040	\$ 29,246.96	\$ 28,102.90	\$ 3,522.19	\$ 6,556.99	\$ 67,429.04
1/31/2041	\$ 30,462.20	\$ 26,969.58	\$ 3,375.96	\$ 6,688.13	\$ 67,495.87
1/31/2042	\$ 31,677.45	\$ 25,789.17	\$ 3,223.65	\$ 6,821.89	\$ 67,512.16
1/31/2043	\$ 32,973.71	\$ 24,522.07	\$ 3,065.26	\$ 6,958.33	\$ 67,519.37
1/31/2044	\$ 34,350.99	\$ 23,203.12	\$ 2,900.39	\$ 7,097.49	\$ 67,552.00
1/31/2045	\$ 35,809.29	\$ 21,829.08	\$ 2,728.64	\$ 7,239.44	\$ 67,606.45
1/31/2046	\$ 37,348.61	\$ 20,396.71	\$ 2,549.59	\$ 7,384.23	\$ 67,679.14
1/31/2047	\$ 38,887.92	\$ 18,902.77	\$ 2,362.85	\$ 7,531.92	\$ 67,685.45
1/31/2048	\$ 40,589.26	\$ 17,347.25	\$ 2,168.41	\$ 7,682.55	\$ 67,787.48
1/31/2049	\$ 42,290.61	\$ 15,723.68	\$ 1,965.46	\$ 7,836.20	\$ 67,815.96
1/31/2050	\$ 44,072.97	\$ 14,032.06	\$ 1,754.01	\$ 7,992.93	\$ 67,851.97
1/31/2051	\$ 45,936.35	\$ 12,269.14	\$ 1,533.64	\$ 8,152.79	\$ 67,891.92
1/31/2052	\$ 47,880.75	\$ 10,431.68	\$ 1,303.96	\$ 8,315.84	\$ 67,932.24
1/31/2053	\$ 49,906.16	\$ 8,516.45	\$ 1,064.56	\$ 8,482.16	\$ 67,969.33
1/31/2054	\$ 52,093.61	\$ 6,520.21	\$ 815.03	\$ 8,651.80	\$ 68,080.64
1/31/2055	\$ 54,281.05	\$ 4,436.46	\$ 554.56	\$ 8,824.84	\$ 68,096.91
1/31/2056	\$ 56,630.53	\$ 2,265.22	\$ 283.15	\$ 9,001.34	\$ 68,180.24
Total	\$ 1,063,665.59	\$ 891,875.18	\$ 112,766.05	\$ 224,930.45	\$ 2,293,237.28

¹ Interest is calculated based on the actual interest rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, Interest earnings, or other available offsets could increase or decrease the amounts shown.

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT;
MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE
REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

___ voted “For” ___ voted “Against” ___ “Abstained”

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council’s minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council’s minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this 18th day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. O-2022-037

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE DURANGO FARMS PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 21, 2020, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on August 6, 2020, made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Durango Farms Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on October 21, 2021, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on October 21, 2021, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Exhibit E (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Durango Farms Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Durango Farms Public Improvement District 2022 Annual Service Plan Update

(see attached)

AGENDA ITEM REPORT

9.7.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-038 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Emory Crossing Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-038 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Emory Crossing Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:



EMORY CROSSING
PUBLIC IMPROVEMENT DISTRICT
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings given to them in the 2021 Service and Assessment Plan (the “2021 SAP”) unless otherwise specifically defined in this Annual Service Plan Update for 2022.

On June 7, 2018 the City Council passed and approved Resolution No. R-19-06-07-9B authorizing the creation of the Hutto 315 Public Improvement District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act.

On December 17, 2020 the City Council passed and approved Resolution No. R-2020-147 changing the name of the District to Emory Crossing Public Improvement District.

On April 1, 2021 the City passed and approved by Ordinance No. O-2021-018 which approved the 2021 SAP, the levy of Special Assessments for Assessed Property within the PID and the Assessment Roll.

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

PARCEL SUBDIVISION

The Emory Crossing Phase 1 Plat was filed and recorded within the Williamson County Official Public Records on October 23, 2020. The Emory Crossing Phase 1 Plat consists of 146 residential Lots and 10 Non-Benefited Lots.

The Emory Crossing Phase 2 Plat was filed and recorded within the Williamson County Official Public Records on September 9, 2021. The Emory Crossing Phase 2 Plat consists of 202 residential Lots and 13 Non-Benefited Lots and is attached as **Exhibit B-1**.

The Emory Crossing Amenity Center Plat was filed and recorded within the Williamson County Official Public Records on December 2, 2021. The Emory Crossing Amenity Center Plat consists of 1 Non-Benefited Lot and is attached as **Exhibit B-2**.

LOT AND HOME SALES

As of March 31, 2022, 69 50' lots are under construction, 35 50' lots and 20 Detached Condo are under contract with end-users, and 18 50' lots and 3 Detached Condo have been delivered to end-users. All homes in Improvement Area #1 are expected to be completed by May 2024.

OUTSTANDING ASSESSMENT

The District has an outstanding Assessment of \$6,445,000.00.

ANNUAL INSTALLMENTS DUE 1/31/2023

- **Principal and Interest** – The total principal and interest required for the PID Bonds Annual Installment due on or before January 31, 2023 is \$348,088.76.
- **Additional Interest** – The total Additional Interest Reserve Requirement, 0.5% interest charged on the Assessments, due is \$32,225.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the PID Bonds Annual Installment due on or before January 31, 2023 is \$57,948.00.

Improvement Area #1	
Due January 31, 2023	
Principal	\$ 107,000.00
Interest	\$ 241,088.76
Additional Interest	\$ 32,225.00
Annual Collection Costs	\$ 57,948.00
Total Annual Installment	\$ 438,261.76

Annual Collection Costs Breakdown Improvement Area #1	
PID Administrator	\$ 30,600.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	348.00
Miscellaneous	1,000.00
PID Trustee Fees	4,500.00
Dissemination Agent	5,000.00
Draw Request Review	12,000.00
Dev/Issuer CDA Review	1,000.00
Total Annual Collection Costs	\$ 57,948.00

See **Exhibit C** for the debt service schedule for the PID Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

There have been no Extraordinary Optional Redemptions in the District.

AUTHORIZED IMPROVEMENTS

The budget for the Authorized Improvements remains at \$9,934,046.73 as shown on the table below.

	Improvement Area #1		
	Budget	Spent to Date ¹	% Complete
<i>Improvement Area #1</i>			
Improvement Area #1 Streets	\$ 7,711,435.86	\$ 2,424,333.40	31.44%
Improvement Area #1 Water	\$ 976,941.25	\$ 356,299.62	36.47%
Improvement Area #1 Wastewater	\$ 1,245,669.61	\$ 343,435.43	27.57%
	\$ 9,934,046.73	\$ 3,124,068.45	31.45%
Total	\$ 9,934,046.73	\$ 3,124,068.45	31.45%

Notes:

¹ As of Draw #1, dated 6/29/2021.

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.

		Improvement Area #1				
Annual Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
<i>Improvement Area #1 Bond</i>						
Principal		\$ 107,000.00	\$ 109,000.00	\$ 112,000.00	\$ 115,000.00	\$ 117,000.00
Interest		241,088.76	238,280.00	235,418.76	232,478.76	229,460.00
	(1)	\$ 348,088.76	\$ 347,280.00	\$ 347,418.76	\$ 347,478.76	\$ 346,460.00
Annual Collection Costs	(2)	\$ 57,948.00	\$ 59,106.96	\$ 60,289.10	\$ 61,494.88	\$ 62,724.78
Additional Interest	(3)	\$ 32,225.00	\$ 31,690.00	\$ 31,145.00	\$ 30,585.00	\$ 30,010.00
Total Annual Installment	(4)=(1)+(2)+(3)	\$ 438,261.76	\$ 438,076.96	\$ 438,852.86	\$ 439,558.64	\$ 439,194.78

ASSESSMENT ROLL

The Assessment Roll is attached as **Exhibit A**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Assessment Roll and Annual Installments for each Parcel within the Assessed Property as part of each Annual Service Plan Update.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R602342	STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 1A, ACRES 1.539, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602343	213 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 1	3	\$ 20,084.69	\$ 1,365.76
R602344	211 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 2	3	\$ 20,084.69	\$ 1,365.76
R602345	209 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 3	3	\$ 20,084.69	\$ 1,365.76
R602346	207 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 4	3	\$ 20,084.69	\$ 1,365.76
R602347	205 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R602348	203 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R602349	201 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK LL, Lot 7	3	\$ 20,084.69	\$ 1,365.76
R602350	STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 1A, ACRES 2.763, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602351	127 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 1	3	\$ 20,084.69	\$ 1,365.76
R602352	125 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 2	3	\$ 20,084.69	\$ 1,365.76
R602353	123 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 3	3	\$ 20,084.69	\$ 1,365.76
R602354	121 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 4	3	\$ 20,084.69	\$ 1,365.76
R602355	119 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R602356	117 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R602357	115 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 7	3	\$ 20,084.69	\$ 1,365.76
R602358	113 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 8	3	\$ 20,084.69	\$ 1,365.76
R602359	111 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 9	3	\$ 20,084.69	\$ 1,365.76
R602360	109 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 10	3	\$ 20,084.69	\$ 1,365.76
R602361	107 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 11	3	\$ 20,084.69	\$ 1,365.76
R602362	105 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 12	3	\$ 20,084.69	\$ 1,365.76
R602363	103 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 13	3	\$ 20,084.69	\$ 1,365.76
R602364	101 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 14	3	\$ 20,084.69	\$ 1,365.76
R602365	100 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 15	3	\$ 20,084.69	\$ 1,365.76
R602366	102 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 16	3	\$ 20,084.69	\$ 1,365.76
R602367	104 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 17	3	\$ 20,084.69	\$ 1,365.76
R602368	106 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 18	3	\$ 20,084.69	\$ 1,365.76
R602369	108 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 19	3	\$ 20,084.69	\$ 1,365.76
R602370	110 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 20	3	\$ 20,084.69	\$ 1,365.76
R602371	112 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 21	3	\$ 20,084.69	\$ 1,365.76
R602372	114 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 22	3	\$ 20,084.69	\$ 1,365.76
R602373	116 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 23	3	\$ 20,084.69	\$ 1,365.76
R602374	118 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 24	3	\$ 20,084.69	\$ 1,365.76
R602375	120 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 25	3	\$ 20,084.69	\$ 1,365.76
R602376	122 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 26	3	\$ 20,084.69	\$ 1,365.76

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R602377	124 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 27	3	\$ 20,084.69	\$ 1,365.76
R602378	126 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 28	3	\$ 20,084.69	\$ 1,365.76
R602379	128 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 29	3	\$ 20,084.69	\$ 1,365.76
R602380	200 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 30	3	\$ 20,084.69	\$ 1,365.76
R602381	204 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 31	3	\$ 20,084.69	\$ 1,365.76
R602382	208 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 32	3	\$ 20,084.69	\$ 1,365.76
R602383	212 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK MM, Lot 33	3	\$ 20,084.69	\$ 1,365.76
R602384	EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 1A, ACRES 0.078, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602385	202 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 1	1	\$ 13,491.28	\$ 917.41
R602386	204 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 2	1	\$ 13,491.28	\$ 917.41
R602387	206 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 3	1	\$ 13,491.28	\$ 917.41
R602388	208 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 4	1	\$ 13,491.28	\$ 917.41
R602389	210 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 5	1	\$ 13,491.28	\$ 917.41
R602390	212 EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 6	1	\$ 13,491.28	\$ 917.41
R602391	EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK NN, Lot 6A, ACRES 0.078, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602395	STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK NN, Lot 10, ACRES 0.409, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602396	100 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK OO, Lot 1	3	\$ 20,084.69	\$ 1,365.76
R602397	102 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK OO, Lot 2	3	\$ 20,084.69	\$ 1,365.76
R602398	104 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK OO, Lot 3	3	\$ 20,084.69	\$ 1,365.76
R602399	106 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK OO, Lot 4	3	\$ 20,084.69	\$ 1,365.76
R602400	501 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK OO, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R602401	503 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK OO, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R602402	505 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK OO, Lot 7	3	\$ 20,084.69	\$ 1,365.76
R602403	507 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK OO, Lot 8	3	\$ 20,084.69	\$ 1,365.76
R602404	509 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK OO, Lot 9	3	\$ 20,084.69	\$ 1,365.76
R602405	1007 MOOSE RD	EMORY CROSSING PH 1, BLOCK OO, Lot 10	3	\$ 20,084.69	\$ 1,365.76
R602406	1009 MOOSE RD	EMORY CROSSING PH 1, BLOCK OO, Lot 11	3	\$ 20,084.69	\$ 1,365.76
R602407	1011 MOOSE RD	EMORY CROSSING PH 1, BLOCK OO, Lot 12	3	\$ 20,084.69	\$ 1,365.76
R602408	1013 MOOSE RD	EMORY CROSSING PH 1, BLOCK OO, Lot 13	3	\$ 20,084.69	\$ 1,365.76
R602409	215 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK OO, Lot 14	3	\$ 20,084.69	\$ 1,365.76
R602410	213 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK OO, Lot 15	3	\$ 20,084.69	\$ 1,365.76
R602411	211 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK OO, Lot 16	3	\$ 20,084.69	\$ 1,365.76
R602412	209 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK OO, Lot 17	3	\$ 20,084.69	\$ 1,365.76
R602413	207 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK OO, Lot 18	3	\$ 20,084.69	\$ 1,365.76
R602414	STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 1, ACRES 9.621, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602415	EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK PP, Lot 2A, ACRES 6.439, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602416	SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 3A, ACRES 6.64, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602417	THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 4A, ACRES 2.923, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602418	302 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 2	4	\$ 22,770.59	\$ 1,548.41
R602419	304 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 3	4	\$ 22,770.59	\$ 1,548.41

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R602420	306 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 4	3	\$ 20,084.69	\$ 1,365.76
R602421	308 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R602422	310 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R602423	1001 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 7	3	\$ 20,084.69	\$ 1,365.76
R602424	1003 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 8	3	\$ 20,084.69	\$ 1,365.76
R602425	1005 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 9	3	\$ 20,084.69	\$ 1,365.76
R602426	1008 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 10	3	\$ 20,084.69	\$ 1,365.76
R602427	1006 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 11	3	\$ 20,084.69	\$ 1,365.76
R602428	1004 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 12	3	\$ 20,084.69	\$ 1,365.76
R602429	1002 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 13	3	\$ 20,084.69	\$ 1,365.76
R602430	1000 GURLEY CV	EMORY CROSSING PH 1, BLOCK PP, Lot 14	3	\$ 20,084.69	\$ 1,365.76
R602431	1001 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 15	3	\$ 20,084.69	\$ 1,365.76
R602432	1003 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 16	3	\$ 20,084.69	\$ 1,365.76
R602433	1005 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 17	3	\$ 20,084.69	\$ 1,365.76
R602434	1007 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 18	3	\$ 20,084.69	\$ 1,365.76
R602435	1009 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 19	3	\$ 20,084.69	\$ 1,365.76
R602436	1011 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 20	3	\$ 20,084.69	\$ 1,365.76
R602437	1006 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 21	3	\$ 20,084.69	\$ 1,365.76
R602438	1004 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 22	3	\$ 20,084.69	\$ 1,365.76
R602439	1002 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 23	3	\$ 20,084.69	\$ 1,365.76
R602440	1000 SANDRA ANN WAY	EMORY CROSSING PH 1, BLOCK PP, Lot 24	3	\$ 20,084.69	\$ 1,365.76
R602441	500 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 25	3	\$ 20,084.69	\$ 1,365.76
R602442	502 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 26	3	\$ 20,084.69	\$ 1,365.76
R602443	504 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 27	3	\$ 20,084.69	\$ 1,365.76
R602444	506 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 28	3	\$ 20,084.69	\$ 1,365.76
R602445	508 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 29	3	\$ 20,084.69	\$ 1,365.76
R602446	510 STINCHCOMB RD	EMORY CROSSING PH 1, BLOCK PP, Lot 30	3	\$ 20,084.69	\$ 1,365.76
R602447	1000 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 31	3	\$ 20,084.69	\$ 1,365.76
R602448	1002 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 32	3	\$ 20,084.69	\$ 1,365.76
R602449	1004 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 33	3	\$ 20,084.69	\$ 1,365.76
R602450	1006 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 34	3	\$ 20,084.69	\$ 1,365.76
R602451	1008 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 35	3	\$ 20,084.69	\$ 1,365.76
R602452	1010 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 36	3	\$ 20,084.69	\$ 1,365.76
R602453	1012 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 37	3	\$ 20,084.69	\$ 1,365.76
R602454	1014 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 38	3	\$ 20,084.69	\$ 1,365.76
R602455	1016 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 39	3	\$ 20,084.69	\$ 1,365.76
R602456	1018 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 40	3	\$ 20,084.69	\$ 1,365.76
R602457	1020 MOOSE RD	EMORY CROSSING PH 1, BLOCK PP, Lot 41	3	\$ 20,084.69	\$ 1,365.76
R602458	218 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 42	3	\$ 20,084.69	\$ 1,365.76
R602459	216 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 43	3	\$ 20,084.69	\$ 1,365.76

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R602460	214 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 44	3	\$ 20,084.69	\$ 1,365.76
R602461	212 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 45	3	\$ 20,084.69	\$ 1,365.76
R602462	210 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 46	3	\$ 20,084.69	\$ 1,365.76
R602463	208 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 47	3	\$ 20,084.69	\$ 1,365.76
R602464	EMORY CROSSING BLVD	EMORY CROSSING PH 1, BLOCK QQ, Lot 1, ACRES 0.18, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R602465	206 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 48	3	\$ 20,084.69	\$ 1,365.76
R602466	204 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 49	3	\$ 20,084.69	\$ 1,365.76
R602467	202 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 50	3	\$ 20,084.69	\$ 1,365.76
R602468	200 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 51	3	\$ 20,084.69	\$ 1,365.76
R602469	122 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 52	3	\$ 20,084.69	\$ 1,365.76
R602470	120 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 53	3	\$ 20,084.69	\$ 1,365.76
R602471	118 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 54	3	\$ 20,084.69	\$ 1,365.76
R602472	116 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 55	3	\$ 20,084.69	\$ 1,365.76
R602473	114 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 56	3	\$ 20,084.69	\$ 1,365.76
R602474	112 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 57	3	\$ 20,084.69	\$ 1,365.76
R602475	110 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 58	3	\$ 20,084.69	\$ 1,365.76
R602476	108 THURMAN HOLT RD	EMORY CROSSING PH 1, BLOCK PP, Lot 59	3	\$ 20,084.69	\$ 1,365.76
R020374	CR 119	Dykes, J. Sur., ACRES 66.547	Non Benefitted	\$ -	\$ -
R020383	FM 1660	Dykes, J. Sur., ACRES 133.617	Non Benefitted	\$ -	\$ -
R612704	303 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 1	2	\$ 17,225.38	\$ 1,171.33
R612705	305 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 2	2	\$ 17,225.38	\$ 1,171.33
R612706	307 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 3	2	\$ 17,225.38	\$ 1,171.33
R612707	309 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 4	2	\$ 17,225.38	\$ 1,171.33
R612708	311 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 5	2	\$ 17,225.38	\$ 1,171.33
R612709	313 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 6	2	\$ 17,225.38	\$ 1,171.33
R612710	401 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 7	2	\$ 17,225.38	\$ 1,171.33
R612711	403 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 8	2	\$ 17,225.38	\$ 1,171.33
R612712	405 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 9	2	\$ 17,225.38	\$ 1,171.33
R612713	407 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 10	2	\$ 17,225.38	\$ 1,171.33
R612714	109 SANDRA ANN WAY	EMORY CROSSING CONDO, UNIT 11	2	\$ 17,225.38	\$ 1,171.33
R612715	107 SANDRA ANN WAY	EMORY CROSSING CONDO, UNIT 12	2	\$ 17,225.38	\$ 1,171.33
R612716	105 SANDRA ANN WAY	EMORY CROSSING CONDO, UNIT 13	2	\$ 17,225.38	\$ 1,171.33
R612717	103 SANDRA ANN WAY	EMORY CROSSING CONDO, UNIT 14	2	\$ 17,225.38	\$ 1,171.33
R612718	101 SANDRA ANN WAY	EMORY CROSSING CONDO, UNIT 15	2	\$ 17,225.38	\$ 1,171.33
R612719	117 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 16	2	\$ 17,225.38	\$ 1,171.33
R612720	115 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 17	2	\$ 17,225.38	\$ 1,171.33
R612721	113 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 18	2	\$ 17,225.38	\$ 1,171.33
R612722	111 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 19	2	\$ 17,225.38	\$ 1,171.33
R612723	109 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 20	2	\$ 17,225.38	\$ 1,171.33
R612724	107 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 21	2	\$ 17,225.38	\$ 1,171.33

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R612725	105 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 22	2	\$ 17,225.38	\$ 1,171.33
R612726	103 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 23	2	\$ 17,225.38	\$ 1,171.33
R612727	101 THURMAN HOLT RD	EMORY CROSSING CONDO, UNIT 24	2	\$ 17,225.38	\$ 1,171.33
R617764	FLOWERS AVE	EMORY CROSSING PH 2, BLOCK CC, Lot 1A, ACRES 1.931, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617765	EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 1A, ACRES 0.056, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617766	EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 7A, ACRES 0.056, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617767	401 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 1	1	\$ 13,491.28	\$ 917.41
R617768	403 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 2	1	\$ 13,491.28	\$ 917.41
R617769	405 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 3	1	\$ 13,491.28	\$ 917.41
R617770	407 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 4	1	\$ 13,491.28	\$ 917.41
R617771	409 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 5	1	\$ 13,491.28	\$ 917.41
R617772	411 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 6	1	\$ 13,491.28	\$ 917.41
R617773	413 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 7	1	\$ 13,491.28	\$ 917.41
R617774	415 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 8	1	\$ 13,491.28	\$ 917.41
R617775	417 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 9	1	\$ 13,491.28	\$ 917.41
R617776	419 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 10	1	\$ 13,491.28	\$ 917.41
R617777	421 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 11	1	\$ 13,491.28	\$ 917.41
R617778	423 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 12	1	\$ 13,491.28	\$ 917.41
R617779	EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 13A, ACRES 0.057, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617780	425 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 13	1	\$ 13,491.28	\$ 917.41
R617781	427 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 14	1	\$ 13,491.28	\$ 917.41
R617782	429 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 15	1	\$ 13,491.28	\$ 917.41
R617783	431 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 16	1	\$ 13,491.28	\$ 917.41
R617784	433 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 17	1	\$ 13,491.28	\$ 917.41
R617785	435 EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 18	1	\$ 13,491.28	\$ 917.41
R617786	OCONEE ST	EMORY CROSSING PH 2, BLOCK HH, Lot 19, ACRES 0.329, (ALLEY)	Non Benefitted	\$ -	\$ -
R617788	EMORY CROSSING BLVD	EMORY CROSSING PH 2, BLOCK HH, Lot 20A, ACRES 2, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617789	203 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 21	1	\$ 13,491.28	\$ 917.41
R617790	FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 21A, ACRES 0.412, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617791	205 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 22	1	\$ 13,491.28	\$ 917.41
R617792	207 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 23	1	\$ 13,491.28	\$ 917.41
R617793	209 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 24	1	\$ 13,491.28	\$ 917.41
R617794	211 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 25	1	\$ 13,491.28	\$ 917.41
R617795	213 FLOWERS AVE	EMORY CROSSING PH 2, BLOCK HH, Lot 26	1	\$ 13,491.28	\$ 917.41
R617798	DOODLE LN	EMORY CROSSING PH 2, BLOCK HH, Lot 29, ACRES 0.446, (ALLEY)	Non Benefitted	\$ -	\$ -
R617800	OCONEE ST	EMORY CROSSING PH 2, BLOCK II, Lot 2, ACRES 0.458, (ALLEY)	Non Benefitted	\$ -	\$ -
R617803	100 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 1	3	\$ 20,084.69	\$ 1,365.76
R617804	102 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 2	3	\$ 20,084.69	\$ 1,365.76
R617805	104 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 3	3	\$ 20,084.69	\$ 1,365.76
R617806	106 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 4	3	\$ 20,084.69	\$ 1,365.76

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R617807	108 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R617808	110 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R617809	112 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 7	3	\$ 20,084.69	\$ 1,365.76
R617810	114 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 8	3	\$ 20,084.69	\$ 1,365.76
R617811	116 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 9	3	\$ 20,084.69	\$ 1,365.76
R617812	118 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 10	3	\$ 20,084.69	\$ 1,365.76
R617813	120 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 11	3	\$ 20,084.69	\$ 1,365.76
R617814	122 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 12	3	\$ 20,084.69	\$ 1,365.76
R617815	124 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 13	3	\$ 20,084.69	\$ 1,365.76
R617816	126 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 14	3	\$ 20,084.69	\$ 1,365.76
R617817	128 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 15	3	\$ 20,084.69	\$ 1,365.76
R617818	130 ADELINE RD	EMORY CROSSING PH 2, BLOCK JJ, Lot 16	3	\$ 20,084.69	\$ 1,365.76
R617819	213 DOODLE LN	EMORY CROSSING PH 2, BLOCK JJ, Lot 17	3	\$ 20,084.69	\$ 1,365.76
R617820	209 DOODLE LN	EMORY CROSSING PH 2, BLOCK JJ, Lot 18	4	\$ 22,770.59	\$ 1,548.41
R617821	205 DOODLE LN	EMORY CROSSING PH 2, BLOCK JJ, Lot 19	4	\$ 22,770.59	\$ 1,548.41
R617822	201 DOODLE LN	EMORY CROSSING PH 2, BLOCK JJ, Lot 20	3	\$ 20,084.69	\$ 1,365.76
R617823	129 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 21	3	\$ 20,084.69	\$ 1,365.76
R617824	127 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 22	3	\$ 20,084.69	\$ 1,365.76
R617825	125 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 23	3	\$ 20,084.69	\$ 1,365.76
R617826	123 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 24	3	\$ 20,084.69	\$ 1,365.76
R617827	121 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 25	3	\$ 20,084.69	\$ 1,365.76
R617828	119 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 26	3	\$ 20,084.69	\$ 1,365.76
R617829	117 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 27	3	\$ 20,084.69	\$ 1,365.76
R617830	115 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 28	3	\$ 20,084.69	\$ 1,365.76
R617831	113 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 29	3	\$ 20,084.69	\$ 1,365.76
R617832	111 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 30	3	\$ 20,084.69	\$ 1,365.76
R617833	109 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 31	3	\$ 20,084.69	\$ 1,365.76
R617834	107 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 32	3	\$ 20,084.69	\$ 1,365.76
R617835	105 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 33	3	\$ 20,084.69	\$ 1,365.76
R617836	103 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 34	3	\$ 20,084.69	\$ 1,365.76
R617837	101 GRACIE WAY	EMORY CROSSING PH 2, BLOCK JJ, Lot 35	3	\$ 20,084.69	\$ 1,365.76
R617838	DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 1A, ACRES 2.612, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617839	ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 2A, ACRES 3.297, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617840	101 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 1	3	\$ 20,084.69	\$ 1,365.76
R617841	103 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 2	3	\$ 20,084.69	\$ 1,365.76
R617842	105 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 3	3	\$ 20,084.69	\$ 1,365.76
R617843	107 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 4	3	\$ 20,084.69	\$ 1,365.76
R617844	109 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 5	3	\$ 20,084.69	\$ 1,365.76
R617845	201 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 6	3	\$ 20,084.69	\$ 1,365.76
R617846	203 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 7	3	\$ 20,084.69	\$ 1,365.76

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R617847	205 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 8	3	\$ 20,084.69	\$ 1,365.76
R617848	207 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 9	3	\$ 20,084.69	\$ 1,365.76
R617849	209 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 10	3	\$ 20,084.69	\$ 1,365.76
R617850	301 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 11	3	\$ 20,084.69	\$ 1,365.76
R617851	303 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 12	3	\$ 20,084.69	\$ 1,365.76
R617852	305 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 13	3	\$ 20,084.69	\$ 1,365.76
R617853	307 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 14	3	\$ 20,084.69	\$ 1,365.76
R617854	309 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 15	3	\$ 20,084.69	\$ 1,365.76
R617855	311 OCONEE ST	EMORY CROSSING PH 2, BLOCK KK, Lot 16	3	\$ 20,084.69	\$ 1,365.76
R617856	101 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 17	3	\$ 20,084.69	\$ 1,365.76
R617857	103 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 18	3	\$ 20,084.69	\$ 1,365.76
R617858	105 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 19	3	\$ 20,084.69	\$ 1,365.76
R617859	107 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 20	3	\$ 20,084.69	\$ 1,365.76
R617860	109 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 21	3	\$ 20,084.69	\$ 1,365.76
R617861	111 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 22	3	\$ 20,084.69	\$ 1,365.76
R617862	113 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 23	3	\$ 20,084.69	\$ 1,365.76
R617863	115 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 24	3	\$ 20,084.69	\$ 1,365.76
R617864	117 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 25	3	\$ 20,084.69	\$ 1,365.76
R617865	119 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 26	3	\$ 20,084.69	\$ 1,365.76
R617866	121 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 27	3	\$ 20,084.69	\$ 1,365.76
R617867	123 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 28	3	\$ 20,084.69	\$ 1,365.76
R617868	125 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 29	3	\$ 20,084.69	\$ 1,365.76
R617869	127 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 30	3	\$ 20,084.69	\$ 1,365.76
R617870	129 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 31	3	\$ 20,084.69	\$ 1,365.76
R617871	131 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 32	3	\$ 20,084.69	\$ 1,365.76
R617872	133 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 33	3	\$ 20,084.69	\$ 1,365.76
R617873	135 ADELINE RD	EMORY CROSSING PH 2, BLOCK KK, Lot 34	3	\$ 20,084.69	\$ 1,365.76
R617874	301 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 35	3	\$ 20,084.69	\$ 1,365.76
R617875	305 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 36	3	\$ 20,084.69	\$ 1,365.76
R617876	307 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 37	3	\$ 20,084.69	\$ 1,365.76
R617877	309 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 38	3	\$ 20,084.69	\$ 1,365.76
R617878	311 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 39	3	\$ 20,084.69	\$ 1,365.76
R617879	313 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 40	3	\$ 20,084.69	\$ 1,365.76
R617880	315 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 41	3	\$ 20,084.69	\$ 1,365.76
R617881	317 DOODLE LN	EMORY CROSSING PH 2, BLOCK KK, Lot 42	3	\$ 20,084.69	\$ 1,365.76
R617882	FLOWERS AVE	EMORY CROSSING PH 2, BLOCK X, Lot 16A, ACRES 0.24, (OPEN SPACE)	Non Benefitted	\$ -	\$ -
R617884	FLOWERS AVE	EMORY CROSSING PH 2, BLOCK X, Lot 21, ACRES 0.335, (ALLEY)	Non Benefitted	\$ -	\$ -
R622000	100 GRACIE WAY	EMORY CROSSING CONDO, UNIT 25	2	\$ 17,225.38	\$ 1,171.33
R622001	102 GRACIE WAY	EMORY CROSSING CONDO, UNIT 26	2	\$ 17,225.38	\$ 1,171.33
R622002	104 GRACIE WAY	EMORY CROSSING CONDO, UNIT 27	2	\$ 17,225.38	\$ 1,171.33

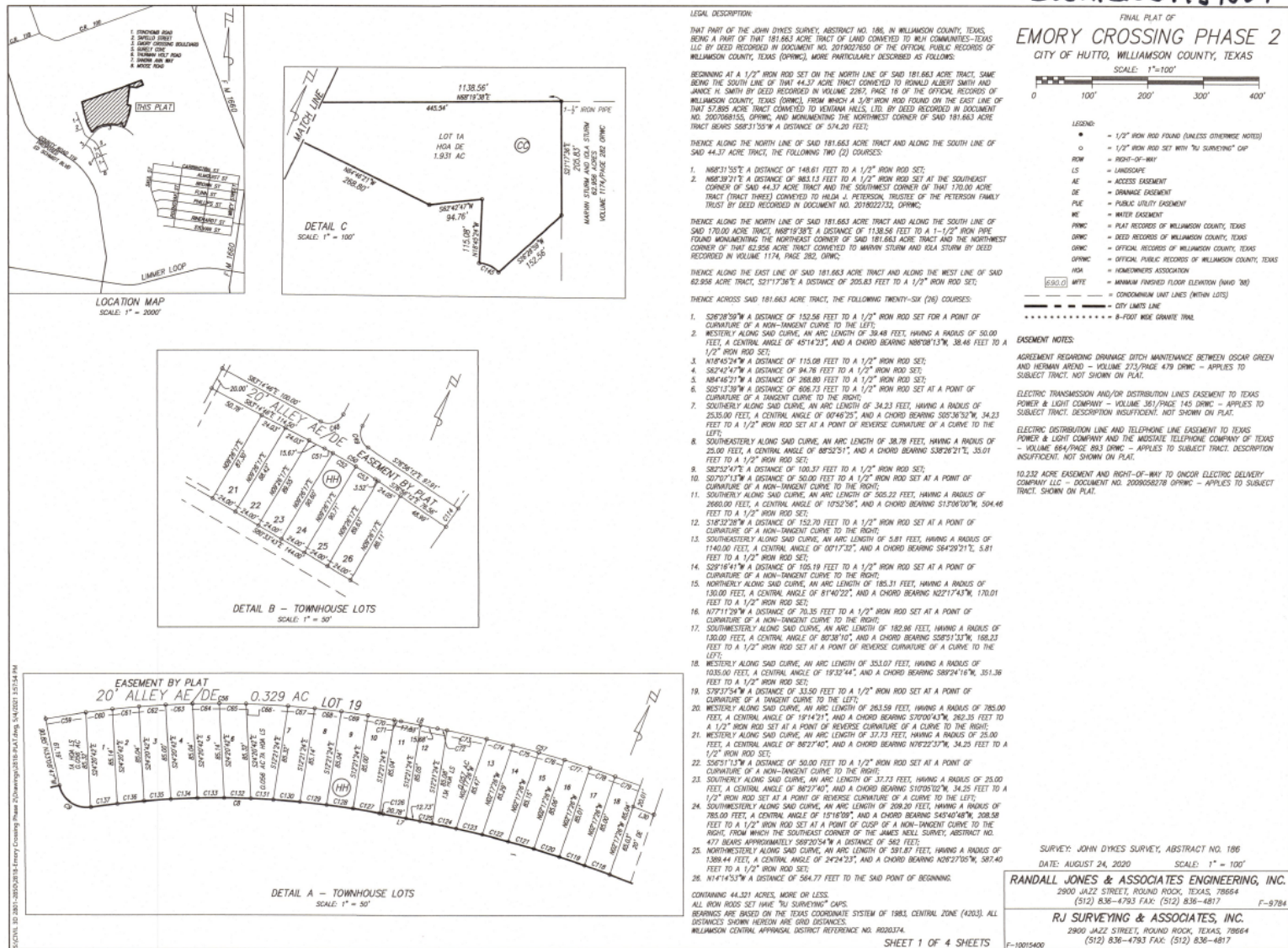
Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R622003	106 GRACIE WAY	EMORY CROSSING CONDO, UNIT 28	2	\$ 17,225.38	\$ 1,171.33
R622004	108 GRACIE WAY	EMORY CROSSING CONDO, UNIT 29	2	\$ 17,225.38	\$ 1,171.33
R622005	110 GRACIE WAY	EMORY CROSSING CONDO, UNIT 30	2	\$ 17,225.38	\$ 1,171.33
R622006	112 GRACIE WAY	EMORY CROSSING CONDO, UNIT 31	2	\$ 17,225.38	\$ 1,171.33
R622007	114 GRACIE WAY	EMORY CROSSING CONDO, UNIT 32	2	\$ 17,225.38	\$ 1,171.33
R622008	116 GRACIE WAY	EMORY CROSSING CONDO, UNIT 33	2	\$ 17,225.38	\$ 1,171.33
R622009	118 GRACIE WAY	EMORY CROSSING CONDO, UNIT 34	2	\$ 17,225.38	\$ 1,171.33
R622010	120 GRACIE WAY	EMORY CROSSING CONDO, UNIT 35	2	\$ 17,225.38	\$ 1,171.33
R622011	122 GRACIE WAY	EMORY CROSSING CONDO, UNIT 36	2	\$ 17,225.38	\$ 1,171.33
R622012	124 GRACIE WAY	EMORY CROSSING CONDO, UNIT 37	2	\$ 17,225.38	\$ 1,171.33
R622013	126 GRACIE WAY	EMORY CROSSING CONDO, UNIT 38	2	\$ 17,225.38	\$ 1,171.33
R622014	128 GRACIE WAY	EMORY CROSSING CONDO, UNIT 39	2	\$ 17,225.38	\$ 1,171.33
R622015	130 GRACIE WAY	EMORY CROSSING CONDO, UNIT 40	2	\$ 17,225.38	\$ 1,171.33
R622016	132 GRACIE WAY	EMORY CROSSING CONDO, UNIT 41	2	\$ 17,225.38	\$ 1,171.33
R622017	101 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 42	2	\$ 17,225.38	\$ 1,171.33
R622018	103 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 43	2	\$ 17,225.38	\$ 1,171.33
R622019	105 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 44	2	\$ 17,225.38	\$ 1,171.33
R622020	107 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 45	2	\$ 17,225.38	\$ 1,171.33
R622021	109 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 46	2	\$ 17,225.38	\$ 1,171.33
R622022	111 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 47	2	\$ 17,225.38	\$ 1,171.33
R622023	113 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 48	2	\$ 17,225.38	\$ 1,171.33
R622024	115 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 49	2	\$ 17,225.38	\$ 1,171.33
R622025	117 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 50	2	\$ 17,225.38	\$ 1,171.33
R622026	119 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 51	2	\$ 17,225.38	\$ 1,171.33
R622027	121 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 52	2	\$ 17,225.38	\$ 1,171.33
R622028	123 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 53	2	\$ 17,225.38	\$ 1,171.33
R622029	125 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 54	2	\$ 17,225.38	\$ 1,171.33
R622030	127 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 55	2	\$ 17,225.38	\$ 1,171.33
R622031	129 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 56	2	\$ 17,225.38	\$ 1,171.33
R622032	101 DOODLE LN	EMORY CROSSING CONDO, UNIT 57	2	\$ 17,225.38	\$ 1,171.33
R622033	103 DOODLE LN	EMORY CROSSING CONDO, UNIT 58	2	\$ 17,225.38	\$ 1,171.33
R622034	105 DOODLE LN	EMORY CROSSING CONDO, UNIT 59	2	\$ 17,225.38	\$ 1,171.33
R622035	107 DOODLE LN	EMORY CROSSING CONDO, UNIT 60	2	\$ 17,225.38	\$ 1,171.33
R622036	109 DOODLE LN	EMORY CROSSING CONDO, UNIT 61	2	\$ 17,225.38	\$ 1,171.33
R622037	111 DOODLE LN	EMORY CROSSING CONDO, UNIT 62	2	\$ 17,225.38	\$ 1,171.33
R622038	113 DOODLE LN	EMORY CROSSING CONDO, UNIT 63	2	\$ 17,225.38	\$ 1,171.33
R622039	100 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 64	2	\$ 17,225.38	\$ 1,171.33
R622040	102 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 65	2	\$ 17,225.38	\$ 1,171.33
R622041	104 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 66	2	\$ 17,225.38	\$ 1,171.33
R622042	106 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 67	2	\$ 17,225.38	\$ 1,171.33

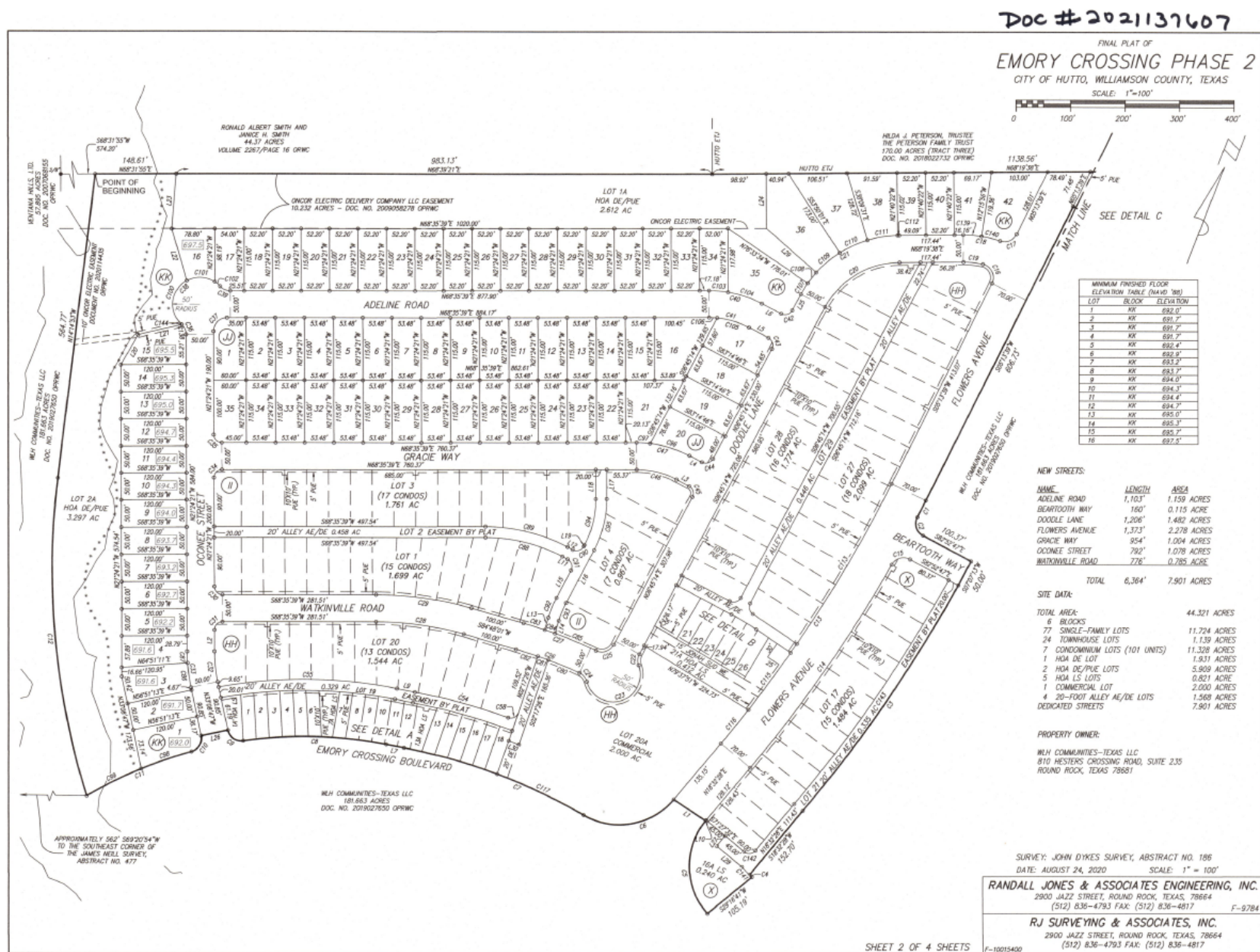
Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R622043	108 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 68	2	\$ 17,225.38	\$ 1,171.33
R622044	110 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 69	2	\$ 17,225.38	\$ 1,171.33
R622045	112 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 70	2	\$ 17,225.38	\$ 1,171.33
R622046	114 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 71	2	\$ 17,225.38	\$ 1,171.33
R622047	116 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 72	2	\$ 17,225.38	\$ 1,171.33
R622048	118 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 73	2	\$ 17,225.38	\$ 1,171.33
R622049	120 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 74	2	\$ 17,225.38	\$ 1,171.33
R622050	122 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 75	2	\$ 17,225.38	\$ 1,171.33
R622051	124 WATKINVILLE RD	EMORY CROSSING CONDO, UNIT 76	2	\$ 17,225.38	\$ 1,171.33
R622052	108 DOODLE LN	EMORY CROSSING CONDO, UNIT 77	2	\$ 17,225.38	\$ 1,171.33
R622053	110 DOODLE LN	EMORY CROSSING CONDO, UNIT 78	2	\$ 17,225.38	\$ 1,171.33
R622054	112 DOODLE LN	EMORY CROSSING CONDO, UNIT 79	2	\$ 17,225.38	\$ 1,171.33
R622055	114 DOODLE LN	EMORY CROSSING CONDO, UNIT 80	2	\$ 17,225.38	\$ 1,171.33
R622056	200 DOODLE LN	EMORY CROSSING CONDO, UNIT 81	2	\$ 17,225.38	\$ 1,171.33
R622057	202 DOODLE LN	EMORY CROSSING CONDO, UNIT 82	2	\$ 17,225.38	\$ 1,171.33
R622058	204 DOODLE LN	EMORY CROSSING CONDO, UNIT 83	2	\$ 17,225.38	\$ 1,171.33
R622059	206 DOODLE LN	EMORY CROSSING CONDO, UNIT 84	2	\$ 17,225.38	\$ 1,171.33
R622060	208 DOODLE LN	EMORY CROSSING CONDO, UNIT 85	2	\$ 17,225.38	\$ 1,171.33
R622061	210 DOODLE LN	EMORY CROSSING CONDO, UNIT 86	2	\$ 17,225.38	\$ 1,171.33
R622062	212 DOODLE LN	EMORY CROSSING CONDO, UNIT 87	2	\$ 17,225.38	\$ 1,171.33
R622063	214 DOODLE LN	EMORY CROSSING CONDO, UNIT 88	2	\$ 17,225.38	\$ 1,171.33
R622064	300 DOODLE LN	EMORY CROSSING CONDO, UNIT 89	2	\$ 17,225.38	\$ 1,171.33
R622065	302 DOODLE LN	EMORY CROSSING CONDO, UNIT 90	2	\$ 17,225.38	\$ 1,171.33
R622066	304 DOODLE LN	EMORY CROSSING CONDO, UNIT 91	2	\$ 17,225.38	\$ 1,171.33
R622067	306 DOODLE LN	EMORY CROSSING CONDO, UNIT 92	2	\$ 17,225.38	\$ 1,171.33
R622068	409 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 93	2	\$ 17,225.38	\$ 1,171.33
R622069	407 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 94	2	\$ 17,225.38	\$ 1,171.33
R622070	405 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 95	2	\$ 17,225.38	\$ 1,171.33
R622071	403 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 96	2	\$ 17,225.38	\$ 1,171.33
R622072	401 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 97	2	\$ 17,225.38	\$ 1,171.33
R622073	313 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 98	2	\$ 17,225.38	\$ 1,171.33
R622074	311 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 99	2	\$ 17,225.38	\$ 1,171.33
R622075	309 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 100	2	\$ 17,225.38	\$ 1,171.33
R622076	307 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 101	2	\$ 17,225.38	\$ 1,171.33
R622077	305 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 102	2	\$ 17,225.38	\$ 1,171.33
R622078	303 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 103	2	\$ 17,225.38	\$ 1,171.33
R622079	301 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 104	2	\$ 17,225.38	\$ 1,171.33
R622080	229 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 105	2	\$ 17,225.38	\$ 1,171.33
R622081	227 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 106	2	\$ 17,225.38	\$ 1,171.33
R622082	225 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 107	2	\$ 17,225.38	\$ 1,171.33

Property ID	Property Address	Legal Description	Lot Type	Outstanding Assessment	Annual Installment due 1/31/23
R622083	223 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 108	2	\$ 17,225.38	\$ 1,171.33
R622084	221 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 109	2	\$ 17,225.38	\$ 1,171.33
R622085	219 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 110	2	\$ 17,225.38	\$ 1,171.33
R622086	228 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 111	2	\$ 17,225.38	\$ 1,171.33
R622087	226 STINCHCOMB RD	EMORY CROSSING CONDO, UNIT 112	2	\$ 17,225.38	\$ 1,171.33
R622088	224 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 113	2	\$ 17,225.38	\$ 1,171.33
R622089	222 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 114	2	\$ 17,225.38	\$ 1,171.33
R622090	220 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 115	2	\$ 17,225.38	\$ 1,171.33
R622091	218 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 116	2	\$ 17,225.38	\$ 1,171.33
R622092	216 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 117	2	\$ 17,225.38	\$ 1,171.33
R622093	214 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 118	2	\$ 17,225.38	\$ 1,171.33
R622094	212 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 119	2	\$ 17,225.38	\$ 1,171.33
R622096	210 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 120	2	\$ 17,225.38	\$ 1,171.33
R622098	208 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 121	2	\$ 17,225.38	\$ 1,171.33
R622100	206 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 122	2	\$ 17,225.38	\$ 1,171.33
R622102	204 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 123	2	\$ 17,225.38	\$ 1,171.33
R622104	202 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 124	2	\$ 17,225.38	\$ 1,171.33
R622106	200 FLOWERS AVE	EMORY CROSSING CONDO, UNIT 125	2	\$ 17,225.38	\$ 1,171.33
R623646	418 EMORY CROSSING BLVD	EMORY CROSSING AMENITY CENTER, BLOCK PP, Lot 60, ACRES 3.829, (AMENITY CENTER)	Non Benefitted	\$ -	\$ -
TOTAL IMPROVEMENT AREA #1				\$ 6,445,000.00	\$ 438,261.76

Note: Totals may not sum due to rounding.

EXHIBIT B-1 – EMORY CROSSING PHASE 2 PLAT





FINAL PLAT OF
EMORY CROSSING PHASE 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N77° 11' 29"W	70.35'
L2	N21° 24' 21"W	39.58'
L3	S83° 14' 46"E	25.89'
L4	S83° 14' 46"E	25.89'
L5	S83° 14' 46"E	40.07'
L6	S83° 14' 46"E	40.07'
L7	S79° 37' 54"W	33.50'
L8	N79° 37' 54"E	33.50'
L9	N79° 37' 54"E	33.50'
L10	S18° 32' 28"W	1.69'
L11	S83° 23' 05"E	10.69'
L12	S83° 23' 05"E	10.69'
L13	S04° 39' 12"E	23.41'
L14	S04° 39' 12"E	24.37'
L15	S06° 36' 55"W	57.42'
L16	S06° 36' 55"W	110.16'
L17	S21° 24' 21"E	54.36'
L18	N21° 24' 21"W	54.36'
L19	S06° 36' 55"W	2.74'
L20	N08° 27' 23"E	63.36'
L21	S55° 35' 09"W	82.58'
L22	N37° 32' 05"W	99.87'
L23	N16° 30' 25"W	100.96'
L24	N12° 17' 26"W	99.95'
L25	S06° 45' 14"W	33.92'
L26	S56° 51' 13"W	50.00'
L27	S18° 32' 28"W	24.05'
L28	S71° 27' 32"E	60.00'
L29	N69° 26' 43"W	122.69'
L30	N89° 51' 42"E	20.01'

F-10015400

Doc # 2021137607

FINAL PLAT OF
EMORY CROSSING PHASE 2
CITY OF HUTTO, WILLIAMSON COUNTY, TEXAS

PLAT NOTES:

1. NO BUILDING, FENCING, LANDSCAPING OR STRUCTURES ARE ALLOWED WITHIN ANY DRAINAGE OR WASTEWATER EASEMENT UNLESS EXPRESSLY PERMITTED BY THE CITY OF HUTTO.
2. BUILDING SETBACK LINES SHALL CONFORM TO UDC REQUIREMENTS.
3. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL REAR LOT LINES.
4. A TEN (10) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES.
5. A FIVE (5) FOOT PUBLIC UTILITY EASEMENT (PUE) IS HEREBY DEDICATED ON EACH SIDE OF ALL SIDE LOT LINES OF SF-1 AND SF-1 CONDOMINIUM LOTS.
6. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO PUBLIC WATER AND WASTEWATER UTILITIES.
7. STREET LIGHTING SHALL BE PROVIDED BY THE DEVELOPER IN CONFORMANCE WITH THE UDC REQUIREMENTS.
8. SIDEWALKS AND TREES SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS WITHIN THIS SUBDIVISION.
9. SIDEWALKS AND TREES SHALL BE PROVIDED ALONG ALL STREETS BOUNDING THIS SUBDIVISION.
10. AN ARTERIAL FENCE SHALL BE CONSTRUCTED PER UDC REQUIREMENTS.
11. WATER WILL BE AVAILABLE THROUGH JONAH S.U.D. AFTER THE APPROPRIATE WATER SYSTEM IS INSTALLED TO THIS SITE. WASTEWATER WILL BE AVAILABLE THROUGH THE CITY OF HUTTO AFTER THE APPROPRIATE WASTEWATER SYSTEM IS INSTALLED TO THIS SITE. THE CITY OF HUTTO AND JONAH S.U.D. ASSUME NO OBLIGATION FOR INSTALLING ANY IMPROVEMENTS REQUIRED TO SERVE THIS SITE.
12. IN ORDER TO PROMOTE DRAINAGE AWAY FROM A STRUCTURE, THE SLAB ELEVATIONS SHALL BE BUILT AT LEAST ONE (1) FOOT ABOVE THE SURROUNDING GROUND AND SHOULD BE GRADED AWAY FROM THE STRUCTURE AT A SLOPE OF 1/2" PER FOOT FOR A DISTANCE OF AT LEAST TEN (10) FEET.
13. UTILITY PROVIDERS FOR THIS SUBDIVISION ARE: WATER - JONAH S.U.D.; WASTEWATER - CITY OF HUTTO; AND ELECTRIC - ONCOR.
14. A PORTION OF THIS TRACT IS ENCRUMBED BY SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 1% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481078 COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
15. THE FOLLOWING LOTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION: BLOCK X - LOTS 16A AND 21; BLOCK CC - LOT 1A; BLOCK HH - LOTS 1A, 7A, 13A, 19, 21A AND 29; BLOCK I - LOT 2; BLOCK KK - LOTS 1A AND 2A.
16. ALL LOTS IN THIS SUBDIVISION SHALL BE ZONED PUD WITH A BASE ZONING OF SF-1 OR B-1 PER THE PUD.
17. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO SINGLE FAMILY RESIDENTIAL USE, UNLESS OTHERWISE INDICATED.
18. THE MAXIMUM IMPERVIOUS COVERAGE PER RESIDENTIAL LOTS IS 55%.
19. ALL SUBDIVISION CONSTRUCTION SHALL CONFORM TO THE CITY OF HUTTO UNIFIED DEVELOPMENT CODE, CONSTRUCTION STANDARDS, AND GENERALLY ACCEPTED ENGINEERING PRACTICES.
20. ON-SITE STORMWATER DETENTION FACILITIES WILL BE PROVIDED TO REDUCE POST-DEVELOPMENT PEAK RATES OF DISCHARGE OF THE 2, 10, 25 AND 100-YEAR STORM EVENTS.
21. ALL EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS OR HER ASSIGNS.
22. ALL DRAINAGE EASEMENT LOTS, LANDSCAPE LOTS AND PARK LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
23. LANDSCAPED MEDIANS AND THE CENTER OF THE ROUND-A-BOUNTS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
24. FIRE LANE SIGNS AS SPECIFIED IN SECTION 0103.6 OF THE 2018 INTERNATIONAL FIRE CODE SHALL BE POSTED ON ONE SIDE OF FIRE APPARATUS ACCESS ROADS MORE THAN 26 FEET WIDE AND LESS THAN 32 FEET WIDE PER SECTION 0103.6.2.
25. THIS SUBDIVISION IS SUBJECT TO STORMWATER MANAGEMENT CONTROLS AS REQUIRED BY WILLIAMSON COUNTY SUBDIVISION REGULATIONS, SECTION B11.1, ON NEW DEVELOPMENT THAT WOULD EVOKE SUCH CONTROLS BEYOND EXISTING CONDITIONS.
26. THE MINIMUM FINISHED FLOOR ELEVATIONS (MFFE) SHOWN ON THIS PLAT FOR LOTS 1 THROUGH 16 OF BLOCK KK WERE DETERMINED BY ADDING TWO (2) FEET TO THE BASE FLOOD ELEVATION (BFE) AS SHOWN ON THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP 481078 COMMUNITY PANEL NUMBER 48491C0510F, EFFECTIVE DATE DECEMBER 20, 2019, FOR WILLIAMSON COUNTY, TEXAS.
27. A TWO (2) FOOT SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET SIDE PROPERTY LINES. THE CITY OF HUTTO WILL BE RESPONSIBLE OF MAINTAINING THE SIDEWALK.

STATE OF TEXAS / I KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON /

I, ISRAEL RAMIREZ, LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE CODES AND ORDINANCES OF THE CITY OF HUTTO, TEXAS.
TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 23rd DAY OF JULY, 2021.

BY: Israel Ramirez 9/23/21
ISRAEL RAMIREZ
LICENSED PROFESSIONAL ENGINEER NO. 114495
STATE OF TEXAS

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 9784



STATE OF TEXAS / I KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON /

I, WILLIAM L. JOHNSON, REGISTERED PROFESSIONAL LAND SURVEYOR, NO. 6392, IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT PROPERTY MARKERS AND MONUMENTS WERE PLACED UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT ROUND ROCK, WILLIAMSON COUNTY, TEXAS, THIS 23rd DAY OF JULY, 2021.

BY: William L. Johnson 9/23/21
WILLIAM L. JOHNSON
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6425
STATE OF TEXAS

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET
ROUND ROCK, TEXAS 78664
PHONE (512) 836-4793
FIRM NO. 10015400



ROAD NAME AND ADDRESS ASSIGNMENTS VERIFIED THIS THE 27th DAY OF JULY, 2021 A.D.

BY: Cindy Bridges
WILLIAMSON COUNTY ADDRESSING COORDINATOR
Cindy Bridges

STATE OF TEXAS / I KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON /

WE, WLH COMMUNITIES-TEXAS LLC, SOLE OWNER OF THE CERTAIN TRACT OF LAND SHOWN HEREON AND DESCRIBED IN A DEED RECORDED IN DOCUMENT NO. 2019027650 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND DO HEREBY STATE THAT THERE ARE NO LIEN HOLDERS OF THE CERTAIN TRACT OF LAND, AND DO HEREBY SUBVOLVE SAID TRACT AS SHOWN HEREON, AND DO HEREBY CONSENT TO ALL PLAT NOTE REQUIREMENTS SHOWN HEREON, AND DO HEREBY DEDICATE TO THE CITY OF HUTTO THE STREETS, ALLEYS, RIGHTS-OF-WAY, EASEMENTS AND PUBLIC PLACES SHOWN HEREON FOR SUCH PUBLIC PURPOSES AS THE CITY OF HUTTO MAY DEEM APPROPRIATE. THIS SUBDIVISION IS TO BE KNOWN AS EMORY CROSSING PHASE 2.

TO CERTIFY WHICH, WITNESS BY MY HAND THIS 16th DAY OF August, 2021.

WLH COMMUNITIES-TEXAS LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: Michael Slack
PRINTED NAME: Michael Slack
TITLE: Vice President

WLH COMMUNITIES-TEXAS LLC
810 HESTERS CROSSING ROAD, SUITE 235
ROUND ROCK, TEXAS 78681

STATE OF TEXAS
COUNTY OF WILLIAMSON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Slack, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED, IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 16th DAY OF August, 2021 A.D.

BY: Diane M. Duran
NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME: Diane M. Duran

MY COMMISSION EXPIRES: 05/31/2023



THIS PLAT WAS APPROVED FOR RECORDING BY THE HUTTO CITY COUNCIL ON THE 2nd DAY OF September, 2021.

BY: Mike Snyder 9/2/21 DATE
HOLLY TRAGI, CITY SECRETARY DATE 9/2/21
MIKE SNYDER



STATE OF TEXAS
COUNTY OF WILLIAMSON

I, NANCY RISTER, CLERK OF THE COUNTY COURT OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 9th DAY OF September, 2021 A.D. AT 1:35 O'CLOCK P.M. AND DULY RECORDED THIS THE 9th DAY OF September, 2021 A.D. AT 1:57 O'CLOCK P.M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY IN DOCUMENT NO. 2021137607.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN GEORGETOWN, TEXAS, THE DATE LAST SHOWN ABOVE WRITTEN.

NANCY RISTER, CLERK COUNTY COURT
OF WILLIAMSON COUNTY, TEXAS

BY: Brandon McKenzie
DEPUTY Brandon McKenzie



DATE: AUGUST 24, 2020

RANDALL JONES & ASSOCIATES ENGINEERING, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-9784

RJ SURVEYING & ASSOCIATES, INC.
2900 JAZZ STREET, ROUND ROCK, TEXAS, 78664
(512) 836-4793 FAX: (512) 836-4817 F-10015400

SHEET 4 OF 4 SHEETS

EXHIBIT B-2 – EMORY CROSSING AMENITY CENTER PLAT



2021153306 PLAT Total Pages: 3



PLAT MAP RECORDING SHEET

DEDICATOR(s):

WLH COMMUNITIES-TEXAS LLC

SUBDIVISION NAME: EMORY CROSSING AMENITY CENTER

PROPERTY IS DESCRIBED AS: 3.829 ACRES JOHN DYKES SURVEY
ABSTRACT NO 186

SUBMITTED BY: CITY OF HUTTO

DIGITALLY RECORDED

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS 2021183306

PLAT Fee: \$171.00
12/02/2021 11:18 AM BMCKENZIE



Nancy E. Rister
Nancy E. Rister, County Clerk
Williamson County, Texas



EXHIBIT C – BOND DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2021	\$ -	\$ -	\$ -
2022	25,000.00	323,669.69	348,669.69
2023	107,000.00	241,088.76	348,088.76
2024	109,000.00	238,280.00	347,280.00
2025	112,000.00	235,418.76	347,418.76
2026	115,000.00	232,478.76	347,478.76
2027	117,000.00	229,460.00	346,460.00
2028	121,000.00	225,657.50	346,657.50
2029	124,000.00	221,725.00	345,725.00
2030	128,000.00	217,695.00	345,695.00
2031	132,000.00	213,535.00	345,535.00
2032	136,000.00	209,245.00	345,245.00
2033	141,000.00	204,315.00	345,315.00
2034	145,000.00	199,203.76	344,203.76
2035	150,000.00	193,947.50	343,947.50
2036	155,000.00	188,510.00	343,510.00
2037	161,000.00	182,891.26	343,891.26
2038	166,000.00	177,055.00	343,055.00
2039	172,000.00	171,037.50	343,037.50
2040	178,000.00	164,802.50	342,802.50
2041	184,000.00	158,350.00	342,350.00
2042	190,000.00	151,680.00	341,680.00
2043	198,000.00	144,080.00	342,080.00
2044	206,000.00	136,160.00	342,160.00
2045	214,000.00	127,920.00	341,920.00
2046	222,000.00	119,360.00	341,360.00
2047	231,000.00	110,480.00	341,480.00
2048	240,000.00	101,240.00	341,240.00
2049	249,000.00	91,640.00	340,640.00
2050	259,000.00	81,680.00	340,680.00
2051	269,000.00	71,320.00	340,320.00
2052	280,000.00	60,560.00	340,560.00
2053	291,000.00	49,360.00	340,360.00
2054	302,000.00	37,720.00	339,720.00
2055	314,000.00	25,640.00	339,640.00
2056	327,000.00	13,080.00	340,080.00
Total	<u>\$6,470,000.00</u>	<u>\$5,550,285.99</u>	<u>\$12,020,285.99</u>

(REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.)

EXHIBIT D – BUYER DISCLOSURES

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

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4

EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: \$13,491.28

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	223.98	\$ 504.67	67.46	121.30	917.41
1/31/2024	228.17	\$ 498.79	66.34	123.73	917.02
1/31/2025	234.45	\$ 492.80	65.20	126.20	918.65
1/31/2026	240.73	\$ 486.65	64.02	128.73	920.13
1/31/2027	244.92	\$ 480.33	62.82	131.30	919.36
1/31/2028	253.29	\$ 472.37	61.60	133.93	921.18
1/31/2029	259.57	\$ 464.14	60.33	136.61	920.64
1/31/2030	267.94	\$ 455.70	59.03	139.34	922.01
1/31/2031	276.31	\$ 446.99	57.69	142.12	923.12
1/31/2032	284.69	\$ 438.01	56.31	144.97	923.98
1/31/2033	295.15	\$ 427.69	54.89	147.87	925.60
1/31/2034	303.53	\$ 416.99	53.41	150.82	924.75
1/31/2035	313.99	\$ 405.99	51.89	153.84	925.72
1/31/2036	324.46	\$ 394.61	50.32	156.92	926.31
1/31/2037	337.02	\$ 382.85	48.70	160.06	928.62
1/31/2038	347.49	\$ 370.63	47.02	163.26	928.39
1/31/2039	360.05	\$ 358.03	45.28	166.52	929.88
1/31/2040	372.61	\$ 344.98	43.48	169.85	930.92
1/31/2041	385.17	\$ 331.47	41.61	173.25	931.50
1/31/2042	397.73	\$ 317.51	39.69	176.71	931.64
1/31/2043	414.47	\$ 301.60	37.70	180.25	934.02
1/31/2044	431.22	\$ 285.02	35.63	183.85	935.72
1/31/2045	447.97	\$ 267.77	33.47	187.53	936.74
1/31/2046	464.71	\$ 249.86	31.23	191.28	937.08
1/31/2047	483.55	\$ 231.27	28.91	195.11	938.83
1/31/2048	502.39	\$ 211.93	26.49	199.01	939.82
1/31/2049	521.23	\$ 191.83	23.98	202.99	940.03
1/31/2050	542.16	\$ 170.98	21.37	207.05	941.57
1/31/2051	563.10	\$ 149.29	18.66	211.19	942.24
1/31/2052	586.12	\$ 126.77	15.85	215.41	944.15
1/31/2053	609.15	\$ 103.33	12.92	219.72	945.11
1/31/2054	632.17	\$ 78.96	9.87	224.12	945.12
1/31/2055	657.29	\$ 53.67	6.71	228.60	946.27
1/31/2056	684.51	\$ 27.38	3.42	233.17	948.48
Total	\$ 13,491.28	\$ 10,940.85	\$ 1,403.28	\$ 5,826.61	\$ 31,662.02

¹ Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: \$17,225.38

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	\$ 285.98	\$ 644.35	\$ 86.13	\$ 154.88	\$ 1,171.33
1/31/2024	\$ 291.32	\$ 636.84	\$ 84.70	\$ 157.97	\$ 1,170.84
1/31/2025	\$ 299.34	\$ 629.20	\$ 83.24	\$ 161.13	\$ 1,172.91
1/31/2026	\$ 307.36	\$ 621.34	\$ 81.74	\$ 164.36	\$ 1,174.80
1/31/2027	\$ 312.70	\$ 613.27	\$ 80.21	\$ 167.64	\$ 1,173.82
1/31/2028	\$ 323.39	\$ 603.11	\$ 78.64	\$ 171.00	\$ 1,176.14
1/31/2029	\$ 331.41	\$ 592.60	\$ 77.03	\$ 174.42	\$ 1,175.45
1/31/2030	\$ 342.10	\$ 581.83	\$ 75.37	\$ 177.90	\$ 1,177.20
1/31/2031	\$ 352.79	\$ 570.71	\$ 73.66	\$ 181.46	\$ 1,178.62
1/31/2032	\$ 363.48	\$ 559.24	\$ 71.89	\$ 185.09	\$ 1,179.71
1/31/2033	\$ 376.85	\$ 546.07	\$ 70.08	\$ 188.79	\$ 1,181.78
1/31/2034	\$ 387.54	\$ 532.41	\$ 68.19	\$ 192.57	\$ 1,180.71
1/31/2035	\$ 400.90	\$ 518.36	\$ 66.26	\$ 196.42	\$ 1,181.94
1/31/2036	\$ 414.26	\$ 503.83	\$ 64.25	\$ 200.35	\$ 1,182.69
1/31/2037	\$ 430.30	\$ 488.81	\$ 62.18	\$ 204.36	\$ 1,185.64
1/31/2038	\$ 443.66	\$ 473.21	\$ 60.03	\$ 208.44	\$ 1,185.35
1/31/2039	\$ 459.70	\$ 457.13	\$ 57.81	\$ 212.61	\$ 1,187.25
1/31/2040	\$ 475.74	\$ 440.46	\$ 55.51	\$ 216.86	\$ 1,188.57
1/31/2041	\$ 491.77	\$ 423.22	\$ 53.13	\$ 221.20	\$ 1,189.32
1/31/2042	\$ 507.81	\$ 405.39	\$ 50.67	\$ 225.63	\$ 1,189.50
1/31/2043	\$ 529.19	\$ 385.08	\$ 48.13	\$ 230.14	\$ 1,192.54
1/31/2044	\$ 550.57	\$ 363.91	\$ 45.49	\$ 234.74	\$ 1,194.71
1/31/2045	\$ 571.95	\$ 341.89	\$ 42.74	\$ 239.44	\$ 1,196.01
1/31/2046	\$ 593.33	\$ 319.01	\$ 39.88	\$ 244.22	\$ 1,196.44
1/31/2047	\$ 617.39	\$ 295.28	\$ 36.91	\$ 249.11	\$ 1,198.68
1/31/2048	\$ 641.44	\$ 270.58	\$ 33.82	\$ 254.09	\$ 1,199.94
1/31/2049	\$ 665.50	\$ 244.92	\$ 30.62	\$ 259.17	\$ 1,200.21
1/31/2050	\$ 692.22	\$ 218.30	\$ 27.29	\$ 264.36	\$ 1,202.17
1/31/2051	\$ 718.95	\$ 190.62	\$ 23.83	\$ 269.64	\$ 1,203.03
1/31/2052	\$ 748.35	\$ 161.86	\$ 20.23	\$ 275.04	\$ 1,205.47
1/31/2053	\$ 777.75	\$ 131.92	\$ 16.49	\$ 280.54	\$ 1,206.70
1/31/2054	\$ 807.15	\$ 100.81	\$ 12.60	\$ 286.15	\$ 1,206.71
1/31/2055	\$ 839.22	\$ 68.53	\$ 8.57	\$ 291.87	\$ 1,208.18
1/31/2056	\$ 873.96	\$ 34.96	\$ 4.37	\$ 297.71	\$ 1,211.00
Total	\$ 17,225.38	\$ 13,969.04	\$ 1,791.68	\$ 7,439.29	\$ 40,425.39

¹ Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: \$20,084.69

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

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 Burnet County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	333.45	751.31	100.42	180.58	1,365.76
1/31/2024	339.68	742.56	98.76	184.20	1,365.19
1/31/2025	349.03	733.64	97.06	187.88	1,367.61
1/31/2026	358.38	724.48	95.31	191.64	1,369.81
1/31/2027	364.61	715.07	93.52	195.47	1,368.67
1/31/2028	377.07	703.22	91.70	199.38	1,371.37
1/31/2029	386.42	690.97	89.81	203.37	1,370.57
1/31/2030	398.89	678.41	87.88	207.43	1,372.61
1/31/2031	411.35	665.44	85.89	211.58	1,374.27
1/31/2032	423.82	652.07	83.83	215.82	1,375.54
1/31/2033	439.40	636.71	81.71	220.13	1,377.95
1/31/2034	451.87	620.78	79.51	224.53	1,376.70
1/31/2035	467.45	604.40	77.25	229.02	1,378.13
1/31/2036	483.03	587.46	74.92	233.61	1,379.01
1/31/2037	501.73	569.95	72.50	238.28	1,382.45
1/31/2038	517.31	551.76	69.99	243.04	1,382.11
1/31/2039	536.01	533.01	67.41	247.90	1,384.32
1/31/2040	554.71	513.58	64.73	252.86	1,385.87
1/31/2041	573.40	493.47	61.95	257.92	1,386.74
1/31/2042	592.10	472.68	59.09	263.08	1,386.95
1/31/2043	617.03	449.00	56.12	268.34	1,390.50
1/31/2044	641.96	424.32	53.04	273.71	1,393.03
1/31/2045	666.89	398.64	49.83	279.18	1,394.54
1/31/2046	691.82	371.96	46.50	284.76	1,395.05
1/31/2047	719.87	344.29	43.04	290.46	1,397.66
1/31/2048	747.92	315.50	39.44	296.27	1,399.12
1/31/2049	775.96	285.58	35.70	302.19	1,399.43
1/31/2050	807.13	254.54	31.82	308.24	1,401.72
1/31/2051	838.29	222.26	27.78	314.40	1,402.73
1/31/2052	872.57	188.72	23.59	320.69	1,405.58
1/31/2053	906.85	153.82	19.23	327.10	1,407.00
1/31/2054	941.13	117.55	14.69	333.65	1,407.02
1/31/2055	978.52	79.90	9.99	340.32	1,408.73
1/31/2056	1,019.04	40.76	5.10	347.13	1,412.02
Total	\$ 20,084.69	\$ 16,287.82	\$ 2,089.09	\$ 8,674.16	\$ 47,135.76

¹ Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

LOT TYPE 4 PRINCIPAL ASSESSMENT: \$22,858.92

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

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 Burnet County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - LOT TYPE 4

Annual Installments Due	Principal	Interest ¹	Additional Interest	Annual Collection Costs	Total Annual Installment
1/31/2023	378.04	851.78	113.85	204.73	1,548.41
1/31/2024	385.10	841.86	111.96	208.83	1,547.75
1/31/2025	395.70	831.75	110.04	213.01	1,550.49
1/31/2026	406.30	821.36	108.06	217.27	1,552.99
1/31/2027	413.37	810.70	106.03	221.61	1,551.70
1/31/2028	427.50	797.26	103.96	226.04	1,554.77
1/31/2029	438.10	783.37	101.82	230.56	1,553.85
1/31/2030	452.23	769.13	99.63	235.17	1,556.17
1/31/2031	466.36	754.43	97.37	239.88	1,558.05
1/31/2032	480.50	739.28	95.04	244.68	1,559.49
1/31/2033	498.16	721.86	92.64	249.57	1,562.23
1/31/2034	512.29	703.80	90.15	254.56	1,560.80
1/31/2035	529.96	685.23	87.58	259.65	1,562.43
1/31/2036	547.62	666.02	84.93	264.85	1,563.42
1/31/2037	568.82	646.17	82.20	270.14	1,567.33
1/31/2038	586.49	625.55	79.35	275.54	1,566.93
1/31/2039	607.69	604.29	76.42	281.06	1,569.45
1/31/2040	628.89	582.26	73.38	286.68	1,571.20
1/31/2041	650.08	559.46	70.24	292.41	1,572.19
1/31/2042	671.28	535.90	66.99	298.26	1,572.42
1/31/2043	699.55	509.04	63.63	304.22	1,576.44
1/31/2044	727.81	481.06	60.13	310.31	1,579.31
1/31/2045	756.08	451.95	56.49	316.51	1,581.03
1/31/2046	784.34	421.71	52.71	322.84	1,581.60
1/31/2047	816.14	390.33	48.79	329.30	1,584.56
1/31/2048	847.94	357.69	44.71	335.89	1,586.22
1/31/2049	879.73	323.77	40.47	342.61	1,586.58
1/31/2050	915.06	288.58	36.07	349.46	1,589.17
1/31/2051	950.39	251.98	31.50	356.45	1,590.32
1/31/2052	989.26	213.96	26.75	363.58	1,593.54
1/31/2053	1,028.12	174.39	21.80	370.85	1,595.16
1/31/2054	1,066.99	133.27	16.66	378.26	1,595.17
1/31/2055	1,109.38	90.59	11.32	385.83	1,597.12
1/31/2056	1,155.31	46.21	5.78	393.55	1,600.85
Total	\$ 22,770.59	\$ 18,465.97	\$ 2,368.46	\$ 9,834.15	\$ 53,439.17

¹ Interest on the Improvement Area #1 Bonds is calculated at the actual rate of the PID Bonds.

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

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT;
MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE
REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

_____ voted "For" _____ voted "Against" _____ "Abstained"

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council's minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council's minutes of said Meeting pertaining to the passage of said Ordinance; that the persons named in the above and

foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this ____ day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. O-2022-038

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE EMORY CROSSING PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on June 7, 2018, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on June 7, 2018 made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Emory Crossing Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on April 1, 2021, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on April 1, 2021, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Exhibit F (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Emory Crossing Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Emory Crossing Public Improvement District 2022 Annual Service Plan Update

(see attached)

AGENDA ITEM REPORT

9.8.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-039 accepting and approving Annual Service and Assessment Plan Update to the Service and Assessment Plan and updated assessment rolls for Cottonwood Creek Public Improvement District; making and adopting findings; providing an effective date. (First Reading) (Legal)

a. Consideration and possible action on Ordinance No. O-2022-039 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The City Council previously approved the creation of Cottonwood Creek Public Improvement District. Pursuant to state statute, a service and assessment plan (SAP) must be reviewed and updated annually and recorded in the real property records. The attached document serves as the required annual SAP update, which also includes the assessment roll for 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:



COTTONWOOD CREEK
PUBLIC IMPROVEMENT DISTRICT
CITY OF HUTTO
2022 ANNUAL SERVICE PLAN UPDATE

AUGUST 18, 2022

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan or the Reimbursement Agreement, as applicable.

The District was created pursuant to the PID Act, by Resolution No. R-2021-029 of the City Council on April 1, 2021 to finance certain public improvement projects for the benefit of the property in District.

On June 3, 2021, the City Council approved the Service and Assessment Plan for District by Ordinance No. O-2021-032 to finance the Authorized Improvements for the benefit of the property in District. The Service and Assessment Plan identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in District for the costs of the Authorized Improvements.

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

The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan. This 2022 Annual Service Plan Update also updates the Assessment Roll for 2022.

PARCEL SUBDIVISION

Improvement Area #1

Improvement Area #1 includes approximately 186.341 acres and is divided into Phases 1, 2, 3 and 4. The Improvement Area #1, Phase 1 plat was filed and recorded on October 28, 2020. The Improvement Area #1, Phase 3 plat was filed and recorded on June 29, 2021.

The Improvement Area #1, Phase 2 final plat was filed and recorded on March 31, 2022.

The District also includes Improvement Areas #2 and #3. Final plats have not been filed or recorded for Improvement Areas #2 and #3.

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated June 30, 2022, of the anticipated 546 residential Lots, 120 residential Lots are owned by end-users. The Developer is the only homebuilder and owns 426 lots, including 279 platted lots located in Phases 1 and 3.

See **Exhibit C** for buyer disclosures for District.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Quarterly Report dated June 30, 2022, the Authorized Improvements consists of water, drainage, and streets. Phase 3 is complete; Phase 2 is nearing completion and Phase 4 is now under construction. Phase 4 is the last development phase in Improvement Area #1.

Authorized Improvement Budget				
Authorized Improvements	Budget	Spent to Date	Percent Complete	Forecast Completion Date
<i>Improvement Area #1</i>				
Water	\$ 2,201,224	\$ 1,028,351	46.72%	Q4 2022
Drainage	4,098,093	1,595,418	38.93%	Q4 2022
Street	7,211,005	2,530,953	35.10%	Q4 2022
Total	\$ 13,510,321	\$ 5,154,722	38.15%	
<i>Over Funded Improvements</i>				
Wastewater	\$ 2,466,675	\$ -	0.00%	Q3 2022
Total	\$ 2,466,675	\$ -	0.00%	

Notes:

Per the Quarterly Report dated 6/30/2022.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$9,944,000.

ANNUAL INSTALLMENT DUE 1/31/2023

- **Principal and Interest** - The total principal and interest required for the Annual Installment for Improvement Area #1 is \$564,360.
- **Annual Collection Costs** - The cost of administering District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$50,146.00. A breakdown of the Annual Collection Costs is shown below.

Annual Collection Costs	
Administration	\$ 30,600.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	546.00
PID Trustee Fees	5,500.00
Draw Request Review	8,000.00
Dev/Issuer CDA Review	1,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 50,146.00

- **Additional Interest** - The Prepayment and Delinquency Reserve Requirement, as defined in the Indenture, has not been met. As such, the Prepayment and Delinquency Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$49,720.00.

Improvement Area #1	
Due January 31, 2023	
Principal	\$ 206,000.00
Interest	358,360.00
Annual Collection Costs	50,146.00
Additional Interest	49,720.00
Total Annual Installment	\$ 664,226.00

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within Improvement Area #1.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred within Improvement Area #1.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

		Improvement Area #1				
Installments Due		1/31/2023	1/31/2024	1/31/2025	1/31/2026	1/31/2027
Principal		\$ 206,000.00	\$ 211,000.00	\$ 217,000.00	\$ 222,000.00	\$ 228,000.00
Interest		358,360.00	353,210.00	347,935.00	342,510.00	336,960.00
	(1)	\$ 564,360.00	\$ 564,210.00	\$ 564,935.00	\$ 564,510.00	\$ 564,960.00
Annual Collection Costs	(2)	\$ 50,146.00	\$ 51,148.92	\$ 52,171.90	\$ 53,215.34	\$ 54,279.64
Additional Interest	(3)	\$ 49,720.00	\$ 48,690.00	\$ 47,635.00	\$ 46,550.00	\$ 45,440.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 664,226.00	\$ 664,048.92	\$ 664,741.90	\$ 664,275.34	\$ 664,679.64

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Section 1 Assessment Roll attached hereto as **Exhibit A**. The Parcels shown on the Assessment Roll will receive the bills for the 2022 Annual Installments which will be delinquent if not paid by January 31, 2023.

EXHIBIT A – ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R602994	COTTONWOOD PH 1, BLOCK B, Lot 1	Non-Benefited Property	\$ -	\$ -
R602995	COTTONWOOD PH 1, BLOCK B, Lot 2	1	\$ 15,632.42	\$ 1,044.19
R602996	COTTONWOOD PH 1, BLOCK B, Lot 3	1	\$ 15,632.42	\$ 1,044.19
R602997	COTTONWOOD PH 1, BLOCK B, Lot 4	1	\$ 15,632.42	\$ 1,044.19
R602998	COTTONWOOD PH 1, BLOCK B, Lot 5	1	\$ 15,632.42	\$ 1,044.19
R602999	COTTONWOOD PH 1, BLOCK B, Lot 6	1	\$ 15,632.42	\$ 1,044.19
R603000	COTTONWOOD PH 1, BLOCK B, Lot 7	1	\$ 15,632.42	\$ 1,044.19
R603001	COTTONWOOD PH 1, BLOCK B, Lot 8	1	\$ 15,632.42	\$ 1,044.19
R603002	COTTONWOOD PH 1, BLOCK B, Lot 9	1	\$ 15,632.42	\$ 1,044.19
R603003	COTTONWOOD PH 1, BLOCK B, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R603004	COTTONWOOD PH 1, BLOCK B, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R603005	COTTONWOOD PH 1, BLOCK B, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R603006	COTTONWOOD PH 1, BLOCK B, Lot 13	1	\$ 15,632.42	\$ 1,044.19
R603007	COTTONWOOD PH 1, BLOCK B, Lot 14	1	\$ 15,632.42	\$ 1,044.19
R603008	COTTONWOOD PH 1, BLOCK B, Lot 15	1	\$ 15,632.42	\$ 1,044.19
R603009	COTTONWOOD PH 1, BLOCK B, Lot 16	1	\$ 15,632.42	\$ 1,044.19
R603010	COTTONWOOD PH 1, BLOCK B, Lot 17	1	\$ 15,632.42	\$ 1,044.19
R603011	COTTONWOOD PH 1, BLOCK B, Lot 18	1	\$ 15,632.42	\$ 1,044.19
R603012	COTTONWOOD PH 1, BLOCK B, Lot 19	1	\$ 15,632.42	\$ 1,044.19
R603013	COTTONWOOD PH 1, BLOCK B, Lot 20	1	\$ 15,632.42	\$ 1,044.19
R603014	COTTONWOOD PH 1, BLOCK B, Lot 21	1	\$ 15,632.42	\$ 1,044.19
R603015	COTTONWOOD PH 1, BLOCK B, Lot 22	1	\$ 15,632.42	\$ 1,044.19
R603016	COTTONWOOD PH 1, BLOCK B, Lot 23	2	\$ 19,971.67	\$ 1,334.04
R603017	COTTONWOOD PH 1, BLOCK B, Lot 24	2	\$ 19,971.67	\$ 1,334.04
R603018	COTTONWOOD PH 1, BLOCK B, Lot 25	Duplex	\$ 27,815.70	\$ 1,858.00
R603019	COTTONWOOD PH 1, BLOCK B, Lot 26	Duplex	\$ 27,815.70	\$ 1,858.00
R603020	COTTONWOOD PH 1, BLOCK B, Lot 27	3	\$ 24,755.97	\$ 1,653.62
R603021	COTTONWOOD PH 1, BLOCK B, Lot 28	3	\$ 24,755.97	\$ 1,653.62
R603022	COTTONWOOD PH 1, BLOCK B, Lot 29	2	\$ 19,971.67	\$ 1,334.04
R603023	COTTONWOOD PH 1, BLOCK B, Lot 30	2	\$ 19,971.67	\$ 1,334.04
R603024	COTTONWOOD PH 1, BLOCK B, Lot 31	2	\$ 19,971.67	\$ 1,334.04
R603025	COTTONWOOD PH 1, BLOCK B, Lot 32	2	\$ 19,971.67	\$ 1,334.04
R603026	COTTONWOOD PH 1, BLOCK B, Lot 33	2	\$ 19,971.67	\$ 1,334.04
R603027	COTTONWOOD PH 1, BLOCK B, Lot 34	2	\$ 19,971.67	\$ 1,334.04
R603028	COTTONWOOD PH 1, BLOCK B, Lot 35	2	\$ 19,971.67	\$ 1,334.04
R603029	COTTONWOOD PH 1, BLOCK B, Lot 36	2	\$ 19,971.67	\$ 1,334.04
R603030	COTTONWOOD PH 1, BLOCK B, Lot 37	2	\$ 19,971.67	\$ 1,334.04
R603031	COTTONWOOD PH 1, BLOCK B, Lot 38	2	\$ 19,971.67	\$ 1,334.04
R603032	COTTONWOOD PH 1, BLOCK B, Lot 39	Non-Benefited Property	\$ -	\$ -
R603033	COTTONWOOD PH 1, BLOCK D, Lot 1	Non-Benefited Property	\$ -	\$ -

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R603034	COTTONWOOD PH 1, BLOCK E, Lot 1	1	\$ 15,632.42	\$ 1,044.19
R603035	COTTONWOOD PH 1, BLOCK E, Lot 2	1	\$ 15,632.42	\$ 1,044.19
R603036	COTTONWOOD PH 1, BLOCK E, Lot 3	1	\$ 15,632.42	\$ 1,044.19
R603037	COTTONWOOD PH 1, BLOCK E, Lot 4	1	\$ 15,632.42	\$ 1,044.19
R603038	COTTONWOOD PH 1, BLOCK E, Lot 5	1	\$ 15,632.42	\$ 1,044.19
R603039	COTTONWOOD PH 1, BLOCK E, Lot 6	1	\$ 15,632.42	\$ 1,044.19
R603040	COTTONWOOD PH 1, BLOCK E, Lot 7	1	\$ 15,632.42	\$ 1,044.19
R603041	COTTONWOOD PH 1, BLOCK E, Lot 8	1	\$ 15,632.42	\$ 1,044.19
R603042	COTTONWOOD PH 1, BLOCK E, Lot 9	1	\$ 15,632.42	\$ 1,044.19
R603043	COTTONWOOD PH 1, BLOCK E, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R603044	COTTONWOOD PH 1, BLOCK E, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R603045	COTTONWOOD PH 1, BLOCK E, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R603046	COTTONWOOD PH 1, BLOCK E, Lot 13	1	\$ 15,632.42	\$ 1,044.19
R603047	COTTONWOOD PH 1, BLOCK E, Lot 14	1	\$ 15,632.42	\$ 1,044.19
R603048	COTTONWOOD PH 1, BLOCK E, Lot 15	1	\$ 15,632.42	\$ 1,044.19
R603049	COTTONWOOD PH 1, BLOCK E, Lot 16	1	\$ 15,632.42	\$ 1,044.19
R603050	COTTONWOOD PH 1, BLOCK E, Lot 17	1	\$ 15,632.42	\$ 1,044.19
R603051	COTTONWOOD PH 1, BLOCK E, Lot 18	1	\$ 15,632.42	\$ 1,044.19
R603052	COTTONWOOD PH 1, BLOCK E, Lot 19	1	\$ 15,632.42	\$ 1,044.19
R603053	COTTONWOOD PH 1, BLOCK E, Lot 20	1	\$ 15,632.42	\$ 1,044.19
R603054	COTTONWOOD PH 1, BLOCK E, Lot 21	1	\$ 15,632.42	\$ 1,044.19
R603055	COTTONWOOD PH 1, BLOCK E, Lot 22	1	\$ 15,632.42	\$ 1,044.19
R603056	COTTONWOOD PH 1, BLOCK E, Lot 23	1	\$ 15,632.42	\$ 1,044.19
R603057	COTTONWOOD PH 1, BLOCK E, Lot 24	1	\$ 15,632.42	\$ 1,044.19
R603058	COTTONWOOD PH 1, BLOCK E, Lot 25	1	\$ 15,632.42	\$ 1,044.19
R603059	COTTONWOOD PH 1, BLOCK E, Lot 26	1	\$ 15,632.42	\$ 1,044.19
R603060	COTTONWOOD PH 1, BLOCK F, Lot 1	Non-Benefited Property	\$ -	\$ -
R603061	COTTONWOOD PH 1, BLOCK F, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R603062	COTTONWOOD PH 1, BLOCK F, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R603063	COTTONWOOD PH 1, BLOCK F, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R603064	COTTONWOOD PH 1, BLOCK F, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R603065	COTTONWOOD PH 1, BLOCK F, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R603066	COTTONWOOD PH 1, BLOCK F, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R603067	COTTONWOOD PH 1, BLOCK F, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R603068	COTTONWOOD PH 1, BLOCK F, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R603069	COTTONWOOD PH 1, BLOCK F, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R603070	COTTONWOOD PH 1, BLOCK F, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R603071	COTTONWOOD PH 1, BLOCK F, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R603072	COTTONWOOD PH 1, BLOCK F, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R603073	COTTONWOOD PH 1, BLOCK F, Lot 14	2	\$ 19,971.67	\$ 1,334.04

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R603074	COTTONWOOD PH 1, BLOCK F, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R603075	COTTONWOOD PH 1, BLOCK F, Lot 16	2	\$ 19,971.67	\$ 1,334.04
R603076	COTTONWOOD PH 1, BLOCK G, Lot 1	2	\$ 19,971.67	\$ 1,334.04
R603077	COTTONWOOD PH 1, BLOCK G, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R603078	COTTONWOOD PH 1, BLOCK G, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R603079	COTTONWOOD PH 1, BLOCK G, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R603080	COTTONWOOD PH 1, BLOCK G, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R603081	COTTONWOOD PH 1, BLOCK G, Lot 6	Non-Benefited Property	\$ -	\$ -
R603082	COTTONWOOD PH 1, BLOCK G, Lot 7		\$ 19,971.67	\$ 1,334.04
R603083	COTTONWOOD PH 1, BLOCK G, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R603084	COTTONWOOD PH 1, BLOCK G, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R603085	COTTONWOOD PH 1, BLOCK G, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R603086	COTTONWOOD PH 1, BLOCK G, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R603087	COTTONWOOD PH 1, BLOCK G, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R603088	COTTONWOOD PH 1, BLOCK G, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R603089	COTTONWOOD PH 1, BLOCK G, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R603090	COTTONWOOD PH 1, BLOCK G, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R603091	COTTONWOOD PH 1, BLOCK G, Lot 16	2	\$ 19,971.67	\$ 1,334.04
R603092	COTTONWOOD PH 1, BLOCK G, Lot 17	2	\$ 19,971.67	\$ 1,334.04
R603093	COTTONWOOD PH 1, BLOCK G, Lot 18	2	\$ 19,971.67	\$ 1,334.04
R603094	COTTONWOOD PH 1, BLOCK G, Lot 19	2	\$ 19,971.67	\$ 1,334.04
R603095	COTTONWOOD PH 1, BLOCK G, Lot 20	2	\$ 19,971.67	\$ 1,334.04
R603096	COTTONWOOD PH 1, BLOCK G, Lot 21	2	\$ 19,971.67	\$ 1,334.04
R603097	COTTONWOOD PH 1, BLOCK G, Lot 22	2	\$ 19,971.67	\$ 1,334.04
R603098	COTTONWOOD PH 1, BLOCK H, Lot 1	Non-Benefited Property	\$ -	\$ -
R603099	COTTONWOOD PH 1, BLOCK H, Lot 2		\$ 19,971.67	\$ 1,334.04
R603100	COTTONWOOD PH 1, BLOCK H, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R603101	COTTONWOOD PH 1, BLOCK H, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R603102	COTTONWOOD PH 1, BLOCK H, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R603103	COTTONWOOD PH 1, BLOCK H, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R603104	COTTONWOOD PH 1, BLOCK H, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R603105	COTTONWOOD PH 1, BLOCK H, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R603106	COTTONWOOD PH 1, BLOCK H, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R603107	COTTONWOOD PH 1, BLOCK H, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R603108	COTTONWOOD PH 1, BLOCK H, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R603109	COTTONWOOD PH 1, BLOCK H, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R603110	COTTONWOOD PH 1, BLOCK H, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R603111	COTTONWOOD PH 1, BLOCK H, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R603112	COTTONWOOD PH 1, BLOCK H, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R603113	COTTONWOOD PH 1, BLOCK H, Lot 16	2	\$ 19,971.67	\$ 1,334.04

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R603114	COTTONWOOD PH 1, BLOCK H, Lot 17	2	\$ 19,971.67	\$ 1,334.04
R603115	COTTONWOOD PH 1, BLOCK H, Lot 18	2	\$ 19,971.67	\$ 1,334.04
R603116	COTTONWOOD PH 1, BLOCK H, Lot 19	2	\$ 19,971.67	\$ 1,334.04
R603117	COTTONWOOD PH 1, BLOCK H, Lot 20	2	\$ 19,971.67	\$ 1,334.04
R603118	COTTONWOOD PH 1, BLOCK H, Lot 21	2	\$ 19,971.67	\$ 1,334.04
R603119	COTTONWOOD PH 1, BLOCK H, Lot 22	2	\$ 19,971.67	\$ 1,334.04
R603120	COTTONWOOD PH 1, BLOCK H, Lot 23	2	\$ 19,971.67	\$ 1,334.04
R603121	COTTONWOOD PH 1, BLOCK I, Lot 1	Non-Benefited Property	\$ -	\$ -
R603122	COTTONWOOD PH 1, BLOCK I, Lot 2		\$ 19,971.67	\$ 1,334.04
R603123	COTTONWOOD PH 1, BLOCK I, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R603124	COTTONWOOD PH 1, BLOCK I, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R603125	COTTONWOOD PH 1, BLOCK I, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R603126	COTTONWOOD PH 1, BLOCK I, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R603127	COTTONWOOD PH 1, BLOCK I, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R603128	COTTONWOOD PH 1, BLOCK I, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R603129	COTTONWOOD PH 1, BLOCK I, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R603130	COTTONWOOD PH 1, BLOCK I, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R603131	COTTONWOOD PH 1, BLOCK I, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R603132	COTTONWOOD PH 1, BLOCK I, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R603133	COTTONWOOD PH 1, BLOCK I, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R603134	COTTONWOOD PH 1, BLOCK I, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R603135	COTTONWOOD PH 1, BLOCK I, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R603136	COTTONWOOD PH 1, BLOCK I, Lot 16	2	\$ 19,971.67	\$ 1,334.04
R603137	COTTONWOOD PH 1, BLOCK I, Lot 17	2	\$ 19,971.67	\$ 1,334.04
R603138	COTTONWOOD PH 1, BLOCK I, Lot 18	2	\$ 19,971.67	\$ 1,334.04
R603139	COTTONWOOD PH 1, BLOCK I, Lot 19	2	\$ 19,971.67	\$ 1,334.04
R603140	COTTONWOOD PH 1, BLOCK I, Lot 20	2	\$ 19,971.67	\$ 1,334.04
R603141	COTTONWOOD PH 1, BLOCK I, Lot 21	2	\$ 19,971.67	\$ 1,334.04
R603142	COTTONWOOD PH 1, BLOCK I, Lot 22	2	\$ 19,971.67	\$ 1,334.04
R603143	COTTONWOOD PH 1, BLOCK I, Lot 23	2	\$ 19,971.67	\$ 1,334.04
R603144	COTTONWOOD PH 1, BLOCK J, Lot 1	2	\$ 19,971.67	\$ 1,334.04
R603145	COTTONWOOD PH 1, BLOCK J, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R603146	COTTONWOOD PH 1, BLOCK J, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R603147	COTTONWOOD PH 1, BLOCK J, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R603148	COTTONWOOD PH 1, BLOCK J, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R603149	COTTONWOOD PH 1, BLOCK J, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R603150	COTTONWOOD PH 1, BLOCK J, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R603151	COTTONWOOD PH 1, BLOCK J, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R603152	COTTONWOOD PH 1, BLOCK J, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R603153	COTTONWOOD PH 1, BLOCK J, Lot 10	2	\$ 19,971.67	\$ 1,334.04

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R603154	COTTONWOOD PH 1, BLOCK J, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R603155	COTTONWOOD PH 1, BLOCK J, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R603156	COTTONWOOD PH 1, BLOCK J, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R603157	COTTONWOOD PH 1, BLOCK J, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R603158	COTTONWOOD PH 1, BLOCK J, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R603159	COTTONWOOD PH 1, BLOCK L, Lot 1	2	\$ 19,971.67	\$ 1,334.04
R603160	COTTONWOOD PH 1, BLOCK L, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R612328	COTTONWOOD PH 3, BLOCK M, Lot 1	Non-Benefited Property	\$ -	\$ -
R612329	COTTONWOOD PH 3, BLOCK M, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R612330	COTTONWOOD PH 3, BLOCK M, Lot 11	2	\$ 19,971.67	\$ 1,334.04
R612331	COTTONWOOD PH 3, BLOCK M, Lot 12	2	\$ 19,971.67	\$ 1,334.04
R612332	COTTONWOOD PH 3, BLOCK M, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R612333	COTTONWOOD PH 3, BLOCK M, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R612334	COTTONWOOD PH 3, BLOCK M, Lot 15	2	\$ 19,971.67	\$ 1,334.04
R612335	COTTONWOOD PH 3, BLOCK M, Lot 16	2	\$ 19,971.67	\$ 1,334.04
R612336	COTTONWOOD PH 3, BLOCK M, Lot 17	2	\$ 19,971.67	\$ 1,334.04
R612337	COTTONWOOD PH 3, BLOCK M, Lot 18	2	\$ 19,971.67	\$ 1,334.04
R612338	COTTONWOOD PH 3, BLOCK M, Lot 19	2	\$ 19,971.67	\$ 1,334.04
R612339	COTTONWOOD PH 3, BLOCK M, Lot 20	2	\$ 19,971.67	\$ 1,334.04
R612340	COTTONWOOD PH 3, BLOCK M, Lot 21	2	\$ 19,971.67	\$ 1,334.04
R612341	COTTONWOOD PH 3, BLOCK N, Lot 1	Non-Benefited Property	\$ -	\$ -
R612342	COTTONWOOD PH 3, BLOCK N, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R612343	COTTONWOOD PH 3, BLOCK N, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R612344	COTTONWOOD PH 3, BLOCK N, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R612345	COTTONWOOD PH 3, BLOCK N, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R612346	COTTONWOOD PH 3, BLOCK N, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R612347	COTTONWOOD PH 3, BLOCK N, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R612348	COTTONWOOD PH 3, BLOCK N, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R612349	COTTONWOOD PH 3, BLOCK N, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R612350	COTTONWOOD PH 3, BLOCK O, Lot 1	2	\$ 19,971.67	\$ 1,334.04
R612351	COTTONWOOD PH 3, BLOCK O, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R612352	COTTONWOOD PH 3, BLOCK O, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R612353	COTTONWOOD PH 3, BLOCK O, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R612354	COTTONWOOD PH 3, BLOCK O, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R612355	COTTONWOOD PH 3, BLOCK O, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R612356	COTTONWOOD PH 3, BLOCK O, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R612357	COTTONWOOD PH 3, BLOCK O, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R612358	COTTONWOOD PH 3, BLOCK O, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R612359	COTTONWOOD PH 3, BLOCK O, Lot 10	2	\$ 19,971.67	\$ 1,334.04
R612360	COTTONWOOD PH 3, BLOCK P, Lot 1	Non-Benefited Property	\$ -	\$ -

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R612361	COTTONWOOD PH 3, BLOCK P, Lot 2	2	\$ 19,971.67	\$ 1,334.04
R612362	COTTONWOOD PH 3, BLOCK P, Lot 3	2	\$ 19,971.67	\$ 1,334.04
R612363	COTTONWOOD PH 3, BLOCK P, Lot 4	2	\$ 19,971.67	\$ 1,334.04
R612364	COTTONWOOD PH 3, BLOCK P, Lot 5	2	\$ 19,971.67	\$ 1,334.04
R612365	COTTONWOOD PH 3, BLOCK P, Lot 6	2	\$ 19,971.67	\$ 1,334.04
R612366	COTTONWOOD PH 3, BLOCK P, Lot 7	2	\$ 19,971.67	\$ 1,334.04
R612367	COTTONWOOD PH 3, BLOCK P, Lot 8	2	\$ 19,971.67	\$ 1,334.04
R612368	COTTONWOOD PH 3, BLOCK P, Lot 9	2	\$ 19,971.67	\$ 1,334.04
R612369	COTTONWOOD PH 3, BLOCK P, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R612370	COTTONWOOD PH 3, BLOCK P, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R612371	COTTONWOOD PH 3, BLOCK P, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R612372	COTTONWOOD PH 3, BLOCK P, Lot 13	1	\$ 15,632.42	\$ 1,044.19
R612373	COTTONWOOD PH 3, BLOCK P, Lot 14	1	\$ 15,632.42	\$ 1,044.19
R612374	COTTONWOOD PH 3, BLOCK P, Lot 15	1	\$ 15,632.42	\$ 1,044.19
R612375	COTTONWOOD PH 3, BLOCK P, Lot 16	1	\$ 15,632.42	\$ 1,044.19
R612376	COTTONWOOD PH 3, BLOCK P, Lot 17	1	\$ 15,632.42	\$ 1,044.19
R612377	COTTONWOOD PH 3, BLOCK P, Lot 18	1	\$ 15,632.42	\$ 1,044.19
R612378	COTTONWOOD PH 3, BLOCK P, Lot 19	1	\$ 15,632.42	\$ 1,044.19
R612379	COTTONWOOD PH 3, BLOCK P, Lot 20	1	\$ 15,632.42	\$ 1,044.19
R612380	COTTONWOOD PH 3, BLOCK P, Lot 21	1	\$ 15,632.42	\$ 1,044.19
R612381	COTTONWOOD PH 3, BLOCK P, Lot 22	1	\$ 15,632.42	\$ 1,044.19
R612382	COTTONWOOD PH 3, BLOCK P, Lot 23	1	\$ 15,632.42	\$ 1,044.19
R612383	COTTONWOOD PH 3, BLOCK P, Lot 24	1	\$ 15,632.42	\$ 1,044.19
R612384	COTTONWOOD PH 3, BLOCK P, Lot 25	1	\$ 15,632.42	\$ 1,044.19
R612385	COTTONWOOD PH 3, BLOCK P, Lot 26	1	\$ 15,632.42	\$ 1,044.19
R612386	COTTONWOOD PH 3, BLOCK P, Lot 27	1	\$ 15,632.42	\$ 1,044.19
R612387	COTTONWOOD PH 3, BLOCK P, Lot 28	1	\$ 15,632.42	\$ 1,044.19
R612388	COTTONWOOD PH 3, BLOCK P, Lot 29	1	\$ 15,632.42	\$ 1,044.19
R612389	COTTONWOOD PH 3, BLOCK P, Lot 30	1	\$ 15,632.42	\$ 1,044.19
R612390	COTTONWOOD PH 3, BLOCK P, Lot 31	1	\$ 15,632.42	\$ 1,044.19
R612391	COTTONWOOD PH 3, BLOCK P, Lot 32	1	\$ 15,632.42	\$ 1,044.19
R612392	COTTONWOOD PH 3, BLOCK P, Lot 33	1	\$ 15,632.42	\$ 1,044.19
R612393	COTTONWOOD PH 3, BLOCK P, Lot 34	1	\$ 15,632.42	\$ 1,044.19
R612394	COTTONWOOD PH 3, BLOCK P, Lot 35	1	\$ 15,632.42	\$ 1,044.19
R612395	COTTONWOOD PH 3, BLOCK P, Lot 36	1	\$ 15,632.42	\$ 1,044.19
R612396	COTTONWOOD PH 3, BLOCK P, Lot 37	1	\$ 15,632.42	\$ 1,044.19
R612397	COTTONWOOD PH 3, BLOCK P, Lot 38	1	\$ 15,632.42	\$ 1,044.19
R612398	COTTONWOOD PH 3, BLOCK P, Lot 39	1	\$ 15,632.42	\$ 1,044.19
R612399	COTTONWOOD PH 3, BLOCK P, Lot 40	1	\$ 15,632.42	\$ 1,044.19
R612400	COTTONWOOD PH 3, BLOCK P, Lot 41	1	\$ 15,632.42	\$ 1,044.19

Property ID	Legal Description	Lot Type	Improvement Area #1	
			Outstanding Assessment	Installment Due 1/31/2023
R612401	COTTONWOOD PH 3, BLOCK P, Lot 42	1	\$ 15,632.42	\$ 1,044.19
R612402	COTTONWOOD PH 3, BLOCK P, Lot 43	1	\$ 15,632.42	\$ 1,044.19
R612403	COTTONWOOD PH 3, BLOCK P, Lot 44	1	\$ 15,632.42	\$ 1,044.19
R612404	COTTONWOOD PH 3, BLOCK P, Lot 45	1	\$ 15,632.42	\$ 1,044.19
R612405	COTTONWOOD PH 3, BLOCK P, Lot 46	1	\$ 15,632.42	\$ 1,044.19
R612406	COTTONWOOD PH 3, BLOCK P, Lot 47	1	\$ 15,632.42	\$ 1,044.19
R612407	COTTONWOOD PH 3, BLOCK P, Lot 48	1	\$ 15,632.42	\$ 1,044.19
R612408	COTTONWOOD PH 3, BLOCK Q, Lot 1,	Non-Benefited Property	\$ -	\$ -
R612409	COTTONWOOD PH 3, BLOCK Q, Lot 2	1	\$ 15,632.42	\$ 1,044.19
R612410	COTTONWOOD PH 3, BLOCK Q, Lot 3	1	\$ 15,632.42	\$ 1,044.19
R612411	COTTONWOOD PH 3, BLOCK Q, Lot 4	1	\$ 15,632.42	\$ 1,044.19
R612412	COTTONWOOD PH 3, BLOCK Q, Lot 5	1	\$ 15,632.42	\$ 1,044.19
R612413	COTTONWOOD PH 3, BLOCK Q, Lot 6	1	\$ 15,632.42	\$ 1,044.19
R612414	COTTONWOOD PH 3, BLOCK Q, Lot 7	1	\$ 15,632.42	\$ 1,044.19
R612415	COTTONWOOD PH 3, BLOCK Q, Lot 8	1	\$ 15,632.42	\$ 1,044.19
R612416	COTTONWOOD PH 3, BLOCK Q, Lot 9	1	\$ 15,632.42	\$ 1,044.19
R612417	COTTONWOOD PH 3, BLOCK Q, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R612418	COTTONWOOD PH 3, BLOCK Q, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R612419	COTTONWOOD PH 3, BLOCK Q, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R612420	COTTONWOOD PH 3, BLOCK Q, Lot 13	1	\$ 15,632.42	\$ 1,044.19
R612421	COTTONWOOD PH 3, BLOCK Q, Lot 14	1	\$ 15,632.42	\$ 1,044.19
R612422	COTTONWOOD PH 3, BLOCK Q, Lot 15	1	\$ 15,632.42	\$ 1,044.19
R612423	COTTONWOOD PH 3, BLOCK R, Lot 1	1	\$ 15,632.42	\$ 1,044.19
R612424	COTTONWOOD PH 3, BLOCK R, Lot 2	1	\$ 15,632.42	\$ 1,044.19
R612425	COTTONWOOD PH 3, BLOCK R, Lot 3	1	\$ 15,632.42	\$ 1,044.19
R612426	COTTONWOOD PH 3, BLOCK R, Lot 4	1	\$ 15,632.42	\$ 1,044.19
R612427	COTTONWOOD PH 3, BLOCK R, Lot 5	1	\$ 15,632.42	\$ 1,044.19
R612428	COTTONWOOD PH 3, BLOCK R, Lot 6	1	\$ 15,632.42	\$ 1,044.19
R612429	COTTONWOOD PH 3, BLOCK R, Lot 7	1	\$ 15,632.42	\$ 1,044.19
R612430	COTTONWOOD PH 3, BLOCK R, Lot 8	1	\$ 15,632.42	\$ 1,044.19
R612431	COTTONWOOD PH 3, BLOCK R, Lot 9	1	\$ 15,632.42	\$ 1,044.19
R612432	COTTONWOOD PH 3, BLOCK R, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R612433	COTTONWOOD PH 3, BLOCK R, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R612434	COTTONWOOD PH 3, BLOCK R, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R612435	COTTONWOOD PH 3, BLOCK R, Lot 13	2	\$ 19,971.67	\$ 1,334.04
R612436	COTTONWOOD PH 3, BLOCK R, Lot 14	2	\$ 19,971.67	\$ 1,334.04
R612437	COTTONWOOD PH 3, BLOCK R, Lot 15	Duplex	\$ 27,815.70	\$ 1,858.00
R612438	COTTONWOOD PH 3, BLOCK R, Lot 16	Duplex	\$ 27,815.70	\$ 1,858.00
R612439	COTTONWOOD PH 3, BLOCK R, Lot 17	3	\$ 24,755.97	\$ 1,653.62
R612440	COTTONWOOD PH 3, BLOCK R, Lot 18	3	\$ 24,755.97	\$ 1,653.62

			Improvement Area #1	
Property ID	Legal Description	Lot Type	Outstanding Assessment	Installment Due 1/31/2023
R612441	COTTONWOOD PH 3, BLOCK R, Lot 19	Non-Benefited Property	\$ -	\$ -
R612442	COTTONWOOD PH 3, BLOCK S, Lot 1	Non-Benefited Property	\$ -	\$ -
R612443	COTTONWOOD PH 3, BLOCK S, Lot 2	1	\$ 15,632.42	\$ 1,044.19
R612444	COTTONWOOD PH 3, BLOCK S, Lot 3	1	\$ 15,632.42	\$ 1,044.19
R612445	COTTONWOOD PH 3, BLOCK S, Lot 4	1	\$ 15,632.42	\$ 1,044.19
R612446	COTTONWOOD PH 3, BLOCK S, Lot 5	1	\$ 15,632.42	\$ 1,044.19
R612447	COTTONWOOD PH 3, BLOCK S, Lot 6	1	\$ 15,632.42	\$ 1,044.19
R612448	COTTONWOOD PH 3, BLOCK S, Lot 7	1	\$ 15,632.42	\$ 1,044.19
R612449	COTTONWOOD PH 3, BLOCK S, Lot 8	Non-Benefited Property	\$ -	\$ -
R612450	COTTONWOOD PH 3, BLOCK S, Lot 9	1	\$ 15,632.42	\$ 1,044.19
R612451	COTTONWOOD PH 3, BLOCK S, Lot 10	1	\$ 15,632.42	\$ 1,044.19
R612452	COTTONWOOD PH 3, BLOCK S, Lot 11	1	\$ 15,632.42	\$ 1,044.19
R612453	COTTONWOOD PH 3, BLOCK S, Lot 12	1	\$ 15,632.42	\$ 1,044.19
R612454	COTTONWOOD PH 3, BLOCK S, Lot 13	1	\$ 15,632.42	\$ 1,044.19
R612455	COTTONWOOD PH 3, BLOCK S, Lot 14	1	\$ 15,632.42	\$ 1,044.19
R612456	COTTONWOOD PH 3, BLOCK S, Lot 15	1	\$ 15,632.42	\$ 1,044.19
R612457	COTTONWOOD PH 3, BLOCK S, Lot 16	1	\$ 15,632.42	\$ 1,044.19
R612458	COTTONWOOD PH 3, BLOCK S, Lot 17	1	\$ 15,632.42	\$ 1,044.19
R612459	COTTONWOOD PH 3, BLOCK S, Lot 18	1	\$ 15,632.42	\$ 1,044.19
R612460	COTTONWOOD PH 3, BLOCK S, Lot 19	1	\$ 15,632.42	\$ 1,044.19
R612461	COTTONWOOD PH 3, BLOCK S, Lot 20	1	\$ 15,632.42	\$ 1,044.19
R612462	COTTONWOOD PH 3, BLOCK S, Lot 21	1	\$ 15,632.42	\$ 1,044.19
R612463	COTTONWOOD PH 3, BLOCK S, Lot 22	1	\$ 15,632.42	\$ 1,044.19
R612464	COTTONWOOD PH 3, BLOCK S, Lot 23	1	\$ 15,632.42	\$ 1,044.19
R612465	COTTONWOOD PH 3, BLOCK S, Lot 24	1	\$ 15,632.42	\$ 1,044.19
R612466	COTTONWOOD PH 3, BLOCK S, Lot 25	1	\$ 15,632.42	\$ 1,044.19
R612467	COTTONWOOD PH 3, BLOCK S, Lot 26	1	\$ 15,632.42	\$ 1,044.19
R612468	COTTONWOOD PH 3, BLOCK S, Lot 27	1	\$ 15,632.42	\$ 1,044.19
R612469	COTTONWOOD PH 3, BLOCK S, Lot 28	1	\$ 15,632.42	\$ 1,044.19
R612470	COTTONWOOD PH 3, BLOCK S, Lot 29	1	\$ 15,632.42	\$ 1,044.19
R612471	COTTONWOOD PH 3, BLOCK S, Lot 30	1	\$ 15,632.42	\$ 1,044.19
R612472	COTTONWOOD PH 3, BLOCK S, Lot 31	1	\$ 15,632.42	\$ 1,044.19
R601387	Improvement Area #1 Remainder Parcel	Non-Benefited Property	\$ -	\$ -
R020578	Improvement Area #1 Remainder Parcel	[a]	\$ 1,381,364.47	\$ 92,270.53
R612325	Improvement Area #1 Remainder Parcel	[a]	\$ 2,233,730.54	\$ 149,205.74
R587039	Improvement Area #1 Remainder Parcel	[a]	\$ 938,668.19	\$ 62,699.90
Total			\$ 9,944,000.00	\$ 664,226.00

[a] Tax IDs R020578, R587039, R612325 are remaining as Improvement Area #1 initial parcels that are allocated based on acreage.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending (September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2022	\$ 271,000.00	\$ 287,036.68	\$ 558,036.68
2023	206,000.00	358,360.00	564,360.00
2024	211,000.00	353,210.00	564,210.00
2025	217,000.00	347,935.00	564,935.00
2026	222,000.00	342,510.00	564,510.00
2027	228,000.00	336,960.00	564,960.00
2028	236,000.00	329,835.00	565,835.00
2029	244,000.00	322,460.00	566,460.00
2030	252,000.00	314,835.00	566,835.00
2031	260,000.00	306,960.00	566,960.00
2032	268,000.00	298,835.00	566,835.00
2033	278,000.00	289,455.00	567,455.00
2034	289,000.00	279,725.00	568,725.00
2035	299,000.00	269,610.00	568,610.00
2036	310,000.00	259,145.00	569,145.00
2037	322,000.00	248,295.00	570,295.00
2038	334,000.00	237,025.00	571,025.00
2039	346,000.00	225,335.00	571,335.00
2040	359,000.00	213,225.00	572,225.00
2041	372,000.00	200,660.00	572,660.00
2042	386,000.00	187,640.00	573,640.00
2043	403,000.00	172,200.00	575,200.00
2044	420,000.00	156,080.00	576,080.00
2045	437,000.00	139,280.00	576,280.00
2046	456,000.00	121,800.00	577,800.00
2047	475,000.00	103,560.00	578,560.00
2048	496,000.00	84,560.00	580,560.00
2049	517,000.00	64,720.00	581,720.00
2050	539,000.00	44,040.00	583,040.00
2051	562,000.00	22,480.00	584,480.00
Total	<u>\$ 10,215,000</u>	<u>\$ 6,917,771.68</u>	<u>\$ 17,132,771.68</u>

(REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.)

EXHIBIT C – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Improvement Area #1:
 - Lot Type 1 (40')
 - Lot Type 2 (50')
 - Lot Type 3 (70')
 - Lot Type Duplex (60')
 - Remainder Parcels

[Remainder of page left intentionally blank.]

**COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA # 1
– LOT TYPE 1 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 1 PRINCIPAL ASSESSMENT: \$15,632.42

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - LOT TYPE 1

Installments Due	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
1/31/2023	\$ 323.84	\$ 563.36	\$ 78.16	\$ 78.83	\$ 1,044.19
1/31/2024	\$ 331.70	\$ 555.26	\$ 76.54	\$ 80.41	\$ 1,043.92
1/31/2025	\$ 341.13	\$ 546.97	\$ 74.88	\$ 82.02	\$ 1,045.00
1/31/2026	\$ 348.99	\$ 538.44	\$ 73.18	\$ 83.66	\$ 1,044.27
1/31/2027	\$ 358.43	\$ 529.72	\$ 71.43	\$ 85.33	\$ 1,044.91
1/31/2028	\$ 371.00	\$ 518.52	\$ 69.64	\$ 87.04	\$ 1,046.20
1/31/2029	\$ 383.58	\$ 506.92	\$ 67.79	\$ 88.78	\$ 1,047.06
1/31/2030	\$ 396.16	\$ 494.93	\$ 65.87	\$ 90.55	\$ 1,047.51
1/31/2031	\$ 408.73	\$ 482.56	\$ 63.89	\$ 92.36	\$ 1,047.54
1/31/2032	\$ 421.31	\$ 469.78	\$ 61.84	\$ 94.21	\$ 1,047.15
1/31/2033	\$ 437.03	\$ 455.04	\$ 59.74	\$ 96.10	\$ 1,047.90
1/31/2034	\$ 454.32	\$ 439.74	\$ 57.55	\$ 98.02	\$ 1,049.63
1/31/2035	\$ 470.04	\$ 423.84	\$ 55.28	\$ 99.98	\$ 1,049.14
1/31/2036	\$ 487.33	\$ 407.39	\$ 52.93	\$ 101.98	\$ 1,049.63
1/31/2037	\$ 506.20	\$ 390.33	\$ 50.49	\$ 104.02	\$ 1,051.04
1/31/2038	\$ 525.06	\$ 372.61	\$ 47.96	\$ 106.10	\$ 1,051.74
1/31/2039	\$ 543.93	\$ 354.24	\$ 45.34	\$ 108.22	\$ 1,051.72
1/31/2040	\$ 564.36	\$ 335.20	\$ 42.62	\$ 110.38	\$ 1,052.57
1/31/2041	\$ 584.80	\$ 315.45	\$ 39.80	\$ 112.59	\$ 1,052.64
1/31/2042	\$ 606.81	\$ 294.98	\$ 36.87	\$ 114.84	\$ 1,053.50
1/31/2043	\$ 633.53	\$ 270.71	\$ 33.84	\$ 117.14	\$ 1,055.22
1/31/2044	\$ 660.26	\$ 245.36	\$ 30.67	\$ 119.48	\$ 1,055.78
1/31/2045	\$ 686.98	\$ 218.95	\$ 27.37	\$ 121.87	\$ 1,055.18
1/31/2046	\$ 716.85	\$ 191.48	\$ 23.93	\$ 124.31	\$ 1,056.57
1/31/2047	\$ 746.72	\$ 162.80	\$ 20.35	\$ 126.80	\$ 1,056.67
1/31/2048	\$ 779.73	\$ 132.93	\$ 16.62	\$ 129.33	\$ 1,058.62
1/31/2049	\$ 812.75	\$ 101.74	\$ 12.72	\$ 131.92	\$ 1,059.13
1/31/2050	\$ 847.33	\$ 69.23	\$ 8.65	\$ 134.56	\$ 1,059.78
1/31/2051	\$ 883.49	\$ 35.34	\$ 4.42	\$ 137.25	\$ 1,060.49
Total	\$ 15,632.42	\$ 10,423.82	\$ 1,370.38	\$ 3,058.06	\$ 30,484.68

[a] Interest is calculated based on the actual rate on the PID Bonds

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

**COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA # 1
– LOT TYPE 2 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 - LOT TYPE 2 PRINCIPAL ASSESSMENT: \$19,971.67

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - LOT TYPE 2

Installments Due	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
1/31/2023	\$ 413.73	\$ 719.74	\$ 99.86	\$ 100.71	\$ 1,334.04
1/31/2024	\$ 423.78	\$ 709.39	\$ 97.79	\$ 102.73	\$ 1,333.69
1/31/2025	\$ 435.83	\$ 698.80	\$ 95.67	\$ 104.78	\$ 1,335.08
1/31/2026	\$ 445.87	\$ 687.90	\$ 93.49	\$ 106.88	\$ 1,334.14
1/31/2027	\$ 457.92	\$ 676.76	\$ 91.26	\$ 109.02	\$ 1,334.95
1/31/2028	\$ 473.99	\$ 662.45	\$ 88.97	\$ 111.20	\$ 1,336.60
1/31/2029	\$ 490.05	\$ 647.63	\$ 86.60	\$ 113.42	\$ 1,337.71
1/31/2030	\$ 506.12	\$ 632.32	\$ 84.15	\$ 115.69	\$ 1,338.28
1/31/2031	\$ 522.19	\$ 616.50	\$ 81.62	\$ 118.00	\$ 1,338.31
1/31/2032	\$ 538.25	\$ 600.18	\$ 79.01	\$ 120.36	\$ 1,337.81
1/31/2033	\$ 558.34	\$ 581.35	\$ 76.32	\$ 122.77	\$ 1,338.77
1/31/2034	\$ 580.43	\$ 561.80	\$ 73.53	\$ 125.23	\$ 1,340.99
1/31/2035	\$ 600.52	\$ 541.49	\$ 70.63	\$ 127.73	\$ 1,340.36
1/31/2036	\$ 622.61	\$ 520.47	\$ 67.62	\$ 130.28	\$ 1,340.99
1/31/2037	\$ 646.71	\$ 498.68	\$ 64.51	\$ 132.89	\$ 1,342.79
1/31/2038	\$ 670.81	\$ 476.04	\$ 61.28	\$ 135.55	\$ 1,343.68
1/31/2039	\$ 694.91	\$ 452.57	\$ 57.92	\$ 138.26	\$ 1,343.66
1/31/2040	\$ 721.02	\$ 428.24	\$ 54.45	\$ 141.02	\$ 1,344.74
1/31/2041	\$ 747.13	\$ 403.01	\$ 50.84	\$ 143.84	\$ 1,344.83
1/31/2042	\$ 775.25	\$ 376.86	\$ 47.11	\$ 146.72	\$ 1,345.94
1/31/2043	\$ 809.39	\$ 345.85	\$ 43.23	\$ 149.66	\$ 1,348.13
1/31/2044	\$ 843.53	\$ 313.47	\$ 39.18	\$ 152.65	\$ 1,348.84
1/31/2045	\$ 877.68	\$ 279.73	\$ 34.97	\$ 155.70	\$ 1,348.08
1/31/2046	\$ 915.84	\$ 244.62	\$ 30.58	\$ 158.82	\$ 1,349.86
1/31/2047	\$ 954.00	\$ 207.99	\$ 26.00	\$ 161.99	\$ 1,349.98
1/31/2048	\$ 996.17	\$ 169.83	\$ 21.23	\$ 165.23	\$ 1,352.47
1/31/2049	\$ 1,038.35	\$ 129.98	\$ 16.25	\$ 168.54	\$ 1,353.12
1/31/2050	\$ 1,082.54	\$ 88.45	\$ 11.06	\$ 171.91	\$ 1,353.95
1/31/2051	\$ 1,128.73	\$ 45.15	\$ 5.64	\$ 175.35	\$ 1,354.87
Total	\$ 19,971.67	\$ 13,317.26	\$ 1,750.77	\$ 3,906.92	\$ 38,946.62

[a] Interest is calculated based on the actual rate on the PID Bonds

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

COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA # 1
– LOT TYPE 3 – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – LOT TYPE 3 PRINCIPAL ASSESSMENT: \$24,755.97

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – LOT TYPE 3

Installments Due	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
1/31/2023	\$ 512.84	\$ 892.15	\$ 123.78	\$ 124.84	\$ 1,653.62
1/31/2024	\$ 525.29	\$ 879.33	\$ 121.22	\$ 127.34	\$ 1,653.18
1/31/2025	\$ 540.23	\$ 866.20	\$ 118.59	\$ 129.88	\$ 1,654.90
1/31/2026	\$ 552.68	\$ 852.69	\$ 115.89	\$ 132.48	\$ 1,653.74
1/31/2027	\$ 567.61	\$ 838.87	\$ 113.12	\$ 135.13	\$ 1,654.75
1/31/2028	\$ 587.53	\$ 821.14	\$ 110.29	\$ 137.83	\$ 1,656.79
1/31/2029	\$ 607.45	\$ 802.78	\$ 107.35	\$ 140.59	\$ 1,658.16
1/31/2030	\$ 627.36	\$ 783.79	\$ 104.31	\$ 143.40	\$ 1,658.87
1/31/2031	\$ 647.28	\$ 764.19	\$ 101.17	\$ 146.27	\$ 1,658.91
1/31/2032	\$ 667.20	\$ 743.96	\$ 97.94	\$ 149.20	\$ 1,658.29
1/31/2033	\$ 692.09	\$ 720.61	\$ 94.60	\$ 152.18	\$ 1,659.48
1/31/2034	\$ 719.48	\$ 696.39	\$ 91.14	\$ 155.22	\$ 1,662.23
1/31/2035	\$ 744.37	\$ 671.20	\$ 87.54	\$ 158.33	\$ 1,661.45
1/31/2036	\$ 771.76	\$ 645.15	\$ 83.82	\$ 161.49	\$ 1,662.23
1/31/2037	\$ 801.63	\$ 618.14	\$ 79.96	\$ 164.72	\$ 1,664.46
1/31/2038	\$ 831.51	\$ 590.08	\$ 75.96	\$ 168.02	\$ 1,665.56
1/31/2039	\$ 861.38	\$ 560.98	\$ 71.80	\$ 171.38	\$ 1,665.54
1/31/2040	\$ 893.74	\$ 530.83	\$ 67.49	\$ 174.81	\$ 1,666.87
1/31/2041	\$ 926.11	\$ 499.55	\$ 63.02	\$ 178.30	\$ 1,666.98
1/31/2042	\$ 960.96	\$ 467.14	\$ 58.39	\$ 181.87	\$ 1,668.36
1/31/2043	\$ 1,003.28	\$ 428.70	\$ 53.59	\$ 185.51	\$ 1,671.08
1/31/2044	\$ 1,045.61	\$ 388.57	\$ 48.57	\$ 189.22	\$ 1,671.96
1/31/2045	\$ 1,087.93	\$ 346.74	\$ 43.34	\$ 193.00	\$ 1,671.01
1/31/2046	\$ 1,135.23	\$ 303.23	\$ 37.90	\$ 196.86	\$ 1,673.22
1/31/2047	\$ 1,182.53	\$ 257.82	\$ 32.23	\$ 200.80	\$ 1,673.37
1/31/2048	\$ 1,234.81	\$ 210.52	\$ 26.31	\$ 204.81	\$ 1,676.45
1/31/2049	\$ 1,287.09	\$ 161.12	\$ 20.14	\$ 208.91	\$ 1,677.26
1/31/2050	\$ 1,341.86	\$ 109.64	\$ 13.70	\$ 213.09	\$ 1,678.29
1/31/2051	\$ 1,399.12	\$ 55.96	\$ 7.00	\$ 217.35	\$ 1,679.43
Total	\$ 24,755.97	\$ 16,507.47	\$ 2,170.18	\$ 4,842.84	\$ 48,276.46

[a] Interest is calculated based on the actual rate on the PID Bonds

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

COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA # 1
– DUPLEX – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – DUPLEX PRINCIPAL ASSESSMENT: \$27,815.70

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – DUPLEX

Installments Due	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
1/31/2023	\$ 576.23	\$ 1,002.42	\$ 139.08	\$ 140.27	\$ 1,858.00
1/31/2024	\$ 590.22	\$ 988.01	\$ 136.20	\$ 143.08	\$ 1,857.50
1/31/2025	\$ 607.00	\$ 973.26	\$ 133.25	\$ 145.94	\$ 1,859.44
1/31/2026	\$ 620.99	\$ 958.08	\$ 130.21	\$ 148.86	\$ 1,858.13
1/31/2027	\$ 637.77	\$ 942.56	\$ 127.11	\$ 151.83	\$ 1,859.26
1/31/2028	\$ 660.15	\$ 922.63	\$ 123.92	\$ 154.87	\$ 1,861.56
1/31/2029	\$ 682.53	\$ 902.00	\$ 120.62	\$ 157.97	\$ 1,863.10
1/31/2030	\$ 704.90	\$ 880.67	\$ 117.20	\$ 161.13	\$ 1,863.90
1/31/2031	\$ 727.28	\$ 858.64	\$ 113.68	\$ 164.35	\$ 1,863.95
1/31/2032	\$ 749.66	\$ 835.91	\$ 110.04	\$ 167.64	\$ 1,863.25
1/31/2033	\$ 777.63	\$ 809.67	\$ 106.29	\$ 170.99	\$ 1,864.59
1/31/2034	\$ 808.40	\$ 782.46	\$ 102.41	\$ 174.41	\$ 1,867.67
1/31/2035	\$ 836.37	\$ 754.16	\$ 98.36	\$ 177.90	\$ 1,866.80
1/31/2036	\$ 867.14	\$ 724.89	\$ 94.18	\$ 181.45	\$ 1,867.67
1/31/2037	\$ 900.71	\$ 694.54	\$ 89.85	\$ 185.08	\$ 1,870.18
1/31/2038	\$ 934.28	\$ 663.01	\$ 85.34	\$ 188.79	\$ 1,871.42
1/31/2039	\$ 967.84	\$ 630.31	\$ 80.67	\$ 192.56	\$ 1,871.39
1/31/2040	\$ 1,004.21	\$ 596.44	\$ 75.83	\$ 196.41	\$ 1,872.89
1/31/2041	\$ 1,040.57	\$ 561.29	\$ 70.81	\$ 200.34	\$ 1,873.02
1/31/2042	\$ 1,079.73	\$ 524.87	\$ 65.61	\$ 204.35	\$ 1,874.56
1/31/2043	\$ 1,127.29	\$ 481.68	\$ 60.21	\$ 208.43	\$ 1,877.61
1/31/2044	\$ 1,174.84	\$ 436.59	\$ 54.57	\$ 212.60	\$ 1,878.61
1/31/2045	\$ 1,222.39	\$ 389.60	\$ 48.70	\$ 216.85	\$ 1,877.54
1/31/2046	\$ 1,275.54	\$ 340.70	\$ 42.59	\$ 221.19	\$ 1,880.02
1/31/2047	\$ 1,328.69	\$ 289.68	\$ 36.21	\$ 225.62	\$ 1,880.19
1/31/2048	\$ 1,387.43	\$ 236.53	\$ 29.57	\$ 230.13	\$ 1,883.66
1/31/2049	\$ 1,446.17	\$ 181.04	\$ 22.63	\$ 234.73	\$ 1,884.57
1/31/2050	\$ 1,507.71	\$ 123.19	\$ 15.40	\$ 239.43	\$ 1,885.72
1/31/2051	\$ 1,572.05	\$ 62.88	\$ 7.86	\$ 244.21	\$ 1,887.00
Total	\$ 27,815.70	\$ 18,547.72	\$ 2,438.40	\$ 5,441.39	\$ 54,243.21

[a] Interest is calculated based on the actual rate on the PID Bonds

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

Signature Page to Initial Notice
of Obligation to Pay Improvement District Assessment

**COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1
– REMAINDER PARCELS R020578, R587039 & R612325 – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 – REMAINDER PARCELS R020578, R587039 & R612325
PRINCIPAL ASSESSMENT: \$4,553,763.20

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

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 Williamson County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – REMAINDER PARCELS R020578,
R587039 & R612325**

Installments Due	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Credit for Overcollection	Annual Installment
1/31/2023	\$ 94,335.80	\$ 164,107.66	\$ 22,768.82	\$ 22,963.90	\$ (1,801.80)	\$ 302,374.38
1/31/2024	\$ 96,625.51	\$ 161,749.27	\$ 22,297.14	\$ 23,423.18	\$ -	\$ 304,095.09
1/31/2025	\$ 99,373.15	\$ 159,333.63	\$ 21,814.01	\$ 23,891.64	\$ -	\$ 304,412.43
1/31/2026	\$ 101,662.85	\$ 156,849.30	\$ 21,317.14	\$ 24,369.47	\$ -	\$ 304,198.77
1/31/2027	\$ 104,410.50	\$ 154,307.73	\$ 20,808.83	\$ 24,856.86	\$ -	\$ 304,383.92
1/31/2028	\$ 108,074.03	\$ 151,044.90	\$ 20,286.78	\$ 25,354.00	\$ -	\$ 304,759.70
1/31/2029	\$ 111,737.55	\$ 147,667.59	\$ 19,746.41	\$ 25,861.08	\$ -	\$ 305,012.63
1/31/2030	\$ 115,401.08	\$ 144,175.79	\$ 19,187.72	\$ 26,378.30	\$ -	\$ 305,142.89
1/31/2031	\$ 119,064.60	\$ 140,569.50	\$ 18,610.71	\$ 26,905.87	\$ -	\$ 305,150.69
1/31/2032	\$ 122,728.13	\$ 136,848.74	\$ 18,015.39	\$ 27,443.98	\$ -	\$ 305,036.24
1/31/2033	\$ 127,307.54	\$ 132,553.25	\$ 17,401.75	\$ 27,992.86	\$ -	\$ 305,255.40
1/31/2034	\$ 132,344.89	\$ 128,097.49	\$ 16,765.21	\$ 28,552.72	\$ -	\$ 305,760.31
1/31/2035	\$ 136,924.30	\$ 123,465.42	\$ 16,103.49	\$ 29,123.78	\$ -	\$ 305,616.98
1/31/2036	\$ 141,961.64	\$ 118,673.07	\$ 15,418.87	\$ 29,706.25	\$ -	\$ 305,759.83
1/31/2037	\$ 147,456.93	\$ 113,704.41	\$ 14,709.06	\$ 30,300.38	\$ -	\$ 306,170.78
1/31/2038	\$ 152,952.22	\$ 108,543.42	\$ 13,971.77	\$ 30,906.38	\$ -	\$ 306,373.80
1/31/2039	\$ 158,447.51	\$ 103,190.09	\$ 13,207.01	\$ 31,524.51	\$ -	\$ 306,369.12
1/31/2040	\$ 164,400.74	\$ 97,644.42	\$ 12,414.77	\$ 32,155.00	\$ -	\$ 306,614.94
1/31/2041	\$ 170,353.97	\$ 91,890.40	\$ 11,592.77	\$ 32,798.10	\$ -	\$ 306,635.25
1/31/2042	\$ 176,765.14	\$ 85,928.01	\$ 10,741.00	\$ 33,454.06	\$ -	\$ 306,888.22
1/31/2043	\$ 184,550.14	\$ 78,857.40	\$ 9,857.18	\$ 34,123.15	\$ -	\$ 307,387.86
1/31/2044	\$ 192,335.13	\$ 71,475.40	\$ 8,934.42	\$ 34,805.61	\$ -	\$ 307,550.56
1/31/2045	\$ 200,120.12	\$ 63,781.99	\$ 7,972.75	\$ 35,501.72	\$ -	\$ 307,376.59
1/31/2046	\$ 208,821.00	\$ 55,777.19	\$ 6,972.15	\$ 36,211.76	\$ -	\$ 307,782.09
1/31/2047	\$ 217,521.87	\$ 47,424.35	\$ 5,928.04	\$ 36,935.99	\$ -	\$ 307,810.26
1/31/2048	\$ 227,138.63	\$ 38,723.47	\$ 4,840.43	\$ 37,674.71	\$ -	\$ 308,377.25
1/31/2049	\$ 236,755.39	\$ 29,637.93	\$ 3,704.74	\$ 38,428.20	\$ -	\$ 308,526.26
1/31/2050	\$ 246,830.08	\$ 20,167.71	\$ 2,520.96	\$ 39,196.77	\$ -	\$ 308,715.53
1/31/2051	\$ 257,362.72	\$ 10,294.51	\$ 1,286.81	\$ 39,980.70	\$ -	\$ 308,924.75
Total	\$ 4,553,763.20	\$ 3,036,484.01	\$ 399,196.14	\$ 890,820.95	\$ (1,801.80)	\$ 8,878,462.50

[a] Interest is calculated based on the actual rate on the PID Bonds

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

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF HUTTO §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the “City Council”) convened in a REGULAR MEETING ON August 18th, 2022, at the City Council Chamber, and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Mike Snyder	Mayor
Peter Gordon	Mayor Pro-Tem, Councilmember, Place 4
Robin Sutton	Councilmember, Place 1
Dan Thornton	Councilmember, Place 2
Randal Clark	Councilmember, Place 3
Krystal Kinsey	Councilmember, Place 5
Amberley Kolar	Councilmember, Place 6
Angela Walton	City Secretary

and all of such persons were present at the Meeting, except _____, thus constituting a quorum. Among other business considered at the Meeting, the attached ordinance (the “Ordinance”) entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS
ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO
THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT
ROLL FOR THE COTTONWOOD CREEK PUBLIC IMPROVEMENT
DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A
CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE
DATE

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Ordinance be passed; and, after due discussion, said motion carrying with it the passage of said Ordinance, prevailed and carried by the following vote:

___ voted “For” ___ voted “Against” ___ “Abstained”

all as shown in the official Minutes of the City Council for the Meeting.

That a true, full and correct copy of the aforesaid Ordinance passed at the Meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Ordinance has been duly recorded in said City Council’s minutes of said Meeting; that the above and foregoing paragraph is a true, full and correct excerpt from said City Council’s minutes of said

Meeting pertaining to the passage of said Ordinance; that the persons named in the above and foregoing paragraph are the duly chosen, qualified and acting officers and members of said City Council as indicated therein; that each of the officers and members of said City Council was duly and sufficiently notified officially and personally, in advance, of the time, place and purpose of the aforesaid Meeting, and that said Ordinance would be introduced and considered for passage at said Meeting, and each of said officers and members consented, in advance, to the holding of said Meeting for such purpose, and that said Meeting was open to the public and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code, as amended.

That the Mayor of said City has approved and hereby approves the aforesaid Ordinance; that the Mayor and the City Secretary of said City have duly signed said Ordinance; and that the Mayor and the City Secretary of said City hereby declare that their signing of this Certificate shall constitute the signing of the attached and following copy of said Ordinance for all purposes.

SIGNED AND SEALED this ____ day of August, 2022.

Angela Walton, City Secretary

Mike Snyder, Mayor

(SEAL)

ORDINANCE NO. O-2022-039

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS ACCEPTING AND APPROVING AN ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND UPDATED ASSESSMENT ROLL FOR THE COTTONWOOD CREEK PUBLIC IMPROVEMENT DISTRICT; MAKING AND ADOPTING FINDINGS; PROVIDING A CUMULATIVE REPEALER CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on March 18, 2021, after due notice, the City Council (the “City Council”) of the City of Hutto (the “City”) held a public hearing, which was held open until April 1, 2021, in the manner required by law on the advisability of the public improvements and services described in the petition as required by Section 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the “PID Act”) and on April 1, 2021 made the findings required by Section 372.009(b) of the PID Act and, by a resolution (the “Authorization Resolution”) adopted by a majority of the members of the City Council, authorized and created the Cottonwood Creek Public Improvement District (the “District”) in accordance with its finding as to the advisability of the improvement projects and services; and

WHEREAS, pursuant to the PID Act, the City Council published notice and convened a public hearing on June 3, 2021, regarding the levy of Assessments against benefitted property located in the District and the levy of Assessments against benefitted property located in the District; and

WHEREAS, on June 3, 2021, the City Council, after such notice and public hearing, adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the “Service and Assessment Plan”), approving the Assessment Roll attached thereto as Exhibit F (the “Assessment Roll”) and levying the Assessments on the Assessed Property within the District; and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council is required to annually update the Service and Assessment Plan, including the Assessment Roll (each an “Annual Service Plan Update”); and

WHEREAS, pursuant to the PID Act and to the terms of the Service and Assessment Plan, the City Council now wishes to adopt an ordinance accepting and approving the Annual Service Plan Update to the Service and Assessment Plan for 2022, in the form attached hereto as Exhibit A; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

SECTION 1. Terms.

Terms not otherwise defined herein are defined in the Service and Assessment Plan.

SECTION 2. Findings.

The findings and determinations set forth in the preamble above are incorporated herein for all purposes and are hereby adopted.

SECTION 3. Annual Service Plan Update to the Service and Assessment Plan.

The “Cottonwood Creek Public Improvement District 2022 Annual Service Plan Update”, attached hereto as Exhibit A, is accepted and approved pursuant to the PID Act. The Mayor, City Secretary, and any other appropriate officials of the City are hereby authorized to take all necessary actions on behalf of the City to implement the provisions thereof in accordance therewith, including the filing of the Assessment Roll with the Williamson County Tax Assessor/Collector.

SECTION 4. Filing in the Real Property Records.

In accordance with Section 372.013(e) of the PID Act, the City Secretary is directed to cause a copy of this Ordinance, including the Annual Service Plan Update to the Service and Assessment Plan for 2022, to be filed with the County Clerk of Williamson County to be recorded in the real property records of Williamson County, not later than the seventh day after the date the City Council adopts this Ordinance approving the Annual Service Plan Update to the Service and Assessment Plan for 2022.

SECTION 5. Governing Law.

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

SECTION 6. Effect of Headings.

The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 7. Cumulative Repealer.

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim, or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 8. Severability.

If any provision of this Ordinance or the application thereof to any circumstance shall be held to be invalid, the remainder of this Ordinance or the application thereof to other circumstances

shall nevertheless be valid, and this governing body hereby declares that this Ordinance would have been enacted without such invalid provision.

SECTION 9. Effective Date.

This Ordinance shall take effect and be in force immediately from and after its adoption on the date shown below in accordance with Texas Government Code, Section 1201.028, as amended.

[Execution page follows.]

PASSED AND ADOPTED, on first and final reading by the Council of the City of Hutto, Texas on August 18, 2022.

CITY OF HUTTO, TEXAS

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

STATE OF TEXAS

§

§

COUNTY OF TRAVIS

§

Before me, on this day personally appeared the foregoing individuals, known to me to be the persons who signed the above and foregoing certificate in my presence and acknowledged to me that such persons executed the above and foregoing certificate for the purposes therein stated.

GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2022.

(SEAL)

Notary Public, State of Texas

Exhibit A

Cottonwood Creek Public Improvement District 2022 Annual Service Plan Update

(see attached)

AGENDA ITEM REPORT

9.9.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☐ Financial Responsibility

☐ Highest Quality of Life

To: City Council

Subject: Consideration and possible action on Ordinance No. O-2022-040 amending Section 2.02.003 of the City of Hutto Code of Ordinances to provide for the annual appointment of the Chair and Vice-Chair of city boards and commissions. (Legal)

a. Consideration and possible action on Ordinance No. O-2022-040 to dispense with the second reading pursuant to Hutto City Charter Article 3, Section 3.13 (Legal)

Meeting: Thursday, August 18, 2022

Department: Legal /

Staff Contact: Cristian Rosas-Grillet

BACKGROUND INFORMATION:

The proposed ordinance amendment requires an annual election of a Chair and Vice-Chair for each city board and commission at their first regular meeting in July, or as soon thereafter as practicable.

SUMMARY OF REQUEST:

Staff recommends City Council approve this ordinance and waive the second reading.

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ORDINANCE NO. O-2022-040

AN ORDINANCE AMENDING CHAPTER 2, ARTICLE 2.02, DIVISION 1, SECTION 2.02.003 OF THE CITY OF HUTTO CODE OF ORDINANCES TO PROVIDE FOR THE ANNUAL APPOINTMENT OF THE CHAIR AND VICE-CHAIR OF CITY BOARDS AND COMMISSIONS; AND PROVIDING FOR EFFECTIVE DATE, PUBLICATION, SEVERABILITY, REPEAL, OPEN MEETINGS CLAUSE, AND ENACTMENT.

WHEREAS, the City Council of the City of Hutto desires to provide for the annual appointment of the Chair and Vice-Chair of city boards and commissions; and

WHEREAS, the City Council finds certain amendments to the Code of Ordinances are necessary to meet changing conditions and are in the best interest of the City; and

WHEREAS, the City finds that this Ordinance was passed and approved at a meeting of the City Council of the City of Hutto held in strict compliance with the Texas Open Meetings Act at which a quorum of the City Council Members was present and voting; and

WHEREAS, the City Council has determined that all prerequisites to adopt this Ordinance have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS. THAT:

1. FINDINGS OF FACT

The foregoing recitals are incorporated into this Ordinance by reference as findings of fact as if expressly set forth herein.

2. ENACTMENT

Chapter 2, Article 2.02, Division 1, Section 2.02.003 of the Code of Ordinances of the City of Hutto, is hereby amended to read in accordance with Attachment “A”, which is attached hereto and incorporated into this Ordinance for all intents and purposes. Underlined and italicized text shall be added, and struck-through and bracketed text shall be deleted as indicated in *Attachment “A”*.

3. REPEALER

All ordinances, or parts thereof, that are in conflict or inconsistent with any provision of this Ordinance are hereby repealed to the extent of such conflict, and the provisions of this Ordinance shall be and remain controlling as to the matters regulated, herein.

4. SEVERABILITY

Should any of the clauses, sentences, paragraphs, sections, or parts of this Ordinance be deemed invalid, unconstitutional, or unenforceable by a court of law or administrative agency with jurisdiction over the matter, such action shall not be construed to affect any other valid portion of this Ordinance.

5. CODIFICATION

The City Secretary is hereby directed to record and publish the attached rules, regulations, and policies in the City's Code of Ordinances as authorized by Section 52.001 of the Texas Local Government Code.

6. EFFECTIVE DATE

This Ordinance shall take effect immediately after its final passage and any publication in accordance with the requirements of the City of Hutto and the laws of the State of Texas.

7. PROPER NOTICE & MEETING

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public, and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Texas Government Code, Chapter 551.

READ, PASSED, and ADOPTED on the second reading of this ____ day of **August, 2022** at a regular meeting of the City Council of Hutto, there being a quorum present.

By motion duly made, seconded, and passed with an affirmative vote of all the Councilmembers present, the requirement for reading this ordinance on two separate dates was dispensed with.

THE CITY OF HUTTO, TEXAS

By: _____
Mike Snyder, Mayor

By: _____
City Secretary

(SEAL)

APPROVED AS TO FORM:
Dorothy Palumbo, City Attorney

By: _____
Cristian Rosas-Grillet
Assistant City Attorney

Attachment “A”

ARTICLE 2.02 BOARDS, COMMISSIONS AND AUTHORITIES

Division 1. Generally

Sec. 2.02.003 Appointments; vacancies; resignations

(a) After receiving the recommendation of the nominating committee, the city council shall make annual appointments to the boards and commissions as terms expire of each year. If vacancies occur other than by expiration of a term, the nominating committee shall recommend, and the city council shall appoint a member to fill the remainder of the vacated term. When a vacancy occurs, the nominating committee shall review applications for appointment, interview candidates, and recommend an individual for city council approval not later than the date of the second regular city council meeting after the vacancy occurs, or as soon thereafter as practicable. Each member currently occupying a board or commission position shall be assigned a place number pursuant to the chart attached as exhibit A to Ordinance O-18-07-05-8B. For boards and commission where the number of members is increased pursuant to this section the new positions shall be assigned a place number. Terms of board and commission members and corporation directors shall be altered and established pursuant to the notation on the attached exhibit A to Ordinance O-18-07-05-8B. Certain terms expiring in 2019 are reduced and will expire June 30, 2019. The nominating committee shall consist of three (3) city council members each serving a one-year term, and the chair of the board or commission whose vacancy is being considered. In odd-numbered years, the council members for Place 1, Place 3, and Place 5 shall serve on the nominating committee. In even-numbered years, the council members for Place 2, Place 4, and Place 6 shall serve on the nominating committee. If multiple vacancies occur, each chair of the board or commission may deliberate and vote only on the nomination to the board or commission of which they are a member.

(b) Each city board or commission shall have a chair and a vice-chair elected from its membership to serve for a one-year term. The chair and vice-chair for each city board[,], or commission[, or corporation] shall be elected annually ~~from the membership of the board or commission~~ by an affirmative majority vote of the members at their first regular meeting in July, or as soon thereafter as practicable. The city council will appoint the chair and/or vice-chair if:

- (1) The board or commission cannot agree by majority vote amongst themselves by the end of the 2nd regularly scheduled meeting of the board or commission; or
 - (2) The chair or vice-chair is removed from the board or commission and a successor is not appointed at the next regularly scheduled meeting of the board of commission.
- (c) Terms for each board or commission shall consist of staggered terms.

(d) Resignations. A member of a board or commission may resign at any time. Such resignation shall be made in writing and shall take effect at the time specified therein, or, if no time is specified, at the time of its receipt by the City Secretary. The acceptance of a resignation shall not be necessary to make it effective, unless expressly so provided in the resignation.

AGENDA ITEM REPORT

10.1.



This agenda item meets the following City's Pillars:(check all that apply)

☒ *Excellence and Efficiency through Collaboration*

☐ *Sustainable Growth*

☐ *Financial Responsibility*

☐ *Highest Quality of Life*

To: City Council
Subject: Consideration and possible action regarding possible appointments, re-appointments and/or removals to City Boards, Commissions, Task Forces, Economic Development Corporations, Local Government Corporations and Tax Increment Reinvestment Zone Boards, City Council Liaisons, and Area Government appointments.
Meeting: Thursday, August 18, 2022
Department: City Secretary /
Staff Contact: Angela Walton

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

10.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Presentation and acceptance of the financial and investment report for the quarter ending June 30, 2022. (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

For the period ended June 30, 2022, the General Fund continues to show strong earnings due to increased sales tax and permit revenues. Expenditures were still below budget, mainly due to unfilled positions. The Utility Fund revenues were at 87% of the budget at the end of June and expenses were at 75%. The utility revenues reflect the growth in customers, and there has been an increase in the cost of chemicals and supplies needed to maintain the system, driving up our expenses.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:



MONTHLY FINANCIAL AND INVESTMENT REPORT

FOR THE MONTH ENDED JUNE 30, 2022

**Angie Rios, CPA
Chief Financial Officer**

TABLE OF CONTENTS

Dashboard	1
-----------------	---

GENERAL FUND

Sales Tax, Three Year Comparison	4
Statement of Revenues - Budget and Actual	5
Statement of Expenditures - Budget and Actual	6

GENERAL GOVERNMENT SCHEDULES

Statement of Revenues and Expenditures, Budget and Actual

Hotel Motel Fund	9
PEG Capital Fund	9
Park Improvement Fund	9
CDC	9

ENTERPRISE FUNDS

Statement of Revenues and Expenses – Budget and Actual

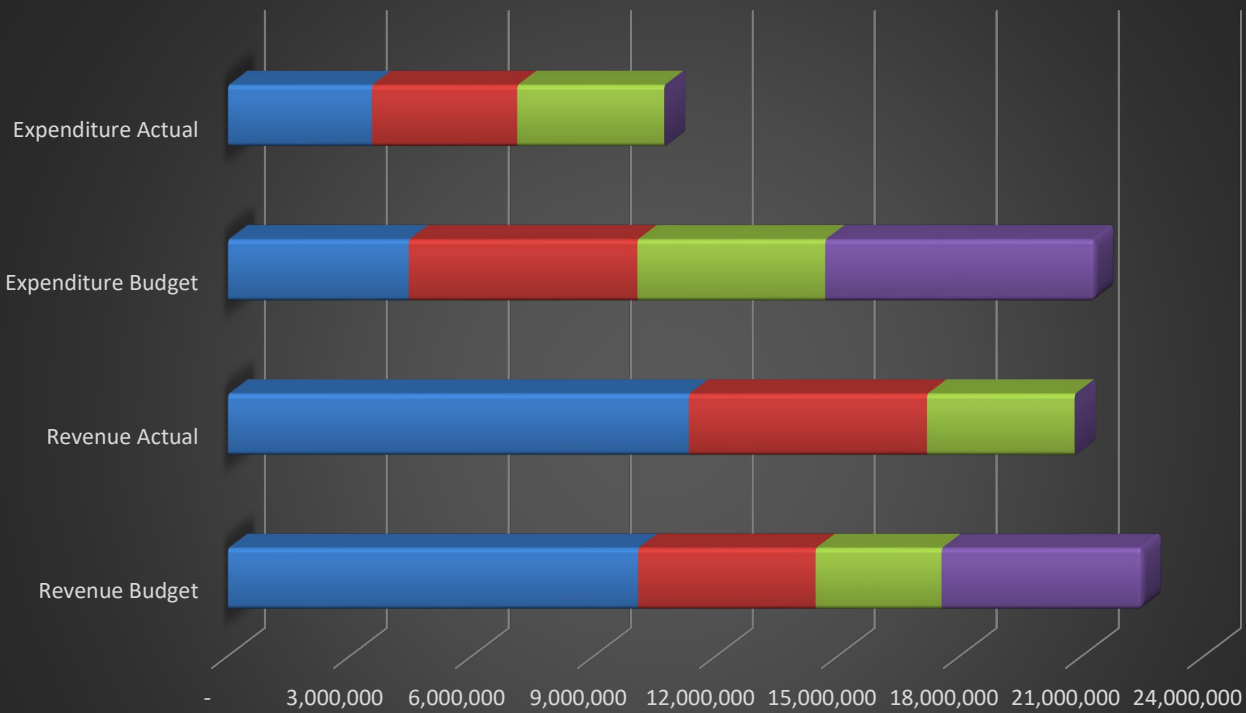
Water/Wastewater Fund	10
Impact Fees Fund	11
Utility CIP Fund	11
Solid Waste Fund	11

MONTHLY INVESTMENT REPORT

Monthly Investment Report	12
---------------------------------	----

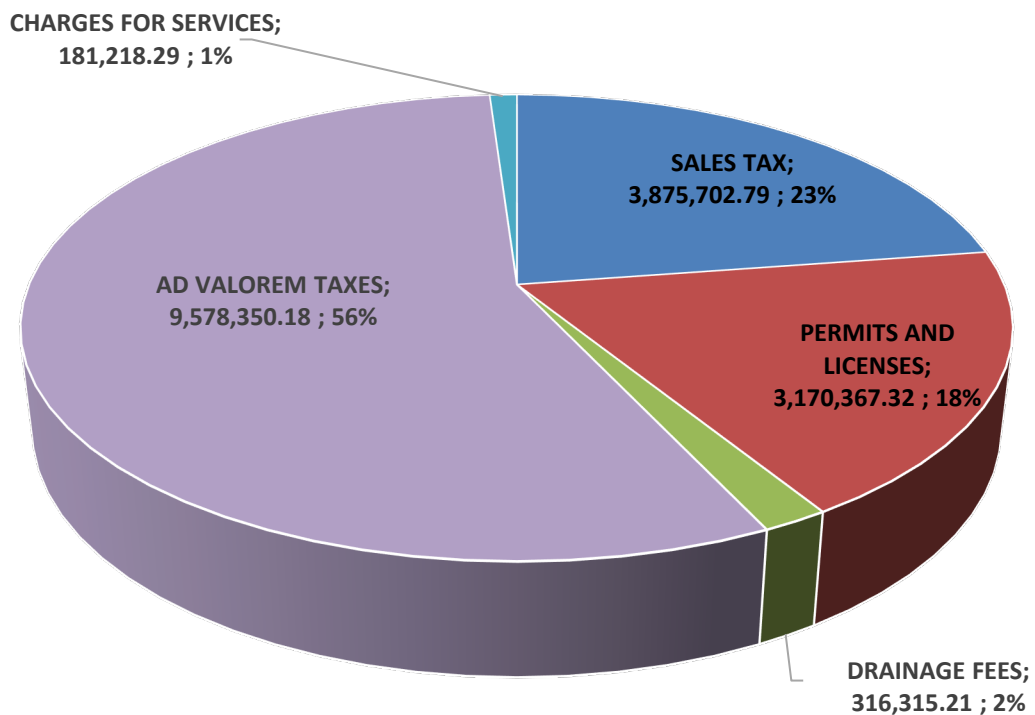
FINANCIAL DASHBOARD FOR THE MONTH ENDING JUNE 30, 2022

General Fund



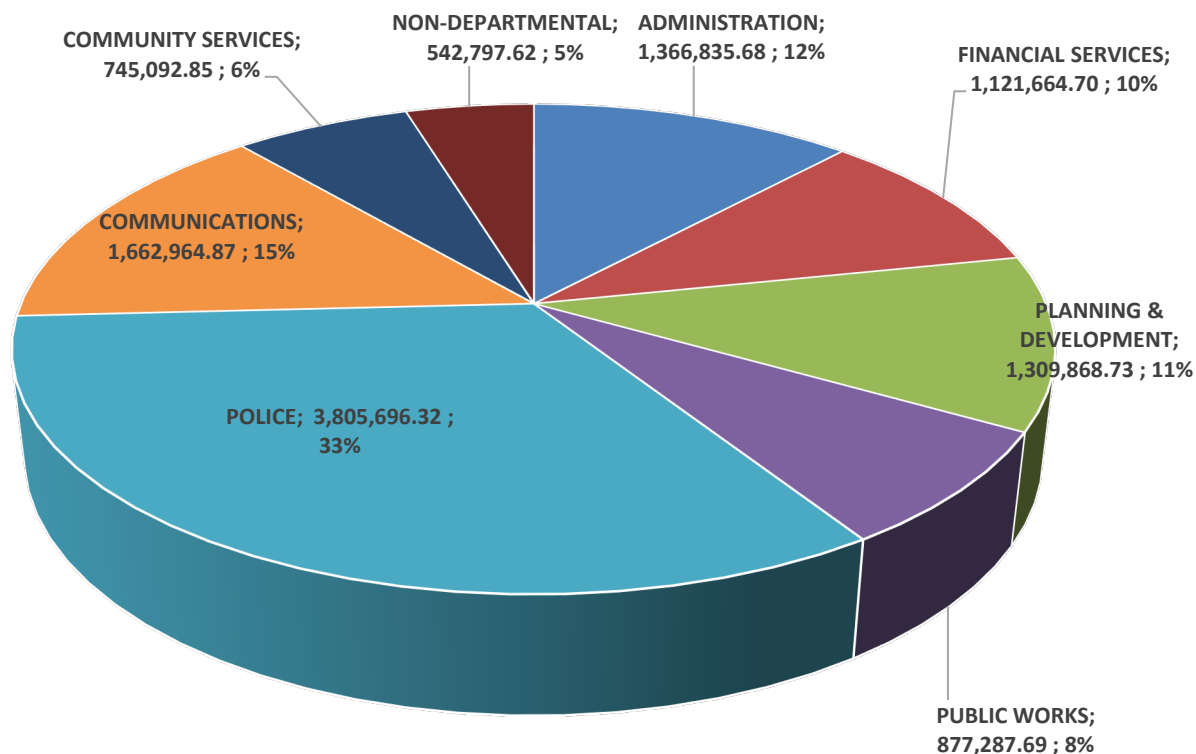
	Revenue Budget	Revenue Actual	Expenditure Budget	Expenditure Actual
Quarter 1	10,086,719	11,332,319	4,446,158	3,537,887
Quarter 2	4,367,538	5,860,482	5,625,403	3,577,569
Quarter 3	3,096,859	3,627,942	4,616,754	3,614,325
Quarter 4	4,938,782	-	6,636,184	-

GENERAL FUND REVENUE

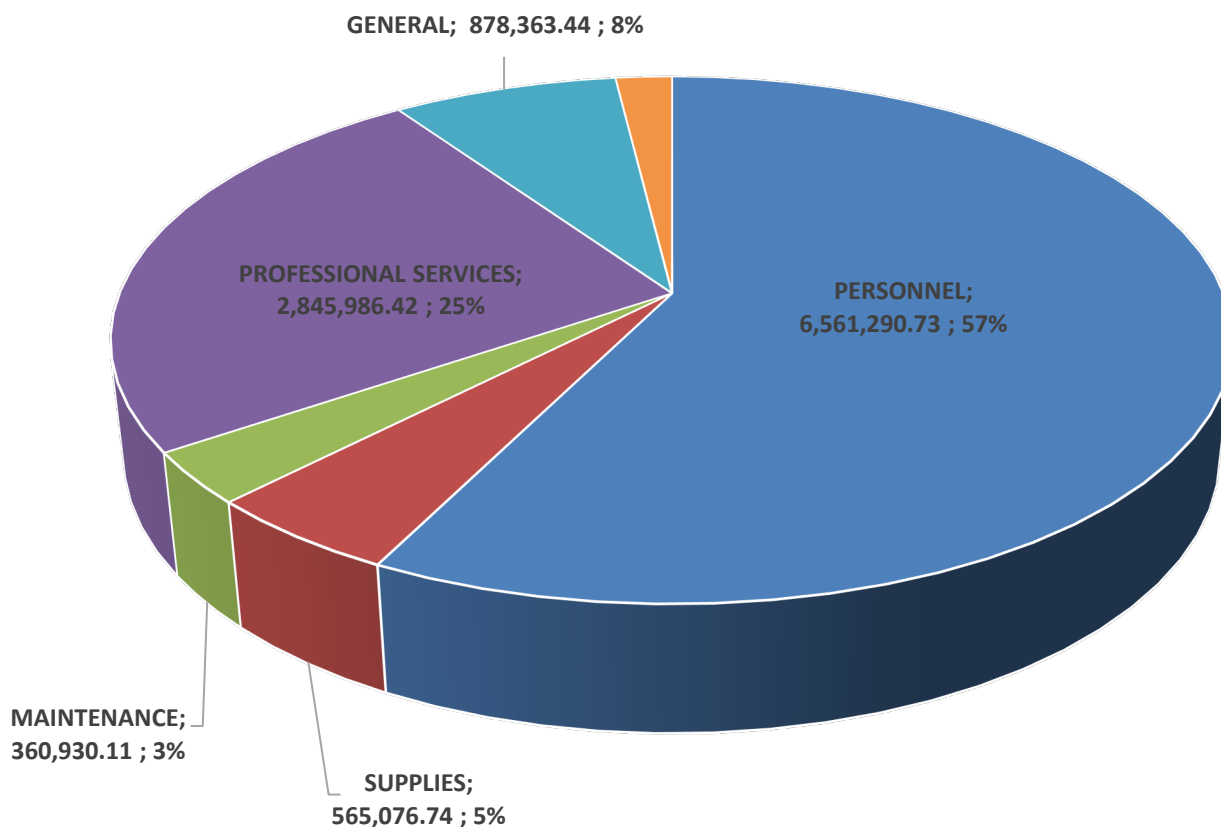


FINANCIAL DASHBOARD FOR THE MONTH ENDING JUNE 30, 2022

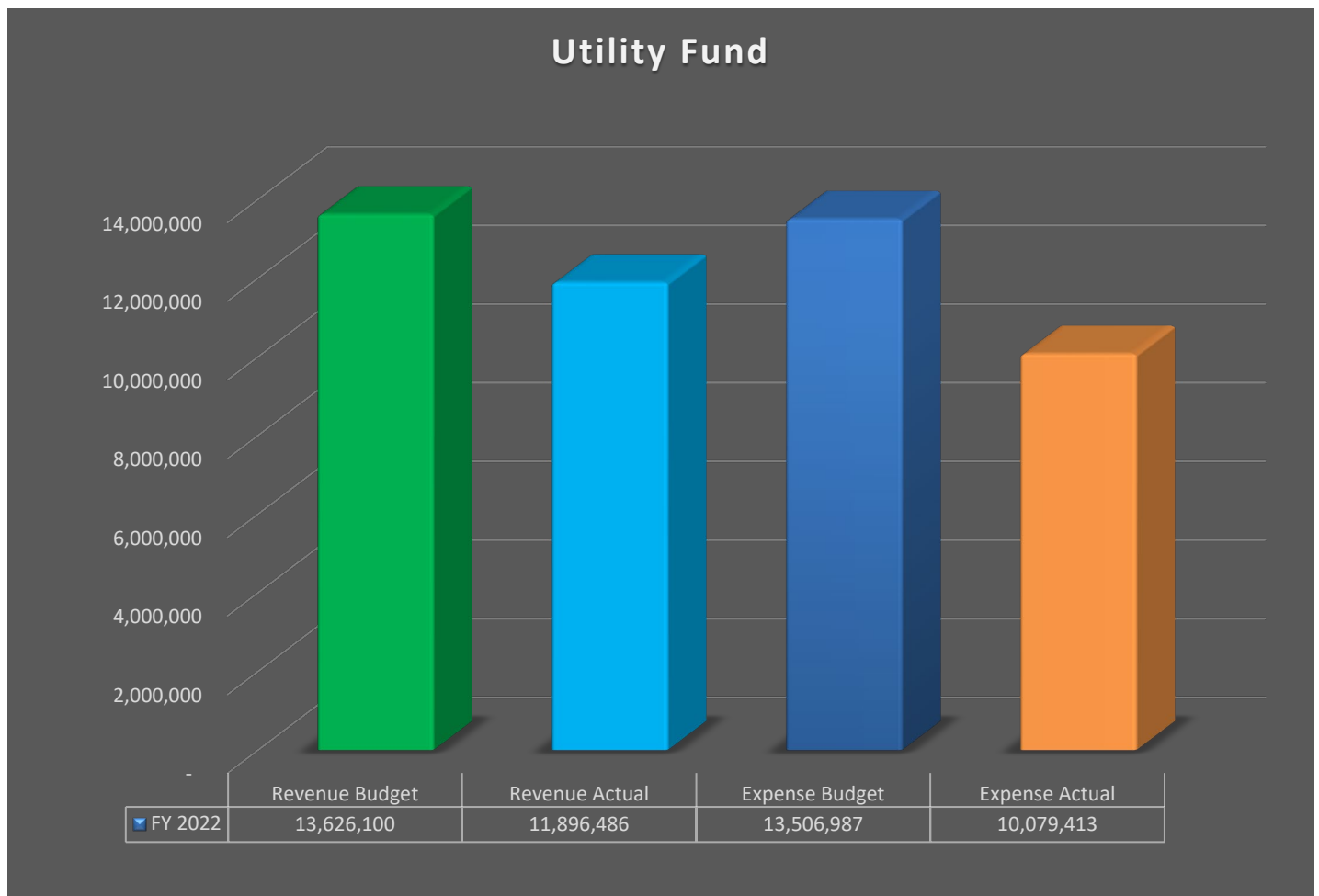
GENERAL FUND EXPENDITURES BY DEPARTMENT



GENERAL FUND EXPENDITURES BY TYPE



FINANCIAL DASHBOARD FOR THE MONTH ENDING JUNE 30, 2022

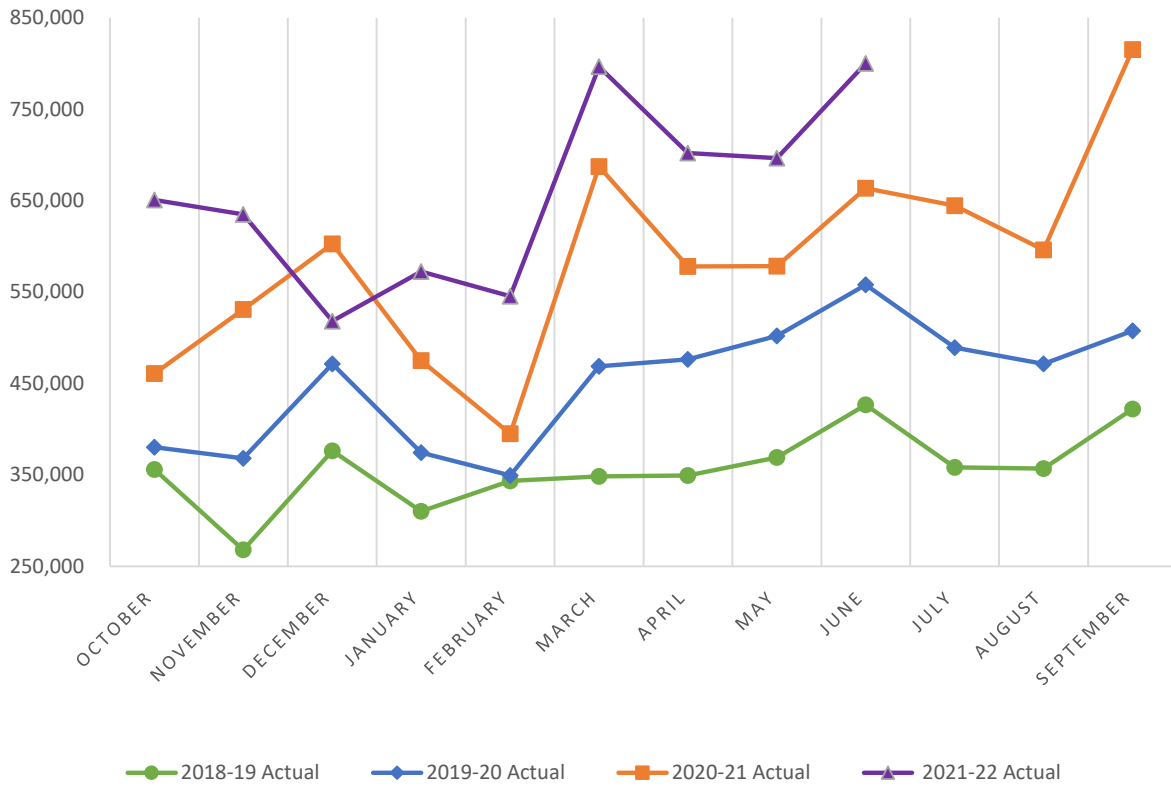


- Utility revenues were at 87.31% of budget
- Expenses were at 74.62% of budget

CITY ONLY Monthly Sales Tax Revenue

Received Month	FY Accrual Month	2018-19	2019-20	2020-21	2021-22	
		Actual	Actual	Actual	Estimate	Actual
December	October	355,906	380,217	460,839	440,696	650,779
January	November	268,005	368,031	531,091	426,572	635,102
February	December	376,485	471,312	602,713	546,281	518,338
March	January	310,216	374,496	475,083	434,064	572,428
April	February	343,422	349,480	395,000	405,070	545,417
May	March	348,258	468,816	687,438	543,387	796,610
June	April	349,284	476,524	578,119	552,322	702,235
July	May	369,062	501,930	578,444	581,769	696,432
August	June	426,662	558,000	663,684	646,758	800,353
September	July	358,298	489,116	644,647	566,917	-
October	August	356,908	471,586	596,256	546,598	-
November	September	422,002	507,797	815,296	588,569	-
% Y-T-D Change		17.3%	26.4%	29.7%	6,279,002	5,917,695

SALES TAX COMPARISON



CITY OF HUTTO
GENERAL FUND
STATEMENT OF REVENUES
FOR THE MONTH ENDED JUNE 30, 2022

REVENUES	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
AD VALOREM TAXES	\$ 10,873,091	\$ 10,109	\$ 9,619,816	\$ (1,253,275)	88.47%
SALES TAX	6,229,002	801,383	5,516,405	(712,597)	88.56%
FRANCHISE FEES	952,355	662,984	800,871	(151,484)	84.09%
PERMITS AND LICENSES	3,285,200	476,501	4,071,714	786,514	123.94%
CHARGES FOR SERVICES	172,250	28,639	245,079	72,829	142.28%
FINES	238,000	29,950	289,586	51,586	121.67%
DRAINAGE FEES	450,000	48,773	413,364	(36,637)	91.86%
GRANT REVENUE	-	8,138	35,761	35,761	0.00%
OTHER REVENUES	100,000	117	43,974	(56,026)	43.97%
INTEREST	20,000	22,570	57,597	37,597	287.99%
SUB - TOTAL	\$ 22,319,898	\$ 2,089,163	\$ 21,094,167	\$ (1,225,731)	94.51%
TRANSFER FROM OTHER FUNDS	275,000	15,308	70,077	(204,923)	25.48%
FUND BALANCE	-	-	-	-	0.00%
TOTAL REVENUES	\$ 22,594,898	\$ 2,104,471	\$ 21,164,244	\$ (1,430,654)	93.67%
GENERAL FUND SUMMARY					
TOTAL REVENUE INCLUDING TRANSFERS	\$ 22,594,898	\$ 2,104,471	\$ 21,164,244	\$ (20,490,427)	93.67%
GENERAL FUND EXPENDITURES	22,171,082	1,148,134	11,432,208	21,022,948	51.56%
BUDGETED FUND BALANCE	-	-	-	-	
BALANCE	\$ 423,816	\$ 956,337	\$ 9,732,036	\$ 532,521	

NOTES:

The General Fund accounts for the resources used to finance the fundamental operations of the City.
It is the basic fund of the City and covers all activities for which a separate fund has not been established.

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED JUNE 30, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
ADMINISTRATION					
PERSONNEL	\$ 799,406	\$ 17,067	\$ 470,530	\$ 328,876	58.86%
SUPPLIES	2,650	-	2,333	317	88.04%
PROFESSIONAL SERVICES	25,050	37,923	208,888	(183,838)	833.88%
GENERAL	17,750	-	14,080	3,670	79.32%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ADMINISTRATION	\$ 844,856	\$ 54,991	\$ 695,831	\$ 149,025	82.36%
CITY COUNCIL					
PERSONNEL	\$ 74,942	\$ 4,535	\$ 50,890	\$ 24,053	67.90%
SUPPLIES	2,500	-	2,128	372	85.12%
PROFESSIONAL SERVICES	4,000	80	395	3,605	9.87%
GENERAL	225,600	6,250	140,894	84,706	62.45%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY COUNCIL	\$ 307,042	\$ 10,865	\$ 194,307	\$ 112,736	63.28%
HUMAN RESOURCES					
PERSONNEL	\$ 331,390	\$ 27,819	\$ 205,662	\$ 125,728	62.06%
SUPPLIES	2,250	1,352	2,607	(357)	115.87%
PROFESSIONAL SERVICES	176,700	9,945	97,435	79,265	55.14%
GENERAL	12,100	-	5,613	6,487	46.39%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL HUMAN RESOURCES	\$ 522,440	\$ 39,116	\$ 311,317	\$ 211,123	59.59%
ECONOMIC DEVELOPMENT					
PERSONNEL	\$ 209,364	\$ 15,577	\$ 137,002	\$ 72,361	65.44%
SUPPLIES	13,350	-	21,507	(8,157)	161.10%
PROFESSIONAL SERVICES	40,000	-	377	39,623	0.94%
GENERAL	10,100	16	6,495	3,605	64.30%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL ECONOMIC DEVELOPMENT	\$ 272,814	\$ 15,592	\$ 165,381	\$ 107,433	60.62%
FINANCE					
PERSONNEL	\$ 973,770	\$ 60,432	\$ 490,317	\$ 483,452	50.35%
SUPPLIES	7,500	66	6,701	799	89.35%
PROFESSIONAL SERVICES	299,250	285	165,179	134,071	55.20%
GENERAL	387,600	19,653	266,128	121,472	68.66%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FINANCE	1,668,120	80,437	928,326	739,794	55.65%
MUNICIPAL COURT					
PERSONNEL	\$ 222,428	\$ 21,982	\$ 167,977	\$ 54,450	75.52%
SUPPLIES	1,550	53	1,560	(10)	100.64%
PROFESSIONAL SERVICES	24,250	4,212	13,089	11,161	53.97%
GENERAL	20,200	1,482	10,713	9,487	53.03%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL MUNICIPAL COURT	\$ 268,428	\$ 27,728	\$ 193,339	\$ 75,089	72.03%
PLANNING & DEVELOPMENT					
PERSONNEL	\$ 1,184,585	\$ 60,625	\$ 526,240	\$ 658,345	44.42%
SUPPLIES	27,150	509	7,140	20,010	26.30%
PROFESSIONAL SERVICES	890,550	125,107	770,545	120,005	86.52%
GENERAL	32,150	508	5,944	26,206	18.49%
CAPITAL OUTLAY	40,000	-	-	40,000	0.00%
TOTAL PLANNING & DEVELOPMENT	\$ 2,174,435	\$ 186,749	\$ 1,309,869	\$ 864,567	60.24%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED JUNE 30, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
CONSTRUCTION INSPECTION					
PERSONNEL	\$ 162,945	\$ 14,199	\$ 104,998	\$ 57,947	64.44%
SUPPLIES	13,500	715	5,284	8,216	39.14%
MAINTENANCE	750	-	-	750	0.00%
PROFESSIONAL SERVICES	10,247	-	6,841	3,406	66.77%
GENERAL	6,000	-	-	6,000	0.00%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CONSTRUCTION INSPECTION	\$ 193,442	\$ 14,914	\$ 117,123	\$ 76,318	60.55%
STREETS & DRAINAGE					
PERSONNEL	\$ 771,115	\$ 32,037	\$ 294,007	\$ 477,107	38.13%
SUPPLIES	68,000	2,563	34,445	33,555	50.65%
MAINTENANCE	130,000	805	36,395	93,605	28.00%
PROFESSIONAL SERVICES	434,000	-	100,501	333,499	23.16%
GENERAL	225,000	17,555	148,011	76,989	0.00%
CAPITAL OUTLAY	1,844,075	-	146,805	1,697,270	0.00%
TOTAL STREETS & DRAINAGE	\$ 3,472,190	\$ 52,959	\$ 760,164	\$ 2,712,025	21.89%
POLICE					
PERSONNEL	\$ 5,212,894	\$ 332,346	\$ 3,105,618	\$ 2,107,276	59.58%
SUPPLIES	486,900	29,980	290,958	195,942	59.76%
MAINTENANCE	18,200	26	105,383	(87,183)	579.03%
PROFESSIONAL SERVICES/FEES	273,500	2,074	192,643	80,857	70.44%
GENERAL	114,600	2,392	57,811	56,789	0.00%
CAPITAL OUTLAY	690,000	7,500	53,284	636,716	0.00%
TOTAL POLICE	\$ 6,796,094	\$ 374,319	\$ 3,805,696	\$ 2,990,397	56.00%
CITY SECRETARY					
PERSONNEL	\$ 218,189	\$ 17,031	\$ 107,811	\$ 110,378	49.41%
SUPPLIES	950	264	724	227	76.16%
PROFESSIONAL SERVICES	120,000	220	76,982	43,018	64.15%
GENERAL	6,700	-	3,820	2,880	57.02%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL CITY SECRETARY	\$ 345,839	\$ 17,515	\$ 189,336	\$ 156,502	54.75%
COMMUNICATIONS					
PERSONNEL	\$ 287,711	\$ 24,405	\$ 158,375	\$ 129,336	55.05%
SUPPLIES	3,200	100	2,420	780	75.62%
PROFESSIONAL SERVICES	119,826	2,400	55,600	64,226	46.40%
GENERAL	4,000	-	5,319	(1,319)	132.98%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNICATIONS	\$ 414,737	\$ 26,904	\$ 221,713	\$ 193,023	53.46%
LIBRARY					
PERSONNEL	\$ 182,182	\$ 15,431	\$ 116,230	\$ 65,952	63.80%
SUPPLIES	50,000	3,911	34,014	15,986	68.03%
PROFESSIONAL SERVICES	4,100	-	2,029	2,071	49.49%
GENERAL	3,500	70	2,972	528	84.92%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL LIBRARY	\$ 239,782	\$ 19,412	\$ 155,245	\$ 84,537	64.74%
COMMUNITY RELATIONS					
PERSONNEL	\$ 173,008	\$ 13,473	\$ 115,663	\$ 57,346	66.85%
SUPPLIES	240,900	1,429	68,782	172,118	28.55%
PROFESSIONAL SERVICES	430,500	23,408	311,145	119,355	72.28%
GENERAL	5,000	427	4,889	111	97.78%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL COMMUNITY RELATIONS	\$ 849,408	\$ 38,736	\$ 500,479	\$ 348,930	58.92%

CITY OF HUTTO
GENERAL FUND
STATEMENT OF EXPENDITURES
FOR THE MONTH ENDED JUNE 30, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
INFORMATION TECHNOLOGY					
PERSONNEL	\$ 243,611	\$ 15,877	\$ 116,915	\$ 126,697	47.99%
SUPPLIES	64,600	10,496	45,468	19,132	70.38%
PROFESSIONAL SERVICES	648,200	31,158	432,723	215,477	66.76%
GENERAL	10,600	-	1,086	9,514	10.25%
CAPITAL OUTLAY	40,000	-	-	40,000	0.00%
TOTAL INFORMATION TECHNOLOGY	\$ 1,007,011	\$ 57,531	\$ 596,192	\$ 410,820	59.20%
PARKS MAINTENANCE					
PERSONNEL	\$ 409,996	\$ 30,198	\$ 217,219	\$ 192,778	52.98%
SUPPLIES	9,750	1,294	11,435	(1,685)	117.28%
MAINTENANCE	81,500	2,549	44,675	36,825	54.82%
PROFESSIONAL SERVICES	260,000	-	76,592	183,408	29.46%
GENERAL	25,000	-	92	24,909	0.37%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PARKS MAINTENANCE	\$ 786,246	\$ 34,041	\$ 350,012	\$ 436,234	44.52%
PARKS & RECREATION					
PERSONNEL	\$ 91,628	\$ 15,627	\$ 35,740	\$ 55,888	39.01%
SUPPLIES	3,800	2,992	5,256	(1,456)	138.31%
PROFESSIONAL SERVICES	11,500	(165)	40	11,460	0.35%
GENERAL	20,750	-	8,792	11,958	42.37%
CAPITAL OUTLAY	-	2,550	20,472	(20,472)	0.00%
TOTAL PARKS & RECREATION	\$ 127,678	\$ 21,004	\$ 70,299	\$ 57,379	55.06%
FLEET MAINTENANCE					
PERSONNEL	\$ 77,871	\$ 6,307	\$ 54,155	\$ 23,716	69.54%
SUPPLIES	32,450	243	2,761	29,689	8.51%
MAINTENANCE	130,000	10,514	65,400	64,600	50.31%
PROFESSIONAL SERVICES	5,000	-	1,716	3,284	34.32%
GENERAL	250	(447)	-	250	0.00%
CAPITAL OUTLAY	45,000	-	-	45,000	0.00%
TOTAL FLEET MAINTENANCE	\$ 290,571	\$ 16,617	\$ 124,032	\$ 166,539	42.69%
FACILITY MAINTENANCE					
PERSONNEL	\$ 183,129	\$ 9,132	\$ 85,943	\$ 97,187	46.93%
SUPPLIES	28,950	-	10,400	18,550	35.92%
MAINTENANCE	600,000	6,232	38,707	561,293	6.45%
PROFESSIONAL SERVICES	88,500	6,400	65,253	23,247	73.73%
GENERAL	2,000	447	447	1,553	22.35%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL FACILITY MAINTENANCE	\$ 902,579	\$ 22,211	\$ 200,750	\$ 701,829	22.24%
NON-DEPARTMENTAL					
SUPPLIES	\$ 12,000	\$ 1,049	\$ 9,154	\$ 2,846	76.29%
MAINTENANCE	70,371	-	70,371	-	0.00%
PROFESSIONAL SERVICES	350,000	16,377	268,013	81,987	76.58%
GENERAL	255,000	19,065	195,259	59,741	76.57%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL NON-DEPARTMENTAL	\$ 687,371	\$ 36,491	\$ 542,798	\$ 144,573	78.97%
TOTAL EXPENDITURES	\$ 22,171,082	\$ 1,148,134	\$ 11,432,208	\$ 10,738,873	51.56%

CITY OF HUTTO
SPECIAL REVENUE FUNDS
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTH ENDED JUNE 30, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
HOTEL TAX FUND					
REVENUES	\$ 175,000	\$ 15,181	\$ 178,129	\$ 3,129	101.79%
EXPENDITURES	175,000	-	-	175,000	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 15,181</u>	<u>\$ 178,129</u>	<u>\$ 178,129.07</u>	
PEG CAPITAL FUND					
REVENUES	\$ 70,000	\$ -	\$ 22,214	\$ (47,786)	31.73%
EXPENDITURES	45,000	-	48,455	(3,455)	107.68%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 25,000</u>	<u>\$ -</u>	<u>\$ (26,241)</u>	<u>\$ (51,241)</u>	
PARK IMPROVEMENT FUND					
REVENUES	\$ 251,500	\$ 27,597	\$ 411,084	\$ 159,584	163.45%
EXPENDITURES	1,000,000	-	-	1,000,000	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 1,251,500</u>	<u>\$ 27,597</u>	<u>\$ 411,084</u>	<u>\$ 1,159,584</u>	
COMMUNITY PID FEES					
REVENUES	\$ -	\$ 2,741	\$ 2,382,024	\$ 2,382,024	0.00%
EXPENDITURES	-	-	-	-	0.00%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 2,741</u>	<u>\$ 2,382,024</u>	<u>\$ 2,382,024</u>	
COMMUNITY DEVELOPMENT CORPORATION					
REVENUES	\$ 2,307,651	\$ 257,508	\$ 2,180,938	\$ (126,713)	94.51%
EXPENDITURES	2,894,086	162,239	1,705,007	1,189,079	58.91%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ (586,435)</u>	<u>\$ 95,269</u>	<u>\$ 475,931</u>	<u>\$ (1,315,792)</u>	

CITY OF HUTTO
UTILITY FUND
STATEMENT OF REVENUES & EXPENSES
FOR THE MONTH ENDED JUNE 30, 2022

	BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
REVENUES					
CHARGES FOR SERVICES	\$ 13,480,000	\$ 1,560,814	\$ 11,106,210	\$ (2,373,790)	82.39%
FEES	131,000	14,391	143,727	12,727	109.72%
OTHER REVENUES	15,000	20,297	641,534	626,534	4276.89%
INTEREST	100	1,907	5,015	4,915	5014.59%
SUB - TOTAL	<u>\$ 13,626,100</u>	<u>\$ 1,597,409</u>	<u>\$ 11,896,486</u>	<u>\$ (1,729,614)</u>	87.31%
TRANSFER FROM OTHER FUNDS	-	-	-	-	0.00%
FUND BALANCE	-	-	-	-	0.00%
TOTAL REVENUES	<u>\$ 13,626,100</u>	<u>\$ 1,597,409</u>	<u>\$ 11,896,486</u>	<u>\$ (1,729,614)</u>	87.31%
EXPENSES					
UTILITY BILLING					
PERSONNEL	\$ 403,634	\$ 24,492	\$ 198,449	\$ 205,185	49.17%
SUPPLIES	132,350	3,458	103,270	29,080	78.03%
MAINTENANCE	2,000	-	120	1,880	6.00%
PROFESSIONAL SERVICES	79,000	951	57,244	21,756	72.46%
GENERAL	322,000	47,779	283,256	38,744	87.97%
CAPITAL OUTLAY	60,000	-	46,400	60,000	77.33%
TOTAL UTILITY BILLING	<u>\$ 998,984</u>	<u>\$ 76,680</u>	<u>\$ 688,740</u>	<u>\$ 356,644</u>	68.94%
PUBLIC WORKS ADMIN					
PERSONNEL	\$ 298,625	\$ 155,801	\$ 221,492	\$ 77,133	74.17%
SUPPLIES	10,500	532	142	10,358	1.36%
PROFESSIONAL SERVICES	-	-	-	-	0.00%
GENERAL	1,600	113	5,161	(3,561)	322.58%
CAPITAL OUTLAY	-	-	-	-	0.00%
TOTAL PUBLIC WORKS ADMIN	<u>\$ 310,725</u>	<u>\$ 156,447</u>	<u>\$ 226,796</u>	<u>\$ 83,929</u>	72.99%
UTILITY OPERATIONS					
PERSONNEL	\$ 849,769	\$ 68,290	\$ 604,225	\$ 245,543	71.10%
SUPPLIES	261,000	26,802	157,191	103,809	60.23%
MAINTENANCE	454,920	8,086	138,755	316,165	30.50%
PROFESSIONAL SERVICES	4,156,830	258,405	2,759,735	1,397,095	66.39%
GENERAL	394,500	27,555	265,419	129,081	67.28%
CAPITAL OUTLAY	535,000	-	448,493	86,507	83.83%
TOTAL UTILITY OPERATIONS	<u>\$ 6,652,019</u>	<u>\$ 389,138</u>	<u>\$ 4,373,818</u>	<u>\$ 2,278,201</u>	65.75%
NON-DEPARTMENTAL					
PROFESSIONAL SERVICES	\$ 75,000	\$ 3,235	\$ 56,101	\$ 18,899	74.80%
GENERAL	110,000	8,523	76,703	33,297	69.73%
TRANSFERS TO OTHER FUNDS	6,209,675	517,473	4,657,256	1,552,419	75.00%
TOTAL NON-DEPARTMENTAL	<u>\$ 6,394,675</u>	<u>\$ 529,230</u>	<u>\$ 4,790,060</u>	<u>\$ 1,604,615</u>	74.91%
TOTAL EXPENSES	<u>\$ 14,356,402</u>	<u>\$ 1,151,494</u>	<u>\$ 10,079,413</u>	<u>\$ 4,323,389</u>	70.21%
NET CHANGE IN FUND BALANCE	\$ (730,302)	\$ 445,914	\$ 1,817,073	\$ (2,593,775)	

CITY OF HUTTO
UTILITY FUNDS
STATEMENT OF REVENUES AND EXPENSES
FOR THE MONTH ENDED JUNE 30, 2022

	CURRENT BUDGET	CURRENT MONTH	FISCAL YTD	VARIANCE FAVORABLE (UNFAVORABLE)	PERCENT OF BUDGET
UTILITY IMPACT FEES FUND					
REVENUES	\$ 3,800,000	\$ 1,514,316	\$ 10,900,948	\$ 7,100,948	286.87%
EXPENSES	2,192,000	21,126	91,305	2,100,695	4.17%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ 1,608,000</u>	<u>\$ 1,493,190</u>	<u>\$ 10,809,643</u>	<u>\$ 9,201,643</u>	
UTILITY CIP FUND					
REVENUES	\$ 50,000	\$ 14,223	\$ 30,624	\$ (19,376)	61.25%
EXPENSES	7,361,192	635,215	3,433,559	3,927,633	46.64%
BUDGETED FUND BALANCE	7,311,192	-	-	(7,311,192)	
NET CHANGE	<u>\$ -</u>	<u>\$ (620,992)</u>	<u>\$ (3,402,934)</u>	<u>\$ (3,402,934)</u>	
SOLID WASTE FUND					
REVENUES	\$ 2,000,000	\$ 186,994	\$ 1,730,103	\$ (269,897)	86.51%
EXPENSES	2,000,000	167,456	1,287,712	712,288	64.39%
BUDGETED FUND BALANCE	-	-	-	-	
NET CHANGE	<u>\$ -</u>	<u>\$ 19,539</u>	<u>\$ 442,391</u>	<u>\$ 442,391</u>	



INVESTMENT PORTFOLIO REPORT

For the Month Ended

June 30, 2022

**Prepared by
Valley View Consulting, L.L.C.**

The investment portfolio of the City of Hutto is in compliance with the Public Funds Investment Act and the Investment Policy and Strategies.

Chief Financial Officer

Controller

These reports were compiled using information provided by the City. No procedures were performed to test the accuracy or completeness of this information. The market values included in these reports were obtained by Valley View Consulting, L.L.C. from sources believed to be accurate and represent proprietary valuation. Due to market fluctuations these levels are not necessarily reflective of current liquidation values. Yield calculations are not determined using standard performance formulas, are not representative of total return yields and do not account for investment advisor fees.

Summary

Quarter End Results by Investment Category:

Asset Type	March 31, 2022		June 30, 2022	
	Book Value	Market Value	Book Value	Market Value
Bank Deposits	\$ 8,235,355	\$ 8,235,355	\$ 6,465,292	\$ 6,465,292
MMF Sweep/MMA	1,873,416	1,873,416	1,875,069	1,875,069
LGIPs	62,583,218	62,583,218	62,781,608	62,781,608
Totals	\$ 72,691,990	\$ 72,691,990	\$ 71,121,968	\$ 71,121,968

Average Yield - Current Quarter (1)

Total Portfolio	0.91%
Rolling Three Month Treasury	1.13%
Rolling Six Month Treasury	1.15%

Fiscal Year-to-Date Average Yield (2)

Total Portfolio	0.35%
Rolling Three Month Treasury	0.50%
Rolling Six Month Treasury	0.53%
TexPool	0.40%

Interest Earnings

Quarterly Interest Income	\$ 105,929	Approximate
Year-to-date Interest Income	\$ 118,955	Approximate

(1) Average Yield calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

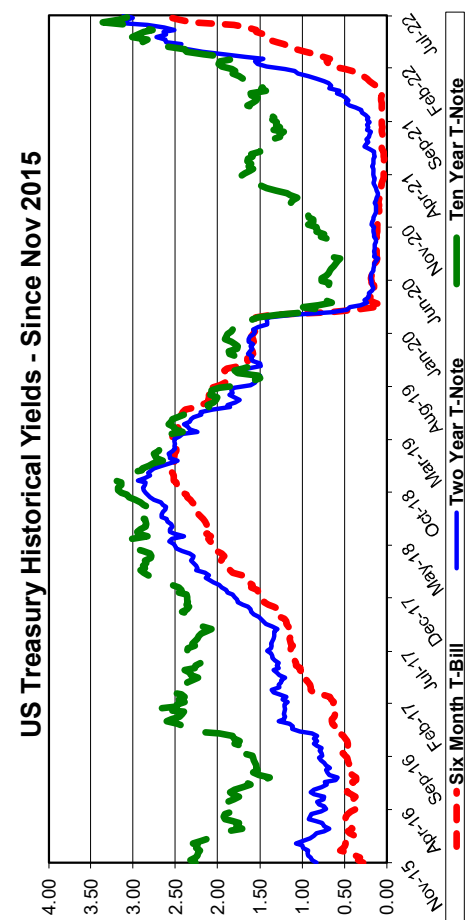
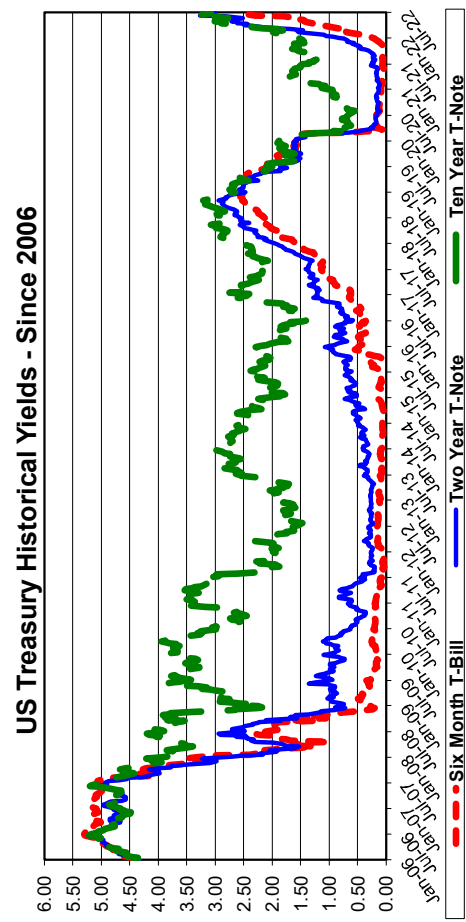
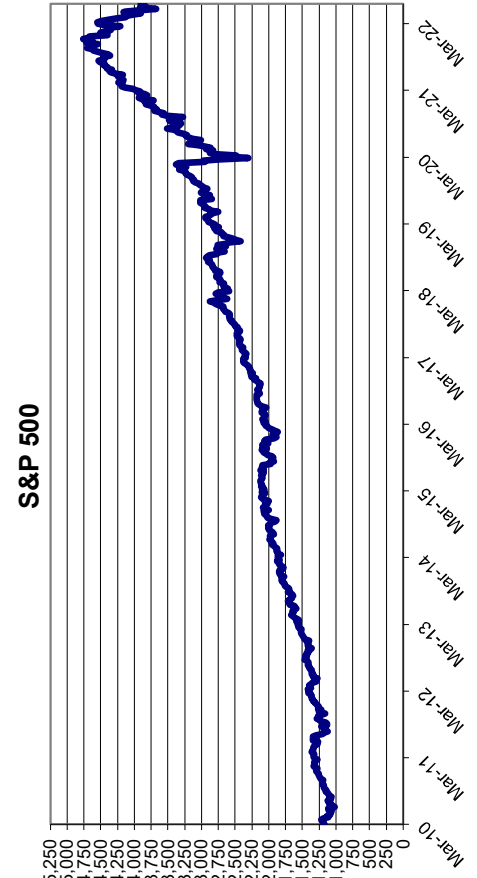
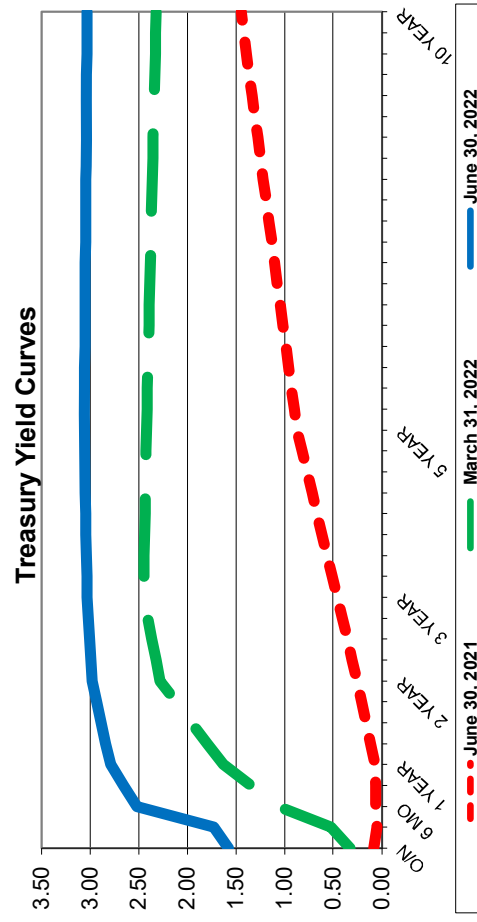
(2) Fiscal Year-to-Date Average Yields calculated using quarter end report yields and adjusted book values and does not reflect a total return analysis or account for advisory fees.

Note: Portfolio values within this report prior to January 1, 2019 were obtained from previous quarterly reports prepared on behalf of the City and were not checked for accuracy or completeness.

Economic Overview

6/30/2022

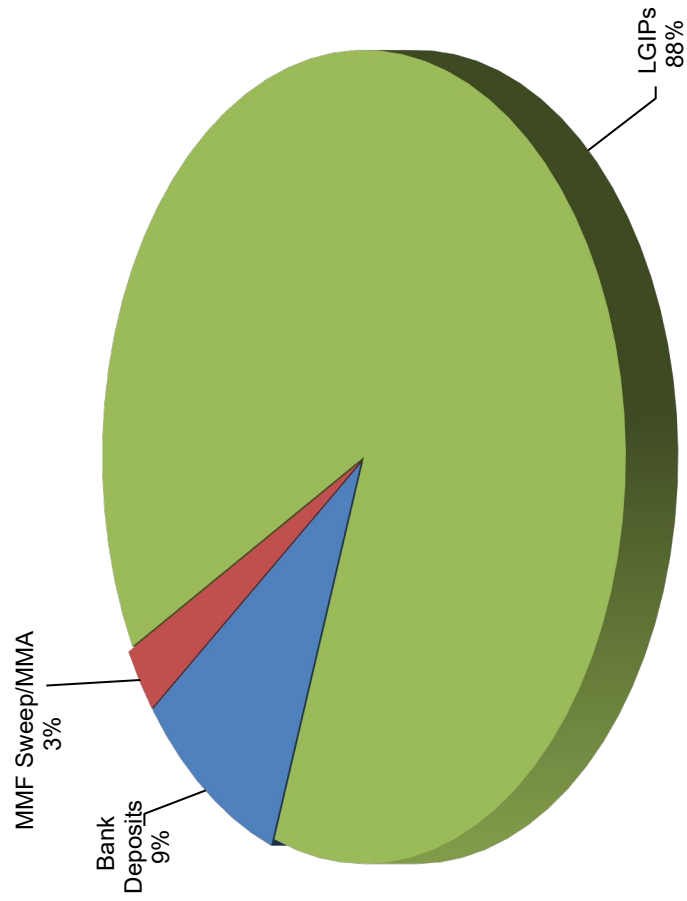
The Federal Open Market Committee (FOMC) raised the Fed Funds target range 0.75% to 1.50% - 1.75% June 15th (Effective Fed Funds are trading +/-1.60%). The FOMC began actively reducing their balance sheet June 1. An additional 0.75% increase is anticipated July 27. First Quarter GDP (final) was -1.6%. June Non-Farm Payroll added 372k net new jobs while the Three Month Average NFP declined to 375k. Crude oil settled in at +/- \$105 per barrel. The Stock Markets continued sliding lower, but may be stabilizing. More domestic and international economic indicators softened, including housing data. A recession in the next 12 to 18 months is being openly discussed. Inflation remained well over the FOMC 2% target (Core PCE +/-4.7% and CPI exceeding 8%).



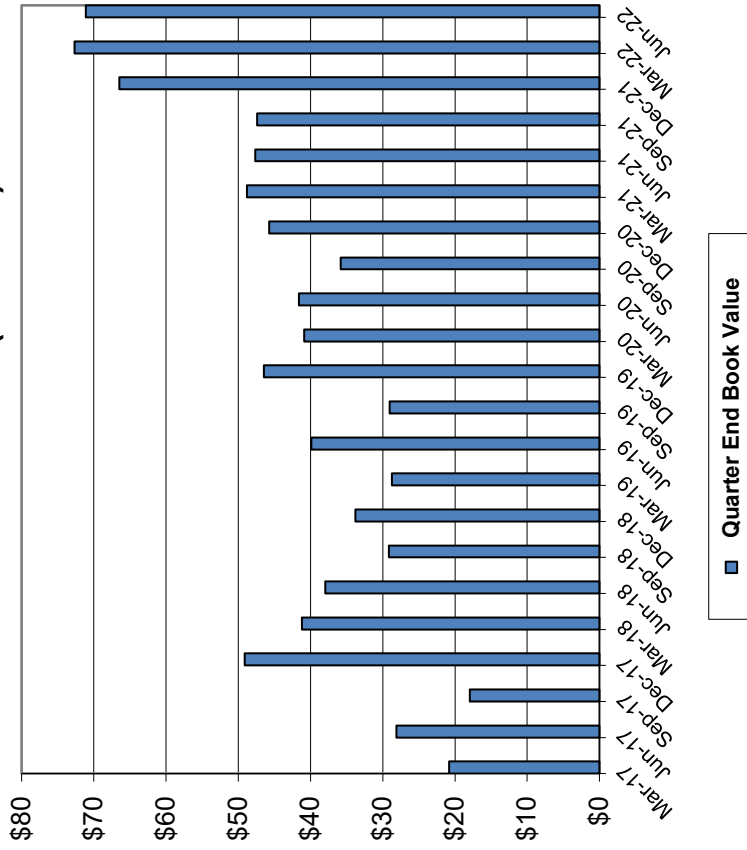
Investment Holdings
June 30, 2022

Description	Ratings	Coupon/ Discount	Maturity Date	Settlement Date	Par Value	Book Value	Market Price	Market Value	Life (days)	Yield
Wells Fargo Bank		0.00%	07/01/22	06/30/22	\$ 6,258,739	\$ 6,258,739	1.00	\$ 6,258,739	1	0.00%
Bancorp South		0.50%	07/01/22	06/30/22	206,553	206,553	1.00	206,553	1	0.50%
Bank of Texas MMF		0.64%	07/01/22	06/30/22	1,875,069	1,875,069	1.00	1,875,069	1	0.64%
TexPool	AAAm	1.00%	07/01/22	06/30/22	20,347,148	20,347,148	1.00	20,347,148	1	1.00%
Texas Class	AAAm	1.16%	07/01/22	06/30/22	6,892,053	6,892,053	1.00	6,892,053	1	1.16%
TexSTAR	AAAm	0.99%	07/01/22	06/30/22	35,542,407	35,542,407	1.00	35,542,407	1	0.99%
					\$ 71,121,968	\$ 71,121,968				
						</				

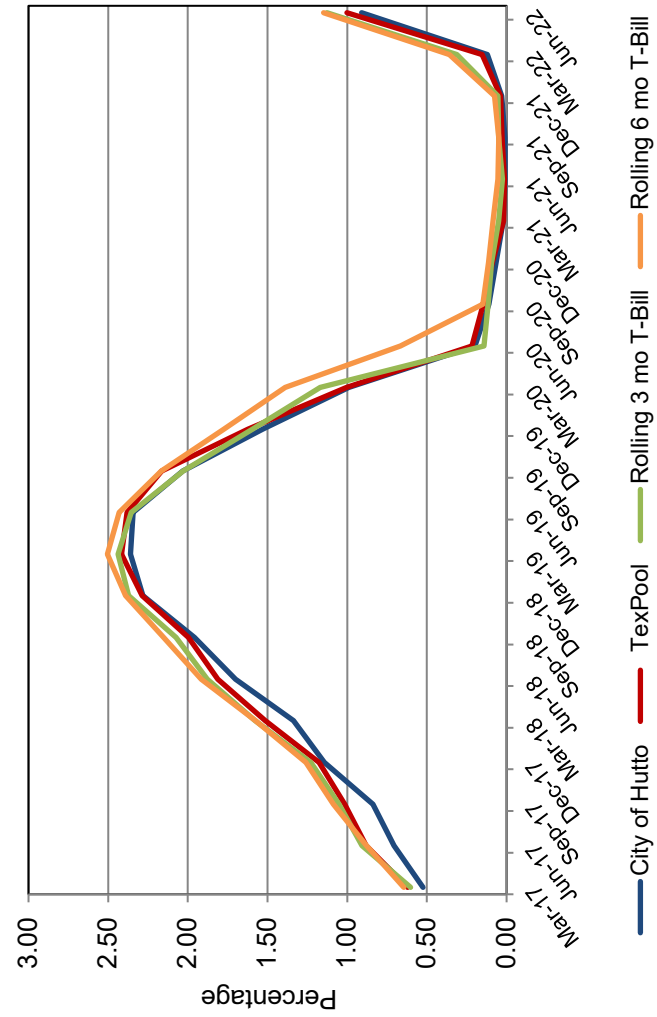
Portfolio Composition



Total Portfolio (Millions)



Total Portfolio Performance



Book & Market Value Comparison

Issuer/Description	Yield	Maturity Date	Book Value 03/31/22	Increases	Decreases	Book Value 06/30/22	Market Value 03/31/22	Change in Market Value	Market Value 06/30/22
Wells Fargo Bank	0.00%	07/01/22	\$ 8,028,957	\$ —	\$ (1,770,218)	\$ 6,258,739	\$ 8,028,957	\$ (1,770,218)	\$ 6,258,739
Bancorp South	0.50%	07/01/22	206,398	155	—	206,553	206,398	155	206,553
Bank of Texas MMF	0.64%	07/01/22	1,873,416	1,652	—	1,875,069	1,873,416	1,652	1,875,069
TexPool	1.00%	07/01/22	20,220,363	126,785	—	20,347,148	20,220,363	126,785	20,347,148
Texas Class	1.16%	07/01/22	6,878,077	13,976	—	6,892,053	6,878,077	13,976	6,892,053
TexSTAR	0.99%	07/01/22	35,484,778	57,629	—	35,542,407	35,484,778	57,629	35,542,407
TOTAL / AVERAGE	0.91%		\$ 72,691,990	\$ 200,197	\$ (1,770,218)	\$ 71,121,968	\$ 72,691,990	\$ (1,570,021)	\$ 71,121,968

Fund Allocation - Book & Market Value
June 30, 2022

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	\$ 6,258,739	\$ 6,258,739						
Bancorp South	206,553	206,553						
Bank of Texas MMF	1,875,069							1,875,068.51
TexPool	20,347,148	20,347,148						
Texas Class	6,892,053							
TexSTAR	35,542,407	5,598,167	1,092,717	25,382,957	3,468,566	2,882,024	\$ 4,010,029	
Total	\$ 71,121,968	\$ 32,410,607	\$ 1,092,717	\$ 25,382,957	\$ 3,468,566	\$ 2,882,024	\$ 4,010,029	\$ 1,875,069

Fund Allocation - Book & Market Value
March 31, 2022

	Total	Operating Funds	Debt Service	Capital Projects	Grant Funds	PID Funds	Utility Funds	2014 TWDB
Wells Fargo Bank	\$ 8,028,957	\$ 8,028,957						
Bancorp South	206,398	206,398						
Bank of Texas MMF	1,873,416							1,873,416.11
TexPool	20,220,363	20,220,363						
Texas Class	6,878,077							
TexSTAR	35,484,778	5,589,090	1,090,946	25,341,800	3,462,942	2,876,179	\$ 4,001,898	
Total	\$ 72,691,990	\$ 34,044,808	\$ 1,090,946	\$ 25,341,800	\$ 3,462,942	\$ 2,876,179	\$ 4,001,898	\$ 1,873,416

AGENDA ITEM REPORT

10.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Fiscal Year 2023 Budget Presentation (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

The proposed budget totals \$75,543,650 and reflects a tax rate of \$0.478429. The budget and tax rate also assumes the issuance of additional General Obligation Bonds totaling \$43 million.

A public hearing on the budget and the first reading of the budget ordinance will be held on September 1, 2022. The second reading and adoption of the budget will occur on September 15, 2022.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:



PROPOSED BUDGET FY 2022-2023

CITY OF HUTTO, TX

PROPOSED BUDGET SUMMARY

FY 2023

This budget will raise more total property taxes than last year's budget by an amount of \$4,907,417 which is a 35.21% increase from last year's budget, and of that amount \$2,402,401 is the tax revenue to be raised from new property added to the tax roll this year.

GOVERNING BODY	RECORD VOTE
Mike Snyder, Mayor	
Robin Sutton	
Dan Thornton	
Randal Clark	
Peter Gordon	
Krystal Kinsey	
Amberley Kolar	

Property Tax Rate Comparison

	FY 2022	FY 2023
Property Tax Rate:	0.536448	0.478429
No-new-revenue Tax Rate:	0.536448	0.421980
No-new-revenue M&O Tax rate:	0.363449	0.369185
Voter Approval Tax Rate:	0.543177	0.478429
Debt Rate:	0.156105	0.156046

Total Municipal Debt Obligation as of October 1, 2022 - \$73,496,779

August 18, 2022

TABLE OF CONTENTS

Budget Overview.....	1
Budget Calendar	9
Organizational Structure	10
Organizational Chart.....	11
FTEs by Department	12
All Funds Budget Summary	15
General Fund Summary.....	16
General Fund Detail	17
Debt Service	22
Summary of Outstanding Bonded Debt.....	23
Special Revenue Funds.....	24
General Capital Improvements Fund.....	28
Summary of Utility Operating Fund	29
Utility Operating Fund Detail.....	30
Utility Debt Service.....	31
Sumary of Outstanding Utility Debt.....	32
Utility Impact Fees Fund.....	33
Utility Capital Improvements Plan Fund.....	34
Solid Waste Fund.....	35
Community Development Corporation.....	36
Local Government Corporations	37
Public Improvement Districts.....	39
TIRZ.....	42
Capital Improvements Plan Summary	43

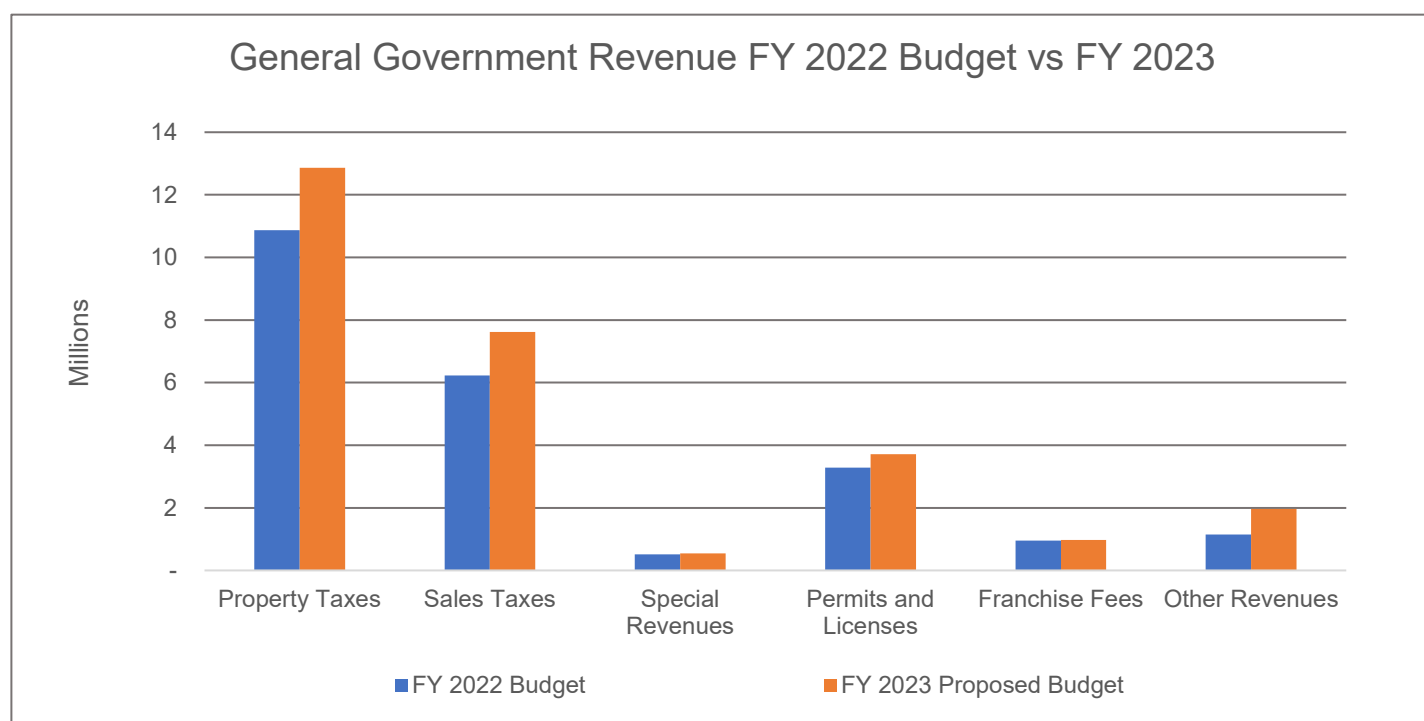
FY 2023 BUDGET SUMMARY

GENERAL GOVERNMENT REVENUE SUMMARY

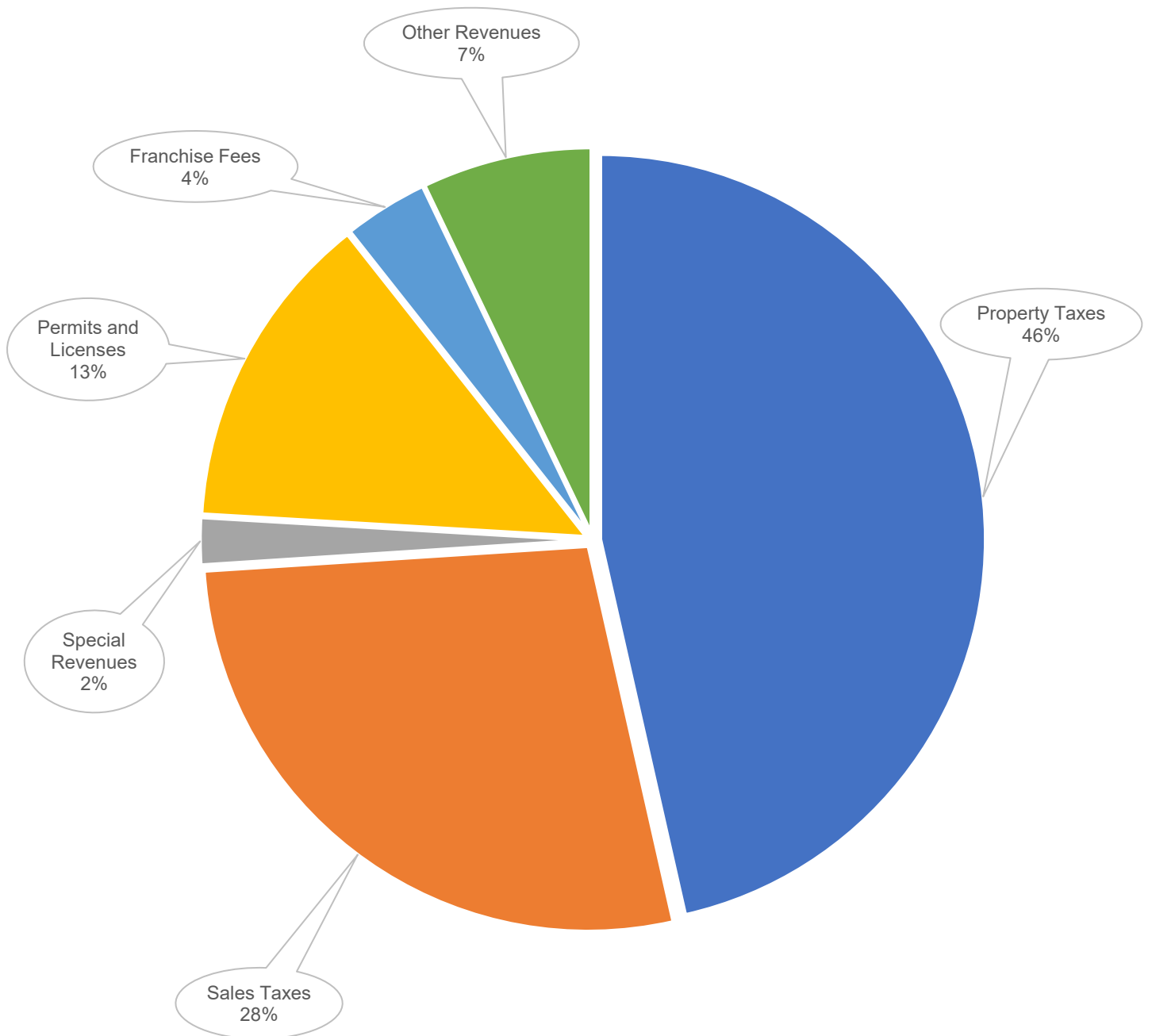
Listed below are the resources for General Government by category which include General Fund, and Special Revenue funds. The FY 2023 total revenue budget is an increase of 20.29% over the revenues budget in the previous fiscal year. The largest revenue source is property tax which is projected to increase by approximately 18.26%. The second largest is sales tax which is projected to increase by approximately 22.25%. These revenue projections are conservatively budgeted. These two major sources of revenues account for approximately 74% of all General Government revenues.

GENERAL GOVERNMENT REVENUE SUMMARY			
Revenue	FY 2022 Budget	FY 2023 PROPOSED BUDGET	FY 2023 vs FY 2022 Budget
Property Taxes	10,873,091	12,858,767	18.26%
Other Revenues	825,000	1,227,000	48.73%
Sales taxes	6,229,002	7,615,000	22.25%
Fines	238,000	308,000	29.41%
Charges for Services	67,250	382,650	469.00%
Interest Income	20,000	50,000	150.00%
Permits & Licenses	3,285,200	3,715,200	13.09%
Franchise Fees	952,355	977,355	2.63%
Hotel Tax	175,000	200,000	14.29%
Special Revenue Funds	343,320	343,350	0.01%
Totals	23,008,218	27,677,322	20.29%

Totals may reflect variances due to rounding.



Proposed General Government Budget Revenues FY 2023

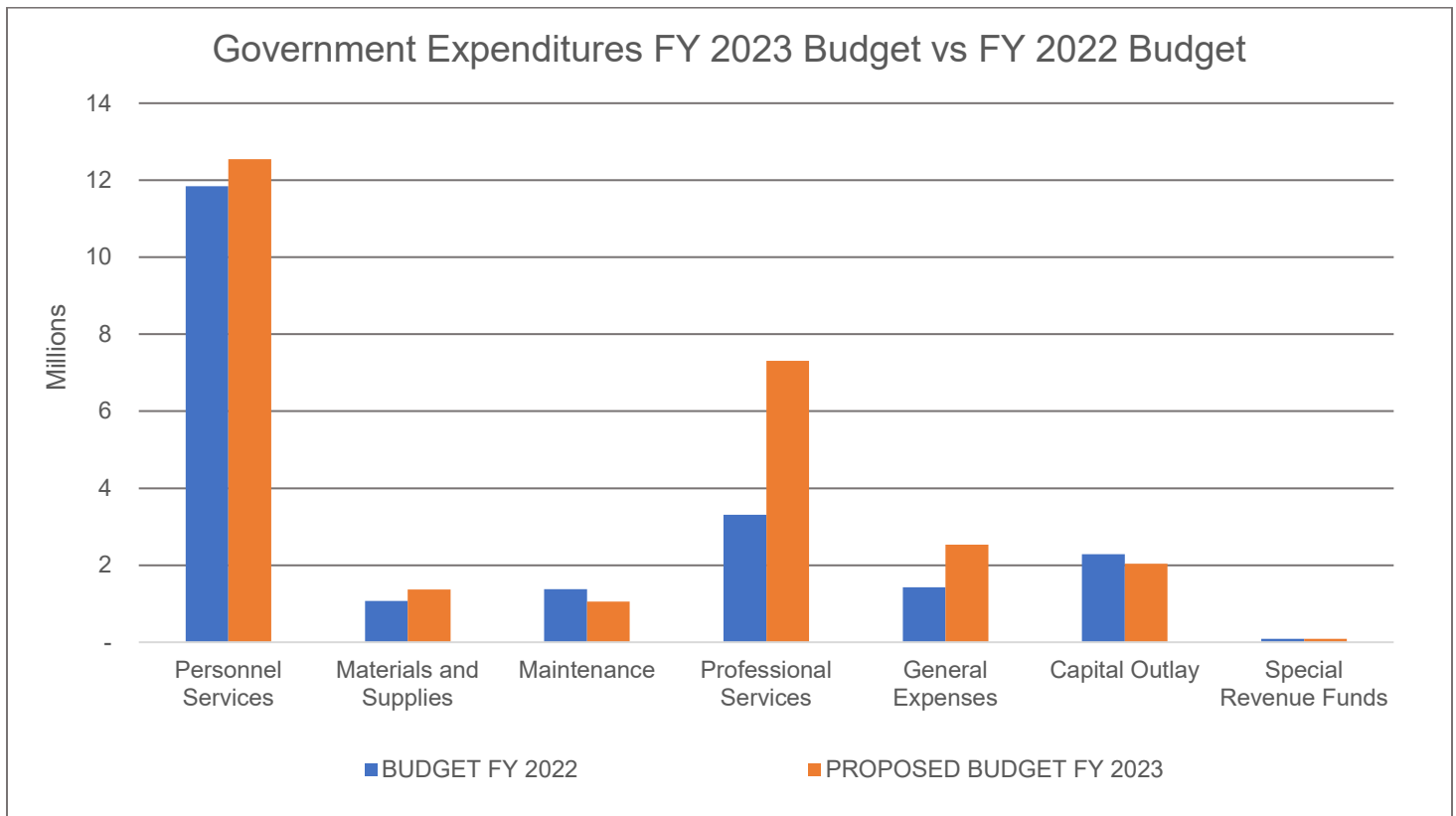


GENERAL GOVERNMENT EXPENDITURE SUMMARY

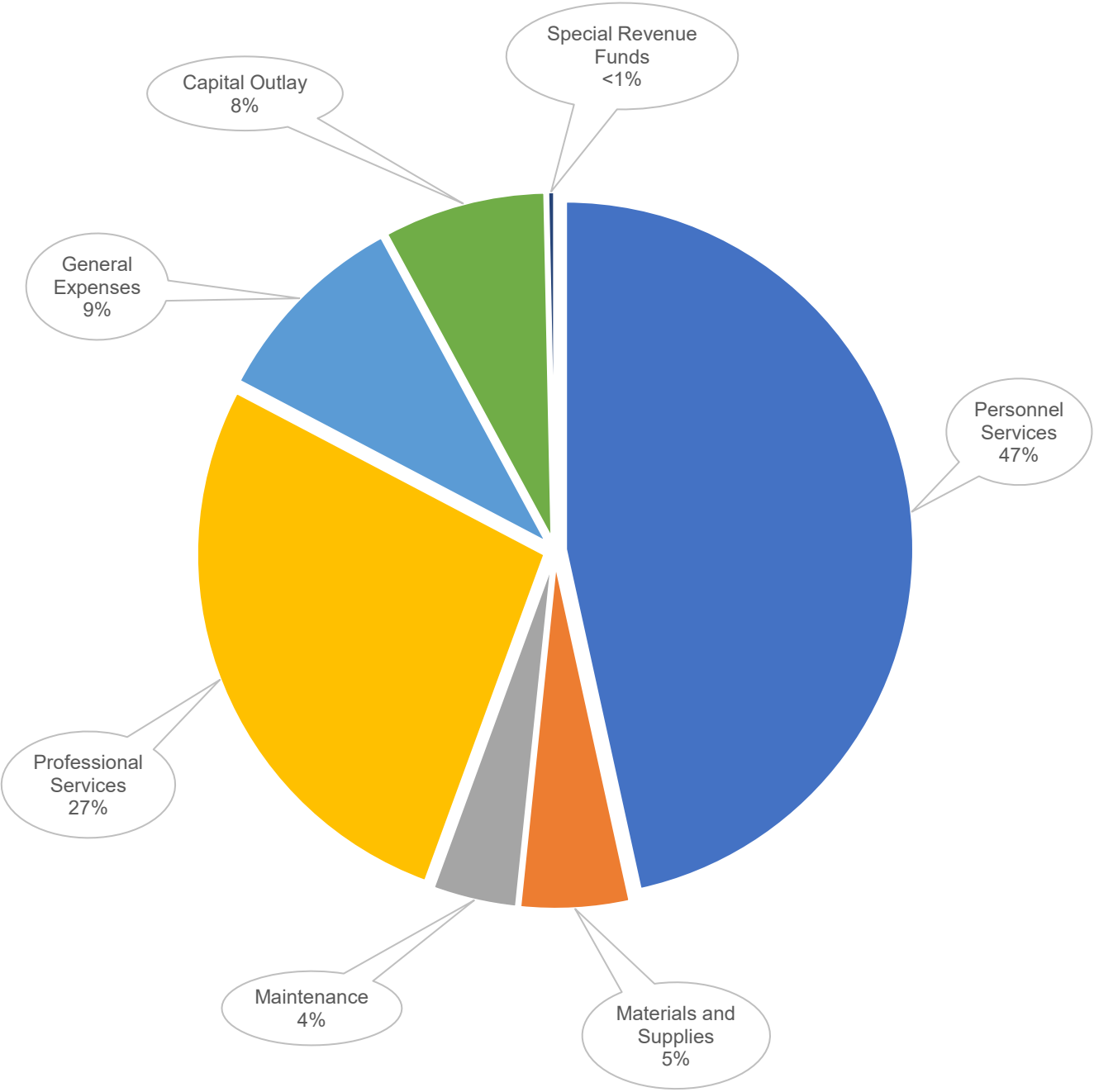
Listed below are the expenses for General Government by category which include General Fund, and Special Revenue fund expenses. In General Government, the largest expenditure category for the City is personnel services which are projected to increase by approximately 5.92%. The second largest category is professional services which are projected to increase by approximately 120.56%. Together, these two categories account for approximately 74% of all General Government expenses.

GENERAL GOVERNMENT EXPENDITURES SUMMARY			
	BUDGET FY 2022	PROPOSED BUDGET FY 2023	FY 2023 vs FY 2022
Personnel Services	11,847,152	12,548,829	5.92%
Materials and Supplies	1,071,950	1,371,610	27.95%
Maintenance	1,377,876	1,059,600	-23.10%
Professional Services	3,314,547	7,310,658	120.56%
General Expenses	1,423,900	2,534,530	78.00%
Capital Outlay	2,289,075	2,039,378	-10.91%
Special Revenue Funds	89,500	89,500	0.00%
TOTALS	21,414,000	26,954,104	25.87%

Totals may reflect variance due to rounding



Proposed General Government Expenditures Budget FY 2023



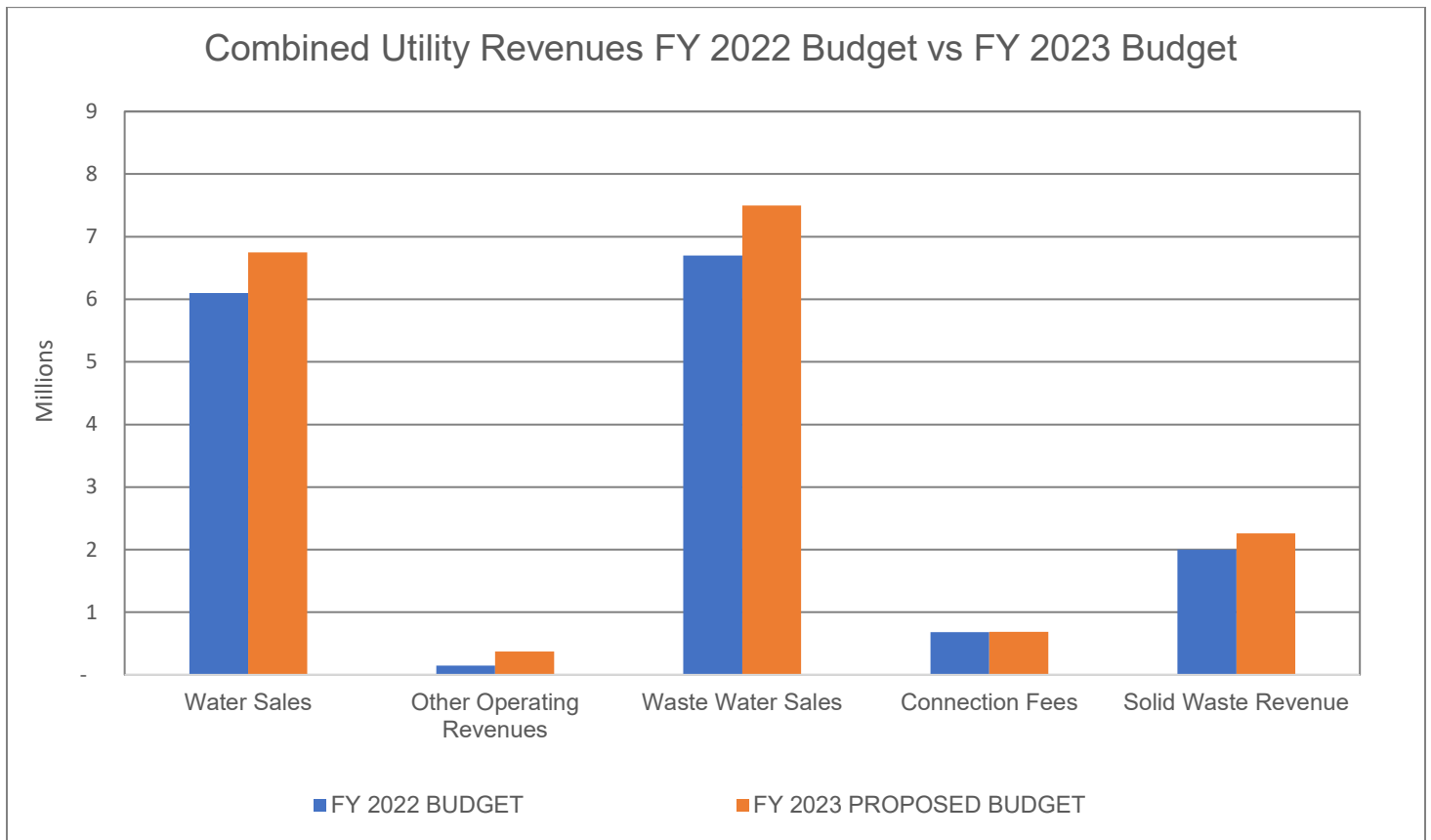
COMBINED UTILITY BUDGET SUMMARY FY 2021

Listed below are the combined utility revenues of Water, Wastewater, Solid Waste utilities. Wastewater sales is the largest source of utility revenue for the city which accounts for approximately 43% of all utility revenues and it is projected to increase by approximately 12%.

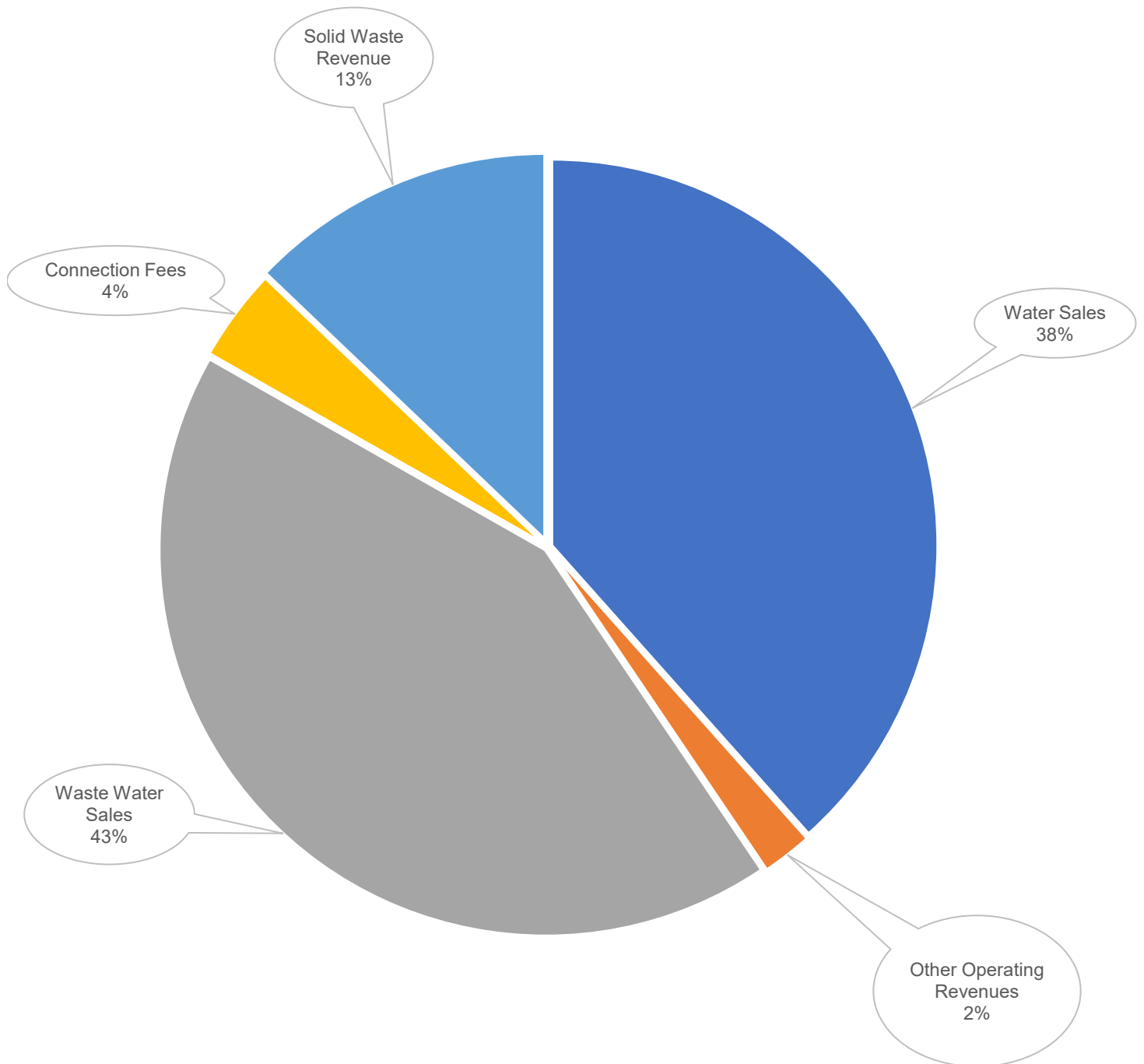
Water sales is the second largest which accounts for 38% of the utility revenue total and it is projected to increase by approximately 11%. Together, the two utilities account for approximately 81% of all City utility revenues.

SUMMARY OF COMBINED UTILITY REVENUES				
	FY 2021 ACTUAL	FY 2022 BUDGET	FY 2023 PROPOSED BUDGET	FY 2023 vs FY 2022 Budget
Water Sales	5,665,574	6,100,000	6,750,000	10.7%
Other Operating Revenues	1,660,720	146,100	372,500	0.0%
Waste Water Sales	6,578,448	6,700,000	7,500,000	11.9%
Connection Fees	770,677	680,000	685,000	0.7%
Solid Waste Revenue	1,953,145	2,000,000	2,262,000	13.1%
Totals	16,628,564	15,626,100	17,569,500	36.4%

Total may reflect slight variances due to rounding.



Proposed Utility Revenues Budget FY 2023

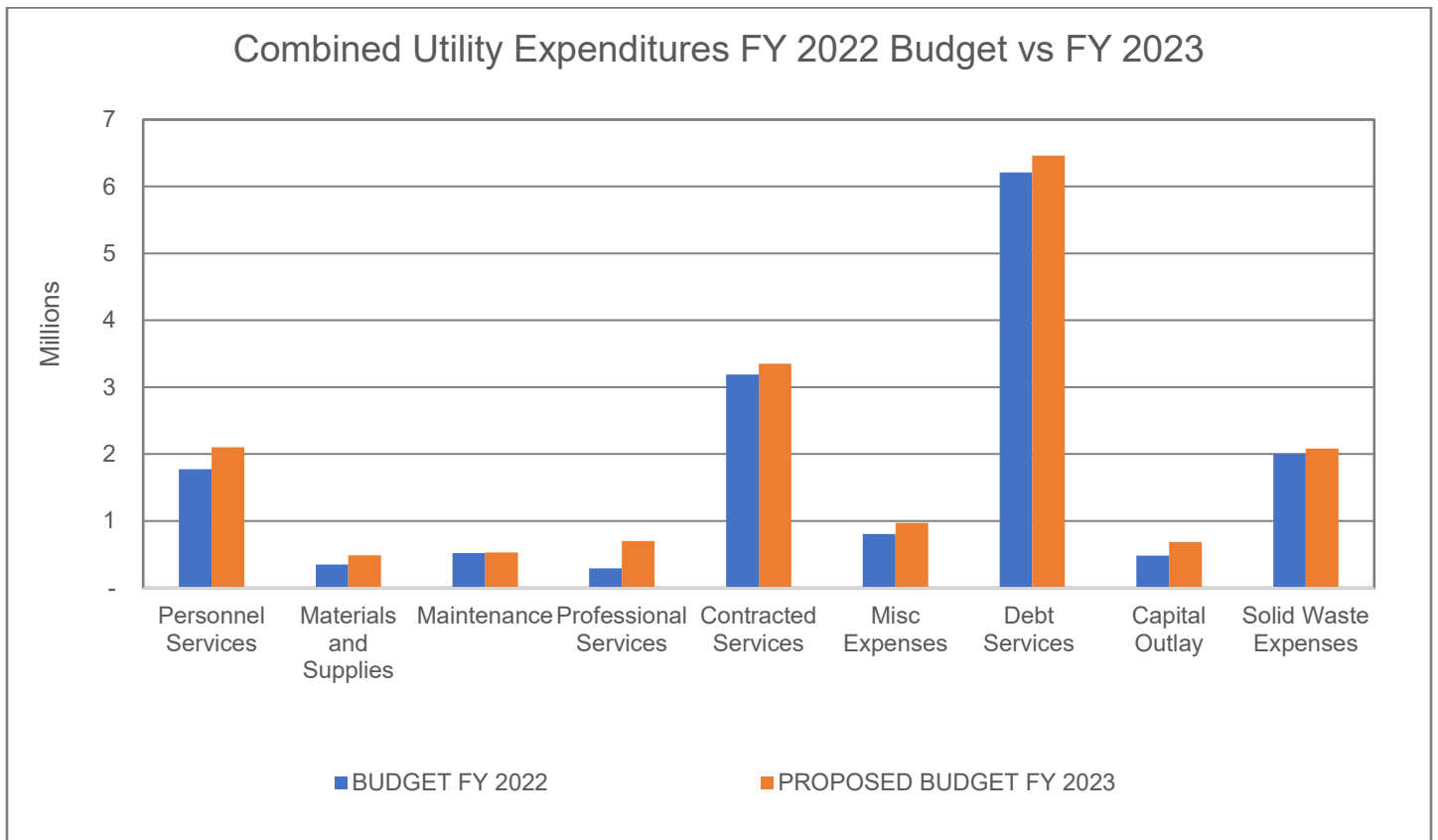


COMBINED UTILITY EXPENDITURE SUMMARY

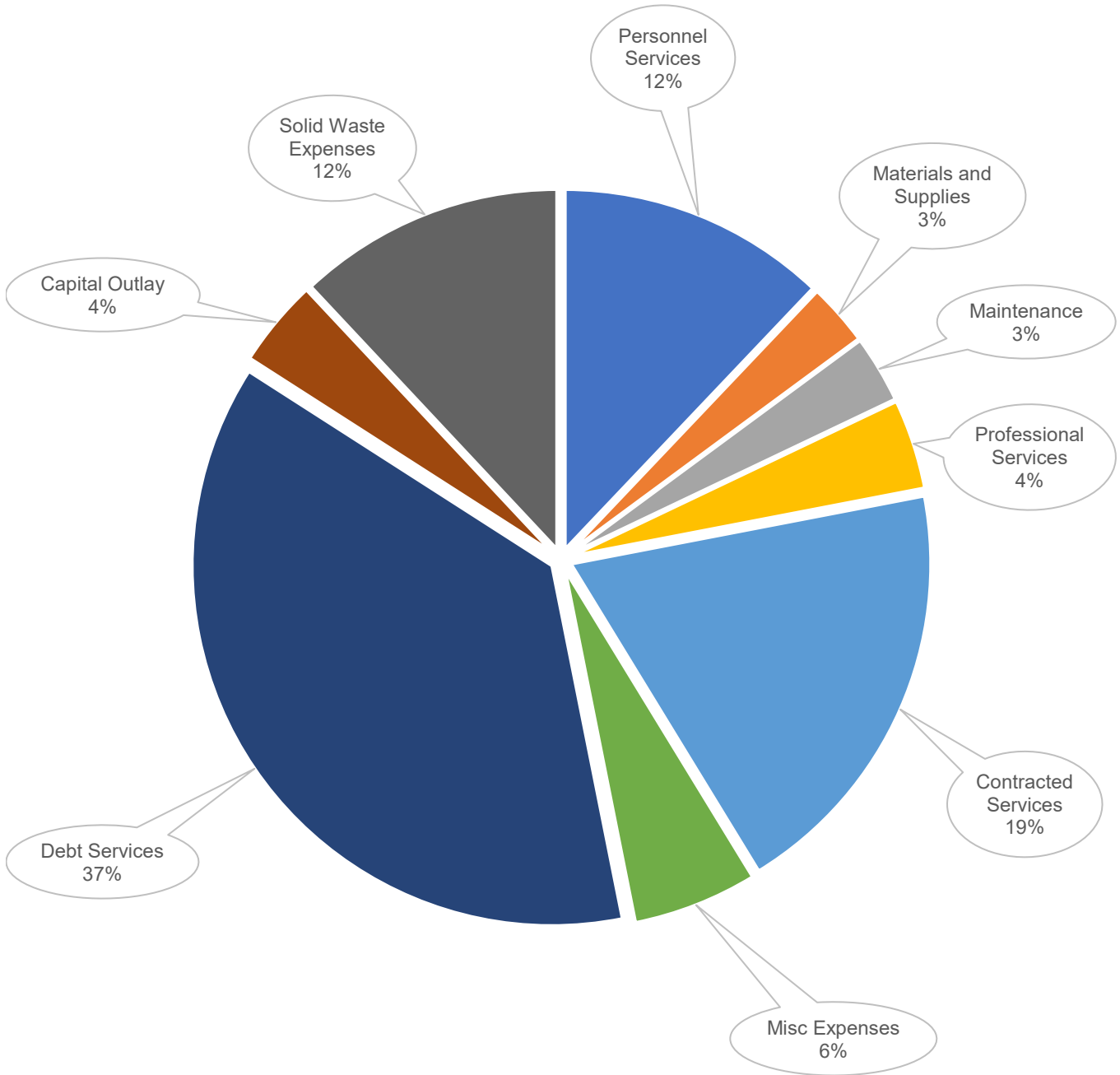
Listed below are the combined utility expenses for Water, Wastewater, Solid Waste utilities, and debt service. Debt service expenditure is the largest category for the utility and is projected to increase by approximately 4.05%. Water contracted services are the second largest expenditures for the combined utilities and are projected to increase by approximately 5.02%. Combined these two categories account for approximately 56.5% of all the city's utility expenses

COMBINED UTILITIES EXPENDITURES BY SUMMARY			
	BUDGET FY 2022	PROPOSED BUDGET FY 2023	FY 2023 vs FY 2022
Personnel Services	1,773,613	2,099,520	18.38%
Materials and Supplies	347,600	486,600	39.99%
Maintenance	520,000	527,500	1.44%
Professional Services	292,500	702,000	140.00%
Contracted Services	3,190,000	3,350,000	5.02%
General Expenses	803,600	971,901	20.94%
Debt Services	6,209,675	6,461,199	4.05%
Capital Outlay	480,000	684,943	42.70%
Solid Waste Expenses	2,000,000	2,080,750	4.04%
TOTALS	15,616,987	17,364,413	11.19%

Totals may reflect slight variances due to rounding.



Proposed Utility Expenditures Budget FY 2023



CITY OF HUTTO

FY 2023 Budget Calendar

	This Calendar is subject to change and is not meant to be all inclusive	
Due Date	Activity	Dept*
6/2/2022	City council meeting to present FY 2022 revenue and expenditure trends	Finance
6/15/2022	Budget Committee meets to review preliminary Budget	Finance/CMO
7/1/2022	Draft 1 of Budget Completed	Finance
7/1 - 7/20	Possible meetings with city council to discuss budget	Finance/CMO
7/7/2022	Tentative Budget Workshop at City Council Meeting	Finance
7/21/2022	Tentative Budget Workshop at City Council Meeting	Finance
7/25/2022	Certified appraisal rolls due to City	Finance
7/29/2022	Calculation of no-new-revenue and voter-approval tax rates.	Finance
8/4/2022	Deliver proposed budget to City Council; File proposed budget with City Secretary	Finance
8/4/2022	City Council meeting to discuss tax rate. Vote to schedule 1 public hearing on the tax rate and 1 public hearing on the proposed budget. A public hearing on the tax rate is required if the proposed tax rate exceeds the lower of the no-new-revenue or voter-approval tax rate.	Finance
8/7/2022	Or as soon after as practicable, submit the certified tax rate calculation forms to the county assessor-collector	Finance
8/7/2022	Or as soon after as practicable, prepare the Notice of Tax Rates form and post on the home page of the website.	Finance
8/7/2022	Publish Notice of Availability for Public Inspection for budget. Must be published at least 15 days before public hearing and at least 30 days prior to a vote on the tax rate ordinance.	City Secretary
8/18/2022	City Council meeting to discuss tax rate; submit appraisal roll, certify anticipated collection rate and excess debt collections.	Finance
8/21/2022	Publish Notice of Public Hearing on Tax Increase. Must be published at least five days before public hearing. Must be posted on the home page of the website from the date published and must remain on the website until the public hearing is concluded.	Finance
9/1/2022	City Council meeting with public hearing on proposed budget. First reading of ordinance to adopt the budget. Action must be taken after the public hearing.	Finance
9/1/2022	<i>If adopting a rate higher than the no-new-revenue rate</i> - City Council meeting with public hearing on tax rate (may not be earlier than 5 days after publishing notice of public hearing). Tax rate can be adopted at the conclusion of the public hearing but no more than 7 days after the public hearing.	Finance
9/8/22 or 9/15/22	<i>If adopting a rate higher than the no-new-revenue rate the tax rate must be adopted with 7 days of the public hearing</i> - City Council Meeting to adopt budget and tax rate. Can be at the same meeting as the public hearing on the tax rate. Per the Tax Code, if adopting a tax rate that exceeds the no-new-revenue rate, there is special wording that must be used in the ordinance and in the motion to adopt.	Finance/City Secretary
9/9/22 or 9/16/22	Post adopted budget on City website	Finance
9/9/22 or 9/16/22	If the City adopts a tax rate that exceeds the no-new-revenue tax rate, a statement must be posted on the home page of the website. If the City adopts a tax rate that exceeds the no-new-revenue M&O rate, then an additional statement must be posted on the home page of our website. The notice must remain on the home page of the website until tax statements are mailed.	Finance
9/9/22 or 9/16/22	Notify appraisal district of adopted Tax Rate.	Finance
9/11/22 or 9/18/22	Publish Notice of Adopted Budget available for public inspection.	City Secretary
	City Council Meetings	
	Per Local Government Code Title 4, Subtitle A, Chapter 102	
	Per Texas Tax Code Chapter 26	

CITY OF HUTTO, TEXAS
PROPOSED BUDGET OVERVIEW
FISCAL YEAR 2023

MAYOR
Mike Snyder

MAYOR PRO TEM
Peter Gordon – Council Place 4

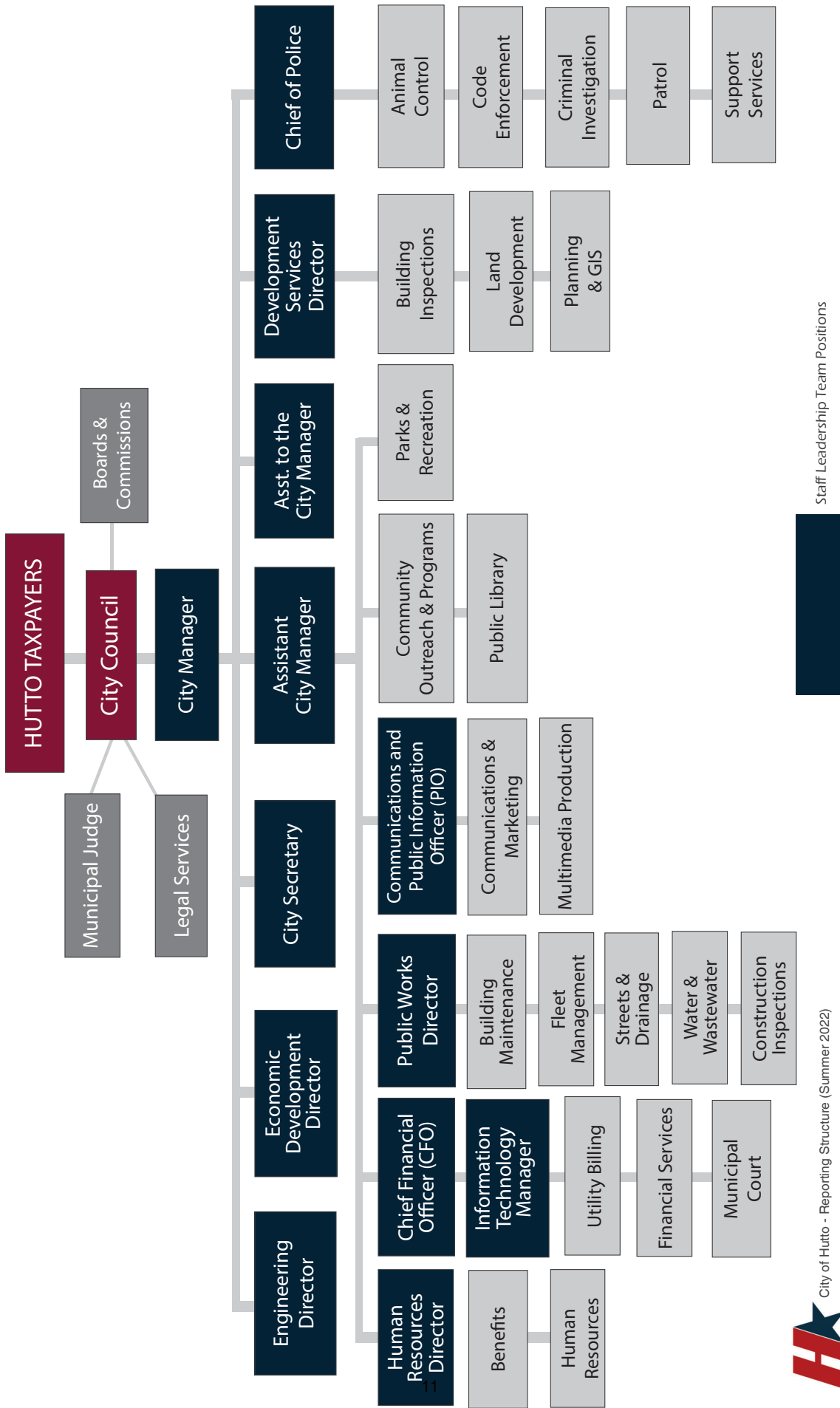
CITY COUNCIL MEMBERS
Robin Sutton – Council Place 1
Dan Thornton – Council Place 2
Randal Clark – Council Place 3
Krystal Kinsey – Council Place 5
Amberley Kolar – Council Place 6

INTERIM CITY MANAGER
Isaac Turner

ASSISTANT CITY MANAGER
Matt Wojnowski

LEADERSHIP

Angie Rios, CPA	Chief Financial Officer
Bob Farley	Economic Development Director
Ashley Bailey	Development Services Director
Wayne Watts	Interim Public Works Director
Irene Talioaga	Human Resources Director
Jeffrey Yarbrough	Chief of Police
Angela Walton	City Secretary
Allison Struheck	Communications Manager
Kristi Robich	Community & Outreach Programs Manager
Jeffrey White	Parks & Recreation Superintendent
David Reeves	Information Technology Director
Wade Benton	Interim Engineering Director
Vacant	Assistant to the City Manager



Staff Leadership Team Positions

City of Hutto - Reporting Structure (Summer 2022)



CITY OF HUTTO, TX

CURRENT FULL-TIME EQUIVALENTS(FTEs)

Department	Position	FY 2022 FTE	FY 2023 FTE
City Manager Office	City Manager	1	1
City Manager Office	Assistant to the City Manager	1	1
City Manager Office	Assistant City Manager	1	1
City Manager Office	Executive Assistant	1	1
Human Resources	Human Resources Generalist	1	1
Human Resources	HR Coordinator	1	1
Human Resources	Director of Human Resources	1	1
Economic Devl	Director of Economic Development	1	1
Economic Devl	EDC Manager	0	1
Finance	Payroll Accountant	1	1
Finance	Controller	1	1
Finance	Senior Accountant	1	1
Finance	Financial Analyst	1	1
Finance	Chief Financial Officer	1	1
Finance	Purchasing Manager	1	1
Finance	Accountant	1	1
Municipal Court	Court Administrator	1	1
Municipal Court	Senior Deputy Court Clerk	1	1
Municipal Court	Deputy Court Clerk	1	2
Development Svc	Development Coordinator	1	1
Development Svc	Management Assistant	1	1
Development Svc	Building Inspector	2	3
Development Svc	Director of Development Services	1	1
Development Svc	GIS Analyst	1	1
Development Svc	Permit Technician	1	1
Development Svc	Development Manager	1	1
Development Svc	Deputy Building Official	1	1
Construction Inspection	Senior Construction Inspector	0	1
Construction Inspection	Construction Inspector	2	3
Street Dept	Streets & Drainage Superintendent	1	1
Street Dept	Streets & Drainage Foreman- Salary	1	1
Street Dept	Crew Leader	2	2
Street Dept	Streets & Drainage Tech II	2	2
Street Dept	Streets & Drainage Tech I	2	2

CITY OF HUTTO, TX

CURRENT FULL-TIME EQUIVALENTS(FTEs)

Department	Position	FY 2022 FTE	FY 2023 FTE
Police	Chief of Police	1	1
Police	Assistant Chief of Police	1	1
Police	Criminal Investigations Lieutenant	1	1
Police	Support Services Lieutenant	1	1
Police	Patrol Lieutenant	1	1
Police	Criminal Investigations Sergeant	1	1
Police	Patrol Sergeant	4	4
Police	Street Crimes Sergeant	1	1
Police	Support Services Sergeant	1	1
Police	Professional Standards Officer	1	1
Police	Patrol Officer	29	32
Police	Detective	1	1
Police	Crime Scene/Evidence Tech.	1	1
Police	Code Enforcement Officer	2	2
Police	Senior Management Assistant	1	1
Police	Public Information & Law Enforcement Sp	1	1
Police	Senior Animal Control Officer	1	1
Police	Animal Control Officer	1	1
City Secretary	Assistant City Secretary	1	1
City Secretary	City Secretary	1	1
Communications	Multi Media Marketing Specialist	1	1
Communications	Communications Manager	1	1
Communications	Communications Specialist	1	1
Communications	Graphic Designer	0	1
Library	Library Manager	1	1
Library	Library Technician	1	1
Library	Children's Librarian	0	1
Library	Circulation Clerk	1	1
Community Relations	Programs & Events Specialist	1	1
Community Relations	Community Relations & Services Manager	1	1
Parks	Director of Parks & Recreation	0	1
Parks	Recreation Superintendent	0	1
Parks	Parks Superintendent	1	1
Parks	Parks Crew Leader	1	1
Parks	Groundskeeper	4	4

CITY OF HUTTO, TX

CURRENT FULL-TIME EQUIVALENTS(FTEs)

Department	Position	FY 2022 FTE	FY 2023 FTE
Fleet Mgmt	Fleet Manager	1	1
Facilities Maint	Facilities Maintenance Manager	1	1
Facilities Maint	Facilities Maintenance Technician	1	1
IT	IT Manager	1	1
IT	User Support Specialist	1	1
IT	System Security Administrator	1	1
Utility Billing	Customer Service Representative	2	2
Utility Billing	Utility Billing Coordinator	1	1
Utility Billing	Customer Svc & Utility Billing Manager	1	1
Utility Billing	Water Services Technician	2	2
PW Admin	Senior Management Assistant	1	1
PW Admin	Director of Public Works & Engineering	1	1
PW Admin	Field Services Manager	1	1
Utilities	Utility Technician	9	11
Utilities	Senior Utility Technician	1	1
Utilities	Utility Superintendent	1	1
		129	143

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

BUDGET SUMMARY

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
General Fund					
City Managers Office	1,394,997	627,015	844,856	888,974	1,091,343
City Council	470,339	368,982	307,042	476,817	530,334
Legal	-	315,350	-	-	-
Human Resources	550,297	350,463	486,228	438,324	579,642
Economic Development	521,621	98,650	272,814	251,078	397,609
Finance	1,292,177	1,426,465	1,668,120	1,326,372	1,510,390
Municipal Court	239,579	240,641	268,428	264,353	423,927
Planning & GIS	531,813	517,684	1,774,435	1,552,289	1,420,509
Building Department	233,062	186,382	-	-	-
Public Works	248,613	-	-	165,387	-
Engineering	265,674	317,345	-	1,000,000	3,469,500
Construction Inspection	193,362	173,594	193,442	156,165	394,239
Streets & Drainage	42,176	981,543	3,472,190	1,338,272	3,327,938
Law Enforcement	5,382,621	5,272,878	6,466,094	5,034,283	6,869,518
City Secretary	210,520	301,265	335,839	296,429	413,119
Communications	476,693	449,710	414,737	328,440	497,674
Library	219,478	166,016	239,782	225,314	299,723
Community Outreach & Programs	285,663	663,362	849,408	648,540	891,087
Information Technology	843,397	765,620	1,007,011	794,922	1,050,228
Parks & Recreation	894,777	533,175	913,925	557,415	1,527,042
Fleet Management	104,372	147,510	290,571	163,960	273,009
Facility Maintenance	252,126	250,654	902,579	310,237	451,355
Non-Departmental	74,616	945,427	617,000	697,889	1,446,421
Total General Fund	14,727,973	15,099,733	21,324,500	16,915,460	26,864,604
Other Funds					
Debt Service	4,048,557	4,576,060	4,138,655	4,138,655	4,259,532
Court Funds	8,563	-	3,500	2,692	5,450
Hotel Tax Fund	-	-	175,000	170,000	200,000
Hutto Police Seizure Fund	-	-	5,000	-	10,000
Park Improvement Fund	3,627	24,556	-	-	-
PEG Fund	13,816	6,904	45,000	-	45,000
General Capital Improvement Fund	7,365,437	879,757	500,000	997,004	2,500,000
Total Other Funds	11,440,000	5,487,277	4,867,155	5,308,351	7,019,982
Utility Funds					
Utility Operating Fund	12,388,139	14,460,377	13,616,987	13,779,621	15,283,663
Utility Debt Service	4,636,206	4,685,856	7,762,359	7,742,722	8,102,296
Utility Impact Fees	1,300,000	1,500,000	1,125,000	1,500,000	1,500,000
Utility CIP	9,578,068	5,401,619	5,805,192	7,311,000	7,500,000
Solid Waste Fund	1,620,285	1,770,017	2,000,000	1,990,000	2,088,750
Total Utility Funds	29,522,698	27,817,869	30,309,538	32,323,343	34,474,709
Community Development Corporation	1,521,350	751	2,144,086	2,215,240	1,999,118
Local Government Corporations					
River Creek Development Corporation	(13,499)	13,063	-	-	5,000
Cottonwood Development Corporation	-	25,047,035	-	750,000	750,000
Total Corporations	1,507,851	25,060,849	2,144,086	2,965,240	2,754,118
Public Improvement Districts					
Hutto Co-op	5,869,007	2,335,596	1,178,573	1,134,061	1,257,708
Cross Creek	1,568,851	409,784	512,703	380,938	525,314
Mustang Creek	7,268,653	2,594,285	712,536	735,123	718,273
Emory Crossing	30,149	3,762,399	36,000	416,056	438,262
Durango Farms	15,639	64,140	-	847,045	825,454
Cottonwood Creek	-	10,001,114	30,000	990,171	664,226
Total Public Improvement Districts	14,752,299	19,167,318	2,469,812	4,503,394	4,429,237
TIRZ	930	751	-	1,157	1,000
Total All Funds	71,951,751	92,633,797	61,115,091	62,016,945	75,543,650

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	1,643,051	4,727,675	11,205,114	11,205,114	18,412,115
Operating Revenues					
Ad Valorem Taxes	7,640,373	8,146,494	10,873,091	9,704,722	12,858,767
Sales & Use Tax	5,328,767	6,410,072	6,195,002	7,273,420	7,575,000
City Liquor Sales Tax	30,195	43,561	34,000	40,000	40,000
Franchise Fees	912,407	927,762	952,355	905,568	977,355
Fines	237,371	249,259	238,000	333,150	308,000
Permits and Licenses	3,349,579	4,579,666	3,285,200	4,519,467	3,715,200
Intergovernmental Revenue	38,110	121,542	50,000	85,761	210,000
Charges for Services	71,032	81,330	67,250	309,572	382,650
Interest Income	94,541	16,141	20,000	74,578	50,000
Other Financing Sources	110,221	403,692	50,000	51,730	50,000
Drainage Fees	-	432,160	450,000	549,493	550,000
Transfers from Other Funds	-	165,493	275,000	275,000	417,000
Total Operating Revenue	17,812,596	21,577,172	22,489,898	24,122,461	27,133,972
Operating Expenditures					
Personnel Services	10,488,375	9,279,949	11,847,152	8,913,581	12,548,829
Materials and Supplies	571,572	697,683	1,071,950	782,787	1,371,610
Maintenance	436,608	661,075	1,377,876	906,105	1,059,600
Professional Services	2,343,516	2,495,701	3,314,547	4,417,755	7,310,658
General Expenses	1,153,278	1,447,341	1,423,900	1,542,449	2,534,530
Other Contracts	-	-	-	-	-
Total Operating Expenditures	14,993,349	14,581,749	19,035,425	16,562,677	24,825,226
Non-Operating Expenses					
Transfers to Other Funds	(689,036)	500,000	-	-	-
Capital Outlay	423,660	17,984	2,289,075	352,783	2,039,378
Non-Operating Expenditures	(265,376)	517,984	2,289,075	352,783	2,039,378
Total Expenditures	14,727,973	15,099,733	21,324,500	16,915,460	26,864,604
Ending Balance	3,084,623	6,477,440	1,165,398	7,207,001	269,368
Ending Unreserved Fund Balance	4,727,675	11,205,114	12,370,512	18,412,115	18,681,483

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
City Manager's Office					
Salaries and Benefits	952,812	564,485	799,406	627,373	812,943
Supplies & Materials	14,560	2,522	2,650	3,111	4,150
Maintenance	-	88	-	-	-
Professional Services	267,225	53,718	25,050	239,717	251,500
General Expenses	160,400	6,202	17,750	18,773	22,750
Other Contracts	-	-	-	-	-
Transfers to Other Funds	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Total	1,394,997	627,015	844,856	888,974	1,091,343
City Council					
Salaries and Benefits	-	28,468	74,942	67,853	75,074
Supplies & Materials	7,039	1,607	2,500	2,837	7,750
Maintenance	-	-	-	-	-
Professional Services	151,692	72,051	4,000	526	5,000
General Expenses	311,608	266,856	225,600	405,600	442,509
Capital Outlay	-	-	-	-	-
Total	470,339	368,982	307,042	476,817	530,334
Legal					
Salaries and Benefits	-	-	-	-	-
Supplies & Materials	-	310	-	-	-
Maintenance	-	-	-	-	-
Professional Services	-	314,947	-	-	-
General Expenses	-	93	-	-	-
Capital Outlay	-	-	-	-	-
Total	-	315,350	-	-	-
Human Resources					
Salaries and Benefits	430,022	163,045	308,378	274,216	362,532
Supplies & Materials	1,418	346	2,250	3,174	4,610
Maintenance	4,788	-	20,000	10,000	20,000
Professional Services	106,535	183,152	143,500	141,224	171,700
General Expenses	7,533	3,920	12,100	9,711	20,800
Capital Outlay	-	-	-	-	-
Total	550,297	350,463	486,228	438,324	579,642
Economic Development					
Salaries and Benefits	432,829	70,399	209,364	182,670	324,509
Supplies & Materials	48,939	1,651	13,350	24,499	23,000
Maintenance	6,676	6,657	7,000	7,000	7,000
Professional Services	13,564	14,943	33,000	30,036	33,000
General Expenses	19,613	5,000	10,100	6,874	10,100
Capital Outlay	-	-	-	-	-
Total	521,621	98,650	272,814	251,078	397,609

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Finance					
Salaries and Benefits	850,702	588,459	1,033,770	653,757	815,040
Supplies & Materials	2,972	4,944	7,500	10,069	10,000
Maintenance	2,688	3,614	4,000	4,500	4,500
Professional Services	197,712	292,297	235,250	282,428	255,250
General Expenses	238,103	537,151	387,600	375,619	425,600
Capital Outlay	-	-	-	-	-
Total	1,292,177	1,426,465	1,668,120	1,326,372	1,510,390
Municipal Court					
Personnel Services	217,948	215,665	222,428	223,970	360,977
Materials and Supplies	817	355	1,550	1,850	6,550
Maintenance	8,601	14,190	22,500	22,500	27,500
Professional Services	200	713	1,750	1,750	1,750
General Expenses	12,013	9,718	20,200	14,283	27,150
Capital Outlay	-	-	-	-	-
Total	239,579	240,641	268,428	264,353	423,927
Planning & GIS					
Personnel Services	504,155	467,626	1,184,585	701,654	1,015,909
Materials and Supplies	3,821	11,506	27,150	9,520	37,950
Maintenance	18,139	19,300	25,000	21,721	37,500
Professional Services	4	13,867	465,550	807,507	297,000
General Expenses	5,694	5,385	32,150	11,887	32,150
Capital Outlay	-	-	40,000	-	-
Total	531,813	517,684	1,774,435	1,552,289	1,420,509
Building Department					
Personnel Services	168,213	147,127	261,218	-	-
Materials and Supplies	1,856	4,118	20,200	-	-
Maintenance	25	-	-	-	-
Professional Services	59,139	29,483	40,250	-	-
General Expenses	3,829	5,654	5,450	-	-
Capital Outlay	-	-	40,000	-	-
Total	233,062	186,382	367,118	-	-
Public Works					
Personnel Services	224,934	-	-	165,193	-
Materials and Supplies	18,655	-	-	-	-
Maintenance	-	-	-	-	-
Professional Services	4,767	-	-	-	-
General Expenses	257	-	-	194	-
Capital Outlay	-	-	-	-	-
Total	248,613	-	-	165,387	-

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Engineering					
Personnel Services	225,065	293,105	-	-	-
Materials and Supplies	882	948	-	-	-
Maintenance	-	-	-	-	19,500
General Expenses	273	2,311	-	-	-
Professional Services	34,783	20,981	-	1,000,000	3,450,000
Capital Outlay	4,671	-	-	-	-
Total	265,674	317,345	-	1,000,000	3,469,500
Construction Inspection					
Personnel Services	179,895	157,382	162,945	139,997	341,992
Materials and Supplies	2,602	5,355	13,500	7,045	20,500
Maintenance	165	-	750	-	2,000
General Expenses	521	1,056	6,000	-	6,500
Professional Services	10,179	9,801	10,247	9,122	23,247
Capital Outlay	-	-	-	-	-
Total	193,362	173,594	193,442	156,165	394,239
Streets and Drainage					
Personnel Services	-	499,346	771,115	392,010	647,299
Materials and Supplies	1,059	56,541	68,000	69,650	75,000
Maintenance	1,018	73,216	135,000	104,550	225,000
Professional Services	10,299	134,544	429,000	182,429	322,761
General Expenses	29,800	217,896	225,000	296,022	225,000
Capital Outlay	-	-	1,844,075	293,611	1,832,878
Total	42,176	981,543	3,472,190	1,338,272	3,327,938
Law Enforcement					
Personnel Services	4,330,454	4,615,555	5,212,894	4,140,824	5,445,318
Materials and Supplies	328,240	358,891	486,900	384,191	593,900
Maintenance	64,007	28,919	60,200	140,895	59,200
Professional Services	169,252	195,967	231,500	220,980	585,000
General Expenses	71,793	73,546	114,600	88,221	122,600
Capital Outlay	418,875	-	360,000	59,172	63,500
Total	5,382,621	5,272,878	6,466,094	5,034,283	6,869,518
City Secretary					
Personnel Services	130,430	174,017	218,189	143,748	227,469
Materials and Supplies	1,370	1,079	950	398	1,450
Maintenance	38,093	26,397	30,000	50,000	60,000
Professional Services	25,966	79,986	67,000	83,413	92,000
Required Public Notices	11,092	14,996	13,000	14,528	20,000
Lobbying Expenses	-	-	-	-	-
General Expenses	3,466	4,790	6,700	4,341	12,200
Capital Outlay	-	-	-	-	-
Total	210,417	301,265	335,839	296,429	413,119

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Communications					
Personnel Services	429,278	306,367	287,711	211,166	370,474
Materials and Supplies	2,699	448	3,200	3,235	5,000
Maintenance	8,673	3,082	35,326	25,000	17,000
Professional Services	34,040	138,115	84,500	78,402	96,200
General Expenses	2,003	1,698	4,000	10,638	9,000
Capital Outlay	-	-	-	-	-
Total	476,693	449,710	414,737	328,440	497,674
Library					
Personnel Services	188,030	121,070	182,182	154,973	244,323
Materials and Supplies	27,488	41,202	50,000	63,776	46,500
Maintenance	1,939	2,200	2,400	2,400	2,400
Professional Services	171	-	1,700	-	-
General Expenses	1,850	1,544	3,500	4,165	6,500
Capital Outlay	-	-	-	-	-
Total	219,478	166,016	239,782	225,314	299,723
Community Outreach and Programs					
Personnel Services	35,663	125,984	173,008	154,217	180,687
Materials and Supplies	-	120,317	240,900	91,710	241,400
Maintenance	-	-	-	-	-
Professional Services	250,000	413,381	430,500	396,094	460,000
General Expenses	-	3,680	5,000	6,518	9,000
Capital Outlay	-	-	-	-	-
Total	285,663	663,362	849,408	648,540	891,087
Information Technology					
Personnel Services	203,751	164,699	243,611	155,886	270,028
Materials and Supplies	22,933	43,942	64,600	60,624	64,600
Maintenance	187,134	177,416	193,200	223,917	210,000
Professional Services	427,481	378,696	455,000	353,047	455,000
General Expenses	2,098	867	50,600	1,448	50,600
Capital Outlay	-	-	-	-	-
Total	843,397	765,620	1,007,011	794,922	1,050,228
Parks and Recreation					
Personnel Services	767,435	387,891	501,625	337,278	762,042
Materials and Supplies	50,103	15,780	13,550	19,728	142,350
Maintenance	38,235	44,052	102,500	82,516	125,000
Professional Services	17,435	60,837	250,500	90,583	305,750
General Expenses	21,455	24,615	45,750	27,311	48,900
Capital Outlay	114	-	-	-	143,000
Total	894,777	533,175	913,925	557,415	1,527,042

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

GENERAL FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Fleet Management					
Personnel Services	74,253	75,507	77,871	72,206	89,809
Materials and Supplies	2,462	2,682	32,450	3,682	32,950
Maintenance	22,297	51,337	135,000	87,455	138,000
Professional Services	-	-	-	617	12,000
General Expenses	5,360	-	250	-	250
Capital Outlay	-	17,984	45,000	-	-
Total	104,372	147,510	290,571	163,960	273,009
Facilities Maintenance					
Personnel Services	142,505	113,750	183,129	114,590	202,405
Materials and Supplies	21,880	15,304	28,950	13,867	41,450
Maintenance	33,855	48,374	605,000	53,280	105,000
Professional Services	53,886	73,226	83,500	128,000	98,500
General Expenses	-	-	2,000	500	4,000
Capital Outlay	-	-	-	-	-
Total	252,126	250,654	902,579	310,237	451,355
Non-Departmental					
Materials and Supplies	9,777	7,835	12,000	9,821	12,500
Maintenance	275	162,233	-	70,371	-
Professional Services	498,094	-	350,000	357,351	375,000
General Expenses	255,609	275,359	255,000	260,345	1,058,921
Transfers	(689,036)	500,000	-	-	-
Capital Outlay	-	-	-	-	-
Total	74,719	945,427	617,000	697,889	1,446,421
Total General Fund Expenditures	14,727,973	15,099,733	21,324,500	16,915,460	26,864,604

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

DEBT SERVICE FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	301,325	1,109,251	1,159,925	1,159,925	1,383,125
Operating Revenues					
Ad Valorem Taxes	4,841,801	4,285,511	4,138,155	4,361,759	4,259,032
Interest Income	14,682	16,492	500	96	500
Total Operating Revenue	4,856,482	4,302,003	4,138,655	4,361,855	4,259,532
Non-Operating Revenues					
Proceeds from Bond Issuance	-	8,895,236	-	-	-
Premiums on bond Issued	-	372,143	-	-	-
Transfers from Other Funds	-	-	-	-	-
Total Non-Operating Revenues	-	9,267,379	-	-	-
Operating Expenditures					
Bond Principal	1,569,823	1,850,440	2,106,684	2,106,684	2,296,950
Bond Interest	2,448,217	2,058,336	1,882,634	1,882,634	1,815,582
Paying Agent Fees	1,272	12,030	12,000	12,000	12,000
Capital Lease	29,244	421,813	137,337	137,337	135,000
Bond Issuance Costs	-	233,441	-	-	-
Total Operating Expenditures	4,048,557	4,576,060	4,138,655	4,138,655	4,259,532
Non-Operating Expenses					
Transfers to Other Funds	-	-	-	-	-
Refunding Bonds Issued	-	-	-	-	-
Payment to Escrow Account	-	8,942,648	-	-	-
Non-Operating Expenditures	-	8,942,648	-	-	-
Total Expenditures	4,048,557	13,518,708	4,138,655	4,138,655	4,259,532
Ending Balance	807,926	50,674	-	223,200	(0)
Ending Unreserved Fund Balance	1,109,251	1,159,925	1,159,925	1,383,125	1,383,125

CITY OF HUTTO, TEXAS
SUMMARY OF OUTSTANDING BONDED DEBT

GENERAL OBLIGATION BONDS, CERTIFICATES OF
OBLIGATION AND TAX NOTES

YEAR ENDING SEPTEMBER 30	PRINCIPAL	INTEREST	TOTAL
2023	2,296,950	1,815,582	4,112,532
2024	2,363,400	1,750,005	4,113,405
2025	2,412,650	1,699,529	4,112,179
2026	2,495,150	1,612,843	4,107,993
2027	2,546,700	1,522,555	4,069,255
2028	2,639,600	1,427,185	4,066,785
2029	2,638,450	1,332,593	3,971,043
2030	2,635,550	1,237,257	3,872,807
2031	2,454,450	1,145,969	3,600,419
2032	2,499,050	1,059,168	3,558,218
2033	2,528,650	969,843	3,498,493
2034	2,601,000	891,356	3,492,356
2035	2,650,700	809,919	3,460,619
2036	2,730,400	725,606	3,456,006
2037	2,360,100	636,883	2,996,983
2038	2,175,000	549,235	2,724,235
2039	2,255,000	470,031	2,725,031
2040	2,340,000	387,445	2,727,445
2041	2,410,000	307,713	2,717,713
2042	2,500,000	220,888	2,720,888
2043	1,565,000	130,700	1,695,700
2044	1,630,000	66,675	1,696,675
	<u>\$ 52,727,800</u>	<u>\$ 20,768,979</u>	<u>\$ 73,496,779</u>

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

JURY MUNICIPAL COURT FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	0	33	156	156	300
Operating Revenues					
Court Revenue	33	123	120	143	150
Total Operating Revenue	33	123	120	143	150
Operating Expenditures					
Misc Expense	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Balance	33	123	120	143	150
Ending Unreserved Fund Balance	33	156	276	300	450

TRUANCY MUNICIPAL COURT FUND

Beginning Unreserved Fund Balance	0	1,670	7,831	7,831	14,991
Operating Revenues					
Truancy Revenue	1,670	6,161		7,160	5,000
Total Operating Revenue	1,670	6,161	-	7,160	5,000
Operating Expenditures					
Misc Expense	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Balance	1,670	6,161	-	7,160	5,000
Ending Unreserved Fund Balance	1,670	7,831	7,831	14,991	19,991

COURT TECHNOLOGY FUND

Beginning Unreserved Fund Balance	650	810	6,451	6,451	12,423
Operating Revenues					
Technology Fines	4,913	5,641	6,000	5,972	6,000
Total Operating Revenue	4,913	5,641	6,000	5,972	6,000
Operating Expenditures					
Supplies	79	-	-	-	2,200
Repair and Maintenance	4,673	-	-	-	-
Total Expenditures	4,753	-	-	-	2,200
Ending Balance	161	5,641	6,000	5,972	3,800
Ending Unreserved Fund Balance	810	6,451	12,451	12,423	16,223

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

COURT SECURITY FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	17,613	21,423	28,052	28,052	32,560
Operating Revenues					
Security Fines	4,321	6,629	5,500	7,200	5,500
Total Operating Revenue	4,321	6,629	5,500	7,200	5,500
Operating Expenditures					
Personnel Services	511	-	2,500	2,692	2,500
Supplies	-	-	-	-	250
Repair and Maintenance	-	-	-	-	-
Misc Expenses	-	-	1,000	-	500
Total Expenditures	511	-	3,500	2,692	3,250
Ending Balance	3,810	6,629	2,000	4,508	2,250
Ending Unreserved Fund Balance	21,423	28,052	30,052	32,560	34,810

COURT TRAINING FUND

Beginning Unreserved Fund Balance	2,941	3,326	3,416	3,416	3,441
Operating Revenues					
Training Fines	385	90	200	25	200
Total Operating Revenue	385	90	200	25	200
Operating Expenditures					
Training and Development	-	-	-	-	-
Total Expenditures	-	-	-	-	-
Ending Balance	385	90	200	25	200
Ending Unreserved Fund Balance	3,326	3,416	3,616	3,441	3,641

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

HOTEL TAX FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	354,877	499,090	703,663	703,663	708,663
Operating Revenues					
Hotel Taxes	144,213	204,573	175,000	175,000	200,000
Total Operating Revenue	144,213	204,573	175,000	175,000	200,000
Operating Expenditures					
Advertising	-	-	5,000	-	5,000
Total Operating Expenditures	-	-	5,000	-	5,000
Non-Operating Expenses					
Transfers to Other Funds	-	-	170,000	170,000	195,000
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	-	-	170,000	170,000	195,000
Total Expenditures	-	-	175,000	170,000	200,000
Ending Balance	144,213	204,573	-	5,000	-
Ending Unreserved Fund Balance	499,090	703,663	703,663	708,663	708,663

HUTTO POLICE SEIZURE FUND

Beginning Unreserved Fund Balance	18,300	18,300	22,260	22,260	62,585
Operating Revenues					
Misc Revenues	-	3,961	5,000	40,324	5,000
Total Operating Revenue	-	3,961	5,000	40,324	5,000
Operating Expenditures					
Supplies	-	-	5,000	-	10,000
Total Operating Expenditures	-	-	5,000	-	10,000
Ending Balance	0	3,961	0	40,324	(5,000)
Ending Unreserved Fund Balance	18,300	22,260	22,260	62,585	57,585

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

PARK IMPROVEMENT FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	664,152	693,769	1,757,361	1,757,361	2,098,147
Operating Revenues					
Interest Income	33,243	1,185	1,500	368	1,500
Park Land Fees	-	720,013	250,000	340,418	250,000
Total Operating Revenue	33,243	721,198	251,500	340,786	251,500
Non-Operating Revenues					
Transfers from Other Funds	-	366,951	-	-	-
Total Non-Operating Revenues	-	366,951	-	-	-
Operating Expenditures					
Capital Outlay	3,627	24,556	-	-	-
Total Operating Expenditures	3,627	24,556	-	-	-
Non-Operating Expenses					
Transfers to Other Funds	-	-	-	-	-
Non-Operating Expenditures	-	-	-	-	-
Total Expenditures	3,627	24,556		-	-
Ending Balance	29,617	1,063,593	251,500	340,786	251,500
Ending Unreserved Fund Balance	693,769	1,757,361	2,008,861	2,098,147	2,349,647

PEG CAPITAL FUND

Beginning Unreserved Fund Balance	49,125	76,822	110,832	110,832	180,832
Operating Revenues					
Franchise Fees	41,513	40,914	70,000	70,000	70,000
Total Operating Revenue	41,513	40,914	70,000	70,000	70,000
Operating Expenditures					
Supplies	13,816	110	20,000	-	20,000
Professional Services	-	6,794	25,000	-	25,000
Total Operating Expenditures	13,816	6,904	45,000	-	45,000
Ending Balance	27,697	34,011	25,000	70,000	25,000
Ending Unreserved Fund Balance	76,822	110,832	135,832	180,832	205,832

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

General Capital Improvement Fund

	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Beginning Unreserved Fund Balance	13,444,757	7,141,079	6,263,480	6,263,480	5,276,053
Operating Revenues					
Intergovernmental	366,951	-	-	-	-
Interest Income	63,408	2,158	2,500	5,433	7,500
Bond Proceeds	607,650	-	-	-	-
Total Operating Revenue	1,038,009	2,158	2,500	5,433	7,500
Non-Operating Revenue					
Transfers From Other Funds	23,750	-	-	-	-
Misc Income	-	-	-	4,145	-
Total Non-Operating Revenue	23,750	-	-	4,145	-
Operating Expenditures					
Capital Outlay	6,697,448	512,806	500,000	997,004	2,500,000
Other Misc Expenses	667,989	-	-	-	-
Contracts	-	-	-	-	-
Total Operating Expenditures	7,365,437	512,806	500,000	997,004	2,500,000
Non-Operating Expenses					
Transfers to Other Funds	-	366,951	-	-	-
Bond Issuance Costs	-	-	-	-	-
Non-Operating Expenditures	-	366,951	-	-	-
Total Expenditures	7,365,437	879,757	500,000	997,004	2,500,000
Ending Balance	(6,303,678)	(877,599)	(497,500)	(987,426)	(2,492,500)
Ending Unreserved Fund Balance	7,141,079	6,263,480	5,765,980	5,276,053	2,783,553

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

UTILITY OPERATING FUND

	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Beginning Unreserved Fund Balance	2,869,720	4,835,271	6,175,312	6,175,312	7,435,484
Operating Revenues					
Water Sales	6,616,759	5,665,574	6,100,000	6,473,002	6,750,000
Waste Water Sales	5,507,115	6,578,448	6,700,000	7,127,770	7,500,000
Penalties	122,138	129,782	131,000	151,320	131,000
Credit Card Fees	-	-	-	195,647	225,000
Connection Fees	582,051	770,677	680,000	584,971	685,000
Miscellaneous	25,628	375,682	15,000	504,494	15,000
Interest Income		55	100	2,588	1,500
Interlocal Agreement	-	1,155,200		-	-
Transfers from Other Funds	1,500,000	1,125,000		-	-
Total Operating Revenue	14,353,690	15,800,418	13,626,100	15,039,792	15,307,500
Operating Expenditures					
Salaries and Benefits	1,041,241	1,158,082	1,773,612	1,434,004	2,087,677
Supplies & Materials	255,901	259,632	347,600	354,237	486,600
Maintenance	345,147	217,420	522,500	421,508	527,500
Professional Services	327,360	352,439	297,500	733,691	702,000
Contracted Services	2,565,600	4,330,011	3,190,000	3,191,051	3,350,000
Insurance	60,859	63,645	95,000	87,103	95,000
Misc Expenses	707,347	747,583	796,100	768,351	971,901
Total Operating Expenditures	5,303,455	7,128,812	7,022,312	6,989,946	8,220,678
Non-Operating Expenses					
Transfers to Other Funds	7,084,684	7,235,641	6,209,675	6,209,675	6,461,199
Capital Outlay	-	95,924	385,000	580,000	589,943
Non-Operating Expenditures	7,084,684	7,331,565	6,594,675	6,789,675	7,051,142
Total Expenditures	12,388,139	14,460,377	13,616,987	13,779,621	15,271,820
Net-Modified Cash Basis	1,965,551	1,340,041	9,113	1,260,171	35,680
Ending Unreserved Fund Balance	4,835,271	6,175,312	6,184,425	7,435,484	7,471,164

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

UTILITY OPERATING FUND

	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Utility Billing					
Salaries and Benefits	310,318	232,451	413,422	287,539	386,207
Supplies & Materials	98,901	101,286	132,350	131,756	167,350
Maintenance	27,460	28,048	37,000	38,064	42,000
Professional Services	13,705	22,450	25,000	41,000	25,000
Misc Expenses	334,685	377,872	385,000	394,224	449,000
Capital Outlay	-	-	-	-	-
Total	785,070	762,107	992,772	892,583	1,069,557
Public Works					
Administration					
Salaries and Benefits	(21,408)	135,083	526,481	270,361	708,665
Supplies & Materials	-	-	3,000	1,000	3,000
Maintenance	1,882	1,903	2,500	2,500	2,500
Professional Services	24,072	288,001	150,000	580,552	555,000
Misc Expenses	-	-	1,600	1,550	2,100
Capital Outlay	-	-	-	-	-
Total	4,546	424,987	683,581	855,963	1,271,265
Utilities					
Salaries and Benefits	752,330	790,548	833,710	876,104	992,805
Supplies & Materials	79,796	158,346	212,250	221,481	316,250
Maintenance	111,559	187,469	483,000	380,944	483,000
Professional Services	36,860	34,291	47,500	37,139	47,000
Contracted Services	2,565,600	3,180,011	3,190,000	3,191,051	3,350,000
Misc Expenses	148,156	359,744	394,500	357,410	394,500
Capital Outlay	-	95,924	385,000	580,000	589,943
Total	3,694,302	4,806,333	5,545,960	5,644,130	6,173,498
Non-Departmental					
Maintenance	-	-	-	-	-
Professional Services	69,145	7,697	75,000	75,000	75,000
Contracted Services	-	1,150,000	-	-	-
Insurance	60,859	63,645	95,000	87,103	95,000
Misc Expenses	18,559	9,967	15,000	15,167	126,301
Transfers to other Funds	7,084,684	7,235,641	6,209,675	6,209,675	6,461,199
Total	7,233,247	8,466,950	6,394,675	6,386,945	6,757,500
HOT Water Transmission System					
Supplies & Materials	77,203	-	-	-	-
Maintenance	204,246	-	-	-	-
Professional Services	183,578	-	-	-	-
Misc Expenses	205,947	-	-	-	-
Capital Outlay	-	-	-	-	-
Total	670,974	-	-	-	-
Total Utility Fund Expenses	12,388,139	14,460,377	13,616,987	13,779,621	15,271,820

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

UTILITY DEBT SERVICE FUND

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	2,426,750	4,833,993	7,392,280	7,392,280	7,362,702
Revenues					
Interest Income	3,259	143	1,500	3,469	1,500
Total Operating Revenue	3,259	143	1,500	3,469	1,500
Non-Operating Revenues					
Other Financing Sources	8,190	8,358	-	-	-
Transfers from Other Funds	7,032,000	7,235,641	7,709,675	7,709,675	8,061,199
Total Non-Operating Revenues	7,040,190	7,243,999	7,709,675	7,709,675	8,061,199
Operating Expenditures					
Debt Service	4,632,398	4,626,548	7,709,675	7,709,675	8,061,199
Paying Agent Fees	3,808	12,618	-	1,950	10,000
Total Operating Expenditures	4,636,206	4,639,166	7,709,675	7,711,625	8,071,199
Non-Operating Expenses					
Transfers to Other Funds	-	15,211	-	-	-
Capital Outlay	-	31,480	52,684	31,097	31,097
Refunding Bonds Issued	-	-	-	-	-
Payment to Escrow Account	-	-	-	-	-
Non-Operating Expenditures	-	46,690	52,684	31,097	31,097
Total Expenditures	4,636,206	4,685,856	7,762,359	7,742,722	8,102,296
Ending Balance	2,407,243	2,558,286	(51,184)	(29,577)	(39,597)
Ending Unreserved Fund Balance	4,833,993	7,392,280	7,341,096	7,362,702	7,323,105

-

CITY OF HUTTO, TEXAS
SUMMARY OF OUTSTANDING DEBT

UTILITY SYSTEM REVENUE & G.O. BONDS
CURRENTLY OUTSTANDING

YEAR ENDING SEPTEMBER 30	PRINCIPAL	INTEREST	TOTAL
2023	3,438,050	4,623,149	8,061,199
2024	3,691,600	4,536,397	8,227,997
2025	3,772,350	4,455,135	8,227,485
2026	3,899,850	4,329,827	8,229,677
2027	4,128,300	4,192,457	8,320,757
2028	4,265,400	4,045,427	8,310,827
2029	4,261,550	3,892,081	8,153,631
2030	4,479,450	3,736,627	8,216,077
2031	4,510,550	3,595,894	8,106,444
2032	4,425,950	3,463,401	7,889,351
2033	4,141,350	3,333,887	7,475,237
2034	4,249,000	3,233,272	7,482,272
2035	3,739,300	3,127,859	6,867,159
2036	3,854,600	3,007,365	6,861,965
2037	3,819,900	2,881,954	6,701,854
2038	3,730,000	2,755,206	6,485,206
2039	3,845,000	2,643,869	6,488,869
2040	3,780,000	2,528,044	6,308,044
2041	3,915,000	2,393,250	6,308,250
2042	4,070,000	2,238,563	6,308,563
2043	4,230,000	2,077,769	6,307,769
2044	4,400,000	1,910,650	6,310,650
2045	4,590,000	1,719,275	6,309,275
2046	2,465,000	1,519,563	3,984,563
2047	2,580,000	1,404,000	3,984,000
2048	2,040,000	1,283,000	3,323,000
2049	2,140,000	1,181,000	3,321,000
2050	2,250,000	1,074,000	3,324,000
2051	2,360,000	961,500	3,321,500
2052	2,480,000	843,500	3,323,500
2053	2,605,000	719,500	3,324,500
2054	2,735,000	589,250	3,324,250
2055	2,870,000	452,500	3,322,500
2056	3,015,000	309,000	3,324,000
2057	3,165,000	158,250	3,323,250
	<u>\$ 123,942,200</u>	<u>\$ 85,216,419</u>	<u>\$ 103,568,112</u>

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

UTILITY IMPACT FEES FUND

	Actual 2019	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Beginning Unreserved Fund Balance	516,164	760,758	2,129,928	4,976,425	4,976,425	7,276,425
Operating Revenues						
Water Impact Fees	717,589	1,583,103	1,832,083	1,800,000	1,800,000	1,800,000
Wastewater Impact Fees	827,004	1,286,067	2,139,414	2,000,000	2,000,000	2,000,000
Total Operating Revenue	1,544,594	2,869,170	3,971,497	3,800,000	3,800,000	3,800,000
Non-Operating Expenses						
Transfers to Other Funds	1,300,000	1,500,000	1,125,000	1,500,000	1,500,000	1,500,000
Non-Operating Expenditures	1,300,000	1,500,000	1,125,000	1,500,000	1,500,000	1,500,000
Total Expenditures	1,300,000	1,500,000	1,125,000	1,500,000	1,500,000	1,500,000
Ending Balance	244,594	1,369,170	2,846,497	2,300,000	2,300,000	2,300,000
Ending Unreserved Fund Balance	760,758	2,129,928	4,976,425	7,276,425	7,276,425	9,576,425

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

UTILITY CIP FUND

	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Beginning Unreserved Fund Balance	11,426,540	12,135,374	22,113,612	22,113,612	14,819,014
Operating Revenues					
Capital Contributions	-	15,211,309	-	-	-
Interest Income	122,350	5,586	50,000	16,401	50,000
Misc Income	-	25,702	-	-	-
Bond Proceeds	-	-	-	-	-
Total Operating Revenue	122,350	15,242,596	50,000	16,401	50,000
Non-Operating Revenue					
Transfers From Other Funds	10,164,552	137,261	-	-	-
Total Non-Operating Revenue	10,164,552	137,261	-	-	-
Operating Expenditures					
Capital Outlay	11,513	-	5,805,192	7,311,000	7,500,000
Other Misc Expenses	5,053,220	5,401,619	-	-	-
Contracts	-	-	-	-	-
Total Operating Expenditures	5,064,733	5,401,619	5,805,192	7,311,000	7,500,000
Non-Operating Expenses					
Transfers to Other Funds	-	-	-	-	-
Bond Issuance Costs	164,552	-	-	-	-
Loss of Sale of Assets	4,348,783	-	-	-	-
Non-Operating Expenditures	4,513,335	-	-	-	-
Total Expenditures	9,578,068	5,401,619	5,805,192	7,311,000	7,500,000
Ending Balance	708,834	9,978,238	(5,755,192)	(7,294,599)	(7,450,000)
Ending Unreserved Fund Balance	12,135,374	22,113,612	16,358,420	14,819,014	7,369,014

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

SOLID WASTE FUND

	Actual 2020	Actual 2021	Budget 2022	Estimated 2022	Proposed 2023
Beginning Unreserved Fund Balance	161,183	395,457	578,586	578,586	664,718
Operating Revenues					
Charges for Services	1,770,759	1,918,998	1,900,000	1,910,987	2,150,000
Franchise Fees	66,756	13,999	100,000	143,060	100,000
Penalties	17,044	20,149	-	22,086	12,000
Interest Income	-	-	-	-	-
Grants and Donations	-	-	-	-	-
Total Operating Revenue	1,854,559	1,953,145	2,000,000	2,076,133	2,262,000
Operating Expenditures					
Contractual Services	1,620,285	1,770,017	1,775,000	1,775,000	1,863,750
Other Misc Expenses	-	-	10,000	-	10,000
Contracts	-	-	-	-	-
Total Operating Expenditures	1,620,285	1,770,017	1,785,000	1,775,000	1,873,750
Non-Operating Expenses					
Transfers to Other Funds	-	-	215,000	215,000	215,000
Grant Expense	-	-	-	-	-
Non-Operating Expenditures	-	-	215,000	215,000	215,000
Total Expenditures	1,620,285	1,770,017	2,000,000	1,990,000	2,088,750
Ending Balance	234,274	183,128	-	86,133	173,250
Ending Unreserved Fund Balance	395,457	578,586	578,586	664,718	837,968

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

Community Development Corporation

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	1,042,848	901,323	906,184	906,184	900,785
Operating Revenues					
Sales Tax	1,367,325	5,601	2,283,273	1,903,999	2,500,000
Interest Revenue	12,500	11	1,250	2,921	2,250
Misc Revenue	-	-	23,128	302,921	-
Total Operating Revenue	1,379,825	5,612	2,307,651	2,209,840	2,502,250
Operating Expenditures					
Personnel Services	216,506		-	-	270,370
Administrative Costs	19,000		12,000	(346)	-
Business & Development	-		-	-	-
Tradeshows & Conferences	-	-	-	-	10,000
Sponsorship/Community Outreach	-	-	-	-	150,000
Marketing	30,000		100,000	100,000	250,000
Professional Services	8,600		320,000	674,932	300,000
Incentive Programs	675,000		1,142,500	725,000	375,000
Training & Development	15,000	751	15,000	-	5,000
Misc Expenses	12,250	-	5,250	11,318	15,500
Total Operating Expenditures	976,356	751	1,594,750	1,510,904	1,375,870
Non-Operating Expenses					
Debt Service	544,994	-	549,336	549,336	548,248
Performance Grants	-	-	-	155,000	75,000
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	544,994	-	549,336	704,336	623,248
Total Expenditures	1,521,350	751	2,144,086	2,215,240	1,999,118
Ending Balance	(141,525)	4,861	163,565	(5,399)	503,132
Ending Unreserved Fund Balance	901,323	906,184	1,069,749	900,785	1,403,916

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

River Creek Development Corporation

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	10,530,686	10,544,185	10,531,122	10,531,122	10,531,122
Operating Revenues					
Interest Revenue	-	-	-	-	-
Misc Revenue	-	-	-	-	-
Total Operating Revenue	-	-	-	-	-
Non Operating Revenues					
Bond Proceeds	-	-	-	-	-
Transfers in	-	-	-	-	-
Total Non-Operating Revenues	-	-	-	-	-
Total Revenues	-	-	-	-	-
Operating Expenditures					
Administrative Costs	(13,499)	(51)	-	-	-
PID Assessment to Trustee	-	-	-	-	-
Professional Services	-	13,115	-	-	5,000
Misc Expenses	-	-	-	-	-
Total Operating Expenditures	(13,499)	13,063	-	-	5,000
Non-Operating Expenses					
Debt Service	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	-	-	-	-	-
Total Expenditures	(13,499)	13,063	-	-	5,000
Ending Balance	13,499	(13,063)	-	0	(5,000)
Ending Unreserved Fund Balance	10,544,185	10,531,122	10,531,122	10,531,122	10,526,122

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

Cottonwood Development Corporation

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	15,581,686	15,581,686	(9,465,349)	(9,465,349)	(10,215,349)
Operating Revenues					
Interest Revenue	-	-	-	-	-
Misc Revenue	-	-	-	-	-
Total Operating Revenue	-	-	-	-	-
Non Operating Revenues					
Bond Proceeds	-	-	-	-	-
Transfers in	-	-	-	-	-
Total Non-Operating Revenues	-	-	-	-	-
Total Revenues	-	-	-	-	-
Operating Expenditures					
Administrative Costs	-	-	-	-	-
Professional Services	-	3,065,733	-	750,000	750,000
Misc Expenses	-	-	-	-	-
Total Operating Expenditures	-	3,065,733	-	750,000	750,000
Non-Operating Expenses					
Debt Service	-	21,981,302	-	-	-
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	-	21,981,302	-	-	-
Total Expenditures	-	25,047,035	-	750,000	750,000
Ending Balance	-	(25,047,035)	-	(750,000)	(750,000)
Ending Unreserved Fund Balance	15,581,686	(9,465,349)	(9,465,349)	(10,215,349)	(10,965,349)

-

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

	HUTTO CO-OP				
	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	8,223,002	2,472,697	1,128,287	1,128,287	1,156,702
Operating Revenues					
PID Assessment	59,489	990,611	1,178,573	1,162,476	1,178,573
Interest Revenue	59,212	576	-		
Misc Revenue	-	-	-		
Total Operating Revenue	118,702	991,187	1,178,573	1,162,476	1,178,573
Operating Expenditures					
Contractual Services	153,571	180,493	45,865	44,534	125,000
Misc Expenses	-	663,000	-	26,042	-
Total Operating Expenditures	153,571	843,493	45,865	70,576	125,000
Non-Operating Expenses					
Debt Service	1,089,475	1,099,925	1,132,708	1,063,485	1,132,708
Capital Outlay	4,625,961	392,178	-	-	-
Non-Operating Expenditures	5,715,436	1,492,104	1,132,708	1,063,485	1,132,708
Total Expenditures	5,869,007	2,335,596	1,178,573	1,134,061	1,257,708
Ending Balance	(5,750,305)	(1,344,410)	-	28,415	(79,135)
Ending Unreserved Fund Balance	2,472,697	1,128,287	1,128,287	1,156,702	1,077,567

	CROSS CREEK PID				
	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	2,170,096	672,298	647,310	647,310	780,388
Operating Revenues					
Revenue	71,053	384,796	512,703	514,015	525,314
Total Operating Revenue	71,053	384,796	512,703	514,015	525,314
Operating Expenditures					
Contractual Services	54,128	23,834	40,000	-	49,212
Misc Expenses	4,341	3,000	-		
Total Operating Expenditures	58,469	26,834	40,000	-	49,212
Non-Operating Expenses					
Debt Service	382,950	382,950	472,703	380,938	476,102
Transfers to Other Funds	-	-		-	-
Capital Outlay	1,127,432	-	-		
Non-Operating Expenditures	1,510,382	382,950	472,703	380,938	476,102
Total Expenditures	1,568,851	409,784	512,703	380,938	525,314
Ending Balance	(1,497,798)	(24,988)	-	133,078	-
Ending Unreserved Fund Balance	672,298	647,310	647,310	780,388	780,388

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

MUSTANG CREEK PID

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	61,881	2,939,172	1,153,199	1,153,199	1,182,958
Operating Revenues					
Bond Proceeds	9,455,000	-	-	-	-
PID Assessments	654,978	807,920	712,536	763,999	718,273
Interest Revenue	29,633	428	-	883	-
Misc Revenue	6,334	(35)	-	-	-
Total Operating Revenue	10,145,945	808,312	712,536	764,882	718,273
Operating Expenditures					
Contractual Services	102,270	11,530	36,414	20,586	47,912
Misc Expenses	-	-	-	2,000	-
Total Operating Expenditures	102,270	11,530	36,414	22,586	47,912
Non-Operating Expenses					
Debt Service	260,211	577,844	-	712,536	670,361
Bond Issuance Costs	563,243	-	-	-	-
Capital Outlay	6,342,929	2,004,911	676,122	-	-
Non-Operating Expenditures	7,166,383	2,582,756	676,122	712,536	670,361
Total Expenditures	7,268,653	2,594,285	712,536	735,123	718,273
Ending Balance	2,877,291	(1,785,973)	-	29,759	-
Ending Unreserved Fund Balance	2,939,172	1,153,199	1,153,199	1,182,958	1,182,958

EMORY CROSSING

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	19,453	(10,051)	2,729,907	2,729,907	2,736,206
Operating Revenues					
Bond Proceeds	-	6,490,849	-	-	-
PID Assessment	-	-	-	421,820	438,262
Interest Revenue	645	38	500	536	-
Misc Revenue	-	11,470	-	-	-
Total Operating Revenue	645	6,502,357	500	422,356	438,262
Operating Expenditures					
Contractual Services	30,149	69,300	36,000	35,037	57,948
Misc Expenses	-	6,000	-	-	-
Total Operating Expenditures	30,149	75,300	36,000	35,037	57,948
Non-Operating Expenses					
Debt Service	-	-	-	381,020	380,314
Bond Issuance Costs	-	563,030	-	-	-
Capital Outlay	-	3,124,068	-	-	-
Non-Operating Expenditures	-	3,687,099	-	381,020	380,314
Total Expenditures	30,149	3,762,399	36,000	416,056	438,262
Ending Balance	(29,504)	2,739,958	(35,500)	6,300	-
Ending Unreserved Fund Balance	(10,051)	2,729,907	2,694,407	2,736,206	2,736,206

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

Durango Farms PID

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	0	84,361	20,332	20,332	(18,142)
Operating Revenues					
Bond Proceeds	-	-	-	-	-
PID Assessment	100,000	-	-	808,571	825,454
Interest Revenue	-	111	-	-	-
Misc Revenue	-	-	-	-	-
Total Operating Revenue	100,000	111	-	808,571	825,454
Operating Expenditures					
Contractual Services	15,639	64,140	-	38,475	57,800
Misc Expenses	-	-	-	-	-
Total Operating Expenditures	15,639	64,140	-	38,475	57,800
Non-Operating Expenses					
Debt Service	-	-	-	808,571	767,654
Bond Issuance Costs	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	-	-	-	808,571	767,654
Total Expenditures	15,639	64,140	-	847,045	825,454
Ending Balance	84,361	(64,029)	-	(38,474)	-
Ending Unreserved Fund Balance	84,361	20,332	20,332	(18,142)	(18,142)

COTTONWOOD CREEK PID

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	0	0	0	0	9,963,532
Operating Revenues					
Bond Proceeds	-	-	-	10,309,926	-
PID Assessment	-	-	100,000	643,256	664,226
Interest Revenue	-	-	-	520	-
Misc Revenue	-	53,139	-	-	-
Total Operating Revenue	-	53,139	100,000	10,953,703	664,226
Non-Operating Revenues					
Developer Borrowing	-	9,947,975	-	-	-
Total Non-Operating Revenue	-	9,947,975	-	-	-
Operating Expenditures					
Contractual Services	-	53,139	30,000	23,201	50,146
Misc Expenses	-	-	-	5,500	-
Total Operating Expenditures	-	53,139	30,000	28,701	50,146
Non-Operating Expenses					
Debt Service	-	-	-	104,469	614,080
Bond Issuance Costs	-	-	-	857,001	-
Capital Outlay	-	9,947,975	-	-	-
Non-Operating Expenditures	-	9,947,975	-	961,470	614,080
Total Expenditures	-	10,001,114	30,000	990,171	664,226
Ending Balance	-	-	70,000	9,963,532	-
Ending Unreserved Fund Balance	0	0	70,000	9,963,532	9,963,532

CITY OF HUTTO, TX

FY 2023 ANNUAL BUDGET

TIRZ

	Actual 2020	Actual 2021	Budget 2022	Estimate 2022	Proposed 2023
Beginning Unreserved Fund Balance	0	36,273	41,134	41,134	68,712
Operating Revenues					
TIRZ Assessments	37,203	5,601	38,665	28,672	10,000
Interest Revenue	-	11	-	63	50
Misc Revenue	-	-	-	-	-
Total Operating Revenue	37,203	5,612	38,665	28,735	10,050
Operating Expenditures					
Contractual Services	930	751	-	440	1,000
Misc Expenses	-	-	-	717	-
Total Operating Expenditures	930	751	-	1,157	1,000
Non-Operating Expenses					
Debt Service	-	-	-	-	-
Bond Issuance Costs	-	-	-	-	-
Capital Outlay	-	-	-	-	-
Non-Operating Expenditures	-	-	-	-	-
Total Expenditures	930	751	-	1,157	1,000
Ending Balance	36,273	4,861	38,665	27,578	9,050
Ending Unreserved Fund Balance	36,273	41,134	79,799	68,712	77,762

CITY OF HUTTO, TX

2023 - 2028 CAPITAL IMPROVEMENT PLAN SUMMARY

Priority	Proposed Project/Item	Proposed Funding Source	Status	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total Project Costs
GENERAL GOVERNMENT											
PARKS AND RECREATION											
	Hutto Lake Park Project	2018 Parks and Recreation Facilities Bond or new Bond proposition					\$ 250,000	\$ 3,000,000	\$ 1,000,000		\$ 4,250,000
	Fritz Park Project Improvements	2018 Parks and Recreation Facilities Bond or new Bond proposition			\$ 25,000	\$ 4,000,000	\$ 4,000,000				\$ 8,025,000
	Creskside Park Project	2018 Parks and Recreation Facilities Bond or new Bond proposition				\$ 50,000	\$ 4,500,000				\$ 4,550,000
	Orgain Park	2018 Parks and Recreation Facilities Bond or new Bond proposition					\$ 250,000	\$ 4,000,000			\$ 4,250,000
	Hutto Recreation Center	2018 Parks and Recreation Facilities Bond or new Bond proposition						\$ 250,000	\$ 7,000,000	\$ 7,000,000	\$ 14,250,000
	Durango	2018 Parks and Recreation Facilities Bond or new Bond proposition;				\$ 200,000	\$ 3,500,000	\$ 3,500,000			\$ 7,200,000
	YMCA improvements	2018 Parks and Recreation Facilities Bond or new Bond proposition				\$ 200,000	\$ 7,000,000				\$ 7,200,000
	Park Improvements	Parkland Improvement Fees			\$ 500,000						\$ 500,000
				\$ 525,000	\$ 4,450,000	\$ 19,500,000	\$ 10,750,000	\$ 8,000,000	\$ 7,000,000	\$ 50,225,000	

TRANSPORTATION AND DRAINAGE

	FM1660 North @ US 79	2018 Proposition A, Road and Drainage Bonds		\$ 541,610	\$ 25,000						\$ 566,610
1	FM1660 @ Limmer Loop	2018 Proposition A, Road and Drainage Bonds		\$ 4,965,400	\$ 1,750,600	\$ 315,100					\$ 7,031,100
1	FM1660 South @ US 79	2018 Proposition A, Road and Drainage Bonds;		\$ 117,600	\$ 3,121,630	\$ 477,000					\$ 3,716,230
1	Live Oak Street Pavement Reconstruction	General Fund		\$ 1,055,000	-	-	-	-	-	-	\$ 1,055,000
1	Megasite East - West Arterial	2019 Proposition A, Road and Drainage Bonds;	\$ 250,000	\$ 2,120,000	\$ 9,100,000	\$ 5,300,000	-	-	-	-	\$ 16,770,000
1	Megasite North - South Arterial	2020 Proposition A, Road and Drainage Bonds;	\$ 250,000	\$ 870,000	\$ 6,100,000	\$ 1,110,000	-	-	-	-	\$ 8,330,000
2	CR 137 from FM 1660 to Brushy Creek	2018 Proposition A, Road and Drainage Bonds		\$ 420,000	\$ 3,150,000	\$ 1,050,000	-	-	-	-	\$ 4,620,000
3	Lakeside Estates Sidewalks	2019 Proposition A, Road and Drainage Bonds	-	\$ 975,000	\$ 1,000,000	\$ 187,010					\$ 3,162,010
3	CR 132 Overpass at US 79	2018 Proposition A, Road and Drainage Bonds;	-	\$ 1,700,000	\$ 2,800,000	\$ 8,500,000	\$ 17,100,000	\$ 15,100,000			\$ 45,200,000
3	CR 199 Repairs		-	\$ 246,000	-	-	-	-	-	-	\$ 246,000
3	Legends of Hutto Drainage Ditches	2018 Proposition A, Road and Drainage Bonds			\$ 156,250	\$ 968,750					\$ 1,125,000
3	Drainage Master Plan Update	General Fund			-	\$ 350,000	-	-	-	-	\$ 350,000
3	Traffic Signal - Innovation at Limmer Loop		-	-	\$ 564,250	-	-	-	-	-	\$ 564,250
3	ED Schmidt - Safety and Operational Improvements		-	\$ 100,000	\$ 667,000	-	-	-	-	-	\$ 767,000
3	Drainage Maintenance			\$ 200,000	\$ 220,000	\$ 242,000	\$ 266,200	\$ 282,820	\$ 322,102		\$ 1,897,434
3	Sidewalk Maintenance			\$ 1,000,000	\$ 1,100,000	\$ 1,210,000	\$ 1,331,000	\$ 1,464,100	\$ 1,610,000		\$ 9,486,661
3	Street Maintenance Plan			\$ 550,000	\$ 605,000	\$ 665,500	\$ 732,050	\$ 805,255	\$ 885,780		\$ 5,217,943
				\$ 500,000	\$ 14,860,610	\$ 30,355,730	\$ 21,188,350	\$ 19,616,260	\$ 17,662,175	\$ 2,817,882	\$ 110,105,238

CITY OF HUTTO, TX

2023 - 2028 CAPITAL IMPROVEMENT PLAN SUMMARY

Priority	Proposed Project/Item	Proposed Funding Source	Status	FY2022	FY2023	FY2024	FY2025	FY2026	FY2027	FY2028	Total Project Costs
UTILITIES											
WATER											
1	Frameswitch Pump Station Improvements	Certificates of Obligation	70% design completed; Construction start December	\$ 121,500	\$ 4,500,000	\$ 3,335,500	\$ -	\$ -	\$ -		\$ 7,957,000
1	Shiloh and Noack Pump Station Improvements	Certificates of Obligation	70% design completed; Construction start December	\$ 247,000	\$ 5,000,000	\$ 5,108,600	\$ -	\$ -	\$ -		\$ 10,355,600
1	Frameswitch 3.5 MG GST #2	Certificates of Obligation		\$ 250,000	\$ 6,500,000	\$ 5,758,500	\$ -	\$ -	\$ -		\$ 12,508,500
1	Jonah 1.0 MGD Supply & Emergency 8" Interconnect	Certificates of Obligation		\$ 110,000	\$ 755,187	\$ -	\$ -	\$ -	\$ -		\$ 865,187
1	Jonah 1.0 MGD Supply & Emergency 8" Interconnect - Pumping and Supply Improvements	Certificates of Obligation		\$ -	\$ -	\$ 350,000	\$ -	\$ -	\$ -		\$ 350,000
1	Highway 79 42" Waterline (801 PP)	Certificates of Obligation		\$ 2,000,000	\$ 4,467,500	\$ -	\$ -	\$ -	\$ -		\$ 6,467,500
1	CR 132 12" and 30" - Phase 1 (US79 to Carl Stern)	Certificates of Obligation		\$ 100,000	\$ 900,000	\$ 1,845,550	\$ -	\$ -	\$ -		\$ 2,845,550
1	Limmer Loop 24" & 36" Waterline (890 PP)	Certificates of Obligation		\$ 100,000	\$ 9,000,000	\$ 8,931,000	\$ -	\$ -	\$ -		\$ 18,031,000
2	Emergency Interconnect - 16" Waterline with wholesale provider	Certificates of Obligation		\$ -	\$ 850,000	\$ 3,500,000	\$ 2,744,400	\$ -	\$ -		\$ 7,094,400
2	Megasite - Phase I Waterlines	Certificates of Obligation		\$ -	\$ 400,000	\$ 2,500,000	\$ 1,009,020	\$ -	\$ -		\$ 3,909,020
2	FM 1680 16" & 20" Waterlines (801 PP) - Phase I	Certificates of Obligation		\$ 150,000	\$ 900,000	\$ 143,715	\$ -	\$ -	\$ -		\$ 1,193,715
3	New 2.0-MG 801" Elevated Storage Tank	Certificates of Obligation		\$ -	\$ -	\$ -	\$ 5,127,840	\$ 6,837,120	\$ 5,127,840		\$ 17,092,800
3	Additional Simsboro Wells	Certificates of Obligation		\$ -	\$ 550,000	\$ 3,750,000	\$ 3,507,455				\$ 7,807,455
3	CR 132 12" & 30" Waterline (801 PP) - Phase II	Certificates of Obligation		\$ -	\$ 715,000	\$ 3,500,000	\$ 1,749,500	\$ -	\$ -		\$ 5,964,500
3	Megasite - Phase II Waterlines	Certificates of Obligation		\$ -	\$ -	\$ 373,400	\$ 2,100,000	\$ 655,760	\$ -		\$ 3,129,160
	Water Master Plan			\$ -	\$ 150,000						\$ 150,000
				\$ 3,078,500	\$ 34,687,687	\$ 39,096,265	\$ 16,238,215	\$ 7,492,880	\$ 5,127,840	\$ -	\$ 105,721,387

WASTEWATER

1	Glenwood LS, 33" and 54" WW Lines	Certificates of Obligation;	90% Design completed	\$ 316,000	\$ 4,310,240	\$ 4,626,240	\$ 2,313,120	\$ -	\$ -	\$ -	\$ 11,565,600
1	South WWTP Capacity Rerate Study from 2.0 MGD to 2.3 MGD	Certificates of Obligation		\$ 45,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 45,000
1	South WWTP UV Upgrade	Certificates of Obligation		\$ 189,600	\$ 1,390,400	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,580,000
1	South WWTP Expansion from 2.3 to 6 MGD, PER, 30% design	Certificates of Obligation		\$ 257,500	\$ 1,287,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,545,000
1	MEGASITE West: South Cottonwood Creek Interceptor Ph 1	Certificates of Obligation		\$ 400,435	\$ 2,002,176	\$ 2,002,176	\$ -	\$ -	\$ -	\$ -	\$ 4,404,787
1	MEGASITE East: 24" gravity line, lift station, 12" force main to serve RCR, Acropolis and the eastern portion of Megasite	Certificates of Obligation		\$ 275,200	\$ 2,000,000	\$ 4,550,400	\$ 4,550,400	\$ -	\$ -	\$ -	\$ 11,376,000
2	MEGASITE West: South Cottonwood Creek Interceptor Ph 2	Certificates of Obligation		\$ -	\$ 318,528	\$ 1,592,640	\$ 1,592,640	\$ -	\$ -	\$ -	\$ 3,503,808
3	Brushy Creek Interceptor Phase III (Cost Participation)	Certificates of Obligation		\$ -	\$ 327,352	\$ 1,636,760	\$ 1,636,760	\$ -	\$ -	\$ -	\$ 5,237,632
3	South WWTP Final Design and Bidding for expansion to 6 MGD	Certificates of Obligation		\$ -	\$ 6,695,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,695,000
3	South WWTP Construction of 6 MGD expansion	Certificates of Obligation		\$ -	\$ -	\$ 39,900,000	\$ 39,900,000	\$ -	\$ -	\$ -	\$ 119,700,000
	Central WWTP Expansion from 0.990 mgd to 3.25mgd	Certificates of Obligation				\$ 3,970,000	\$ 3,970,000	\$ 8,932,500	\$ -	\$ -	\$ 12,902,500
	Brushy Creek Interceptor - Phase IV	Certificates of Obligation				\$ 500,000	\$ 500,000	\$ 9,500,000	\$ 10,000,000	\$ -	\$ 20,000,000
	Cottonwood Creek Wastewater Interceptor Extension	Certificates of Obligation					\$ 190,000	\$ -	\$ 1,710,000	\$ -	\$ 1,900,000
				\$ 1,483,735	\$ 18,331,196	\$ 54,308,216	\$ 50,492,920	\$ 55,196,760	\$ 20,642,500	\$ -	\$ 200,455,327

AGENDA ITEM REPORT

10.4.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Financial Responsibility

☒ Sustainable Growth

☐ Highest Quality of Life

To: City Council
Subject: Discuss and possible action on 2023 Capital Improvement Plan (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact:

BACKGROUND INFORMATION:

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

10.5.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Financial Responsibility

☒ Sustainable Growth

☒ Highest Quality of Life

To: City Council
Subject: Discussion and possible action to direct city staff/city attorney to prepare a resolution/ordinance regarding a November ballot measure for the public vote of bond sales for city improvements including, but not limited to, a municipal pool, a senior community meeting space and Fritz Park Improvements. (Mayor Mike Snyder)
Meeting: Thursday, August 18, 2022
Department: City Council /
Staff Contact: Angela Walton

BACKGROUND INFORMATION:

Discussion by City Council for a possible November ballot measure for bond sales for city improvements.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

AGENDA ITEM REPORT

10.6.



This agenda item meets the following City's Pillars:(check all that apply)

☒ *Excellence and Efficiency through Collaboration*

☐ *Financial Responsibility*

☐ *Sustainable Growth*

☒ *Highest Quality of Life*

To: City Council
Subject: Public Hearing, Discussion, and Council Instructions to Staff on the Draft Drought Contingency Plan Update (Wayne Watts)
Meeting: Thursday, August 18, 2022
Department: Public Works /
Staff Contact: Wayne Watts

BACKGROUND INFORMATION:

The purpose of a drought contingency plan is to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection in order to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions. Texas Administrative Code Title 30, Part 1, Chapter 288, Subchapter B, requires retail public water providers to have a drought contingency plan meeting the requirements of aforesaid subchapter and to update drought contingency plans at least every five years. As per the Hutto Code of Ordinances the last update of Hutto's Drought Contingency Plan was adopted on April 16, 2015. Since that update, the City of Hutto purchased its largest wholesale water provider's system, the Heart of Texas Water System. The current Drought Contingency Plan needs to be updated to reflect that purchase and to comply with the State mandated update frequency.

Freese and Nichols, Inc., was selected to perform this update based on their familiarity with Hutto's water system acquired during their ongoing work on the Hutto Water Master Plan. After completion of negotiations over scope and cost of work, the attached contract was executed for the update of the drought contingency plan in an amount not to exceed \$23,000. At the project's kick-off meeting, the schedule was set for the delivery of draft contingency plan on August 15, 2022.

SUMMARY OF REQUEST:

Staff is seeking public comments during the public hearing and instructions from City Council on the Draft Drought Contingency Plan Update in order to finalize the Drought Contingency Plan Update for

AGENDA ITEM REPORT

10.6.



consideration and possible adoption at the September 15, 2022, regularly scheduled City Council Meeting. Please note that a public hearing is not a legal requirement for the adoption of a drought contingency plan.

STAFF REVIEW:

Staff has reviewed the attached update to the Drought Contingency Plan and has recommended that the plan be presented at a public hearing and to the City Council for review and comments. Staff and/or the Engineering Consultant will provide a presentation concerning the purposes of drought contingency plans and the changes recommended to the current Hutto's Drought Contingency Plan. The draft Drought Contingency Plan and a redline of the draft Drought Contingency Plan are attached.

FINANCIAL IMPACT:

N/A

POLICY IMPLICATIONS:

N/A

ATTACHMENTS:



TASK ORDER #2022-007

Drought Contingency Plan

In accordance with Agreement for On Demand Services between the City of Hutto (Owner) and Vendor, the parties agree as follows:

1. Background Data

- a. Effective Date of Task Order #2022-007: July 1, 2022
- b. Owner: City of Hutto
- c. Vendor: Freese and Nichols
- d. Specific Project (title): Drought Contingency Plan
- e. Specific Project (description): Services to be provided under this Task Order include an update of the City of Hutto's (City) Drought Contingency Plan (DCP). This project will incorporate data provided by the City into a document format meeting the requirements of Texas Administrative Code (TAC) 288. Deliverables will include a DCP which identifies the triggers, actions and goal savings of the City's various drought stages, as well as notification procedures, variances, and enforcement.
- f. Specific Project Time of Completion (schedule): FNI is authorized to commence work on the project upon execution of this Task Order and agrees to perform the services in accordance with Attachment A - Schedule.

If FNI's services are delayed through no fault of FNI, FNI shall be entitled to equitable adjustment of rates and amounts of compensation and FNI shall be entitled to adjust contract schedule consistent with the number of days of delay.

2. Basic Services:

The Basic Services to be provided or furnished by Vendor under this Task Order are: See Attachment SC – Scope of Services

3. Proposal deliverables: See Attachment SC – Scope of Services

4. Fee:

FNI proposes to furnish services as described herein for the not-to-exceed fee of twenty-three thousand dollars (\$23,000.00) for Basic Services. If FNI sees the Scope of Services changing so that additional services are needed, FNI will notify the City before proceeding. Additional services shall be based on the rates in Attachment CO.

5. Deadline: This form is to be signed along with any supplementary materials and must be submitted to Wayne Watts, Interim Director of Public Works, via email by June 30, 2022 at 4PM CST.

Point of Contact: Wayne Watts, Interim Director of Public Works

Email Address: wayne.watts@huttotx.gov

Phone Number: 512.759.4025

TASK ORDER #2022-007

Drought Contingency Plan

Vendor agrees to provide the services within this Task Order and Vendor is authorized to begin performance upon its receipt of a copy of this Task Order signed by Owner.

The Effective Date of this Task Order (#2022-007) is July 1, 2022.

OWNER:

By: Isaac D. Turner

Print Name: Isaac D. Turner

Title: Interim City Manager

VENDOR:

By: Jason D. Afinowicz

Print Name: Jason D. Afinowicz

Title: Principal and Vice President

Scope of Services Drought Contingency Plan Update

PROJECT UNDERSTANDING

Services to be provided under this Task Order include an update of the City of Hutto's (City) Drought Contingency Plan (DCP). This project will incorporate data provided by the City into a document format meeting the requirements of Texas Administrative Code (TAC) 288. Deliverables will include a DCP which identifies the triggers, actions and goal savings of the City's various drought stages, as well as notification procedures, variances, and enforcement.

Freese and Nichols, Inc. (FNI) has prepared a schedule to satisfy the requirement of the TCEQ and TWDB, as well as the specific needs of the City. This schedule may be adjusted based on the City's expediency in delivering information required for the plan or the schedule for adoption by City Council.

It is FNI's understanding that the City's existing DCP and Water Conservation Plan (WCP) are out of date, and that the DCP is in urgent need of updating. The City will need to update both the DCP and WCP in order to be eligible for TWDB funding.

DROUGHT CONTINGENCY PLAN

1A. Data Collection and Review

FNI will obtain the following information from Hutto or other sources where available:

- Current DCP document and ordinance
- Historic service area population, 2011-2022
- Historic daily production/delivery amounts (gallons), 2011-2018
- Historic drought stage declarations (calendar dates), 2011-2022
- Historic annual customer count and sales volume (gallons) by customer type, 2011-2022

FNI will also review neighboring utilities' DCP documents, for consistency.

1B. Project Kickoff Meeting

Conduct one (1) in-person project kickoff meeting with the City to review project scope, goals, project team members and schedule. FNI will provide the City with a data request memo identifying data needs. The meeting will include discussion of the following:

- Current DCP document and drought stages,
- Historic drought response from the community,
- Recent 2022 production, and
- Information and data needs from the City.

1C. Drought Trigger Evaluation

FNI will review the performance of current drought triggers based on daily/monthly water production, use model runs to evaluate the appropriateness of alternate drought triggers, and provide a recommendation for actions to limit peak usage.

1D. DCP Document Update

FNI will update the language of the current DCP to reflect the requirements of TAC 288 and revisions to the drought triggers, actions and goal savings based on coordination with the City. Review the City of Taylor, Manville WSC, and Jonah SUD DCPs and incorporate any requirements transferred to the City.

1E. Review Draft DCP

FNI will participate in one (1) virtual meeting with the City to review the draft DCP, receive comment, and make revisions prior to adoption.

1F. Participation in Adoption Process

FNI will provide a summary of the DCP for presentation to one (1) City Council meeting and participate in such presentation, if requested.

Summary of Deliverables

- Draft Drought Contingency Plan (electronic)
- Final Drought Contingency Plan (electronic)
- Presentation of Drought Contingency Plan, for Delivery to City Council (electronic)

Summary of Meetings, Workshops, and Presentations

- One (1) Drought Contingency Plan Project Kickoff Meeting (in-person)
- One (1) Virtual Meeting to Review Draft Drought Contingency Plan
- One (1) Presentation to City Council on Drought Contingency Plan (in-person)

ATTACHMENT A – SCHEDULE

FNI shall begin work under this Agreement within five (5) days of a Notice to Proceed and shall complete the work in accordance with the schedule below:

Phase Description	Calendar Days
Draft Drought Contingency Plan	15 days from receipt of data from City
Final Drought Contingency Plan	7 days after receiving comments on Draft DCP

City of Hutto Drought Contingency Plan 6/20/2022 Detailed Cost Breakdown		Project Fee Summary	
Basic Services	\$	23,000	
Special Services	\$	-	
Total Project	\$	23,000	

Tasks										Labor					Total	
Phase	Task	Basic or Special	Task Description	Adam Conner	Jason Atkinson	Justin DuRant	Aleis Harper	Jeremy Rice	Total Hours	Total Labor Effort	Total Expense Effort	Total Effort				
				Project Manager	Senior Advisor	Technical Lead	Document Support	QC								
1	A	Basic	Data Collection and Review	6		12			18	\$ 2,599	\$ 153	\$ 2,752				
1	B	Basic	Project Kickoff Meeting (in person)	8		3			11	\$ 1,957	\$ 94	\$ 2,050				
1	C	Basic	Drought Trigger Evaluation	12	2	24		2	40	\$ 6,240	\$ 340	\$ 6,580				
1	D	Basic	DCP Document Update	6	1	24	4	1	36	\$ 4,966	\$ 306	\$ 5,272				
1	E	Basic	Review Draft DCP (virtual)	6		6			12	\$ 1,903	\$ 102	\$ 2,005				
1	F	Basic	Participation in Adoption Process (in person)	8	2	12	4		26	\$ 4,056	\$ 223	\$ 4,279				
										\$ -	\$ -	\$ -				
Total Hours / Quantity				46	5	81	8	3	143							
Total Effort				\$ 9,248	\$ 1,505	\$ 9,401	\$ 906	\$ 661		\$ 21,720	\$ 1,280	\$ 23,000				

COMPENSATION**ATTACHMENT B**

Compensation to FNI for Basic Services in Attachment SC shall be computed on the basis of the following Schedule of Charges, but shall not exceed Twenty Three Thousand Dollars (\$23,000).

If FNI sees the Scope of Services changing so that Additional Services are needed, including but not limited to those services described as Additional Services in Attachment SC, FNI will notify OWNER for OWNER's approval before proceeding. Additional Services shall be computed based on the following Schedule of Charges.

Position	Hourly Rate	
	Min	Max
Professional 1	83	147
Professional 2	109	171
Professional 3	105	239
Professional 4	165	249
Professional 5	196	350
Professional 6	212	414
Construction Manager 1	104	135
Construction Manager 2	90	172
Construction Manager 3	132	163
Construction Manager 4	155	212
CAD Technician/Designer 1	69	144
CAD Technician/Designer 2	112	167
CAD Technician/Designer 3	146	213
Corporate Project Support 1	57	117
Corporate Project Support 2	75	186
Corporate Project Support 3	118	278
Intern / Coop	49	84

Rates for In-House Services and Equipment

<u>Mileage</u>	<u>Bulk Printing and Reproduction</u>		<u>Equipment</u>		
Standard IRS Rates		<u>B&W</u>	<u>Color</u>	Valve Crew Vehicle (hour)	\$75
	Small Format (per copy)	\$0.10	\$0.25	Pressure Data Logger (each)	\$200
	Large Format (per sq. ft.)			Water Quality Meter (per day)	\$100
<u>Technology Charge</u>	Bond	\$0.25	\$0.75	Microscope (each)	\$150
\$8.50 per hour	Glossy / Mylar	\$0.75	\$1.25	Pressure Recorder (per day)	\$100
	Vinyl / Adhesive	\$1.50	\$2.00	Ultrasonic Thickness Gauge (per day)	\$275
				Coating Inspection Kit (per day)	\$275
	Mounting (per sq. ft.)	\$2.00		Flushing / Cfactor (each)	\$500
	Binding (per binding)	\$0.25		Backpack Electrofisher (each)	\$1,000
				<u>Survey Grade</u>	<u>Standard</u>
				Drone (per day)	\$200 \$100
				GPS (per day)	\$150 \$50

OTHER DIRECT EXPENSES:

Other direct expenses are reimbursed at actual cost times a multiplier of 1.10. They include outside printing and reproduction expense, communication expense, travel, transportation and subsistence away from the FNI office. For other miscellaneous expenses directly related to the work, including costs of laboratory analysis, test, and other work required to be done by independent persons other than staff members, these services will be billed at a cost times a multiplier of 1.10. For Resident Representative services performed by non-FNI employees and CAD services performed In-house by non-FNI employees where FNI provides workspace and equipment to perform such services, these services will be billed at cost times a multiplier of 2.0. This markup approximates the cost to FNI if an FNI employee was performing the same or similar services.

These ranges and/or rates will be adjusted annually in February. Last updated 2022.

350062022

ARTICLE 24.07 WATER CONSERVATION AND DROUGHT RESPONSE

Division 1. Generally

Secs. 24.07.001–24.07.030 Reserved

Division 2. Drought Contingency Plan

Sec. 24.07.031 Declaration of policy, purpose, and intent

(a) In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the city hereby adopts the following regulations and restrictions on the delivery and consumption of water through a resolution.

(b) Water uses regulated or prohibited under this drought contingency plan (~~this~~ plan) are considered to be nonessential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in [section 24.07.037](#) of this plan.

Sec. 24.07.032 Public involvement

Opportunity for the public to provide input into the preparation of this plan was provided by the city by means of press release, scheduling and providing public notice of a public meeting to accept input on this plan.

Sec. 24.07.033 Public education

The city will periodically provide the public with information about this plan, including information about the conditions under which each stage of this plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of press releases, utility bill inserts, [email blasts to customers, social media channels, reverse 911, the City of Hutto website](#), or other suitable methods.

Sec. 24.07.034 Coordination with regional water planning groups

The service area of the city is ~~not~~ located within [any](#) groundwater conservation district, [is located within regional water planning area G, -50](#) and the city has provided a copy of this plan to Regional Water Planning Group G [and K](#).

Sec. 24.07.035 Authorization

The city manager, or his/her designee is hereby authorized and directed to implement the applicable provisions of this plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The city manager, or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this plan.

Sec. 24.07.036 Applicability

The provisions of this plan shall apply to all persons, customers, and property utilizing water provided by the city. The terms, ~~"person"~~ and ~~"customer"~~, as used in this plan include individuals, corporations, partnerships, associations, and all other legal entities.

Sec. 24.07.037 Definitions

For the purposes of this plan, the following definitions shall apply:

~~Aesthetic water use.~~ Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

~~Commercial and institutional water use.~~ Water use which is integral to the operations of commercial ~~and non-profit~~ establishments ~~and governmental entities~~ such as retail establishments, hotels and motels, restaurants, and office buildings. ~~This does not include multifamily residences or agricultural, industrial, or institutional users.~~

~~Institutional water use.~~ Water use by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison, or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

Conservation. Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer. Any person, company, or organization using water supplied by the city.

Domestic water use. Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even-numbered address. Street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use. The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use. Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Nonessential water use. Water uses that are not essential nor required for the protection of public; health, safety, and welfare, including.

- (1) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this plan;
- (2) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- (3) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (4) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (5) Flushing gutters or permitting water to run or accumulate in any gutter or street;
- ~~(6) Use of water to fill, refill, or add to any indoor or outdoor swimming pools or Jacuzzi-type pools;~~
- ~~(6.7)~~ Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- ~~(7.9)~~ Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- ~~(8.9)~~ Use of water from hydrants for construction purposes or any other purposes other than firefighting.

Odd-numbered address. Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

System Operating Capacity. ~~The lesser of Hutto's total available supply and total distribution capacity. The total available supply- is the production capacity of Hutto's system plus the contracted peak amount of wholesale water deliveries-. This system operating capacity will increase or decrease with changes to Hutto's water system and/or wholesale contracts.~~

Sec. 24.07.038 Criteria for initiation and termination of drought response stages

- (a) The city shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of this plan, that is, when the specified triggers are reached.
- (b) The triggering criteria described below are based on known water supply capacity limits, ~~and~~ contractual requirements, source water constraints, and other factors.
 - (1) Stage 1 triggers - Mild water shortage conditions.
 - (A) Requirements for initiation. Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses, defined in section 24.07.037, when any of the following criteria are met:
 - (i) Total daily water demand equals or exceeds 75.85 percent of the ~~total combined supply available from the city's wholesale water purchase contracts~~ city's system operating capacity for 3 consecutive days.
 - (ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 1 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.
 - ~~(iii) —At the discretion of the City Manager or his/her designee.~~
 - ~~(iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.~~
 - (B) Requirements for termination. Stage 1 of this plan may be rescinded when any of the following conditions

prevail:

(i) ~~Aa minimum of 30 days have passed since~~after initiation of Stage 1 and when all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.

(ii) ~~The total daily water demand has not exceeded 70% of the system operating capacity for a period of 3 consecutive days.~~

Formatted: Not Highlight

(iii) ~~or at the discretion of t~~The City Manager or his/her designee determines that it is appropriate to terminate Stage 1.

(2) Stage 2 triggers - Moderate water shortage conditions.

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses provided in section 24.07.039 of this plan when any of the following criteria are met:

(i) Total daily water demand equals or exceeds ~~8099~~ percent of the ~~total combined supply available from the city's wholesale water purchase contracts~~city's system operating capacity for 3 consecutive days.

(ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 2 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.

(iii) At the discretion of the City Manager or his/her designee.

(iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(B) Requirements for termination. Stage 2 of this plan may be rescinded ~~a minimum of 30 days after initiation and when~~ any of the following conditions prevail:

(i) ~~A minimum of 30 days have passed since initiation of Stage 2 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.~~

(ii) ~~The total daily water demand has not exceeded 75% of the system operating capacity for a period of 3 consecutive days.~~

Formatted: Not Highlight

(iii) ~~The City Manager or his/her designee determines that it is appropriate to terminate Stage 2.~~

~~all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days, or at the discretion of the City Manager or his/her designee.~~

(3) Stage 3 triggers - Severe water shortage conditions.

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for stage 3 of this plan when any of the following criteria are met:

(i) Total daily water demand equals or exceeds ~~8595~~ percent of the ~~total combined supply available from the city's wholesale water purchase contracts~~city's system operating capacity for 3 consecutive days.

(ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 3 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.

(iii) At the discretion of the City Manager or his/her designee.

(iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(B) Requirements for termination. Stage 3 of this plan may be rescinded ~~a minimum of 30 days after initiation and when~~ any of the following conditions prevail:

(i) ~~A minimum of 30 days have passed since initiation of Stage 3 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.~~

(ii) ~~The total daily water demand has not exceeded 80% of the system operating capacity for a period of 3 consecutive days.~~

Formatted: Not Highlight

(iii) ~~The City Manager or his/her designee determines that it is appropriate to terminate Stage 3.~~

~~all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days, or at the discretion of the City Manager and his/her designee.~~

~~(4) Stage 4 triggers - Critical water shortage conditions.~~

~~(A) Requirements for initiation.~~ Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for stage 4 of this plan when:

~~(i) Total daily water demand equals or exceeds 97 percent of the total combined supply available from the city's wholesale water purchase contracts for 3 consecutive days.~~

~~(iii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 4 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.~~

~~(B) Requirements for termination. Stage 4 of this plan may be rescinded when all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.~~

~~(45) Stage 54 triggers - Emergency water shortage conditions.~~

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions for stage 45 of this plan when the city manager, or his/her designee, determines that a water supply emergency exists based on:

(i) Major water line breaks, or pump or system failures occur, which cause unprecedented loss of capability to provide water service; or

(ii) Natural or manmade contamination of the water supply source(s).

~~(iii) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.~~

~~(iv) Total daily water demand equals or exceeds 95% of the city's system operating capacity for a period of 3 consecutive days.~~

~~(v) Any other water emergency that threatens the protection of public health, safety and welfare.~~

(B) Requirements for termination. Stage 45 of this plan may be rescinded a minimum of 30 days after initiation and when any of the following conditions prevail:

~~(i) A minimum of 30 days have passed since initiation of Stage 4 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.~~

~~(ii) The total daily water demand has not exceeded 90% of the system operating capacity for a period of 3 consecutive days.~~

~~(iii) The City Manager or his/her designee determines that it is appropriate to terminate Stage 4.~~

~~all of the conditions listed as triggering events have ceased to exist for a period of 2 consecutive days.~~

~~(65) Stage 56 triggers - Water allocation.~~

(A) Requirements for initiation. Customers shall be required to comply with the water allocation plan prescribed in section 24.07.039 of this plan and comply with the requirements and restrictions for stage 5 of this plan when the city manager and/or City Council determines water allocation is necessary.

(B) Requirements for termination. Water allocation to remain in effect for a minimum of one complete billing cycle and will remain in effect if Stage 5 is still in effect at the beginning of the next billing month. Stage 5 may be rescinded at the discretion of the City Manager or his/her designee when all of the conditions listed as triggering events have ceased to exist for a period of 3 consecutive days.

Sec. 24.07.039 Drought response stages

(a) Monitoring and notification. The city manager, or his/her designee, shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in section 24.07.038 of this plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

(1) Notification of the public. The city manager or his/her designee shall notify the public by means of:

(A) Publication on the city website.

(B) Press release.

(C) Email blast to customers.

(D) Social media channels.

(2) Additional notification. The city manager or his/her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

(A) Mayor and members of the city council.

(B) Williamson County emergency services district #3 fire chief.

(C) City emergency management coordinator.

(D) County judge and commissioner(s).

(E) TCEQ (required when mandatory restrictions are imposed).

(F) Major water users.

Formatted: Not Highlight

- (G) Critical water users, i.e. hospitals.
- (H) Parks/street superintendents and public facilities managers.
- (b) Response stages.
- (1) Stage 1 response - Mild water shortage conditions.
- (A) Target. Achieve a voluntary ~~510~~ percent reduction in water use.
- (B) Voluntary water use restrictions for reducing demand.
- (i) Residential water customers are requested to voluntarily limit the irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and ~~Wednesdays-Tuesdays~~ for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only ~~between-during~~ the hours ~~of midnight and before~~ 6:00 a.m. and ~~after~~ 8:00 p.m. ~~to midnight~~ on designated watering days. Irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
- (ii) Industrial, commercial, and institutional water customers are requested to voluntarily limit the irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems to TuesdaysMondays and Fridays, and to irrigate landscapes only during the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. Irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
- (iii) All city operations shall adhere to water use restrictions prescribed for stage 2 of this plan.
- (iv~~ii~~) Water customers are requested to practice water conservation and to minimize or discontinue water use for nonessential purposes.
- (2) Stage 2 response - Moderate water shortage conditions.
- (A) Target. Achieve a ~~20-10~~ percent reduction in water use.
- (B) Best management practices for supply management.
- (i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:
 - a. Reduce or discontinue flushing of water mains;
 - b. Reduce or discontinue irrigation of public landscaped areas.
- (ii) The city will comply with water use restrictions for stage 2 when stage 2 is implemented.
- (C) Water use restrictions for demand reduction. Under threat of penalty for violation, the following water use restrictions shall apply to all persons:
 - (i) For residential water customers, irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and ~~Wednesdays-Tuesdays~~ for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigation of landscaped areas is further limited to the hours ~~of 12:00 midnight until 6~~before 10:00 a.m. and ~~between-after~~ 8:00 p.m. ~~and 12:00 midnight~~ on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
 - (ii) For industrial, commercial, and institutional water customers, irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Mondays and Fridays during the hours before 10:00 a.m. and after 8:00 p.m. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.
 - (iii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days ~~between the hours of 12:00 midnight and during the hours before~~ 6:00 a.m. and ~~between-after~~ 8:00 p.m. ~~and 12:00 midnight~~. Such washing, when allowed, shall be done with a handheld bucket or a handheld hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial carwash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.
 - (iv~~ii~~) Use of water to initially fill newly installed pools is allowed. Use of water to refill, or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days ~~between the hours of 12:00 midnight and during the hours before~~ 6:00 a.m. and ~~between-after~~ 8:00 p.m. ~~and 12:00 midnight~~.

- (iv) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.
- (vi) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special ~~permission~~permit from the city.

(vii) All restaurants are prohibited from serving water to patrons except upon request of the patron.

(viii) The following uses of water are defined as nonessential and are prohibited:

a. Wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;

b. Use of water to wash down buildings or structures for purposes other than immediate fire protection;

~~c. Use of water for dust control;~~

~~c.d.~~ Flushing gutters or permitting water to run or accumulate in any gutter or street; and

~~d.e.~~ Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

(3) Stage 3 response - Severe water shortage conditions.

(A) Target. Achieve a ~~2040~~ percent reduction in daily water use.

(B) Best management practices for supply management.

(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:

a. Reduce or discontinue flushing of water mains;

b. Reduce or discontinue irrigation of public landscaped areas.

(ii) The city must comply with water use restrictions for stage 3 when stage 3 is implemented.

(C) Water use restrictions for demand reduction. All requirements of stage 2 shall remain in effect during stage 3 except:

~~(i) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 12:00 midnight and 6:00 a.m. and between 8:00 p.m. and 12:00 midnight and shall be by means of handheld hoses, handheld buckets, drip irrigation, or permanently installed automatic sprinkler system only. The use of hose end sprinklers is prohibited at all times.~~(i) Irrigation of landscaped areas with automatic sprinkler systems and hose-end sprinklers shall be limited to one day per week according to the street address as follows:

<u>Last number of address</u>	<u>Watering day</u>
<u>0, 1</u>	<u>Monday</u>
<u>2, 3</u>	<u>Tuesday</u>
<u>4, 5</u>	<u>Thursday</u>
<u>6, 7</u>	<u>Friday</u>
<u>8, 9</u>	<u>Saturday</u>

~~If there is no street address associated with the property, or if there is more than one street address associated with a single contiguous property, the watering day is Wednesday. Irrigation of landscaped areas is further limited to the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.~~

~~ji) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial carwash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial carwashes and commercial service stations shall occur only during the hours before 10:00 a.m. and after 8:00 p.m.~~

~~(iii) The filling, refilling, or adding of water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited~~

~~(iiiv) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.~~

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Centered

Formatted: Font color: Auto

Formatted: Font color: Auto

Formatted: Not Strikethrough

Formatted: Not Strikethrough

Formatted: Not Strikethrough

Formatted: Not Strikethrough

Formatted: Not Strikethrough

~~(v) No application for new, additional, expanded, or increased in size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher numbered stage shall be in effect.~~

~~(iv) Use of water for dust control is absolutely prohibited, with the exception that Type I recycled water can be applied where contact between humans and the recycled water is likely and Type II recycled water can be applied where contact between humans and the recycled water is unlikely.~~

~~(vi) The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.~~

~~(4) Stage 4 response - Critical water shortage conditions.~~

~~(A) Target. Achieve a 60 percent reduction in daily water use.~~

~~(B) Best management practices for supply management.~~

~~(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:~~

~~a. Reduce or discontinue flushing of water mains;~~

~~b. Reduce or discontinue irrigation of public landscaped areas.~~

~~(ii) The city must comply with water use restrictions for stage 4 when stage 4 is implemented.~~

~~(C) Water use restrictions for reducing demand. All requirements of stage 2 and 3 shall remain in effect during stage 4 except:~~

~~(i) Irrigation of landscaped areas shall be limited to designated watering days between the hours of 12:00 midnight and 6:00 a.m. and between 8:00 p.m. and 12:00 midnight and shall be by means of handheld hoses, handheld buckets, or drip irrigation only. The use of hose-end sprinklers or permanently installed automatic sprinkler systems are prohibited at all times.~~

~~(ii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial carwash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial carwashes and commercial service stations shall occur only between the hours of 12:00 a.m. and 6:00 a.m. and between 8:00 p.m. and 12:00 midnight.~~

~~(iii) The filling, refilling, or adding of water to swimming pools, wading pools, and Jacuzzi-type pools is prohibited.~~

~~(iv) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.~~

~~(v) No application for new, additional, expanded, or increased in size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher numbered stage shall be in effect.~~

~~(vi) The use of water for construction purposes from designated fire hydrants under special permit is to be discontinued.~~

~~(45) Stage 45 response - Emergency water shortage conditions.~~

~~(A) Target. Achieve a 4075 percent reduction in daily water use.~~

~~(B) Best management practices for supply management.~~

~~(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:~~

~~a. Discontinue flushing of water mains;~~

~~b. Discontinue irrigation of public landscaped areas.~~

~~(ii) The city must comply with water use restrictions for stage 54 when stage 54 is implemented.~~

~~(iii) The city, if deemed necessary by the city manager or his/her designee, may utilize alternative water sources including but not limited to the purchase, delivery, and distribution of bottled water.~~

~~(C) Water use restrictions for reducing demand. All requirements of stage 2, and 3, and 4 shall remain in effect during stage 45 except:~~

~~(i) Irrigation of landscaped areas using automatic irrigation systems or hose-end sprinklers is absolutely prohibited. Use of properly functioning drip and hand watering is allowed on designated Stage 3 days.~~

(ii) Irrigation of landscaped areas is permitted once per week on designated Stage 3 days if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or properly functioning drip irrigation system. Irrigation by such means is further limited to the hours before 10:00am and after 8:00pm on designated days.

(iii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

(iiiiv) Use of water for residential or commercial construction is absolutely prohibited, with the exception that Type I recycled water can be applied where contact between humans and the recycled water is likely and Type II recycled water can be applied where contact between humans and the recycled water is unlikely.

(56) Stage 56 response -- Water allocation. In the event that water shortage conditions threaten public health, safety, and welfare, the city manager or his/her designee is hereby authorized to allocate water according to the following water allocation plan:

(A) Single-family residential customers.

(i) The allocation to residential water customers residing in a single-family dwelling shall be 12,000 gallons per month as follows:

<u>Persons per Household</u>	<u>Gallons per Month</u>
-	-
1 or 2	6,000
3 or 4	7,000
5 or 6	8,000
7 or 8	9,000
9 or 10	10,000
11 or more	12,000

Formatted: Space Before: 5.25 pt, After: 5.25 pt

(ii) Household means the residential premises served by the customer's meter. ~~Persons per household include only those persons currently physically residing at the premises and expected to reside there for the entire billing period. It shall be assumed that a particular customer's household is comprised of two (2) persons unless the customer notifies the city of a greater number of persons per household on a form prescribed by the city manager, or his/her designee. The city manager shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every residential customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the city utility billing offices to complete and sign the form claiming more than two (2) persons per household. New customers may claim more persons per household at the time of applying for water service on the form prescribed by the city manager. When the number of persons per household increases so as to place the customer in a different allocation category, the customer may notify the city on such form and the change will be implemented in the next practicable billing period. If the number of persons in a household is reduced, the customer shall notify the city in writing within two (2) days. In prescribing the method for claiming more than two (2) persons per household, the city manager shall adopt methods to insure the accuracy of the claim.~~

Formatted: Space Before: 5.25 pt, After: 5.25 pt

(iii) Any person who falsely reports the number of persons in a household or fails to timely notify the city of a reduction in the number of persons commits a class C misdemeanor offense and shall be fined not less than \$100.00. No culpable mental state is required to prove this offense. If it shown during the trial of the offense that the offense was committed intentionally, knowingly, recklessly, or with criminal negligence then the person shall be fined not less than \$500.00 nor more than \$2,000.00.

(iiiv) Residential water customers shall pay the surcharges as provided in the fee schedule in appendix A of this code. Surcharges shall be cumulative.

Commented [AC2]: Appendix A will need to be changed to now reference Stage 5 (it currently references Stage 6).

(B) Master-metered multifamily residential customers.

(i) The allocation to a customer billed from a master meter which jointly measures water to multiple permanent

residential dwelling units (example: apartments, mobile homes) shall be allocated 126,000 gallons per month for each dwelling unit. It shall be assumed that such a customer's meter serves two dwelling units unless the customer notifies the city of a greater number on a form prescribed by the city manager. The city manager shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every such customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the city utility billing offices to complete and sign the form claiming more than two (2) dwellings. A dwelling unit may be claimed under this provision whether it is occupied or not. New customers may claim more dwelling units at the time of applying for water service on the form prescribed by the city manager. If the number of dwelling units served by a master meter is reduced, the customer shall notify the city in writing within two (2) days. In prescribing the method for claiming more than two (2) dwelling units, the city manager shall adopt methods to insure the accuracy of the claim.

(ii) Any person who falsely reports the number of dwelling units served by a master meter or fails to timely notify the city of a reduction in the number of dwelling units commits a class C misdemeanor offense and shall be fined not less than \$100.00. No culpable mental state is required to prove this offense. If it shown during the trial of the offense that the offense was committed intentionally, knowingly, recklessly, or with criminal negligence then the person shall be fined not less than \$500.00 nor more than \$2,000.00.

(iii) Customers billed from a master meter under this provision who exceed their monthly allocations shall pay monthly surcharges as provided in the fee schedule in [appendix A](#) of this code. Surcharges shall be cumulative.

(C) Commercial customers. A monthly water allocation shall be established by the city for each nonresidential commercial customer other than an industrial customer who uses water for processing purposes. The nonresidential customer's allocation shall be approximately 75 percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. Provided, however, a customer, 75 percent of whose monthly usage is less than 3,000 gallons, shall be allocated 3,000 gallons. The city manager shall give his/her best effort to see that notice of each nonresidential customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the city utility billing department to determine the allocation. Upon request of the customer or at the initiative of the city manager, the allocation may be reduced or increased if: (i) the designated period does not accurately reflect the customer's normal water usage; (ii) one nonresidential customer agrees to transfer part of its allocation to another nonresidential customer; or (iii) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the city manager. Nonresidential commercial customers shall pay surcharges as provided in the fee schedule in [appendix A](#) of this code. The surcharges shall be cumulative.

(D) Industrial customers. A monthly water allocation shall be established by the city for each industrial customer, which uses water for processing purposes. The industrial customer's allocation shall be approximately 90 percent of the customer's water usage baseline. Ninety (90) days after the initial imposition of the allocation for industrial customers, the industrial customer's allocation shall be further reduced to 80 percent of the customer's water usage baseline. The industrial customer's water use baseline will be computed on the average water use for the immediately preceding 12-month period ending prior to the date of implementation of stage 2 of this plan. If the industrial water customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no billing history exists. The city shall give best effort to see that notice of each industrial customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the city utility billing department to determine the allocation, and the allocation shall be fully effective notwithstanding the lack of receipt of written notice. Upon request of the customer or at the initiative of the city, the allocation may be reduced or increased: (i) if the designated period does not accurately reflect the customer's normal water use because the customer had shutdown a major processing unit for repair or overhaul during the period; (ii) the customer has added or is in the process of adding significant additional processing capacity; (iii) the customer has shutdown or significantly reduced the production of a major processing unit; (iv) the customer has previously implemented significant permanent water conservation measures such that the ability to further reduce water use is limited; (v) the customer agrees to transfer part of its allocation to another industrial customer; or (vi) if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the city manager. Industrial customers shall pay surcharges as identified in [appendix A](#) of this code. The surcharges shall be cumulative.

(E) Water use restrictions for reducing demand. All requirements of stage 2, 3 and 4 shall remain in effect during stage 5 except:

(i) No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-

[numbered stage shall be in effect.](#)

Sec. 24.07.040 Enforcement; penalty

(a) No person shall knowingly or intentionally allow the use of water from the city for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by the city manager, or his/her designee, in accordance with provisions of this plan.

(b) Any person who violates this plan is guilty of a [class C](#) misdemeanor and, upon conviction shall be punished by a fine in accordance with the general penalty in [section 1.01.009](#) of this code. Each day that one or more of the provisions in this plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this plan, the city manager shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge as provided in the fee schedule of [appendix A](#) of this code and any other costs incurred by the city in discontinuing service. In addition, suitable assurance must be given to the city manager that the same action shall not be repeated while this plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.

(c) Any person, including a person classified as a water customer of the city, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parent's control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this plan and that the parent could not have reasonably known of the violation.

(d) Any police officer or other employee of the city designated by the city manager may issue a citation to a person he/she reasonably believes to be in violation of this division. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the municipal court on the date shown on the citation for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in municipal court to enter a plea of guilty or not guilty for the violation of this plan. If the alleged violator fails to appear in municipal court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court before all other cases.

Sec. 24.07.041 Variances

(a) The city manager, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

(1) Compliance with this plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which this plan is in effect.

(2) Alternative methods can be implemented which will achieve the same level of reduction in water use.

[\(3\) Strict compliance with the provisions at issue adversely affects the health, safety, welfare or sanitation of the public, the applicant, or the environment.](#)

[\(4\) Strict compliance with the provisions at issue substantially threatens the applicant's primary source of income, the applicant is employing all reasonable water conservation measures, and approval of the variance will not result in water waste.](#)

[\(5\) A City-authorized Irrigation Inspector has determined that, due to its site-specific conditions, a site cannot be watered with an average coverage of 0.5 inches within the time limits prescribed, and as applicable, a current irrigation system evaluation is on file with the City.](#)

[\(6\) Person has a documented medical hardship or qualifying disability that prevents the person's strict adherence to these requirements.](#)

[\(7\) Irrigation of athletic fields is necessary to protect the health and safety of players and game officials.](#)

[\(8\) Person who installs new landscapes may irrigate only during the hours of before 10:00 a.m. and after 8:00 p.m. on any day, for a period of 30 days after installation. Projects that add plant material to existing landscape](#)

do not qualify for a variance. Replacing or adding plants or turf to existing, established landscapes will not be granted a variance. Over-seeding existing turf is not considered new landscape and will not be given an exemption.

Formatted: Font: Font color: Black

(b) Persons requesting an exemption from the provisions of this division shall file a petition for variance with the city within 5 days after this plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the city manager, or his/her designee, and shall include the following:

- (1) Name and address of the petitioner(s).
 - (2) Purpose of water use.
 - (3) Specific provision(s) of this plan from which the petitioner is requesting relief.
 - (4) Detailed statement as to how the specific provision of this plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this division.
 - (5) Description of the relief requested.
 - (6) Period of time for which the variance is sought.
 - (7) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this plan and the compliance date.
 - (8) Other pertinent information.
- (c) Variances granted by the city shall be subject to the following conditions, unless waived or modified by the city manager or his/her designee:
- (1) Variances shall include a timetable for compliance.
 - (2) Variances granted shall expire when this plan is no longer in effect, unless the petitioner has failed to meet specific requirements.
- (d) No variance shall be retroactive or otherwise justify any violation of this plan occurring prior to the issuance of the variance.

(Ordinance O-15-04-16-8B adopted 4/16/15)

ARTICLE 24.07 WATER CONSERVATION AND DROUGHT RESPONSE*

Division 1. Generally

Secs. 24.07.001–24.07.030 Reserved

Division 2. Drought Contingency Plan

Sec. 24.07.031 Declaration of policy, purpose, and intent

(a) In order to conserve the available water supply and protect the integrity of water supply facilities, with particular regard for domestic water use, sanitation, and fire protection, and to protect and preserve public health, welfare, and safety and minimize the adverse impacts of water supply shortage or other water supply emergency conditions, the city hereby adopts the following regulations and restrictions on the delivery and consumption of water through a resolution.

(b) Water uses regulated or prohibited under this drought contingency plan (the plan) are considered to be nonessential and continuation of such uses during times of water shortage or other emergency water supply condition are deemed to constitute a waste of water which subjects the offender(s) to penalties as defined in [section 24.07.037](#) of this plan.

Sec. 24.07.032 Public involvement

Opportunity for the public to provide input into the preparation of this plan was provided by the city by means of press release, scheduling and providing public notice of a public meeting to accept input on this plan.

Sec. 24.07.033 Public education

The city will periodically provide the public with information about this plan, including information about the conditions under which each stage of this plan is to be initiated or terminated and the drought response measures to be implemented in each stage. This information will be provided by means of press releases, utility bill inserts, email blasts to customers, social media channels, reverse 911, the City of Hutto website, or other suitable methods.

Sec. 24.07.034 Coordination with regional water planning groups

The service area of the city is not located within any groundwater conservation district, is located within regional water planning area G, and the city has provided a copy of this plan to Regional Water Planning Group G and K.

Sec. 24.07.035 Authorization

The city manager, or his/her designee is hereby authorized and directed to implement the applicable provisions of this plan upon determination that such implementation is necessary to protect public health, safety, and welfare. The city manager, or his/her designee shall have the authority to initiate or terminate drought or other water supply emergency response measures as described in this plan.

Sec. 24.07.036 Applicability

The provisions of this plan shall apply to all persons, customers, and property utilizing water provided by the city. The terms “person” and “customer” as used in this plan include individuals, corporations, partnerships, associations, and all other legal entities.

Sec. 24.07.037 Definitions

For the purposes of this plan, the following definitions shall apply:

Aesthetic water use. Water use for ornamental or decorative purposes such as fountains, reflecting pools, and water gardens.

Commercial water use. Water use which is integral to the operations of commercial establishments such as retail establishments, hotels and motels, restaurants, and office buildings. This does not include multifamily residences or agricultural, industrial, or institutional users.

Institutional water use. Water use by an establishment dedicated to public service, such as a school, university, church, hospital, nursing home, prison, or government facility. All facilities dedicated to public service are considered institutional regardless of ownership.

Conservation. Those practices, techniques, and technologies that reduce the consumption of water, reduce the loss or waste of water, improve the efficiency in the use of water or increase the recycling and reuse of water so that a supply is conserved and made available for future or alternative uses.

Customer. Any person, company, or organization using water supplied by the city.

Domestic water use. Water use for personal needs or for household or sanitary purposes such as drinking, bathing, heating, cooking, sanitation, or for cleaning a residence, business, industry, or institution.

Even-numbered address. Street addresses, box numbers, or rural postal route numbers ending in 0, 2, 4, 6, or 8 and locations without addresses.

Industrial water use. The use of water in processes designed to convert materials of lower value into forms having greater usability and value.

Landscape irrigation use. Water used for the irrigation and maintenance of landscaped areas, whether publicly or privately owned, including residential and commercial lawns, gardens, golf courses, parks, and rights-of-way and medians.

Nonessential water use. Water uses that are not essential nor required for the protection of public health, safety, and welfare, including.

- (1) Irrigation of landscape areas, including parks, athletic fields, and golf courses, except otherwise provided under this plan;
- (2) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle;
- (3) Use of water to wash down any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- (4) Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- (5) Flushing gutters or permitting water to run or accumulate in any gutter or street;
- (6) Use of water in a fountain or pond for aesthetic or scenic purposes except where necessary to support aquatic life;
- (7) Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s); and
- (8) Use of water from hydrants for construction purposes or any other purposes other than firefighting.

Odd-numbered address. Street addresses, box numbers, or rural postal route numbers ending in 1, 3, 5, 7, or 9.

System Operating Capacity. The lesser of Hutto's total available supply and total distribution capacity. The total available supply is the production capacity of Hutto's system plus the contracted peak amount of wholesale water deliveries. This system operating capacity will increase or decrease with changes to Hutto's water system and/or wholesale contracts.

Sec. 24.07.038 Criteria for initiation and termination of drought response stages

(a) The city shall monitor water supply and/or demand conditions on a daily basis and shall determine when conditions warrant initiation or termination of each stage of this plan, that is, when the specified triggers are reached.

(b) The triggering criteria described below are based on known water supply capacity limits, contractual requirements, source water constraints, and other factors.

(1) **Stage 1 triggers - Mild water shortage conditions.**

(A) **Requirements for initiation.** Customers shall be requested to voluntarily conserve water and adhere to the prescribed restrictions on certain water uses, defined in [section 24.07.037](#), when any of the following criteria are met:

- (i) Total daily water demand equals or exceeds 75 percent of the city's system operating capacity for 3 consecutive days.
- (ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 1 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.
- (iii) At the discretion of the City Manager or his/her designee.
- (iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(B) **Requirements for termination.** Stage 1 of this plan may be rescinded when any of the following conditions prevail:

- (i) A minimum of 30 days have passed since initiation of Stage 1 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.
- (ii) The total daily water demand has not exceeded 70% of the system operating capacity for a period of 3

consecutive days.

(iii) The City Manager or his/her designee determines that it is appropriate to terminate Stage 1.

(2) Stage 2 triggers - Moderate water shortage conditions.

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses provided in [section 24.07.039](#) of this plan when any of the following criteria are met:

(i) Total daily water demand equals or exceeds 80 percent of the city's system operating capacity for 3 consecutive days.

(ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 2 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.

(iii) At the discretion of the City Manager or his/her designee.

(iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(B) Requirements for termination. Stage 2 of this plan may be rescinded when any of the following conditions prevail:

(i) A minimum of 30 days have passed since initiation of Stage 2 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.

(ii) The total daily water demand has not exceeded 75% of the system operating capacity for a period of 3 consecutive days.

(iii) The City Manager or his/her designee determines that it is appropriate to terminate Stage 2.

(3) Stage 3 triggers - Severe water shortage conditions.

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions on certain nonessential water uses for stage 3 of this plan when any of the following criteria are met:

(i) Total daily water demand equals or exceeds 85 percent of the city's system operating capacity for 3 consecutive days.

(ii) If, pursuant to requirements specified in the city wholesale water purchase contract with Manville Water Supply Corporation, notification is received requesting initiation of stage 3 of the drought contingency plan and the city chooses to continue receiving Manville water during that period.

(iii) At the discretion of the City Manager or his/her designee.

(iv) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(B) Requirements for termination. Stage 3 of this plan may be rescinded when any of the following conditions prevail:

(i) A minimum of 30 days have passed since initiation of Stage 3 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.

(ii) The total daily water demand has not exceeded 80% of the system operating capacity for a period of 3 consecutive days.

(iii) The City Manager or his/her designee determines that it is appropriate to terminate Stage 3.

(4) Stage 4 triggers - Emergency water shortage conditions.

(A) Requirements for initiation. Customers shall be required to comply with the requirements and restrictions for stage 4 of this plan when the city manager, or his/her designee, determines that a water supply emergency exists based on:

(i) Major water line breaks, or pump or system failures occur, which cause unprecedented loss of capability to provide water service; or

(ii) Natural or manmade contamination of the water supply source(s).

(iii) An emergency outage or contamination causes a loss of supply to the entire or portion of the system.

(iv) Total daily water demand equals or exceeds 95% of the city's system operating capacity for a period of 3 consecutive days.

(v) Any other water emergency that threatens the protection of public health, safety and welfare.

(B) Requirements for termination. Stage 4 of this plan may be rescinded when any of the following conditions prevail:

(i) A minimum of 30 days have passed since initiation of Stage 4 and all of the conditions listed as triggering events have ceased to exist for a period of 5 consecutive days.

(ii) The total daily water demand has not exceeded 90% of the system operating capacity for a period of 3 consecutive days.

(iii) The City Manager or his/her designee determines that it is appropriate to terminate Stage 4.

(5) Stage 5 triggers - Water allocation.

(A) Requirements for initiation. Customers shall be required to comply with the water allocation plan prescribed in [section 24.07.039](#) of this plan and comply with the requirements and restrictions for stage 5 of this plan when the city manager and/or City Council determines water allocation is necessary.

(B) Requirements for termination. Water allocation to remain in effect for a minimum of one complete billing cycle and will remain in effect if Stage 5 is still in effect at the beginning of the next billing month. Stage 5 may be rescinded at the discretion of the City Manager or his/her designee.

Sec. 24.07.039 Drought response stages

(a) Monitoring and notification. The city manager or his/her designee shall monitor water supply and/or demand conditions on a daily basis and, in accordance with the triggering criteria set forth in [section 24.07.038](#) of this plan, shall determine that a mild, moderate, severe, critical, emergency or water shortage condition exists and shall implement the following notification procedures:

(1) Notification of the public. The city manager or his/her designee shall notify the public by means of:

(A) Publication on the city website.

(B) Press release.

(C) Email blast to customers.

(D) Social media channels.

(2) Additional notification. The city manager or his/ her designee shall notify directly, or cause to be notified directly, the following individuals and entities:

(A) Mayor and members of the city council.

(B) Williamson County emergency services district #3 fire chief.

(C) City emergency management coordinator.

(D) County judge and commissioner(s).

(E) TCEQ (required when mandatory restrictions are imposed).

(F) Major water users.

(G) Critical water users, i.e. hospitals.

(H) Parks/street superintendents and public facilities managers.

(b) Response stages.

(1) Stage 1 response - Mild water shortage conditions.

(A) Target. Achieve a voluntary 5 percent reduction in water use.

(B) Voluntary water use restrictions for reducing demand.

(i) Residential water customers are requested to voluntarily limit the irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Tuesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and to irrigate landscapes only during the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. Irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(ii) Industrial, commercial, and institutional water customers are requested to voluntarily limit the irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems to Mondays and Fridays, and to irrigate landscapes only during the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. Irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(iii) All city operations shall adhere to water use restrictions prescribed for stage 2 of this plan.

(iv) Water customers are requested to practice water conservation and to minimize or discontinue water use for nonessential purposes.

(2) Stage 2 response - Moderate water shortage conditions.

(A) Target. Achieve a 10 percent reduction in water use.

(B) Best management practices for supply management.

(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:

- a. Reduce or discontinue flushing of water mains;
- b. Reduce or discontinue irrigation of public landscaped areas.

(ii) The city will comply with water use restrictions for stage 2 when stage 2 is implemented.

(C) Water use restrictions for demand reduction. Under threat of penalty for violation, the following water use restrictions shall apply to all persons:

(i) For residential water customers, irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Sundays and Thursdays for customers with a street address ending in an even number (0, 2, 4, 6 or 8), and Saturdays and Tuesdays for water customers with a street address ending in an odd number (1, 3, 5, 7 or 9), and irrigation of landscaped areas is further limited to the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(ii) For industrial, commercial, and institutional water customers, irrigation of landscaped areas with hose-end sprinklers or automatic irrigation systems shall be limited to Mondays and Fridays during the hours before 10:00 a.m. and after 8:00 p.m. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

(iii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is prohibited except on designated watering days during the hours before 10:00 a.m. and after 8:00 p.m. Such washing, when allowed, shall be done with a handheld bucket or a handheld hose equipped with a positive shutoff nozzle for quick rinses. Vehicle washing may be done at any time on the immediate premises of a commercial carwash or commercial service station. Further, such washing may be exempted from these regulations if the health, safety, and welfare of the public is contingent upon frequent vehicle cleansing, such as garbage trucks and vehicles used to transport food and perishables.

(iv) Use of water to initially fill newly installed pools is allowed. Use of water to refill or add to any indoor or outdoor swimming pools, wading pools, or Jacuzzi-type pools is prohibited except on designated watering days during the hours before 10:00 a.m. and after 8:00 p.m.

(v) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.

(vi) Use of water from hydrants shall be limited to firefighting, related activities, or other activities necessary to maintain public health, safety, and welfare, except that use of water from designated fire hydrants for construction purposes may be allowed under special permission from the city.

(vii) All restaurants are prohibited from serving water to patrons except upon request of the patron.

(viii) The following uses of water are defined as nonessential and are prohibited:

- a. Wash down of any sidewalks, walkways, driveways, parking lots, tennis courts, or other hard-surfaced areas;
- b. Use of water to wash down buildings or structures for purposes other than immediate fire protection;
- c. Flushing gutters or permitting water to run or accumulate in any gutter or street; and
- d. Failure to repair a controllable leak(s) within a reasonable period after having been given notice directing the repair of such leak(s).

(3) Stage 3 response - Severe water shortage conditions.

(A) Target. Achieve a 20 percent reduction in daily water use.

(B) Best management practices for supply management.

(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:

- a. Reduce or discontinue flushing of water mains;
- b. Reduce or discontinue irrigation of public landscaped areas.

(ii) The city must comply with water use restrictions for stage 3 when stage 3 is implemented.

(C) Water use restrictions for demand reduction. All requirements of stage 2 shall remain in effect during stage 3 except:

(i) Irrigation of landscaped areas with automatic sprinkler systems and hose-end sprinklers shall be limited to one day per week according to the street address as follows:

Last number of address	Watering day
0, 1	Monday
2, 3	Tuesday
4, 5	Thursday
6, 7	Friday
8, 9	Saturday

If there is no street address associated with the property, or if there is more than one street address associated with a single contiguous property, the watering day is Wednesday. Irrigation of landscaped areas is further limited to the hours before 10:00 a.m. and after 8:00 p.m. on designated watering days. However, irrigation of landscaped areas is permitted at any time if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or drip irrigation system.

ii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle not occurring on the premises of a commercial carwash and commercial service stations and not in the immediate interest of public health, safety, and welfare is prohibited. Further, such vehicle washing at commercial carwashes and commercial service stations shall occur only during the hours before 10:00 a.m. and after 8:00 p.m.

(iii) Operation of any ornamental fountain or pond for aesthetic or scenic purposes is prohibited except where necessary to support aquatic life or where such fountains or ponds are equipped with a recirculation system.

(iv) Use of water for dust control is absolutely prohibited, with the exception that Type I recycled water can be applied where contact between humans and the recycled water is likely and Type II recycled water can be applied where contact between humans and the recycled water is unlikely.

(4) Stage 4 response - Emergency water shortage conditions.

(A) Target. Achieve a 40 percent reduction in daily water use.

(B) Best management practices for supply management.

(i) The city will implement the following measures to manage limited water supplies and/or reduce water demand:

- a. Discontinue flushing of water mains;
- b. Discontinue irrigation of public landscaped areas.

(ii) The city must comply with water use restrictions for stage 4 when stage 4 is implemented.

(iii) The city, if deemed necessary by the city manager or his/her designee, may utilize alternative water sources including but not limited to the purchase, delivery, and distribution of bottled water.

(C) Water use restrictions for reducing demand. All requirements of stage 2 and 3 shall remain in effect during stage 4 except:

(i) Irrigation of landscaped areas using automatic irrigation systems or hose-end sprinklers is absolutely prohibited.

(ii) Irrigation of landscaped areas is permitted once per week on designated Stage 3 days if it is by means of a handheld hose, a faucet filled bucket or watering can of five (5) gallons or less, or properly functioning drip irrigation system. Irrigation by such means is further limited to the hours before 10:00am and after 8:00pm on designated days.

(iii) Use of water to wash any motor vehicle, motorbike, boat, trailer, airplane or other vehicle is absolutely prohibited.

(iv) Use of water for residential or commercial construction is absolutely prohibited, with the exception that Type I recycled water can be applied where contact between humans and the recycled water is likely and Type II recycled water can be applied where contact between humans and the recycled water is unlikely.

(5) Stage 5 response – Water allocation. In the event that water shortage conditions threaten public health, safety, and welfare, the city manager or his/her designee is hereby authorized to allocate water according to the

following water allocation plan:

(A) Single-family residential customers.

(i) The allocation to residential water customers residing in a single-family dwelling shall be 12,000 gallons per month.

(ii) Household means the residential premises served by the customer's meter.

(iii) Residential water customers shall pay the surcharges as provided in the fee schedule in [appendix A](#) of this code. Surcharges shall be cumulative.

(B) Master-metered multifamily residential customers.

(i) The allocation to a customer billed from a master meter which jointly measures water to multiple permanent residential dwelling units (example: apartments, mobile homes) shall be allocated 12,000 gallons per month for each dwelling unit. It shall be assumed that such a customer's meter serves two dwelling units unless the customer notifies the city of a greater number on a form prescribed by the city manager. The city manager shall give his/her best effort to see that such forms are mailed, otherwise provided, or made available to every such customer. If, however, a customer does not receive such a form, it shall be the customer's responsibility to go to the city utility billing offices to complete and sign the form claiming more than two (2) dwellings. A dwelling unit may be claimed under this provision whether it is occupied or not. New customers may claim more dwelling units at the time of applying for water service on the form prescribed by the city manager. If the number of dwelling units served by a master meter is reduced, the customer shall notify the city in writing within two (2) days. In prescribing the method for claiming more than two (2) dwelling units, the city manager shall adopt methods to insure the accuracy of the claim.

(ii) Any person who falsely reports the number of dwelling units served by a master meter or fails to timely notify the city of a reduction in the number of dwelling units commits a class C misdemeanor offense and shall be fined not less than \$100.00. No culpable mental state is required to prove this offense. If it shown during the trial of the offense that the offense was committed intentionally, knowingly, recklessly, or with criminal negligence then the person shall be fined not less than \$500.00 nor more than \$2,000.00.

(iii) Customers billed from a master meter under this provision who exceed their monthly allocations shall pay monthly surcharges as provided in the fee schedule in [appendix A](#) of this code. Surcharges shall be cumulative.

(C) Commercial customers. A monthly water allocation shall be established by the city for each nonresidential commercial customer other than an industrial customer who uses water for processing purposes. The nonresidential customer's allocation shall be approximately 75 percent of the customer's usage for corresponding month's billing period for the previous 12 months. If the customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no history exists. Provided, however, a customer, 75 percent of whose monthly usage is less than 3,000 gallons, shall be allocated 3,000 gallons. The city manager shall give his/her best effort to see that notice of each nonresidential customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the city utility billing department to determine the allocation. Upon request of the customer or at the initiative of the city manager, the allocation may be reduced or increased if: (i) the designated period does not accurately reflect the customer's normal water usage; (ii) one nonresidential customer agrees to transfer part of its allocation to another nonresidential customer; or (iii) other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the city manager. Nonresidential commercial customers shall pay surcharges as provided in the fee schedule in [appendix A](#) of this code. The surcharges shall be cumulative.

(D) Industrial customers. A monthly water allocation shall be established by the city for each industrial customer, which uses water for processing purposes. The industrial customer's allocation shall be approximately 90 percent of the customer's water usage baseline. Ninety (90) days after the initial imposition of the allocation for industrial customers, the industrial customer's allocation shall be further reduced to 80 percent of the customer's water usage baseline. The industrial customer's water use baseline will be computed on the average water use for the immediately preceding 12-month period ending prior to the date of implementation of stage 2 of this plan. If the industrial water customer's billing history is shorter than 12 months, the monthly average for the period for which there is a record shall be used for any monthly period for which no billing history exists. The city shall give best effort to see that notice of each industrial customer's allocation is mailed to such customer. If, however, a customer does not receive such notice, it shall be the customer's responsibility to contact the city utility billing department to determine the allocation, and the allocation shall be fully effective notwithstanding the lack of receipt of written notice. Upon request of the customer or at the initiative of the city, the allocation may be reduced or increased: (i) if the designated period does not accurately reflect the customer's normal water use

because the customer had shutdown a major processing unit for repair or overhaul during the period; (ii) the customer has added or is in the process of adding significant additional processing capacity; (iii) the customer has shutdown or significantly reduced the production of a major processing unit; (iv) the customer has previously implemented significant permanent water conservation measures such that the ability to further reduce water use is limited; (v) the customer agrees to transfer part of its allocation to another industrial customer; or (vi) if other objective evidence demonstrates that the designated allocation is inaccurate under present conditions. A customer may appeal an allocation established hereunder to the city manager. Industrial customers shall pay surcharges as identified in [appendix A](#) of this code. The surcharges shall be cumulative.

(E) Water use restrictions for reducing demand. All requirements of stage 2, 3 and 4 shall remain in effect during stage 5 except:

(i) No application for new, additional, expanded, or increased-in-size water service connections, meters, service lines, pipeline extensions, mains, or water service facilities of any kind shall be approved, and time limits for approval of such applications are hereby suspended for such time as this drought response stage or a higher-numbered stage shall be in effect.

Sec. 24.07.040 Enforcement; penalty

(a) No person shall knowingly or intentionally allow the use of water from the city for residential, commercial, industrial, agricultural, governmental, or any other purpose in a manner contrary to any provision of this plan, or in an amount in excess of that permitted by the drought response stage in effect at the time pursuant to action taken by the city manager, or his/her designee, in accordance with provisions of this plan.

(b) Any person who violates this plan is guilty of a class C misdemeanor and, upon conviction shall be punished by a fine in accordance with the general penalty in [section 1.01.009](#) of this code. Each day that one or more of the provisions in this plan is violated shall constitute a separate offense. If a person is convicted of three or more distinct violations of this plan, the city manager shall, upon due notice to the customer, be authorized to discontinue water service to the premises where such violations occur. Services discontinued under such circumstances shall be restored only upon payment of a reconnection charge as provided in the fee schedule of [appendix A](#) of this code and any other costs incurred by the city in discontinuing service. In addition, suitable assurance must be given to the city manager that the same action shall not be repeated while this plan is in effect. Compliance with this plan may also be sought through injunctive relief in the district court.

(c) Any person, including a person classified as a water customer of the city, in apparent control of the property where a violation occurs or originates shall be presumed to be the violator, and proof that the violation occurred on the person's property shall constitute a rebuttable presumption that the person in apparent control of the property committed the violation, but any such person shall have the right to show that he/she did not commit the violation. Parents shall be presumed to be responsible for violations of their minor children and proof that a violation, committed by a child, occurred on property within the parent's control shall constitute a rebuttable presumption that the parent committed the violation, but any such parent may be excused if he/she proves that he/she had previously directed the child not to use the water as it was used in violation of this plan and that the parent could not have reasonably known of the violation.

(d) Any police officer or other employee of the city designated by the city manager may issue a citation to a person he/she reasonably believes to be in violation of this division. The citation shall be prepared in duplicate and shall contain the name and address of the alleged violator, if known, the offense charged, and shall direct him/her to appear in the municipal court on the date shown on the citation for which the date shall not be less than 3 days nor more than 5 days from the date the citation was issued. The alleged violator shall be served a copy of the citation. Service of the citation shall be complete upon delivery of the citation to the alleged violator, to an agent or employee of a violator, or to a person over 14 years of age who is a member of the violator's immediate family or is a resident of the violator's residence. The alleged violator shall appear in municipal court to enter a plea of guilty or not guilty for the violation of this plan. If the alleged violator fails to appear in municipal court, a warrant for his/her arrest may be issued. A summons to appear may be issued in lieu of an arrest warrant. These cases shall be expedited and given preferential setting in municipal court before all other cases.

Sec. 24.07.041 Variances

(a) The city manager, or his/her designee, may, in writing, grant temporary variance for existing water uses otherwise prohibited under this plan if it is determined that failure to grant such variance would cause an emergency condition adversely affecting the health, sanitation, or fire protection for the public or the person requesting such variance and if one or more of the following conditions are met:

(1) Compliance with this plan cannot be technically accomplished during the duration of the water supply shortage or other condition for which this plan is in effect.

(2) Alternative methods can be implemented which will achieve the same level of reduction in water use.

(3) Strict compliance with the provisions at issue adversely affects the health, safety, welfare or sanitation of the public, the applicant, or the environment.

- (4) Strict compliance with the provisions at issue substantially threatens the applicant's primary source of income, the applicant is employing all reasonable water conservation measures, and approval of the variance will not result in water waste.
- (5) A City-authorized Irrigation Inspector has determined that, due to its site-specific conditions, a site cannot be watered with an average coverage of 0.5 inches within the time limits prescribed, and as applicable, a current irrigation system evaluation is on file with the City.
- (6) Person has a documented medical hardship or qualifying disability that prevents the person's strict adherence to these requirements.
- (7) Irrigation of athletic fields is necessary to protect the health and safety of players and game officials.
- (8) Person who installs new landscapes may irrigate only during the hours of before 10:00 a.m. and after 8:00 p.m. on any day, for a period of 30 days after installation. Projects that add plant material to existing landscape do not qualify for a variance. Replacing or adding plants or turf to existing, established landscapes will not be granted a variance. Over-seeding existing turf is not considered new landscape and will not be given an exemption.
- (b) Persons requesting an exemption from the provisions of this division shall file a petition for variance with the city within 5 days after this plan or a particular drought response stage has been invoked. All petitions for variances shall be reviewed by the city manager, or his/her designee, and shall include the following:
 - (1) Name and address of the petitioner(s).
 - (2) Purpose of water use.
 - (3) Specific provision(s) of this plan from which the petitioner is requesting relief.
 - (4) Detailed statement as to how the specific provision of this plan adversely affects the petitioner or what damage or harm will occur to the petitioner or others if petitioner complies with this division.
 - (5) Description of the relief requested.
 - (6) Period of time for which the variance is sought.
 - (7) Alternative water use restrictions or other measures the petitioner is taking or proposes to take to meet the intent of this plan and the compliance date.
 - (8) Other pertinent information.
- (c) Variances granted by the city shall be subject to the following conditions, unless waived or modified by the city manager or his/her designee:
 - (1) Variances shall include a timetable for compliance.
 - (2) Variances granted shall expire when this plan is no longer in effect, unless the petitioner has failed to meet specific requirements.
- (d) No variance shall be retroactive or otherwise justify any violation of this plan occurring prior to the issuance of the variance.

(Ordinance O-15-04-16-8B adopted 4/16/15)



UPDATES TO HUTTO'S WATER RESTRICTIONS – COUNCIL BRIEFING

TODAY'S AGENDA



PURPOSE OF WATER
RESTRICTIONS



STATE
REQUIREMENTS



DROUGHT
STAGE –
CURRENT
STATUS



RECOMMENDED
IMPROVEMENTS
TO DCP

PURPOSE OF WATER RESTRICTIONS

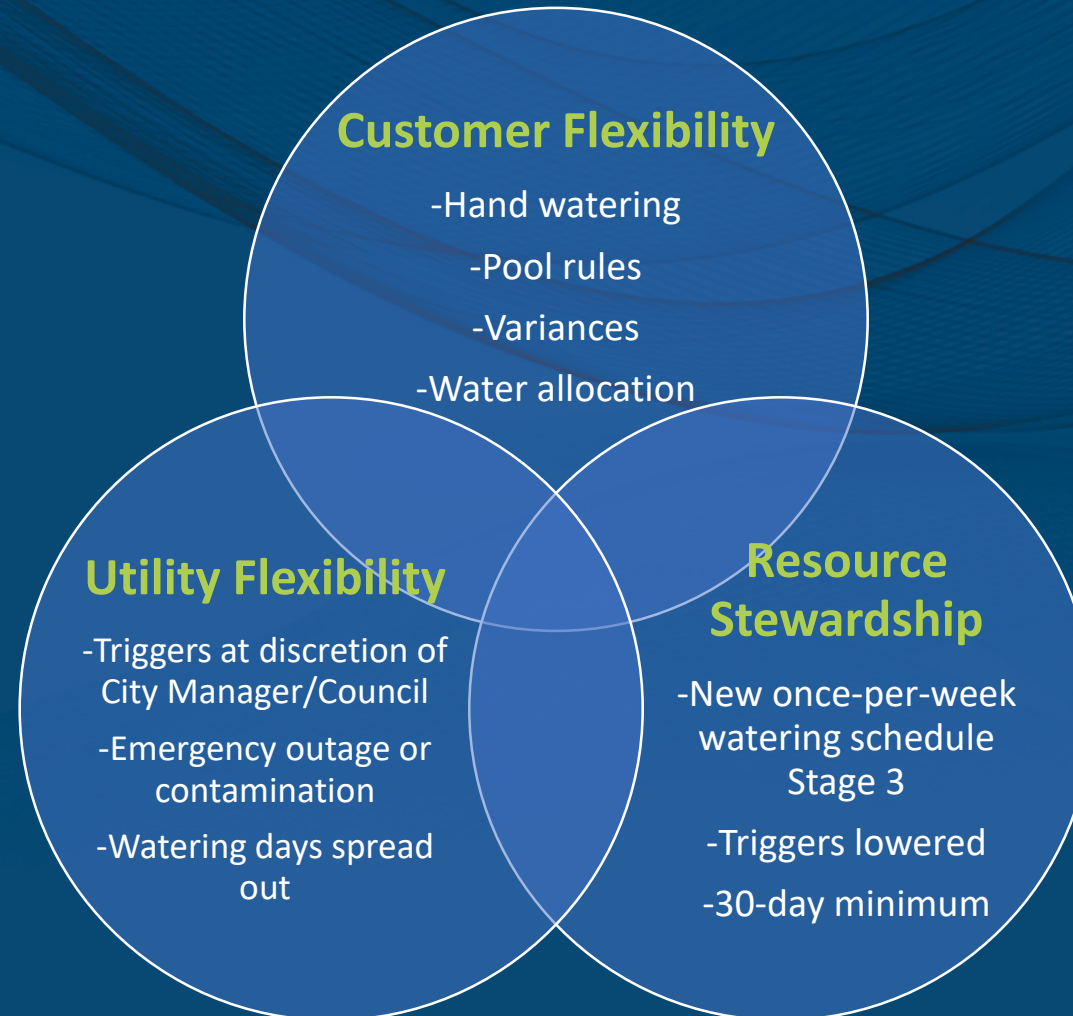
- Prioritize public safety by reducing discretionary use for fire flow protection
- Evaluate and formalize which segments of your community need to reduce discretionary use in drought
- Education key to achieving these purposes
 - Who uses our water?
 - Do we have enough supply to meeting population/demand growth?
 - How do we intend to remain an appealing community?
 - Are we equipped to handle drought?



Source: theatlantic.com

Stage	Hutto (Proposed)	Manville WSC	Taylor	Jonah SUD
1	Voluntary Twice-Per-Week (before 10 AM and after 8 PM)	Voluntary Every-Other-Day (no hours identified)	Voluntary Twice-Per-Week (before 10 AM and after 8 PM)	Voluntary Twice-Per-Week (before 10 AM and after 8 PM)
2	Mandatory No More Than Twice-Per-Week (before 10 AM and after 8 PM). Hand-held hoses allowed any time.	• Voluntary Every-Other-Day (no hours identified) • Initiate preparations for pro rate curtailment of wholesale	Mandatory No More Than Twice-Per-Week (before 10 AM and after 8 PM). Hand-held hoses allowed any time.	Mandatory No More Than Twice-Per-Week (before 10 AM and after 8 PM)
3	Mandatory No More Than Once-Per-Week (before 10 AM and after 8 PM). Hand-held hoses allowed any time.	• Mandatory No More Than Once-Per-Week (before 10 AM and after 7 PM)* • Contact wholesale customers to discuss water supply and/or demand conditions	• Mandatory No More Than Twice-Per-Week (before 6 AM and after 8 PM). Hose-end sprinklers and irrigation systems prohibited at all times. • Suspension on new, additional or expanded water connections/meters	Mandatory No More Than Twice-Per-Week (before 10 AM and after 8 PM). Hose-end sprinklers prohibited at all times.
4	Outdoor watering prohibited	Pro rata curtailment	Outdoor watering prohibited	Mandatory No More Than Twice-Per-Week (before 6 AM and after 8 PM). Hose-end sprinklers and irrigation systems prohibited at all times.
5	• Suspension on new, additional or expanded water connections/meters • Water allocation (simplified)		Water allocation	Outdoor watering prohibited

WATER RESTRICTIONS – BALANCING FLEXIBILITY WITH STEWARDSHIP



NEXT STEPS

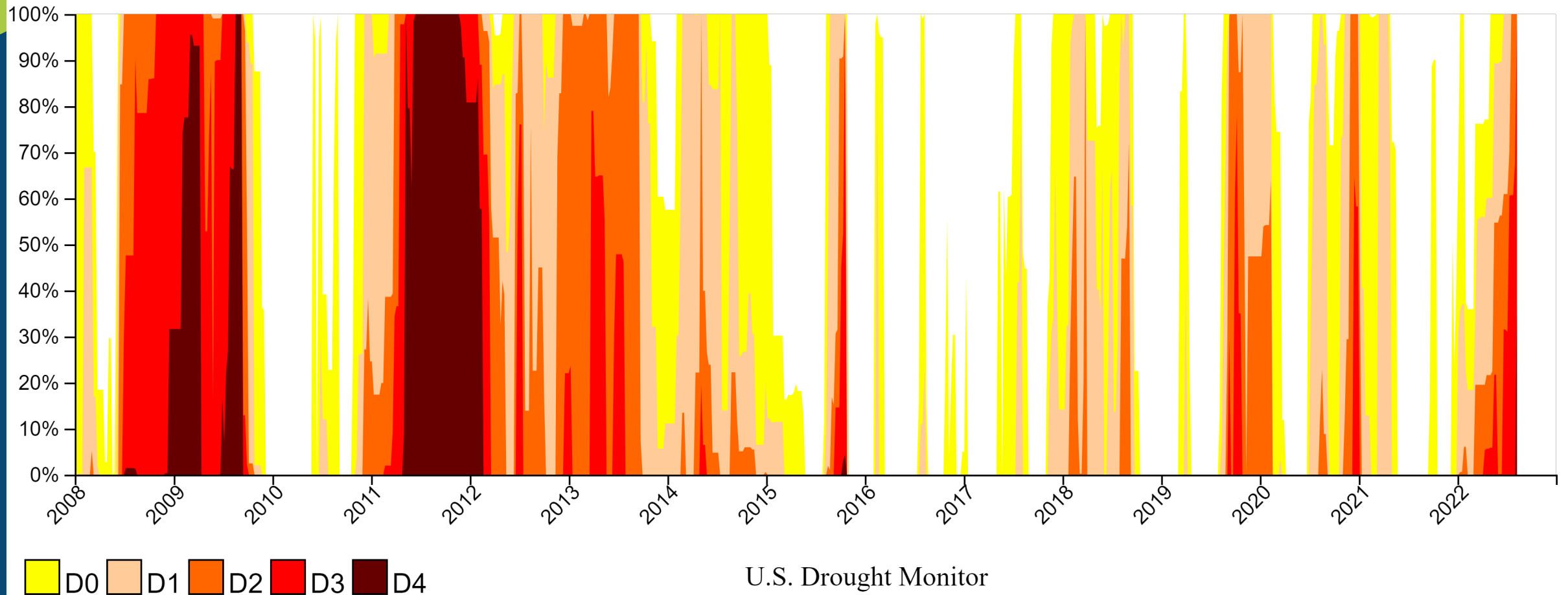


DROUGHT CONTINGENCY PLAN (DCP) REQUIREMENTS*

- Provisions for public input
- Coordination with Regional Water Planning Group (RWPG)
- Variance procedures
- Criteria and procedures for initiation and termination of drought stages
- Specific water supply or water demand measures
- Procedures for enforcement of mandatory water use restrictions



DROUGHT STAGE – RECENT HISTORY



U.S. Drought Monitor
Williamson County, TX

DROUGHT STAGE – SUMMER OF 2022

Abnormally
Dry



Moderate
Drought



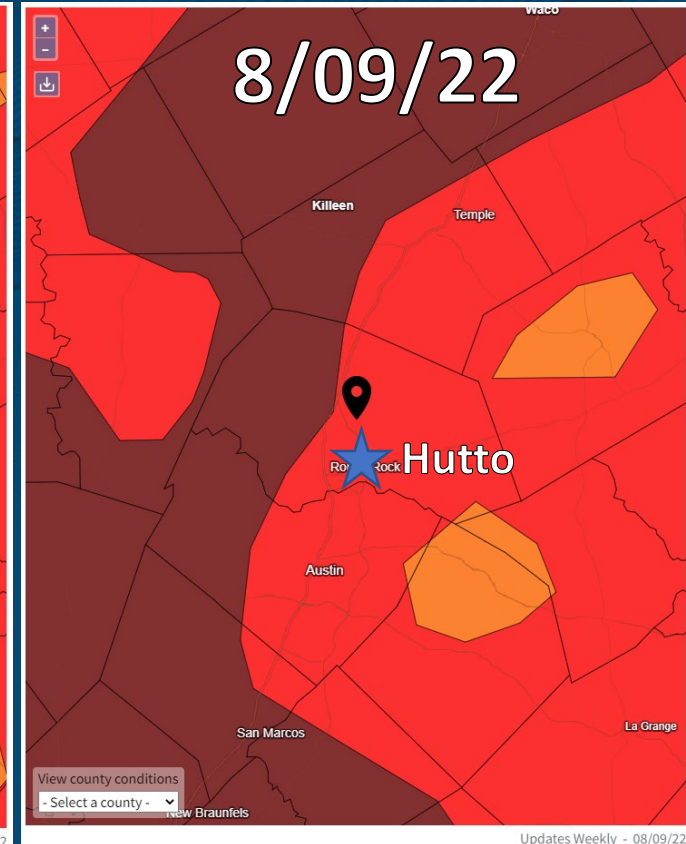
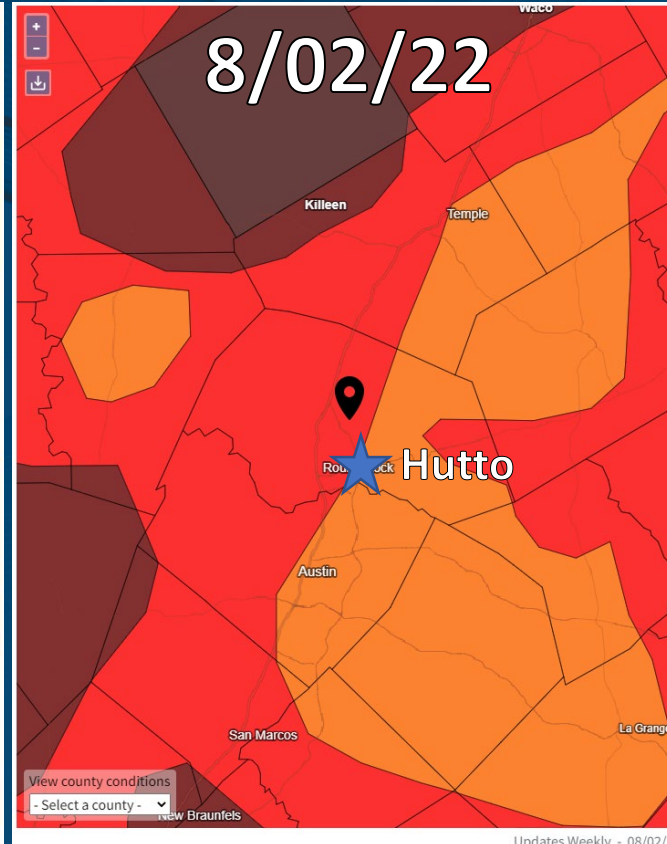
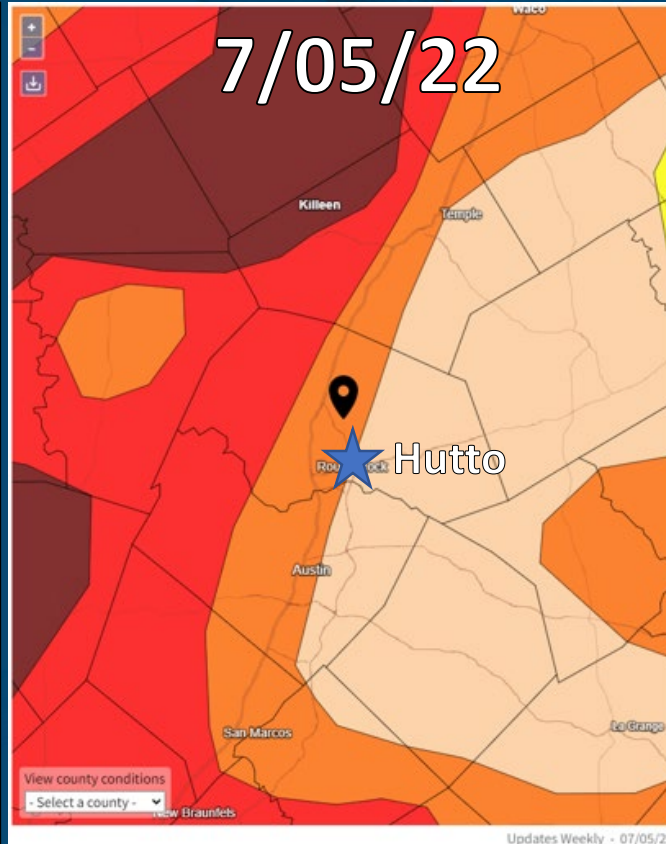
Severe
Drought



Extreme
Drought



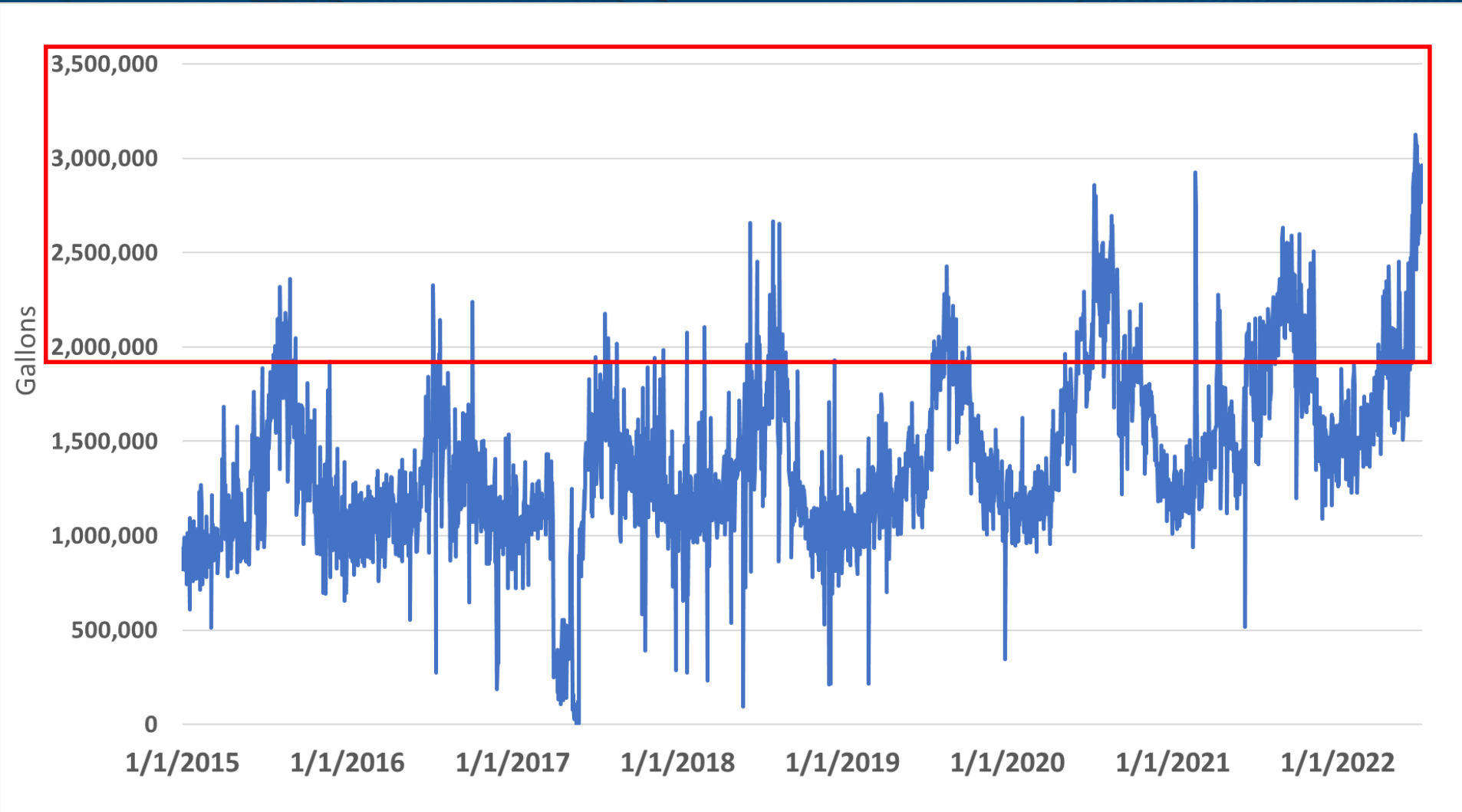
Exceptional
Drought



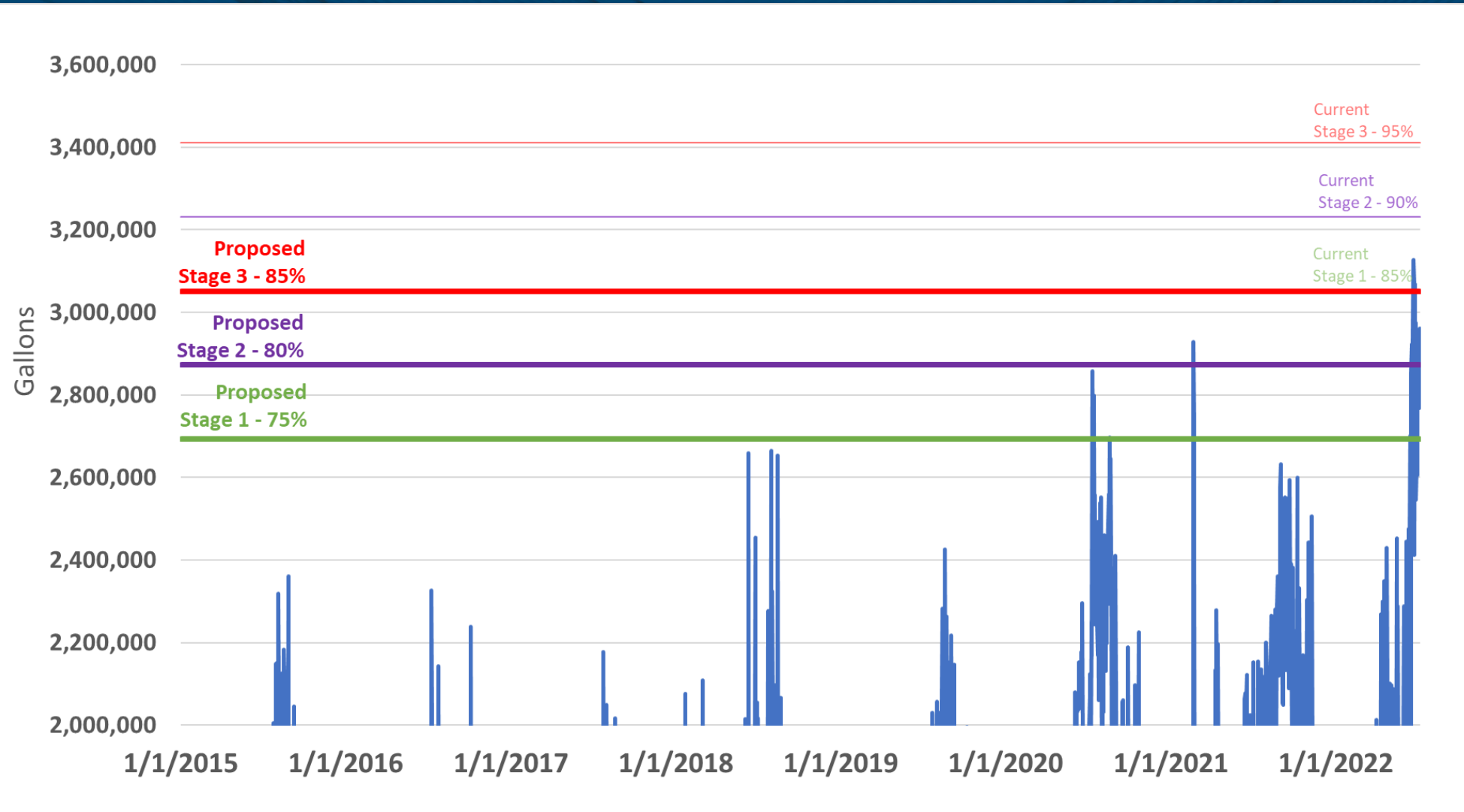
RECOMMENDED IMPROVEMENTS TO CURRENT DCP

- Public education
 - Continue the use of City website, social media channels, email blasts to customers
- Drought Stage Triggers
 - Addition of City Manager discretion
 - Percentage of System Operating Capacity lowered
- Number of Drought Stages
 - Reduced from six to five

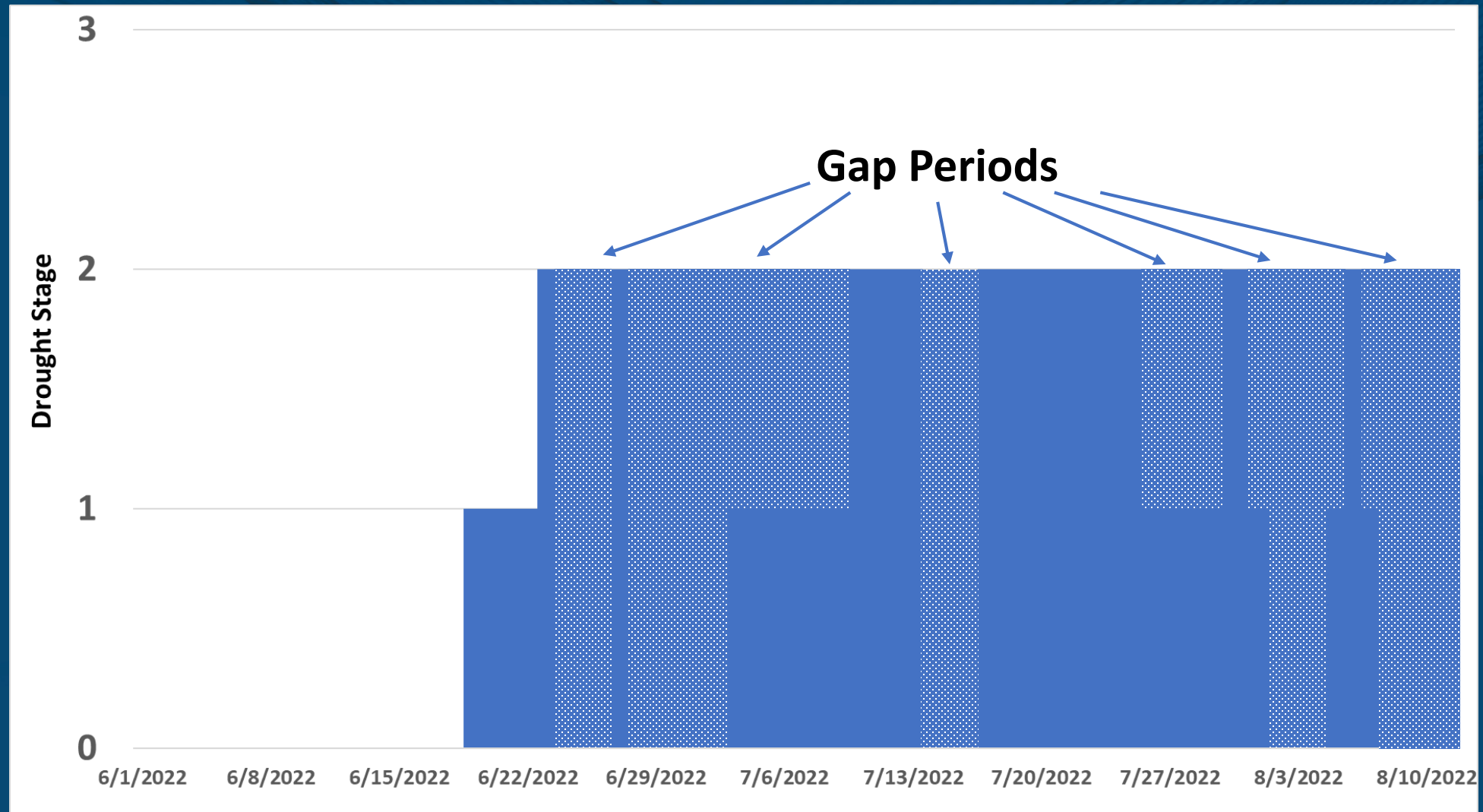
RECOMMENDED IMPROVEMENTS TO CURRENT DCP



RECOMMENDED IMPROVEMENTS TO CURRENT DCP



RECOMMENDED IMPROVEMENTS TO CURRENT DCP



RECOMMENDED IMPROVEMENTS TO CURRENT DCP

- Variances
 - Increased the list of specific qualifying conditions
 - Public Health
 - Income/Business Hardship
 - Large Property
 - Medical Hardship/Disability
 - Athletic Fields
 - New Landscape
- Actions
 - Clarified language for watering hours, and added hours
 - Added no more than once-per-week watering in Stage 3, with simple to understand and remember days
 - Optimized twice-per-week watering schedule to reduce peak day events
 - Relaxed rules for pools
 - Watering rules apply to hand-end sprinklers and irrigation systems, hand watering allowed at any time

AGENDA ITEM REPORT

11.1.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-074 calling and setting a public hearing on September 1, 2022, at 7:00 PM on the proposed budget for fiscal year 2022-2023. (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

Staff requests that City Council approves Resolution No. R-2022-074 calling and setting a public hearing on September 1, 2022, at 7:00 PM on the proposed budget for fiscal year 2022-2023.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

RESOLUTION NO. R-2022-074

**A RESOLUTION OF THE CITY OF HUTTO, TEXAS, CALLING AND
SETTING A PUBLIC HEARING ON SEPTEMBER 1, 2022, AT 7:00 PM
ON THE PROPOSED BUDGET FOR FISCAL YEAR 2022-2023.**

WHEREAS, the City Council desires to call and set a public hearing on September 1, 2022, at 7:00 PM on the proposed budget for fiscal year 2022-2023.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF HUTTO, TEXAS, THAT:**

SECTION 1: The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The Hutto City Council hereby calls and sets a public hearing on September 1, 2022, at 7:00 PM on the proposed budget for fiscal year 2022-2023.

SECTION 3: The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 18th day of August, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

AGENDA ITEM REPORT

11.2.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action on Resolution No. R-2022-075 calling and setting up a public hearing on September 1, 2022, at 7:00 PM on the proposed tax rate for fiscal year 2022-2023 and determining the proposed tax rate to be included in the hearing notice. (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

Staff requests that City Council approves Resolution No. R-2022-075 calling and setting up a public hearing on September 1, 2022, at 7:00 PM on the proposed tax rate for fiscal year 2022-2023 and determining the proposed tax rate to be included in the hearing notice. Staff is recommending the Voter-Approval Rate of \$0.78429.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS:

RESOLUTION NO. R-2022-075

A RESOLUTION OF THE CITY OF HUTTO, TEXAS, SPECIFYING A PROPOSED TAX RATE AND CALLING AND SETTING A PUBLIC HEARING ON SEPTEMBER 1, 2022, AT 7:00 PM ON THE PROPOSED TAX RATE FOR FISCAL YEAR 2022-2023.

WHEREAS, the City Council finds the City of Hutto's proposed FY23 budget specifies a tax rate that does not exceed the voter-approval tax rate (\$0.478429), but does exceed the no-new-revenue tax rate (\$0.42198); and

WHEREAS, the City Council finds the Texas Property Tax Code requires certain action when the proposed fiscal year property tax rate either exceeds the voter-approval tax rate or the no-new-revenue tax rate, whichever is lower.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HUTTO, TEXAS:

- 1) That the proposed tax rate for FY23 is \$0.478429.
- 2) **THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.**
- 3) That a public hearing and consideration of adoption of the tax rate will be held on September 1 at 7:00 p.m. at City Hall, 500 W. Live Oak, Hutto to discuss the proposed FY23 tax rate.
- 4) Consideration of adoption of the tax rate will be held on September 1, 2022 at 7:00 p.m. at City Hall, 500 W. Live Oak, Hutto.
- 5) The findings set forth in the recitals of this Resolution are hereby found to be true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.
- 6) The City Council hereby finds and declares that written notice of the date, hour, place and subject of the meeting at which this Resolution was adopted was posted and that such meeting was open to the public as required by law at all times during which this Resolution and the subject matter hereof were discussed, considered and formally acted upon, all as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended.

RESOLVED this 18th day of August, 2022.

Mike Snyder, Mayor

ATTEST:

Angela Walton, City Secretary

MISSION STATEMENT

Our dedicated team is committed to providing innovative and exceptional customer service in the assessment, collection, and distribution of taxes and fees.



Larry Gaddes PCAC, CTA
Tax Assessor/Collector

CITY OF HUTTO

PROPERTY TAX CODE, SECTION 26.04 SUBMISSION OF TAX RATES

I, Larry Gaddes, Tax Assessor/Collector for Williamson County, do hereby submit to the governing body of your taxing jurisdiction the No-New-Revenue and Voter-Approval rate. The rates as reflected below are calculated by my office per Chapter 26 of the Texas Property Tax Code for tax year 2022.

NO-NEW-REVENUE TAX RATE:

\$0.421980 / \$100

VOTER-APPROVAL TAX RATE:

\$0.478429 / \$100

CALCULATED DEBT RATE:

\$0.156046 / \$100

Larry Gaddes PCAC, CTA
Williamson County
Tax Assessor/Collector

08/05/2022

Date

Main Office:

904 South Main Street
Georgetown, TX 78626
Motor Vehicle Telephone : 512.943.1601
Property Tax Telephone : 512.943.1601
www.wilco.org/tax

1801 E Old Settlers Blvd, Ste 115
Round Rock, TX 78664
Telephone : 512.244.8644

Annex Locations:

350 Discovery Blvd, Ste 101
Cedar Park, TX 78613
Telephone : 512.260.4290

412 Vance St, Ste 1
Taylor, TX 76574
Telephone : 512.352.4140

2022 Tax Rate Calculation Worksheet

Taxing Units Other Than School Districts or Water Districts

Form 50-856

City of Hutto

Taxing Unit Name

500 W Live Oak Street, Hutto, TX, 78634-3179

Taxing Unit's Address, City, State, ZIP Code

(512) 759-4839

Phone (area code and number)

<https://www.huttotx.gov>

Taxing Unit's Website Address

GENERAL INFORMATION: Tax Code Section 26.04(c) requires an officer or employee designated by the governing body to calculate the no-new-revenue (NNR) tax rate and voter-approval tax rate for the taxing unit. These tax rates are expressed in dollars per \$100 of taxable value calculated. The calculation process starts after the chief appraiser delivers to the taxing unit the certified appraisal roll and the estimated values of properties under protest. The designated officer or employee shall certify that the officer or employee has accurately calculated the tax rates and used values shown for the certified appraisal roll or certified estimate. The officer or employee submits the rates to the governing body by Aug. 7 or as soon thereafter as practicable.

School districts do not use this form, but instead use Comptroller Form 50-859 *Tax Rate Calculation Worksheet, School District without Chapter 313 Agreements* or Comptroller Form 50-884 *Tax Rate Calculation Worksheet, School District with Chapter 313 Agreements*.

Water districts as defined under Water Code Section 49.001(1) do not use this form, but instead use Comptroller Form 50-858 *Water District Voter-Approval Tax Rate Worksheet for Low Tax Rate and Developing Districts* or Comptroller Form 50-860 *Developed Water District Voter-Approval Tax Rate Worksheet*.

The Comptroller's office provides this worksheet to assist taxing units in determining tax rates. The information provided in this worksheet is offered as technical assistance and not legal advice. Taxing units should consult legal counsel for interpretations of law regarding tax rate preparation and adoption.

SECTION 1: No-New-Revenue Tax Rate

The NNR tax rate enables the public to evaluate the relationship between taxes for the prior year and for the current year based on a tax rate that would produce the same amount of taxes (no new taxes) if applied to the same properties that are taxed in both years. When appraisal values increase, the NNR tax rate should decrease.

The NNR tax rate for a county is the sum of the NNR tax rates calculated for each type of tax the county levies.

While uncommon, it is possible for a taxing unit to provide an exemption for only maintenance and operations taxes. In this case, the taxing unit will need to calculate the NNR tax rate separately for the maintenance and operations tax and the debt tax, then add the two components together.

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
1.	2021 total taxable value. Enter the amount of 2021 taxable value on the 2021 tax roll today. Include any adjustments since last year's certification; exclude Tax Code Section 25.25(d) one-fourth and one-third over-appraisal corrections from these adjustments. Exclude any property value subject to an appeal under Chapter 42 as of July 25 (will add undisputed value in Line 6). This total includes the taxable value of homesteads with tax ceilings (will deduct in Line 2) and the captured value for tax increment financing (adjustment is made by deducting TIF taxes, as reflected in Line 17). ¹	\$ 2,796,678,295
2.	2021 tax ceilings. Counties, cities and junior college districts. Enter 2021 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ²	\$ 172,064,120
3.	Preliminary 2021 adjusted taxable value. Subtract Line 2 from Line 1.	\$ 2,624,614,175
4.	2021 total adopted tax rate.	\$ 0.536448/\$100
5.	2021 taxable value lost because court appeals of ARB decisions reduced 2021 appraised value.	
	A. Original 2021 ARB values:	\$ 17,693,672
	B. 2021 values resulting from final court decisions:	- \$ 17,012,535
	C. 2021 value loss. Subtract B from A. ³	\$ 681,137
6.	2021 taxable value subject to an appeal under Chapter 42, as of July 25.	
	A. 2021 ARB certified value:	\$ 30,664,129
	B. 2021 disputed value:	- \$ 4,599,619
	C. 2021 undisputed value. Subtract B from A. ⁴	\$ 26,064,510
7.	2021 Chapter 42 related adjusted values. Add Line 5C and Line 6C.	\$ 26,745,647

¹ Tex. Tax Code § 26.012(14)

² Tex. Tax Code § 26.012(14)

³ Tex. Tax Code § 26.012(13)

⁴ Tex. Tax Code § 26.012(13)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
8.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Add Line 3 and Line 7.	\$ 2,651,359,822
9.	2021 taxable value of property in territory the taxing unit deannexed after Jan. 1, 2021. Enter the 2021 value of property in deannexed territory. ⁵	\$ 0
10.	2021 taxable value lost because property first qualified for an exemption in 2022. If the taxing unit increased an original exemption, use the difference between the original exempted amount and the increased exempted amount. Do not include value lost due to freeport, goods-in-transit, temporary disaster exemptions. Note that lowering the amount or percentage of an existing exemption in 2022 does not create a new exemption or reduce taxable value. A. Absolute exemptions. Use 2021 market value: \$ 0 B. Partial exemptions. 2022 exemption amount or 2022 percentage exemption times 2021 value: + \$ 1,706,666 C. Value loss. Add A and B.⁶	\$ 1,706,666
11.	2021 taxable value lost because property first qualified for agricultural appraisal (1-d or 1-d-1), timber appraisal, recreational/scenic appraisal or public access airport special appraisal in 2022. Use only properties that qualified in 2022 for the first time; do not use properties that qualified in 2021. A. 2021 market value: \$ 0 B. 2022 productivity or special appraised value: - \$ 0 C. Value loss. Subtract B from A.⁷	\$ 0
12.	Total adjustments for lost value. Add Lines 9, 10C and 11C.	\$ 1,706,666
13.	2021 captured value of property in a TIF. Enter the total value of 2021 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which 2021 taxes were deposited into the tax increment fund. ⁸ If the taxing unit has no captured appraised value in line 18D, enter 0.	\$ 9,509,924
14.	2021 total value. Subtract Line 12 and Line 13 from Line 8.	\$ 2,640,143,232
15.	Adjusted 2021 total levy. Multiply Line 4 by Line 14 and divide by \$100.	\$ 14,162,995
16.	Taxes refunded for years preceding tax year 2021. Enter the amount of taxes refunded by the taxing unit for tax years preceding tax year 2021. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. ⁹	\$ 15,641
17.	Adjusted 2021 levy with refunds and TIF adjustment. Add Lines 15 and 16. ¹⁰	\$ 14,178,636
18.	Total 2022 taxable value on the 2022 certified appraisal roll today. This value includes only certified values or certified estimate of values and includes the total taxable value of homesteads with tax ceilings (will deduct in Line 20). These homesteads include homeowners age 65 or older or disabled. ¹¹ A. Certified values: \$ 4,039,342,703 B. Counties: Include railroad rolling stock values certified by the Comptroller's office: + \$ 0 C. Pollution control and energy storage system exemption: Deduct the value of property exempted for the current tax year for the first time as pollution control or energy storage system property: - \$ 0 D. Tax increment financing: Deduct the 2022 captured appraised value of property taxable by a taxing unit in a tax increment financing zone for which the 2022 taxes will be deposited into the tax increment fund. Do not include any new property value that will be included in Line 23 below.¹² - \$ 11,951,908 E. Total 2022 value. Add A and B, then subtract C and D.	\$ 4,027,390,795

⁵ Tex. Tax Code § 26.012(15)⁶ Tex. Tax Code § 26.012(15)⁷ Tex. Tax Code § 26.012(15)⁸ Tex. Tax Code § 26.03(c)⁹ Tex. Tax Code § 26.012(13)¹⁰ Tex. Tax Code § 26.012(13)¹¹ Tex. Tax Code § 26.012, 26.04(c-2)¹² Tex. Tax Code § 26.03(c)

Line	No-New-Revenue Tax Rate Worksheet	Amount/Rate
19.	Total value of properties under protest or not included on certified appraisal roll. ¹³ A. 2022 taxable value of properties under protest. The chief appraiser certifies a list of properties still under ARB protest. The list shows the appraisal district's value and the taxpayer's claimed value, if any, or an estimate of the value if the taxpayer wins. For each of the properties under protest, use the lowest of these values. Enter the total value under protest. ¹⁴ \$ <u>80,181,402</u> B. 2022 value of properties not under protest or included on certified appraisal roll. The chief appraiser gives taxing units a list of those taxable properties that the chief appraiser knows about but are not included in the appraisal roll certification. These properties also are not on the list of properties that are still under protest. On this list of properties, the chief appraiser includes the market value, appraised value and exemptions for the preceding year and a reasonable estimate of the market value, appraised value and exemptions for the current year. Use the lower market, appraised or taxable value (as appropriate). Enter the total value of property not on the certified roll. ¹⁵ + \$ <u>0</u> C. Total value under protest or not certified. Add A and B. \$ <u>80,181,402</u>	
20.	2022 tax ceilings. Counties, cities and junior colleges enter 2022 total taxable value of homesteads with tax ceilings. These include the homesteads of homeowners age 65 or older or disabled. Other taxing units enter 0. If your taxing unit adopted the tax ceiling provision in 2021 or a prior year for homeowners age 65 or older or disabled, use this step. ¹⁶	\$ <u>235,488,699</u>
21.	2022 total taxable value. Add Lines 18E and 19C. Subtract Line 20. ¹⁷	\$ <u>3,872,083,498</u>
22.	Total 2022 taxable value of properties in territory annexed after Jan. 1, 2021. Include both real and personal property. Enter the 2022 value of property in territory annexed. ¹⁸	\$ <u>9,921,640</u>
23.	Total 2022 taxable value of new improvements and new personal property located in new improvements. New means the item was not on the appraisal roll in 2021. An improvement is a building, structure, fixture or fence erected on or affixed to land. New additions to existing improvements may be included if the appraised value can be determined. New personal property in a new improvement must have been brought into the taxing unit after Jan. 1, 2021 and be located in a new improvement. New improvements do include property on which a tax abatement agreement has expired for 2022. ¹⁹	\$ <u>502,143,731</u>
24.	Total adjustments to the 2022 taxable value. Add Lines 22 and 23.	\$ <u>512,065,371</u>
25.	Adjusted 2022 taxable value. Subtract Line 24 from Line 21.	\$ <u>3,360,018,127</u>
26.	2022 NNR tax rate. Divide Line 17 by Line 25 and multiply by \$100. ²⁰	\$ <u>0.421980</u> /\$100
27.	COUNTIES ONLY. Add together the NNR tax rates for each type of tax the county levies. The total is the 2022 county NNR tax rate. ²¹	\$ <u>0.000000</u> /\$100

SECTION 2: Voter-Approval Tax Rate

The voter-approval tax rate is the highest tax rate that a taxing unit may adopt without holding an election to seek voter approval of the rate. The voter-approval tax rate is split into two separate rates:

- Maintenance and Operations (M&O) Tax Rate:** The M&O portion is the tax rate that is needed to raise the same amount of taxes that the taxing unit levied in the prior year plus the applicable percentage allowed by law. This rate accounts for such things as salaries, utilities and day-to-day operations.
- Debt Rate:** The debt rate includes the debt service necessary to pay the taxing unit's debt payments in the coming year. This rate accounts for principal and interest on bonds and other debt secured by property tax revenue.

The voter-approval tax rate for a county is the sum of the voter-approval tax rates calculated for each type of tax the county levies. In most cases the voter-approval tax rate exceeds the no-new-revenue tax rate, but occasionally decreases in a taxing unit's debt service will cause the NNR tax rate to be higher than the voter-approval tax rate.

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
28.	2021 M&O tax rate. Enter the 2021 M&O tax rate.	\$ <u>0.380343</u> /\$100
29.	2021 taxable value, adjusted for actual and potential court-ordered adjustments. Enter the amount in Line 8 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>2,651,359,822</u>

¹³ Tex. Tax Code § 26.01(c) and (d)

¹⁴ Tex. Tax Code § 26.01(c)

¹⁵ Tex. Tax Code § 26.01(d)

¹⁶ Tex. Tax Code § 26.012(6)(B)

¹⁷ Tex. Tax Code § 26.012(6)

¹⁸ Tex. Tax Code § 26.012(17)

¹⁹ Tex. Tax Code § 26.012(17)

²⁰ Tex. Tax Code § 26.04(c)

²¹ Tex. Tax Code § 26.04(d)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
30.	Total 2021 M&O levy. Multiply Line 28 by Line 29 and divide by \$100	\$ <u>10,084,261</u>
31.	Adjusted 2021 levy for calculating NNR M&O rate. A. M&O taxes refunded for years preceding tax year 2021. Enter the amount of M&O taxes refunded in the preceding year for taxes before that year. Types of refunds include court decisions, Tax Code Section 25.25(b) and (c) corrections and Tax Code Section 31.11 payment errors. Do not include refunds for tax year 2021. This line applies only to tax years preceding tax year 2021. + \$ <u>10,525</u> B. 2021 taxes in TIF. Enter the amount of taxes paid into the tax increment fund for a reinvestment zone as agreed by the taxing unit. If the taxing unit has no 2022 captured appraised value in Line 18D, enter 0. - \$ <u>32,916</u> C. 2021 transferred function. If discontinuing all of a department, function or activity and transferring it to another taxing unit by written contract, enter the amount spent by the taxing unit discontinuing the function in the 12 months preceding the month of this calculation. If the taxing unit did not operate this function for this 12-month period, use the amount spent in the last full fiscal year in which the taxing unit operated the function. The taxing unit discontinuing the function will subtract this amount in D below. The taxing unit receiving the function will add this amount in D below. Other taxing units enter 0. +/- \$ <u>0</u> D. 2021 M&O levy adjustments. Subtract B from A. For taxing unit with C, subtract if discontinuing function and add if receiving function. \$ <u>-22,391</u> E. Add Line 30 to 31D.	\$ <u>10,061,870</u>
32.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>3,360,018,127</u>
33.	2022 NNR M&O rate (unadjusted). Divide Line 31E by Line 32 and multiply by \$100.	\$ <u>0.299458</u> /\$100
34.	Rate adjustment for state criminal justice mandate. ²³ A. 2022 state criminal justice mandate. Enter the amount spent by a county in the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. \$ <u>0</u> B. 2021 state criminal justice mandate. Enter the amount spent by a county in the 12 months prior to the previous 12 months providing for the maintenance and operation cost of keeping inmates in county-paid facilities after they have been sentenced. Do not include any state reimbursement received by the county for the same purpose. Enter zero if this is the first time the mandate applies. - \$ <u>0</u> C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
35.	Rate adjustment for indigent health care expenditures. ²⁴ A. 2022 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state assistance received for the same purpose. \$ <u>0</u> B. 2021 indigent health care expenditures. Enter the amount paid by a taxing unit providing for the maintenance and operation cost of providing indigent health care for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state assistance received for the same purpose. - \$ <u>0</u> C. Subtract B from A and divide by Line 32 and multiply by \$100. \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100

²² [Reserved for expansion]²³ Tex. Tax Code § 26.044²⁴ Tex. Tax Code § 26.0441

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
36.	Rate adjustment for county indigent defense compensation. ²⁵ A. 2022 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2021 and ending on June 30, 2022, less any state grants received by the county for the same purpose..... \$ <u>0</u> B. 2021 indigent defense compensation expenditures. Enter the amount paid by a county to provide appointed counsel for indigent individuals for the period beginning on July 1, 2020 and ending on June 30, 2021, less any state grants received by the county for the same purpose. \$ <u>0</u> C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.05 and divide by Line 32 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
37.	Rate adjustment for county hospital expenditures. ²⁶ A. 2022 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2021 and ending on June 30, 2022. \$ <u>0</u> B. 2021 eligible county hospital expenditures. Enter the amount paid by the county or municipality to maintain and operate an eligible county hospital for the period beginning on July 1, 2020 and ending on June 30, 2021. \$ <u>0</u> C. Subtract B from A and divide by Line 32 and multiply by \$100..... \$ <u>0.000000</u> /\$100 D. Multiply B by 0.08 and divide by Line 32 and multiply by \$100..... \$ <u>0.000000</u> /\$100 E. Enter the lesser of C and D, if applicable. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
38.	Rate adjustment for defunding municipality. This adjustment only applies to a municipality that is considered to be a defunding municipality for the current tax year under Chapter 109, Local Government Code. Chapter 109, Local Government Code only applies to municipalities with a population of more than 250,000 and includes a written determination by the Office of the Governor. See Tax Code 26.0444 for more information. A. Amount appropriated for public safety in 2021. Enter the amount of money appropriated for public safety in the budget adopted by the municipality for the preceding fiscal year \$ <u>0</u> B. Expenditures for public safety in 2021. Enter the amount of money spent by the municipality for public safety during the preceding fiscal year \$ <u>0</u> C. Subtract B from A and divide by Line 32 and multiply by \$100 \$ <u>0.000000</u> /\$100 D. Enter the rate calculated in C. If not applicable, enter 0.	\$ <u>0.000000</u> /\$100
39.	Adjusted 2022 NNR M&O rate. Add Lines 33, 34D, 35D, 36E, and 37E. Subtract Line 38D.	\$ <u>0.299458</u> /\$100
40.	Adjustment for 2021 sales tax specifically to reduce property taxes. Cities, counties and hospital districts that collected and spent additional sales tax on M&O expenses in 2021 should complete this line. These entities will deduct the sales tax gain rate for 2022 in Section 3. Other taxing units, enter zero. A. Enter the amount of additional sales tax collected and spent on M&O expenses in 2021, if any. Counties must exclude any amount that was spent for economic development grants from the amount of sales tax spent \$ <u>2,342,870</u> B. Divide Line 40A by Line 32 and multiply by \$100 \$ <u>0.069727</u> /\$100 C. Add Line 40B to Line 39.	\$ <u>0.369185</u> /\$100
41.	2022 voter-approval M&O rate. Enter the rate as calculated by the appropriate scenario below. Special Taxing Unit. If the taxing unit qualifies as a special taxing unit, multiply Line 40C by 1.08. - or - Other Taxing Unit. If the taxing unit does not qualify as a special taxing unit, multiply Line 40C by 1.035.	\$ <u>0.382106</u> /\$100

²⁵ Tex. Tax Code § 26.0442²⁶ Tex. Tax Code § 26.0443

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
D41.	Disaster Line 41 (D41): 2022 voter-approval M&O rate for taxing unit affected by disaster declaration. If the taxing unit is located in an area declared a disaster area and at least one person is granted an exemption under Tax Code Section 11.35 for property located in the taxing unit, the governing body may direct the person calculating the voter-approval tax rate to calculate in the manner provided for a special taxing unit. The taxing unit shall continue to calculate the voter-approval tax rate in this manner until the earlier of 1) the first year in which total taxable value on the certified appraisal roll exceeds the total taxable value of the tax year in which the disaster occurred, or 2) the third tax year after the tax year in which the disaster occurred If the taxing unit qualifies under this scenario, multiply Line 40C by 1.08. ²⁷ If the taxing unit does not qualify, do not complete Disaster Line 41 (Line D41).	\$ 0.000000 /\$100
42.	Total 2022 debt to be paid with property taxes and additional sales tax revenue. Debt means the interest and principal that will be paid on debts that: (1) are paid by property taxes, (2) are secured by property taxes, (3) are scheduled for payment over a period longer than one year, and (4) are not classified in the taxing unit's budget as M&O expenses. A. Debt also includes contractual payments to other taxing units that have incurred debts on behalf of this taxing unit, if those debts meet the four conditions above. Include only amounts that will be paid from property tax revenue. Do not include appraisal district budget payments. If the governing body of a taxing unit authorized or agreed to authorize a bond, warrant, certificate of obligation, or other evidence of indebtedness on or after Sept. 1, 2022, verify if it meets the amended definition of debt before including it here. ²⁸ Enter debt amount \$ <u>6,072,582</u> B. Subtract unencumbered fund amount used to reduce total debt. - \$ <u>12,000</u> C. Subtract certified amount spent from sales tax to reduce debt (enter zero if none) - \$ <u>0</u> D. Subtract amount paid from other resources - \$ <u>0</u> E. Adjusted debt. Subtract B, C and D from A.	\$ 6,060,582
43.	Certified 2021 excess debt collections. Enter the amount certified by the collector. ²⁹	\$ 7,449
44.	Adjusted 2022 debt. Subtract Line 43 from Line 42E.	\$ 6,053,133
45.	2022 anticipated collection rate. A. Enter the 2022 anticipated collection rate certified by the collector. ³⁰ <u>100.18</u> % B. Enter the 2021 actual collection rate. <u>100.18</u> % C. Enter the 2020 actual collection rate. <u>100.20</u> % D. Enter the 2019 actual collection rate. <u>100.21</u> % E. If the anticipated collection rate in A is lower than actual collection rates in B, C and D, enter the lowest collection rate from B, C and D. If the anticipated rate in A is higher than at least one of the rates in the prior three years, enter the rate from A. Note that the rate can be greater than 100%. ³¹	<u>100.18</u> %
46.	2022 debt adjusted for collections. Divide Line 44 by Line 45E.	\$ 6,042,256
47.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ 3,872,083,498
48.	2022 debt rate. Divide Line 46 by Line 47 and multiply by \$100.	\$ 0.156046 /\$100
49.	2022 voter-approval tax rate. Add Lines 41 and 48.	\$ 0.538152 /\$100
D49.	Disaster Line 49 (D49): 2022 voter-approval tax rate for taxing unit affected by disaster declaration. Complete this line if the taxing unit calculated the voter-approval tax rate in the manner provided for a special taxing unit on Line D41. Add Line D41 and 48.	\$ 0.000000 /\$100

²⁷ Tex. Tax Code § 26.042(a)²⁸ Tex. Tax Code § 26.012(7)²⁹ Tex. Tax Code § 26.012(10) and 26.04(b)³⁰ Tex. Tax Code § 26.04(b)³¹ Tex. Tax Code §§ 26.04(h), (h-1) and (h-2)

Line	Voter-Approval Tax Rate Worksheet	Amount/Rate
50.	COUNTIES ONLY. Add together the voter-approval tax rates for each type of tax the county levies. The total is the 2022 county voter-approval tax rate.	\$ <u>0.000000</u> /\$100

SECTION 3: NNR Tax Rate and Voter-Approval Tax Rate Adjustments for Additional Sales Tax to Reduce Property Taxes

Cities, counties and hospital districts may levy a sales tax specifically to reduce property taxes. Local voters by election must approve imposing or abolishing the additional sales tax. If approved, the taxing unit must reduce its NNR and voter-approval tax rates to offset the expected sales tax revenue.

This section should only be completed by a county, city or hospital district that is required to adjust its NNR tax rate and/or voter-approval tax rate because it adopted the additional sales tax.

Line	Additional Sales and Use Tax Worksheet	Amount/Rate
51.	Taxable Sales. For taxing units that adopted the sales tax in November 2021 or May 2022, enter the Comptroller's estimate of taxable sales for the previous four quarters. ³² Estimates of taxable sales may be obtained through the Comptroller's Allocation Historical Summary webpage. Taxing units that adopted the sales tax before November 2021, enter 0.	\$ <u>0</u>
52.	Estimated sales tax revenue. Counties exclude any amount that is or will be spent for economic development grants from the amount of estimated sales tax revenue. ³³ Taxing units that adopted the sales tax in November 2021 or in May 2022. Multiply the amount on Line 51 by the sales tax rate (.01, .005 or .0025, as applicable) and multiply the result by .95. ³⁴ - or - Taxing units that adopted the sales tax before November 2021. Enter the sales tax revenue for the previous four quarters. Do not multiply by .95.	\$ <u>2,573,079</u>
53.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>3,872,083,498</u>
54.	Sales tax adjustment rate. Divide Line 52 by Line 53 and multiply by \$100.	\$ <u>0.066452</u> /\$100
55.	2022 NNR tax rate, unadjusted for sales tax. ³⁵ Enter the rate from Line 26 or 27, as applicable, on the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0.421980</u> /\$100
56.	2022 NNR tax rate, adjusted for sales tax. Taxing units that adopted the sales tax in November 2021 or in May 2022. Subtract Line 54 from Line 55. Skip to Line 57 if you adopted the additional sales tax before November 2021.	\$ <u>0.000000</u> /\$100
57.	2022 voter-approval tax rate, unadjusted for sales tax. ³⁶ Enter the rate from Line 49, Line D49 (disaster) or Line 50 (counties) as applicable, of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>0.538152</u> /\$100
58.	2022 voter-approval tax rate, adjusted for sales tax. Subtract Line 54 from Line 57.	\$ <u>0.471700</u> /\$100

SECTION 4: Voter-Approval Tax Rate Adjustment for Pollution Control

Not Applicable

A taxing unit may raise its rate for M&O funds used to pay for a facility, device or method for the control of air, water or land pollution. This includes any land, structure, building, installation, excavation, machinery, equipment or device that is used, constructed, acquired or installed wholly or partly to meet or exceed pollution control requirements. The taxing unit's expenses are those necessary to meet the requirements of a permit issued by the Texas Commission on Environmental Quality (TCEQ). The taxing unit must provide the tax assessor with a copy of the TCEQ letter of determination that states the portion of the cost of the installation for pollution control.

This section should only be completed by a taxing unit that uses M&O funds to pay for a facility, device or method for the control of air, water or land pollution.

Line	Voter-Approval Rate Adjustment for Pollution Control Requirements Worksheet	Amount/Rate
59.	Certified expenses from the Texas Commission on Environmental Quality (TCEQ). Enter the amount certified in the determination letter from TCEQ. ³⁷ The taxing unit shall provide its tax assessor-collector with a copy of the letter. ³⁸	\$ <u>0</u>
60.	2022 total taxable value. Enter the amount from Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
61.	Additional rate for pollution control. Divide Line 59 by Line 60 and multiply by \$100.	\$ <u>0.000000</u> /\$100
62.	2022 voter-approval tax rate, adjusted for pollution control. Add Line 61 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties) or Line 58 (taxing units with the additional sales tax).	\$ <u>0.000000</u> /\$100

³² Tex. Tax Code § 26.041(d)

³³ Tex. Tax Code § 26.041(i)

³⁴ Tex. Tax Code § 26.041(d)

³⁵ Tex. Tax Code § 26.04(c)

³⁶ Tex. Tax Code § 26.04(c)

³⁷ Tex. Tax Code § 26.045(d)

³⁸ Tex. Tax Code § 26.045(i)

SECTION 5: Voter-Approval Tax Rate Adjustment for Unused Increment Rate

The unused increment rate is the rate equal to the difference between the adopted tax rate and voter-approval tax rate before the unused increment rate for the prior three years.³⁹ In a year where a taxing unit adopts a rate by applying any portion of the unused increment rate, the unused increment rate for that year would be zero.

The difference between the adopted tax rate and voter-approval tax rate is considered zero in the following scenarios:

- a tax year before 2020;⁴⁰
- a tax year in which the municipality is a defunding municipality, as defined by Tax Code Section 26.0501(a);⁴¹ or
- after Jan. 1, 2022, a tax year in which the comptroller determines that the county implemented a budget reduction or reallocation described by Local Government Code Section 120.002(a) without the required voter approval.⁴²

This section should only be completed by a taxing unit that does not meet the definition of a special taxing unit.⁴³

Line	Unused Increment Rate Worksheet	Amount/Rate
63.	2021 unused increment rate. Subtract the 2021 actual tax rate and the 2021 unused increment rate from the 2021 voter-approval tax rate. If the number is less than zero, enter zero.	\$ <u>0.000000</u> /\$100
64.	2020 unused increment rate. Subtract the 2020 actual tax rate and the 2020 unused increment rate from the 2020 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2021, enter zero.	\$ <u>0.006729</u> /\$100
65.	2019 unused increment rate. Subtract the 2019 actual tax rate and the 2019 unused increment rate from the 2019 voter-approval tax rate. If the number is less than zero, enter zero. If the year is prior to 2021, enter zero.	\$ <u>0.000000</u> /\$100
66.	2022 unused increment rate. Add Lines 63, 64 and 65.	\$ <u>0.006729</u> /\$100
67.	2022 voter-approval tax rate, adjusted for unused increment rate. Add Line 66 to one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax) or Line 62 (taxing units with pollution control).	\$ <u>0.478429</u> /\$100

SECTION 6: De Minimis Rate

The de minimis rate is the rate equal to the sum of the no-new-revenue maintenance and operations rate, the rate that will raise \$500,000, and the current debt rate for a taxing unit.⁴⁴

This section should only be completed by a taxing unit that is a municipality of less than 30,000 or a taxing unit that does not meet the definition of a special taxing unit.⁴⁵

Line	De Minimis Rate Worksheet	Amount/Rate
68.	Adjusted 2022 NNR M&O tax rate. Enter the rate from Line 39 of the <i>Voter-Approval Tax Rate Worksheet</i>	\$ <u>0.299458</u> /\$100
69.	2022 total taxable value. Enter the amount on Line 21 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>3,872,083,498</u>
70.	Rate necessary to impose \$500,000 in taxes. Divide \$500,000 by Line 69 and multiply by \$100.	\$ <u>0.012912</u> /\$100
71.	2022 debt rate. Enter the rate from Line 48 of the <i>Voter-Approval Tax Rate Worksheet</i> .	\$ <u>0.156046</u> /\$100
72.	De minimis rate. Add Lines 68, 70 and 71.	\$ <u>0.468416</u> /\$100

SECTION 7: Voter-Approval Tax Rate Adjustment for Emergency Revenue Rate

Not Applicable

In the tax year after the end of the disaster calculation time period detailed in Tax Code Section 26.042(a), a taxing unit that calculated its voter-approval tax rate in the manner provided for a special taxing unit due to a disaster must calculate its emergency revenue rate and reduce its voter-approval tax rate for that year.⁴⁶

Similarly, if a taxing unit adopted a tax rate that exceeded its voter-approval tax rate, calculated normally, without holding an election to respond to a disaster, as allowed by Tax Code Section 26.042(d), in the prior year, it must also reduce its voter-approval tax rate for the current tax year.⁴⁷

This section will apply to a taxing unit other than a special taxing unit that:

- directed the designated officer or employee to calculate the voter-approval tax rate of the taxing unit in the manner provided for a special taxing unit in the prior year; and
- the current year is the first tax year in which the total taxable value of property taxable by the taxing unit as shown on the appraisal roll for the taxing unit submitted by the assessor for the taxing unit to the governing body exceeds the total taxable value of property taxable by the taxing unit on January 1 of the tax year in which the disaster occurred or the disaster occurred four years ago.

³⁹ Tex. Tax Code § 26.013(a)

⁴⁰ Tex. Tax Code § 26.013(c)

⁴¹ Tex. Tax Code §§ 26.0501(a) and (c)

⁴² Tex. Local Gov't Code § 120.007(d), effective Jan. 1, 2023

⁴³ Tex. Tax Code § 26.063(a)(1)

⁴⁴ Tex. Tax Code § 26.012(8-a)

⁴⁵ Tex. Tax Code § 26.063(a)(1)

⁴⁶ Tex. Tax Code § 26.042(b)

⁴⁷ Tex. Tax Code § 26.042(f)

In future tax years, this section will also apply to a taxing unit in a disaster area that adopted a tax rate greater than its voter-approval tax rate without holding an election in the prior year.

Note: This section does not apply if a taxing unit is continuing to calculate its voter-approval tax rate in the manner provided for a special taxing unit because it is still within the disaster calculation time period detailed in Tax Code Section 26.042(a) because it has not met the conditions in Tax Code Section 26.042(a)(1) or (2).

Line	Emergency Revenue Rate Worksheet	Amount/Rate
73.	2021 adopted tax rate. Enter the rate in Line 4 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0.000000</u> /\$100
74.	Adjusted 2021 voter-approval tax rate. Use the taxing unit's Tax Rate Calculation Worksheets from the prior year(s) to complete this line. If a disaster occurred in 2021 and the taxing unit calculated its 2021 voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) of the 2021 worksheet due to a disaster, enter the 2021 voter-approval tax rate as calculated using a multiplier of 1.035 from Line 49. - or - If a disaster occurred prior to 2021 for which the taxing unit continued to calculate its voter-approval tax rate using a multiplier of 1.08 on Disaster Line 41 (D41) in 2021, complete the separate <i>Adjusted Voter-Approval Tax Rate for Taxing Units in Disaster Area Calculation Worksheet</i> to recalculate the voter-approval tax rate the taxing unit would have calculated in 2021 if it had generated revenue based on an adopted tax rate using a multiplier of 1.035 in the year(s) following the disaster. ⁴⁸ Enter the final adjusted 2021 voter-approval tax rate from the worksheet. - or - If the taxing unit adopted a tax rate above the 2021 voter-approval tax rate without calculating a disaster tax rate or holding an election due to a disaster, no recalculation is necessary. Enter the voter-approval tax rate from the prior year's worksheet.	\$ <u>0.000000</u> /\$100
75.	Increase in 2021 tax rate due to disaster. Subtract Line 74 from Line 73.	\$ <u>0.000000</u> /\$100
76.	Adjusted 2021 taxable value. Enter the amount in Line 14 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
77.	Emergency revenue. Multiply Line 75 by Line 76 and divide by \$100.	\$ <u>0</u>
78.	Adjusted 2022 taxable value. Enter the amount in Line 25 of the <i>No-New-Revenue Tax Rate Worksheet</i> .	\$ <u>0</u>
79.	Emergency revenue rate. Divide Line 77 by Line 78 and multiply by \$100. ⁴⁹	\$ <u>0.000000</u> /\$100
80.	2022 voter-approval tax rate, adjusted for emergency revenue. Subtract Line 79 from one of the following lines (as applicable): Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (taxing units with the additional sales tax), Line 62 (taxing units with pollution control) or Line 67 (taxing units with the unused increment rate).	\$ <u>0.000000</u> /\$100

SECTION 8: Total Tax Rate

Indicate the applicable total tax rates as calculated above.

No-new-revenue tax rate. \$ 0.421980/\$100
As applicable, enter the 2022 NNR tax rate from: Line 26, Line 27 (counties), or Line 56 (adjusted for sales tax). Indicate the line number used: 26

Voter-approval tax rate. \$ 0.478429/\$100
As applicable, enter the 2022 voter-approval tax rate from: Line 49, Line D49 (disaster), Line 50 (counties), Line 58 (adjusted for sales tax), Line 62 (adjusted for pollution control), Line 67 (adjusted for unused increment), or Line 80 (adjusted for emergency revenue).
Indicate the line number used: 67

De minimis rate. \$ 0.468416/\$100
If applicable, enter the 2022 de minimis rate from Line 72.

SECTION 9: Taxing Unit Representative Name and Signature

Enter the name of the person preparing the tax rate as authorized by the governing body of the taxing unit. By signing below, you certify that you are the designated officer or employee of the taxing unit and have accurately calculated the tax rates using values that are the same as the values shown in the taxing unit's certified appraisal roll or certified estimate of taxable value, in accordance with requirements in Tax Code. ⁵⁰

print
here

Larry Gaddes PCAC, CTA

Printed Name of Taxing Unit Representative

sign
here

Taxing Unit Representative

08/03/2022

Date

⁴⁸ Tex. Tax Code §26.042(c)

⁴⁹ Tex. Tax Code §26.042(b)

⁵⁰ Tex. Tax Code §§ 26.04(c-2) and (d-2)

AGENDA ITEM REPORT

11.3.



This agenda item meets the following City's Pillars:(check all that apply)

☐ Excellence and Efficiency through Collaboration

☐ Sustainable Growth

☒ Financial Responsibility

☐ Highest Quality of Life

To: City Council
Subject: Consideration and possible action directing staff to provide notice of intent to issue General Obligation Bonds, Series 2022. (Angie Rios)
Meeting: Thursday, August 18, 2022
Department: Finance /
Staff Contact: Angie Rios

BACKGROUND INFORMATION:

Based on the presentation from the Financial Advisor in Item 10.4, the City Council will need to authorize staff to provide a notice of intent to issue General Obligation Bonds designating an amount not to exceed.

SUMMARY OF REQUEST:

STAFF REVIEW:

FINANCIAL IMPACT:

POLICY IMPLICATIONS:

ATTACHMENTS: