CITY COUNCIL REGULAR MEETING
WEDNESDAY - JUNE 24, 2026 - 6:00 PM
Notice of AGENDA
Council Chamber/Municipal Court Building
2801 Ranch Road 1869
Liberty Hill, Texas 78642

Elisabeth Brown	**Tim Hennessy**
Jacquetta Thayer	**Diane Williams**
Wade Ashley	**Crystal Mancilla**
Michael Helbing	

LIVE VIDEO ACCESS AND RECORDINGS

The meeting will be streamed live via the link on the City's official Facebook page.

Following the meeting, a recording will be made available on the City's website at https://www.libertyhilltx.gov/agendacenter.

PLEASE SILENCE YOUR ELECTRONIC DEVICES

MAYOR OR CHAIR MAY REORDER AGENDA ITEMS AS NECESSARY

1) CALL TO ORDER

A. Establish Quorum
B. Invocation
C. Pledge of Allegiance
   - *"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all."*
D. Texas Pledge
   - *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."*

2) PRESENTATIONS

A) Presentation of a R.O.A.D Ready certification plaque from Texas Municipal Leage.
Cover Sheet

B) Recognition of the Liberty Hill University Class of 2026 graduates.
Cover Sheet

3) PUBLIC COMMENTS

Comments on Non-Agenda Items:
Individuals wishing to address the governing body on matters not listed on the agenda must complete a Public Comment Form and submit it prior to the meeting. Each speaker is limited to three (3) minutes. No action may be taken during this portion of the meeting. Members of the governing body may respond only with factual information, references to existing policy, or requests that the subject be placed on a future agenda.

Comments on Agenda Items:
Individuals wishing to address an item listed on the agenda must complete a Public Comment Form, identify the specific agenda item, and submit the form prior to the item being considered. Speaker request forms may also be submitted electronically, to citysecretary@libertyhilltx.gov prior to the meeting.

4) CONSENT AGENDA

Consent Agenda items are routine or previously considered matters that the governing body anticipates approving without discussion. These items are enacted by a single motion unless a member of the governing body requests removal, in which case the item will be considered under the Regular Agenda.

A) Approval of the City Council Regular Meeting Minutes from June 10, 2026.
Proposed Minutes

B) Approval of a payment to the Environmental Protection Agency for a Water Infrastructure Finance and Innovation Act (WIFA) loan application.
Cover Sheet

5) REGULAR AGENDA

A) Discussion, consideration, and possible action regarding Resolution No. 2026-R-015 authorizing the City Manager to execute an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) related to the SH29 Widening Project and Utility Relocations project.
Cover Sheet
Resolution
Advanced Funding Agreement

6) PUBLIC HEARINGS

A) Public hearing, discussion, consideration and possible action regarding Ordinance No. 2026-O-012 accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Butler Farms Public Improvement District; making a finding of special benefit to the property within Improvement Area #3 and Improvement Area #4 of the District; levying assessments against property within Improvement Area #3 and Improvement Area #4 of the District and establishing a lien on such Property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; and providing an effective date.
Cover Sheet
Ordinance
2026 Amended and Restated Service and Assessment Plan

B) Public hearing, discussion, consideration and possible action regarding Resolution No. 2026-R-014 approving and authorizing the Mayor to execute the "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #3)" and "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #4)" between the City and 366 TX 29 Ltd., a Texas limited partnership.
Cover Sheet
Resolution
Reimbursement Agreement

7) CONVENE TO EXECUTIVE SESSION

City Council will convene into Executive Session for discussion of the following items pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), Section 551.072(Deliberations about Real Property), Section 551.073 (Deliberations about Gifts and Donations), Section 551.074 (Personnel Matters), Section 551.076 (Deliberations about Security Devices), and Section 551.087 (Economic Development).

A) Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), the City Council shall convene into closed executive session to seek the advice of legal counsel regarding pending and potential litigation.

B) Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), the City Council shall convene into closed executive session to seek the advice of legal counsel regarding Boards and Commissions.

8) RECONVENE TO REGULAR SESSION

City Council will reconvene into Regular Session for deliberation and possible action of items as discussed in Executive Session in the previous agenda item.

9) ADJOURNMENT

NOTICE

The City Council, Boards, and Commissions reserve the right to convene, recess, realign, or adjourn into Executive Session at any time during the meeting, prior to adjournment, as authorized by Chapter 551 of the Texas Government Code.

In compliance with the Americans with Disabilities Act, the City of Liberty Hill provides reasonable accommodations for individuals attending meetings. Requests for accommodation should be made at least forty-eight (48) hours prior to the meeting. For assistance, contact the City Secretary at citysecretary@ libertyhilltx.gov or (512) 778-5449.

POSTING CERTIFICATION

I certify that the above notice of meeting was posted on the bulletin board at Liberty Hill City Hall, located at 926 Loop 332, Liberty Hill, Texas 78642, and on the City website (https://www.libertyhilltx.gov/agendacenter) on or before _____ am/pm on _____ _____, 202___ .

_____
Beatrice Canseco, City Secretary

REMOVAL CERTIFICATION

I certify the attached notice of meeting was removed from the bulletin board at City Hall on _____ _____, 202___.

Initials _____

AGENDA ITEM 2.A

Presentation of a R.O.A.D Ready certification plaque from Texas Municipal Leage.

City Council Meeting Date: June 24, 2026

Requested By: James Herrera, Assistant Director of Public Works

Requested Agenda Placement: Regular Agenda

Agenda Item Type: Presentation

AGENDA ITEM COVER SHEET

ITEM / TITLE:

R.O.A.D. Ready Recognition Presentation

AGENDA ITEM WORDING:

Texas Municipal League is presenting the City of Liberty Hill with a plaque signifying that we have completed all necessary training to be considered R.O.A.D. Ready certified.

EXECUTIVE / BACKGROUND SUMMARY:

The R.O.A.D. Ready Program is a Risk Pool initiative focused on saving lives, preventing injuries, and protecting property by increasing awareness of hazards on and near roadways. The program provides participating members with targeted training, resources, and promotionalmaterials to help mitigate roadway risks.

FISCAL NOTES / FINANCIAL IMPACT:

N/A

CITY ATTORNEY REVIEW (IF APPLICABLE):

N/A

SUGGESTED MOTION(S):

N/A

RESPONSIBLE STAFF / FOLLOW-UP:

N/A.

ATTACHMENTS:

- Presentation

AGENDA ITEM 2.B

Recognition of the Liberty Hill University Class of 2026 graduates.

City Council Meeting Date: June 24, 2026

Requested By: Katie Amsler, Director of Community Engagement & Communications

Requested Agenda Placement: Presentations & Recognitions

Agenda Item Type: Recognition

AGENDA ITEM COVER SHEET

ITEM / TITLE:

Liberty Hill University Class of 2026 Graduation Recognition

AGENDA ITEM WORDING:

Recognition of the Liberty Hill University Class of 2026 graduates.

EXECUTIVE / BACKGROUND SUMMARY:

Liberty Hill University is the City's citizen education program designed to provide participants with a comprehensive overview of municipal operations, services, and governance. The Mayor and City Council will recognize the following individuals for successfully completing the 2026 Liberty Hill University program:

Sue Balderrama
Anne Bean
Travis Bonnet
Carlena Jefferson-Sims
Anna Jenkins
Karlyn Keller
Michael Lutz
Kelly Michael
Angel Noble-Cours
Brooke Pohl
Steven Schiff
James Sims
Sveta Yanina

FISCAL NOTES / FINANCIAL IMPACT:

No fiscal impact.

CITY ATTORNEY REVIEW (IF APPLICABLE):

Not applicable.

SUGGESTED MOTION(S):

No action required. Recognition item only.

RESPONSIBLE STAFF / FOLLOW-UP:

Community Engagement & Communications Department.

ATTACHMENTS:

Liberty Hill University Class of 2026 Graduate List

N/A

AGENDA ITEM 4.A

Approval of the City Council Regular Meeting Minutes from June 10, 2026.

CITY COUNCIL REGULAR MEETING MINUTES

WEDNESDAY – JUNE 10, 2026 – 6:01 p.m.
City Council Chamber/Municipal Court Building
2801 Ranch Road 1869 Liberty Hill, Texas 78642

Presiding: Mayor Crystal Mancilla

Attending: Mayor Pro Tem Diane Williams, Council Members Jacquetta Thayer, Wade Ashley, Michael Helbing, and Tim Hennessy

Absent: Council Member Elisabeth Brown

Also attending were City Manager Thomas Hunter, Deputy City Manager Brandon Pritchett, City Attorney Laura Mueller, Executive Director of Management Services Abby Morrison, and City Secretary Beatrice Canseco

CALL TO ORDER

Mayor Mancilla called the meeting to order at 6:01 p.m.

Officer Joiner delivered the invocation.

Mayor Mancilla led the Pledge of Allegiance and the Texas Pledge.

PUBLIC COMMENTS

The following individuals addressed the Council:

John Smith spoke regarding outdoor lighting.

Nick Page spoke regarding outdoor lighting.

Liz Brannigan spoke regarding outdoor lighting.

Kristin Phillips spoke regarding public trust, transparency, and proclamations.

DRAFT

CONSENT AGENDA

3A) Approval of the City Council Workshop Meeting Minutes from May 27, 2026.

3B) Approval of the City Council Regular Meeting Minutes from May 27, 2026.

Motion made by Council Member Ashley to approve the Consent Agenda as presented.

Seconded by Council Member Helbing.

Motion carried unanimously (6-0).

REGULAR AGENDA

4A) Presentation on UDC § 6.13 (Outdoor Lighting) and its impact on residents and businesses.
(L. Mueller, City Attorney / Mayor Pro Tem Williams)

Ms. Mueller presented this item to Council. Ms. Mueller was available to provide additional information and to answer questions.

Mayor Pro Tem Williams presented additional information.

Motion of direction made by Mayor Pro Tem Williams for staff to return an amended Outdoor Lighting ordinance extending the compliance deadline by two years and to pursue a grant program aimed at educating and assisting residents and business owners who are non-compliant.

Seconded by Council Member Hennessy.

Motion carried unanimously (6-0).

4B) Discussion regarding Proclamation Guidelines.
(T. Hunter, City Manager)

Mr. Hunter presented this item to Council. Mr. Hunter was available to provide additional information and to answer questions.

No action was taken on this item.

4C) Discussion, consideration, and possible action to clarify Citizen/Public Comment.
(L. Mueller, City Attorney)

Ms. Mueller presented this item to Council. Ms. Mueller was available to provide additional information and to answer questions.

DRAFT

Following Council discussion, City Manager T. Hunter agreed to return to Council with a proposed Public Comment Policy.

4D) Discussion, consideration, and possible action approving a Resolution of the City of Liberty Hill, Texas (1) determining the costs of certain public improvements to be financed within improvement area #3 and improvement area #4 of the Butler Farms Public Improvement District; (2) approving a Preliminary Amended and Restated Service and Assessment Plan and a Proposed Improvement Area #3 Assessment Roll and Improvement Area #4 Assessment Roll; (3) directing the filing of such proposed assessment rolls with the City Secretary to make available for public inspection; (4) noticing a public hearing for June 24, 2026 to consider an ordinance levying assessments on Improvement Area #3 and Improvement Area #4 of the Butler Farms Public Improvement District and other matters related thereto; and (5) directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto; and providing an effective date.
(B. Pritchett, Deputy City Manager)

Mr. Pritchett introduced Butler Farms Developer Bob Wunsch and Development Planning & Financing Group Managing Principal Rick Rosenberg who presented the item to Council. Mr. Pritchett, Mr. Wunsch, and Mr. Rosenberg were available to provide additional information and to answer questions.

Motion made by Council Member Ashley to approve item 4D as presented.

Seconded by Council Member Hennessy.

Motion carried unanimously (6-0).

CONVENE TO EXECUTIVE SESSION

At 7:34 p.m., Mayor Mancilla called for City Council to recess the meeting into Executive Session.

5A) Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), the City Council shall convene into closed executive session to seek the advice of legal counsel regarding pending and potential litigation.

RECONVENE TO EXECUTIVE SESSION

At 8:00 p.m., Mayor Mancilla reconvened the City Council into Regular Session.

ADJOURNMENT

With no further business, and without objection, Committee Chair LeBaron adjourned the meeting at 8:00 p.m.

DRAFT

_____
Crystal Mancilla, Mayor

_____
Beatrice Canseco, City Secretary

DRAFT

AGENDA ITEM 4.B

Approval of a payment to the Environmental Protection Agency for a Water Infrastructure Finance and Innovation Act (WIFA) loan application.

City Council Meeting Date: June 24, 2026

Requested By: Josh Armstrong, Finance Department

Requested Agenda Placement: Consent Agenda

Agenda Item Type: Contract / Agreement

AGENDA ITEM COVER SHEET

ITEM / TITLE:

WIFIA application payment to EPA.

AGENDA ITEM WORDING:

Approve payment to EPA for WIFIA application

EXECUTIVE / BACKGROUND SUMMARY:

In order to move the city's application forward we must pay our application fee of $100,000. The payment exceeds the City Manager's authority.

FISCAL NOTES / FINANCIAL IMPACT:

The cost is $100,000 that will be paid for out of the AWPF CIP.

CITY ATTORNEY REVIEW (IF APPLICABLE):

This has not been reviewed.

SUGGESTED MOTION(S):

I make a motion to approve the payment of $100,000 to the EPA for the City's WIFIA application.

RESPONSIBLE STAFF / FOLLOW-UP:

Finance staff will send payment to EPA

ATTACHMENTS:

N/A

AGENDA ITEM 5.A

Discussion, consideration, and possible action regarding Resolution No. 2026-R-015 authorizing the City Manager to execute an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) related to the SH29 Widening Project and Utility Relocations project.

City Council Meeting Date: June 24, 2026

Requested By: Brandon Pritchett, Deputy City Manager

Submitted/Prepared By: Brandon Pritchett, Deputy City Manager

Type: (Action/Discussion Only /Consent/Exec. Session/Public Hearing) : Action

AGENDA ITEM COVER SHEET

ITEM/TITLE:

Approving a resolution authorizing the City Manager to execute an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) related to the SH29 Widening Project and Utility Relocations project.

AGENDA ITEM WORDING :

Approving a resolution authorizing the City Manager to execute an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) related to the SH29 Widening Project and Utility Relocations project.

EXECUTIVE SUMMARY:

The Texas Department of Transportation (TxDOT) is currently finalizing design to widen SH29 from CR322 in Bertram to the Butler Farms subdivision. This road work involves widening the roadway for a future middle turn lane along this thoroughfare. As part of this work, it requires utilities that are in the State's existing Right-of-Way (ROW) to be relocated that would be in conflict with the proposed improvements.

As part of TxDOT's preliminary design, it was identified that the City had existing wastewater force mains that would need to be relocated to ensure they are not in conflict with the TxDOT improvements. In discussions with TxDOT, it was proposed to bid the relocations jointly with the roadway project to maximize cost efficiencies and to minimize any potential modifications to the design that may need to happen as a result of TxDOT's project. After coordinating with the City's design engineer on this project (Pape-Dawson) and getting the plans to TxDOT, the estimated cost to the City to relocate these force mains is $933,609. Unfortunately, because these force mains were constructed in TxDOT's ROW and not within a private easement, the City would be responsible for the entire cost to relocate these force mains. While the project is not slated to be bid until March 2027, this Advanced Funding Agreement (AFA) allows for the City to transmit funds for the City's portion of the project to be utilized for the relocations when they bid the project for construction.

FISCAL NOTES/FINANCIAL BACKGROUND/FINANCIAL IMPACT:

This Advanced Funding Agreement will impact the Sewer Fund as the utilities serve in-City customers directly. This project was not originally included in the FY2027-FY2031 CIP Draft, but will be included in the updated FY2027-FY2031 CIP that will be part of the FY2027 budget.

IF APPROPRIATE, ANY CITY ATTORNEY INFORMATION REGARDING ITEM:

The City Attorney has reviewed and approved the Advanced Funding Agreement and Resolution.

SUGGESTED WORDING FOR MOTION(S) REGARDING *ORDINANCES OR RESOLUTIONS (if City staff is making a recommendation):*

Approving a resolution authorizing the City Manager to execute an Advanced Funding Agreement (AFA) with the Texas Department of Transportation (TxDOT) related to the SH29 Widening Project and Utility Relocations project.

ATTACHMENTS:

Resolution – AFA – TxDOT SH29 Road Widening
Advanced Funding Agreement – TxDOT SH29 Road Widening

List Responsible staff, contractors, and vendors for Follow-Through, Follow-Up of Implementation.

After approval, City staff would transmit to TxDOT the approval resolution and execute the Advanced Funding Agreement.

CITY OF LIBERTY HILL

RESOLUTION NO. 2020-R _____

A RESOLUTION OF THE CITY OF LIBERTY HILL APPROVING AN ADVANCE FUNDING AGREEMENT WITH THE TEXAS DEPARTMENT OF TRANSPORTATION FOR UTILITY RELOCATION RELATED TO TRANSPORTATION IMPROVEMENTS ON SH 29 AND AUTHORIZING EXECUTION OF THE AGREEMENT BY THE CITY MANAGER.

WHEREAS, via Minute Order 116997, the Texas Transportation Commission authorized highway improvements, SH 29 From CR 322 to 3.0 Mi E of CR 322, (the "Project"); and

WHEREAS, the City as the Wastewater Utility Provider in the area of the highway improvements, possesses facilities that are affected by the Project; and

WHEREAS, the City is responsible for the relocation of the wastewater utilities affected by the project; and

WHEREAS, the City and the State agree that the most economical and efficient method for such relocation is by including the relocation in the State's highway construction contract for the project; and

WHEREAS, the City and State have negotiated an Advanced Funding Agreement to provide for the payment of the costs for which the City is responsible related to utility relocation for the project; and

WHEREAS, the City of Liberty Hill City Council desires to approve and authorize the execution of an Advance Funding Agreement (AFA) with TxDOT for the Project.

NOW, THEREFORE, BE IT RESOLVED by the City of Liberty Hill City Council:

1. The City Council approves the Advanced Funding Agreement, and authorizes and directs the City Manager, or the City Manager's designee, to execute the AFA.

2. The City Manager is authorized to execute all documents necessary and ancillary to the AFA to complete the transaction.

3. The meeting at which this Resolution 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.

PASSED AND APPROVED this, the 24th day of June 2026, by a vote of _____(ayes) to _____(nays) to _____(abstentions) of the City Council of Liberty Hill, Texas.

CITY OF LIBERTY HILL:

_____

Mayor, Crystal Mancilla

ATTEST:

_____

Beatrice Canseco, City Secretary

ATTACHMENT “A”
ADVANCED FUNDING AGREEMENT
SH 29 from CR 322 to 3.0 Mi E of CR 322

STATE OF TEXAS §

COUNTY OF TRAVIS §

ADVANCE FUNDING AGREEMENT FOR VOLUNTARY UTILITY RELOCATION CONTRIBUTIONS ON STATE HIGHWAY IMPROVEMENT PROJECTS

THIS AGREEMENT is made by and between the State of Texas, acting through the Texas Department of Transportation ("State") and City of Liberty Hill ("Utility"),

WITNESSETH

WHEREAS, Transportation Code, Chapters 201, 221, and 361, authorize the State to lay out, construct, maintain, and operate a system of streets, roads and highways that comprise the State Highway System; and,

WHEREAS, Transportation Code, Chapter 203, Subchapter E, Transportation Code §203.092 authorizes the State to regulate the placement of public utility facilities along a state highway; and,

WHEREAS, Texas Transportation Commission Minute Order Number 116997 authorizes the State to undertake and complete a highway improvement generally described as: SH 29 From CR 322 to 3.0 Mi E of CR 322 ("Project"); and,

WHEREAS, Utility possesses facilities that are affected by the above mentioned highway improvement and Utility, and the State agrees that it is more economical or efficient for such relocation to be effected by including said contract in the State's highway construction contract;

NOW THEREFORE, in consideration of the premises and of the mutual covenants and agreements of the parties hereto, to be by them kept and performed as hereafter set forth, the State and Utility do agree as follows:

AGREEMENT

1. **Time Period Covered**
   This agreement becomes effective when signed by the last party whose signing makes the agreement fully executed, and the State and Utility will consider it to be in full force and effect until the Project described in this agreement has been completed and accepted by all parties or unless terminated, as provided.

2. **Project Funding and Work Responsibilities**
   A. The State will authorize the performance of only those Project items of work which are eligible for relocation reimbursements or for which Utility has requested and has agreed to pay for as described in Attachment A - Payment Provision and Work Responsibilities, which is attached to and made a part of this contract. In addition to identifying those items of work

to be paid for by payments to the State, Attachment A - Payment Provision and Work Responsibilities, also specifies those Project items of work that are the responsibility of Utility and will be carried out and completed by Utility, at no cost to the State. The Utility shall be responsible for costs that are shown on Attachment B, Estimated Utility Costs, which is attached to and made a part of this agreement.

B. If the Utility will perform any work under this contract for which reimbursement will be provided by or through the State, the Utility must complete training before a letter of authority is issued. Training is complete when at least one individual who is working actively and directly on the Project successfully completes and receives a certificate for the course entitled *Local Government Project Procedures and Qualification for the Texas Department of Transportation*. The Utility shall provide the certificate of qualification to the State. The individual who receives the training certificate may be an employee of the Utility or an employee of a firm that has been contracted by the Utility to perform oversight of the Project. The State in its discretion may deny reimbursement if the Utility has not designated a qualified individual to oversee the Project.

C. Payment under this contract beyond the end of the current fiscal biennium is subject to availability of appropriated funds. If funds are not appropriated, this contract shall be terminated immediately with no liability to either party.

3. Termination

A. This agreement may be terminated in the following manner:

1. By mutual written agreement and consent of both parties;
2. By either party upon the failure of the other party to fulfill the obligations set forth in this agreement; or
3. By the State if it determines that the performance of the Project or utility work is not in the best interest of the State.

B. If the agreement is terminated in accordance with the above provisions, Utility will be responsible for the payment of Project costs incurred by the State on behalf of Utility up to the time of termination.

4. Right of Access

If Utility is the owner of any part of the Project site, Utility shall permit the State or its authorized representative access to the site to perform any activities required to execute the work.

5. Adjustments Outside the Project Site

Utility will provide for all necessary right of way and utility adjustments needed for performance of the work on sites not owned or to be acquired by the State.

6. Responsibilities of the Parties and Indemnity

Utility acknowledges that it is not an agent, servant, employee of the State, nor is it engaged in a joint enterprise, and it is responsible for its own acts and deeds and for those of its agents or employees during the performance of the work on the Project. To the extent permitted by law,

Utility agrees to indemnify and hold harmless the State, its agents and employees, from all suits, actions, or claims and from all liability and damages for any and all injuries or damages sustained by any person or property in consequence with the performance of design, construction, maintenance, or operation of the Utility facility. Such indemnity includes but is not limited to any claims or amounts arising or recovered under the "Worker's Compensation Law", the Texas Tort Claims Act, Chapter 101, Texas Civil Practice and Remedies Code; or any other applicable laws or regulations, all as time to time may be amended.

7. Sole Agreement

In the event the terms of the agreement are in conflict with the provisions of any other existing agreements between Utility and the State, the latest agreement shall take precedence over the other agreements in matters related to the Project.

8. Successors and Assigns

The State and Utility each binds itself, its successors, executors, assigns, and administrators to the other party to this agreement and to the successors, executors, assigns, and administrators of such other party in respect to all covenants of this agreement.

9. Amendments

By mutual written consent of the parties, the scope of work and payment provisions of this agreement may be amended prior to its expiration.

10. Inspection and Conduct of Work

Unless otherwise specifically stated in Attachment A - Payment Provision and Work Responsibilities, to this contract, the State will supervise and inspect all work performed hereunder and provide such engineering inspection and testing services as may be required to ensure that the Project is accomplished in accordance with the approved plans and specifications. All correspondence and instructions to the contractor performing the work will be the sole responsibility of the State. Unless otherwise specifically stated in Attachment A to this contract, all work will be performed in accordance with the Utility Accommodation Rules as set forth in 43 Texas Administrative Code §21.31 et. seq. adopted by the State and incorporated in this agreement by reference, or special specifications approved by the State.

11. Maintenance

Upon completion of the Project, Utility will assume responsibility for the maintenance of the completed Utility facility unless otherwise specified in Attachment A to this agreement.

12. Notices

All notices to either party by the other required under this agreement shall be delivered personally or sent by certified or U.S. mail, postage prepaid, addressed to such party at the following addresses:

DRAFT

Utility:	State:
_____	Director of Contract Services
City of Liberty Hill	Texas Department of Transportation
926 Main St.	125 E. 11th Street
Liberty Hill, TX 78642	Austin, Texas 78701

All notices shall be deemed given on the date so delivered or so deposited in the mail, unless otherwise provided in this agreement. Either party may change the above address by sending written notice of the change to the other party. Either party may request in writing that such notices shall be delivered personally or by certified U.S. mail and such request shall be honored and carried out by the other party.

13. State Auditor

The state auditor may conduct an audit or investigation of any entity receiving funds from the State directly under this contract or indirectly through a subcontract under this contract. Acceptance of funds directly under this contract or indirectly through a subcontract under this contract acts as acceptance of the authority of the state auditor, under the direction of the legislative audit committee, to conduct an audit or investigation in connection with those funds. An entity that is the subject of an audit or investigation must provide the state auditor with access to any information the state auditor considers relevant to the investigation or audit.

14. Signatory Warranty

Each signatory warrants that the signatory has necessary authority to execute this agreement on behalf of the entity represented.

15. Access to Information

The Utility is required to make any information created or exchanged with the state pursuant to this contract, and not otherwise excepted from disclosure under the Texas Public Information Act, available in a format that is accessible by the public at no additional charge to the state.

DRAFT

Each party is signing this agreement on the date stated under that party's signature.

THE UTILITY

_____
Signature

_Brandon Pritchett__
Typed or Printed Name

_Deputy City Manager__
Title

_____
Date

THE STATE OF TEXAS

_____
District Engineer

_____
Date

DRAFT

ATTACHMENT A
PAYMENT PROVISION AND WORK RESPONSIBILITIES

1. **Description of the Work Items**
   The parties agree that the existing wastewater lines shall be relocated and adjustments shall be made along SH 29. The wastewater facilities shall be owned, operated, and maintained by Utility from and after completion and final acceptance by the State and Utility. The estimated total construction cost for the relocated and adjusted facilities is $933,609.00. The parties agree that it is their intent to complete the relocation improvements within this estimate of cost.
2. **Actual Cost Agreement**
   Utility will be responsible for paying all costs associated with the planning, specification, and estimate (PS&E) development, and construction of the proposed utility work to the extent such is not reimbursed pursuant to state law. All the costs associated with construction of the wastewater items for the Project shall be provided as defined under the Standard Utility Agreement, Utility Joint Use Agreement, and/or the Agreement to Contribute Funds executed between the State and Utility.
3. **Schedule of Payments**
   - **A.** At least forty-five (45) days prior to the date set for receipt of the construction bids, the Utility shall remit its remaining financial share for the State's estimated construction oversight and construction costs. Utility must advance to the State one hundred percent (100%) of its share of the estimated Project utility construction costs. The amount to be advanced for the utility improvements is estimated to be $ 933,609.00. (See Attachment B – Estimated Utility Costs)
   - **B.** In the event the State determines that additional funding is required by the Utility at any time during the Project, the State will notify the Utility in writing. The Utility is responsible for one hundred percent (100%) of the authorized project cost and any overruns. The Utility will make payment to the State within thirty (30) days from receipt of the State's written notification.
   - **C.** Whenever funds are paid by the Utility to the State under this agreement, the Utility will remit a warrant made payable to the "Texas Department of Transportation." The warrant will be deposited by the State and managed by the State. Until the final Project accounting, funds may only be applied by the State to the Project.
   - **D.** Upon completion of the Project, the State will perform an audit of the Project costs. Any funds due by the Utility, the State, or the Federal Government will be promptly paid by the owing party.
4. **Work Responsibilities**
   - **A.** The **Utility** shall provide the following services under this contract:
     i. Responsible for engaging the services of a Texas Registered Professional Engineer to prepare drawings and technical specifications for wastewater line relocations and adjustments along SH 29.

ii. Provide the plans and specifications to the State to include in the current planning specifications and estimate package being prepared by representatives of the Texas Department of Transportation's Georgetown Area Office.
iii. Secure all necessary permitting as may be required for the installation of the wastewater line.
iv. Arrange and coordinate with the contractor, through the State, materials and equipment testing, rejection of all work not conforming to minimum requirements of the construction contract documents, maintenance of the proposed wastewater line during construction, and the relocation of wastewater line and connection of services to customers.
v. Advise the State of work that Utility determines should be corrected or rejected.
vi. Arrange, observe, and inspect all acceptance testing and notify the State of the results of these activities.
vii. Provide inspection services for the construction, notify the State of defects and deficiencies in the work, and observe actions of the contractor to correct such defects and deficiencies.
viii. Assume all responsibility for the maintenance of the existing wastewater line during and upon completion of the construction contract.
ix. Ensure all Texas Commission on Environmental Quality and all other regulatory rules, regulations and laws are strictly adhered to.
x. Prepare and submit both a certificate of substantial completion and a list of observed items requiring completion or correction for the relocations and adjustments to the Project Engineer for concurrence.
xi. Coordinate all construction activities performed by Utility's staff for the relocations and adjustments through the Project Engineer.

B. The **State** shall provide the following services under this contract:
i. Combine the wastewater relocation and adjustment plans with the plans being prepared for the Project.
ii. Review and approve the final construction plans prior to any construction-related activities. In order to ensure federal and/or state funding eligibility, projects must be authorized by the State prior to advertising for construction.
iii. Advertise for construction bids, issue bid proposals, receive and tabulate the bids, and award and administer the contract for construction of the Project.
iv. Negotiate and administer all field changes and change orders required for the Project. All change orders increasing construction costs for Utility's Project shall be submitted to Utility for review and approval together with an evaluation. Utility agrees to review and either approve or disapprove all change orders within five (5) business days after receipt of such order unless Utility Board's approval is necessary in which case Utility shall bring the item to Utility Board as soon as reasonably possible.
v. Provide overall project management to supervise the day-to-day activities of the construction and monitor the activities of the contractor to promote the timely and

efficient completion of the Project in accordance with the approved Plans and Specifications and construction schedule.

vi. Conduct field observations and coordinate with Utility's inspectors and the contractor to cure defects and deficiencies in the construction prior to final acceptance.

vii. Make timely payment to the contractor for work performed in connection with the Project.

viii. Ensure access and permit Utility's inspectors and other authorized representatives to inspect the wastewater line construction at all times.

ix. Conduct and coordinate final inspection of the Project in the presence of Utility's Engineer and Inspector, transmit final list of items to be completed or repaired and observe contractor correction of same.

x. Maintain job file.

DRAFT

DRAFT

ATTACHMENT B
ESTIMATED UTILITY COSTS

Based on various calculations, following are those amounts due and payable for Utility's costs associated with this project.

Total Estimated Costs
$933,609.00

Less Betterment Amount Due from Utility
$ 0

Amount of total utility relocation Costs
$933,609.00

Estimated Amount Eligible for Reimbursement
(Calculated eligibility Ratio – 0%)
$0.00

Amount of Utility Adjustment Due from Utility
$ 933,609.00

Estimated amount to be included in Construction Agreement

A. Betterment	$ 0.00
B. Utility Adjustment	$ 933,609.00
GRAND TOTAL	**$ 933,609.00**

Betterment Ratio Calculation

Estimated Betterment Costs

1. …
2. …

Betterment Calculation:

Total Costs of Betterment	**(Estimated)**	**-**	**$ 0.00**
Total Costs of Project (Estimated)		**-**	**$**

DRAFT

Betterment Percentage for final cost determination: 0.00% of final cost of relocation
Determination of Betterment – Comparison of estimated cost to replace "as is" versus estimated costs associated with the betterment.
Item A:
Item B:

DRAFT

AGENDA ITEM 6.A

Public hearing, discussion, consideration and possible action regarding Ordinance No. 2026-O-012 accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Butler Farms Public Improvement District; making a finding of special benefit to the property within Improvement Area #3 and Improvement Area #4 of the District; levying assessments against property within Improvement Area #3 and Improvement Area #4 of the District and establishing a lien on such Property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; and providing an effective date.

City Council Meeting Date: June 24, 2026

Requested By:

Submitted/Prepared By: Bond Counsel

Type: (Action/Discussion Only /Consent/Exec. Session/Public Hearing): Action.

AGENDA ITEM COVER SHEET

ITEM/TITLE: Ordinance accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Improvement Area #3 and Improvement Area #4of the Butler Farms Public Improvement District

AGENDA ITEM WORDING: Discussion, consideration and possible action regarding Ordinance No. _____ accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Butler Farms Public Improvement District; making a finding of special benefit to the property within Improvement Area #3 and Improvement Area #4 of the District; levying assessments against property within Improvement Area #3 and Improvement Area #4 of the District and establishing a lien on such Property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; and providing an effective date

EXECUTIVE SUMMARY: This Ordinance approves the updated SAP and Assessment Rolls for the Butler Farms PID for improvement areas #3 and #4.

FISCAL NOTES/FINANCIAL BACKGROUND/FINANCIAL IMPACT: The bonds and assessments related to this ordinance are solely the obligations of the owners of the property.

SUGGESTED WORDING FOR MOTION(S) REGARDING *ORDINANCES OR ORDINANCES (if City staff is making a recommendation):*

MOVANT: I move that the City Council adopt Ordinance No. _____ accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Butler Farms Public Improvement District; making a finding of special benefit to the property within Improvement Area #3 and Improvement Area #4 of the District; levying assessments against property within Improvement Area #3 and Improvement Area #4 of the District and establishing a lien on such Property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; and providing an effective date, which is before the Council.

SECOND: I second the motion.

The Mayor may allow discussion of the item and, following any remarks of the members of Council, the Mayor should call for a vote on the Ordinance.

ATTACHMENTS: Ordinance No. _____ Ordinance No. _____ accepting and approving an Amended and Restated Service and Assessment Plan and Assessment Rolls for Butler Farms Public Improvement District; making a finding of special benefit to the property within Improvement Area #3 and Improvement Area #4 of the District; levying assessments against property within Improvement Area #3 and Improvement Area #4 of the District and establishing a lien on such Property; providing for the method of assessment and the payment of the Assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent Assessments; providing for severability; and providing an effective date

List Responsible staff, contractors, and vendors for Follow-Through, Follow-Up of Implementation.

Upon adoption, City staff should have all necessary documents executed (based on instructions in execution packet of tabbed documents sent by Bond Counsel). Once all documents are executed, City staff should mail all executed documents to Bond Counsel, as noted in the execution packet instructions.

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
COUNTY OF WILLIAMSON §
CITY OF LIBERTY HILL §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the "City Council") convened in a REGULAR MEETING on June 24, 2026, at the City Council Chambers, 2801 Ranch Road 1869, Liberty Hill, Texas 78642 and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Crystal Mancilla	Mayor
Diane Williams	Mayor Pro Tem, Councilmember, Place 3
Jacquetta Thayer	Councilmember, Place 1
Michael Helbing	Councilmember, Place 2
Elisabeth Brown	Councilmember, Place 4
Wade Ashley	Councilmember, Place 5
Tim Hennessy	Councilmember, Place 6
Beatrice Canseco	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 LIBERTY HILL, TEXAS ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN IMPROVEMENT AREA #3 AND IMPROVEMENT AREA #4 OF THE DISTRICT; LEVYING ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #3 AND IMPROVEMENT AREA #4 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; 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 _____, 2026.

City Secretary	Mayor

(SEAL)

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLLS FOR BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY WITHIN IMPROVEMENT AREA #3 AND IMPROVEMENT AREA #4 OF THE DISTRICT; LEVYING ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #3 AND IMPROVEMENT AREA #4 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID Act") authorizes the governing body (the "City Council") of the City of Liberty Hill, Texas (the "City"), to create a public improvement district within the City; and

WHEREAS, on December 10, 2018, after providing notice in accordance with the PID Act, the City Council conducted a public hearing to consider a petition received by the City on August 30, 2018 requesting the creation of a public improvement district; and

WHEREAS, on December 10, 2018, the City Council approved Resolution No. 18-R-118 (the "Authorization Resolution"), authorizing, establishing and creating the Butler Farms Public Improvement District (the "District"); and

WHEREAS, the City Secretary, pursuant to Section 372.010(b) of the PID Act (as then in effect), caused the Authorization Resolution to be published on December 13, 2018, in the *Liberty Hill Independent,* a newspaper of general circulation in the City; and

WHEREAS, the City authorized the creation of the District and the levy of up to $42,500,000 in assessments for the District to finance certain authorized improvements authorized by the PID Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, on December 13, 2021, in connection with the development of the first and second improvement areas within the District ("Improvement Area #1" and "Improvement Area #2," respectively), as well as the major improvement area of the District (the "Major Improvement Area"), the City Council adopted an ordinance levying assessments in such improvement areas and accepting and approving a service and assessment plan for the District (as updated and amended from time to time, the "Original Service and Assessment Plan"), including the assessment rolls for Improvement Area #1, Improvement Area #2, and the Major Improvement Area; and

WHEREAS, on June 10, 2026, the City Council adopted a resolution determining the costs of certain public improvements benefiting Improvement Area #3 (the "Improvement Area #3 Improvements") and Improvement Area #4 of the District (the "Improvement Area #4 Improvements"), the first year's annual collection cost allocable to Improvement Area #3 and Improvement Area #4, and certain bond issuance costs to be financed through the District, approving the preliminary Butler Farms Public Improvement District 2026 Amended and Restated Service and Assessment Plan, including the proposed assessment rolls for Improvement Area #3 (the "Improvement Area #3 Assessment Roll") and Improvement Area #4 (the "Improvement Area #4 Assessment Roll"), calling for a public hearing to consider an ordinance levying assessments on property within Improvement Area #3 and Improvement Area #4 of the District (respectively, the "Improvement Area #3 Assessments" and the "Improvement Area #4 Assessments," and collectively, the "Assessments"), authorizing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider the levying of the Improvement Area #3 Assessments and Improvement Area #4 Assessments for financing the costs of the Improvement Area #3 Improvements benefiting Improvement Area #3 and the Improvement Area #4 Improvements benefiting Improvement Area #4 in a newspaper of general circulation in the City;

WHEREAS, on [_____], 2026, the City Council caused the Improvement Area #3 Assessment Roll and Improvement Area #4 Assessment Roll identifying the Assessments to be filed with the City Secretary and such assessment rolls were made available for public inspection;

WHEREAS, pursuant to Section 372.016(b) of the PID Act, the City Council caused the notice of the Assessment Hearing to be published on [June 10], 2026, in *The Williamson County Sun*, a newspaper of general circulation in the City;

WHEREAS, pursuant to Section 372.016(c) of the PID Act, the City Council caused the notice of the Assessment Hearing to be mailed to the last known address of the owners of the property liable for the Assessments;

WHEREAS, the City Council convened the Assessment Hearing on June 24, 2026, at which all persons who appeared, or requested to appear, in person or by their representative, were given the opportunity to contend for or contest inclusion of the Assessments on the Improvement Area #3 Assessment Roll and the Improvement Area #4 Assessment Roll, and the proposed Assessments, and to offer testimony pertinent to any issue presented on the amount of the Assessments, the allocation of costs of the Improvement Area #3 Improvements to Improvement Area #3 or the Improvement Area #4 Improvements to Improvement Area #4, the purposes of the Assessments, the special benefits of the Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Assessments;

WHEREAS, the City Council finds and determines that the Improvement Area #3 Assessment Roll, Improvement Area #4 Assessment Roll, and the Butler Farms Public Improvement District 2026 Amended and Restated Service and Assessment Plan (the "Service and Assessment Plan"), in a form substantially similar to the attached **Exhibit A**, and which is incorporated herein for all purposes, should be approved and that the Assessments should be levied as provided in this Ordinance and the Service and Assessment Plan and the Improvement Area #3 Assessment Roll and Improvement Area #4 Assessment Roll;

WHEREAS, the Service and Assessment Plan will amend and restate the Original Service and Assessment Plan in its entirety;

WHEREAS, the City Council further finds that there were no written objections or evidence submitted to the City Secretary in opposition to the Service and Assessment Plan, the allocation of the costs of the Improvement Area #3 Improvements to Improvement Area #3, the Improvement Area #3 Assessment Roll, the allocation of the costs of the Improvement Area #4 Improvements to Improvement Area #4, the Improvement Area #4 Assessment Roll, or the levy of the Assessments;

WHEREAS, concurrent herewith, the owners of the taxable real property located within Improvement Area #3 or Improvement Area #4 of the District (the "Landowners"), and the persons to be assessed pursuant to this Ordinance, have executed and presented to the City Council for approval and acceptance a landowner certificate (the "Landowner Certificate") in the form and substance acceptable to the City, in which the Landowners approve and accept the Service and Assessment Plan, approve the Improvement Area #3 Assessment Roll or Improvement Area #4 Assessment Roll, as appropriate, approve this Ordinance, approve the levy of the Assessments against their property located within Improvement Area #3 or Improvement Area #4, and agree to pay the Assessments when due and payable;

WHEREAS, the City Council closed the Assessment Hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, determined to proceed with the adoption of this Ordinance in conformity with the requirements of the PID Act;

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and the public notice of the time, place and purpose of said meeting was given as required by Chapter 551, Texas Government Code, as amended.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS HEREBY ORDAINS AS FOLLOWS:

SECTION 1. Recitals. The recitals set forth in this Ordinance are true and correct and are incorporated as part of this Ordinance for all purposes.

SECTION 2. Terms. Terms not otherwise defined herein, including in the recitals to this Ordinance, are defined in the Service and Assessment Plan.

SECTION 3. Findings Related to Improvement Area #1. The City Council hereby finds, determines and ordains, as follows:

(a) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and costs for the Improvement Area #1 Projects and (iii) includes a copy of the updated Buyer Disclosures for Improvement Area #1;

(b) The Service and Assessment Plan includes the updated Improvement Area #1 Assessment Roll.

SECTION 4. Findings Related to Improvement Area #2. The City Council hereby finds, determines and ordains, as follows:

(a) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and costs for the Improvement Area #2 Projects and (iii) includes a copy of the updated Buyer Disclosures for Improvement Area #2;

(b) The Service and Assessment Plan includes the updated Improvement Area #2 Assessment Roll.

SECTION 5. Findings Related to the Major Improvement Area. The City Council hereby finds, determines and ordains, as follows:

(a) The Service and Assessment Plan (i) covers a period of at least five years, and (ii) defines the annual indebtedness and costs for the Major Improvement Area Projects;

(b) The Service and Assessment Plan includes the updated Major Improvement Area Assessment Roll.

SECTION 6. Findings Related to Improvement Area #3. The City Council hereby finds, determines and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #3 Improvements (as reflected in the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each Assessed Property in Improvement Area #3 will receive from the construction of the Improvement Area #3 Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #3 Improvements and (iii) includes a copy of the Buyer Disclosures for Improvement Area #3;

(c) The Service and Assessment Plan apportions the costs of the Improvement Area #3 Improvements to be assessed against the Assessed Property in Improvement Area #3 of the District, and such apportionment is made on the basis of special benefits accruing to the real property because of the Improvement Area #3 Improvements;

(d) All of the real property in Improvement Area #3 of the District, which is being assessed in the amounts shown in the Improvement Area #3 Assessment Roll, will be benefited by the Improvement Area #3 Improvements constructed as described in the Service and Assessment Plan, and Improvement Area #3 will receive special benefits in each year equal to or greater than each annual installment of Improvement Area #3 Assessments and will receive special benefits during the term of the Improvement Area #3 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the costs of the Improvement Area #3 Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #3 Improvements and Annual Collection Costs on real property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(f) The Improvement Area #3 Assessment Roll should be approved as the assessment roll for Improvement Area #3 of the District; and

(g) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #3 Assessments, interest on Annual Installments, interest and penalties on delinquent Improvement Area #3 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Improvement Area #3 Assessments should be approved and will expedite collection of the Improvement Area #3 Assessments in a timely manner in order to provide the services and improvements needed and required for the area within Improvement Area #3 of the District.

SECTION 7. Findings Related to Improvement Area #4. The City Council hereby finds, determines and ordains, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #4 Improvements (as reflected in the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each Assessed Property in Improvement Area #4 will receive from the construction of the Improvement Area #4 Improvements identified in the Service and Assessment Plan, and is hereby approved;

(b) The Service and Assessment Plan (i) covers a period of at least five years, (ii) defines the annual indebtedness and projected costs for the Improvement Area #4 Improvements and (iii) includes a copy of the Buyer Disclosures for Improvement Area #4;

(c) The Service and Assessment Plan apportions the costs of the Improvement Area #4 Improvements to be assessed against the Assessed Property in Improvement Area #4 of the District, and such apportionment is made on the basis of special benefits accruing to the real property because of the Improvement Area #4 Improvements;

(d) All of the real property in Improvement Area #4 of the District, which is being assessed in the amounts shown in the Improvement Area #4 Assessment Roll, will be benefited by the Improvement Area #4 Improvements constructed as described in the Service and Assessment Plan, and Improvement Area #4 will receive special benefits in each year equal to or greater than each annual installment of Improvement Area #4 Assessments and will receive special benefits during the term of the Improvement Area #4 Assessments equal to or greater than the total amount assessed;

(e) The method of apportionment of the costs of the Improvement Area #4 Improvements and Annual Collection Costs set forth in the Service and Assessment Plan

results in imposing equal shares of the costs of the Improvement Area #4 Improvements and Annual Collection Costs on real property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(f) The Improvement Area #4 Assessment Roll should be approved as the assessment roll for Improvement Area #4 of the District; and

(g) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #4 Assessments, interest on Annual Installments, interest and penalties on delinquent Improvement Area #4 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Improvement Area #4 Assessments should be approved and will expedite collection of the Improvement Area #4 Assessments in a timely manner in order to provide the services and improvements needed and required for the area within Improvement Area #4 of the District.

SECTION 8. Service and Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act as the service and assessment plan for the District. The Service and Assessment Plan amends and restates the Original Service and Assessment Plan in its entirety. The Service and Assessment Plan is the Annual Service Plan Update for 2026.

SECTION 9. Assessment Rolls and Buyer Disclosures. The Improvement Area #3 Assessment Roll and the Improvement Area #4 Assessment Roll are hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for the Improvement Area #3 Assessed Property and Improvement Area #4 Assessed Property, respectively. The Buyer Disclosures for Improvement Area #3 and Improvement Area #4 are hereby accepted and approved pursuant to the PID Act.

SECTION 10. Levy and Payment of Improvement Area #3 Assessments for Actual Costs of the Improvement Area #3 Improvements.

(a) The City Council hereby levies the Improvement Area #3 Assessments on each Improvement Area #3 Assessed Property, as shown and described in the Service and Assessment Plan and the Improvement Area #3 Assessment Roll, in the respective amounts shown on the Improvement Area #3 Assessment Roll as a special assessment on the properties set forth in the Improvement Area #3 Assessment Roll.

(b) The levy of the Improvement Area #3 Assessments shall be effective on the date of execution of this Ordinance levying Improvement Area #3 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the Act.

(c) The collection of the Improvement Area #3 Assessments, interest on such Assessments, and the Annual Collection Costs shall be as described in the Service and Assessment Plan and the Act.

(d) Each Improvement Area #3 Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Improvement Area #3 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for the Improvement Area #3 Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

SECTION 11. Levy and Payment of Improvement Area #4 Assessments for Actual Costs of the Improvement Area #4 Improvements.

(a) The City Council hereby levies the Improvement Area #4 Assessments on each Improvement Area #4 Assessed Property, as shown and described in the Service and Assessment Plan and the Improvement Area #4 Assessment Roll, in the respective amounts shown on the Improvement Area #4 Assessment Roll as a special assessment on the properties set forth in the Improvement Area #4 Assessment Roll.

(b) The levy of the Improvement Area #4 Assessments shall be effective on the date of execution of this Ordinance levying Improvement Area #4 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the Act.

(c) The collection of the Improvement Area #4 Assessments, interest on such Assessments, and the Annual Collection Costs shall be as described in the Service and Assessment Plan and the Act.

(d) Each Improvement Area #4 Assessment may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) Each Improvement Area #4 Assessment shall bear interest at the rate or rates specified in the Service and Assessment Plan.

(f) Each Annual Installment shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for the Improvement Area #4 Assessed Property shall be calculated pursuant to the terms of the Service and Assessment Plan.

SECTION 12. Method of Assessment. The method of apportioning the Actual Costs of the Authorized Improvements and the allocation of such costs to the District and the Annual Collection Costs are set forth in the Service and Assessment Plan.

SECTION 13. Penalties and Interest on Delinquent Assessments. Delinquent Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

SECTION 14. Prepayment of Assessments. As provided in Section VI of the Service and Assessment Plan, the owner of any Assessed Property may prepay the Assessments levied by this Ordinance.

SECTION 15. Lien Priority of Assessments. The City Council and the Landowners intend for the obligations, covenants and burdens on the landowner of Assessed Property, including without limitation such Landowners' obligations related to payment of the Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the assessed party, as the owner of Assessed Property, and its respective transferees, legal representatives, heirs, devisees, successors and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. Assessments shall have lien priority as specified in the Service and Assessment Plan and the Act.

SECTION 16. Appointment of Administrator and Collector of Assessments.

(a) Appointment of Administrator. P3Works, LLC is hereby appointed and designated as the Administrator of the Service and Assessment Plan and of Assessments levied by this Ordinance. The Administrator shall perform the duties of the Administrator described in the Service and Assessment Plan and in this Ordinance. The Administrator's fees, charges and expenses for providing such service shall constitute an Annual Collection Cost.

(b) Appointment of Collector. The Williamson County Tax Assessor-Collector is hereby appointed and designated as the collector of the Assessments (the "Collector"). The Collector shall serve in such capacity unless and until replaced by subsequent action of the City Council.

SECTION 17. Applicability of Tax Code. To the extent not inconsistent with this Ordinance, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Assessments by the City.

SECTION 18. Posting and Filing of the Service and Assessment Plan.

(a) City staff is directed to cause a copy of this Ordinance, including the Service and Assessment Plan and the assessment rolls attached thereto, including the updated Improvement Area #1 Assessment Roll, the updated Improvement Area #2 Assessment Roll, the updated Major Improvement Area Assessment Roll, the Improvement Area #3 Assessment Roll, and the Improvement Area #4 Assessment Roll, to be filed with the

County Clerk of Williamson County not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan; and

(b) City staff is directed to cause a copy of the Service and Assessment Plan, including a copy of the Buyer Disclosures, including the updated Buyer Disclosures for Improvement Area #1 and Improvement Area #2, and the Buyer Disclosures for Improvement Area #3 and Improvement Area #4, to be posted on the City's website for the purposes of Section 26.18, Texas Tax Code, not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

SECTION 19. Submission of the Assessment Rolls. City staff is directed to cause a copy of the assessment rolls for the District to be submitted to the Williamson Central Appraisal District not later than the seventh day after the date the City Council adopts this Ordinance approving the Service and Assessment Plan.

SECTION 20. Additional Actions. City staff is hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Ordinance.

SECTION 21. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 22. Section Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 23. Notice under Open Meetings Act. A written notice of the date, hour, place, and subject of this meeting of the City Council was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered, and formally acted upon.

SECTION 24. Effective Date. This Ordinance shall take effect, and the levy of the Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage and execution hereof.

[*Execution page follows.*]

PASSED AND APPROVED by the City Council of the City of Liberty Hill, Texas this 24th day of June, 2026.

_____
Mayor

_____
City Secretary

(CITY SEAL)

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

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 _____, 2026.

(SEAL)

_____
Notary Public, State of Texas

EXHIBIT A

SERVICE AND ASSESSMENT PLAN

Butler Farms
Public Improvement District

2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

JUNE 24, 2026

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INTRODUCTION

Capitalized terms used in this 2026 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section" or an "Exhibit" shall be a reference to a Section of this 2026 Amended and Restated Service and Assessment Plan or an Exhibit attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes.

On December 10, 2018 the City passed and approved Resolution No. 18-R-118 authorizing the creation of the District in accordance with the PID Act, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of the Authorized Improvements for the benefit of property within the District. The District contains approximately 366.455 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B-1**.

On December 13, 2021, the City Council approved the 2021 Assessment Ordinance which approved the 2021 Service and Assessment Plan for the District, the Assessment Rolls for the Major Improvement Area, Improvement Area #1 and Improvement Area #2 and levied Assessments to finance the Actual Costs of certain Authorized Improvements to be constructed for the benefit of certain Assessed Property within the Major Improvement Area, Improvement Area #1 and Improvement Area #2 within the District. The 2021 Service and Assessment Plan also set forth the Actual Costs of the Authorized Improvements, the indebtedness to be incurred for such Authorized Improvements, and the manner of assessing the property in the District for the costs of such Authorized Improvements based on the benefit provided to the Assessed Property within the Major Improvement Area, Improvement Area #1 and Improvement Area #2, as applicable.

The City adopted Ordinance No. 2022-O-07.27-002 accepting and approving the Annual Service Plan Update for 2022 on July 27, 2022. It served to update the Assessment Rolls for Improvement Area #1, Improvement Area #2 and the Major Improvement Area.

The City adopted Ordinance No. 2023-O-27 accepting and approving the Annual Service Plan Update for 2023 on August 9, 2023. It served to update the Assessment Rolls for Improvement Area #1, Improvement Area #2, and the Major Improvement Area.

The City adopted Ordinance No. 2024-0-033 accepting and approving the Annual Service Plan Update for 2024 on August 28, 2024. It served to update the Assessment Rolls for Improvement Area #1, Improvement Area #2, and the Major Improvement Area.

The City adopted Ordinance No. 2025-0-027 accepting and approving the Annual Service Plan Update for 2025 on August 13, 2025. It served to update the Assessment Rolls for Improvement Area #1, Improvement Area #2, and the Major Improvement Area.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2026 Amended and Restated Service and Assessment Plan, which amends and restates the 2021 Service and Assessment Plan in its entirety for the purposes of (1) updating the Improvement Area #1, Improvement Area #2, and Major Improvement Area Assessment Rolls for 2026, (2) levying the Improvement Area #3 Assessments and Improvement Area #4 Assessments, and (3) approving the Improvement Area #3 Assessment Roll and Improvement Area #4 Assessment Roll. This 2026 Amended and Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the form of notice is attached as **Appendix A**.

The PID Act requires that the Service Plan include an assessment plan that assesses the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Assessed Property determined by the method chosen by the City. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Improvement Area #1 Assessment Roll is contained in **Exhibit F**. The Improvement Area #2 Assessment Roll is contained in **Exhibit H.** The Major Improvement Area Assessment Roll is contained in **Exhibit J.** The Improvement Area #3 Assessment Roll is contained in **Exhibit L.** The Improvement Area #4 Assessment Roll is contained in **Exhibit N.**

SECTION I: DEFINITIONS

"2021 Assessment Ordinance" means Ordinance No. 21-O-12.31-01 approved and adopted by the City Council on December 13, 2021, which levied the Assessments against Assessed Property in Improvement Area #1, Improvement Area #2, and the Major Improvement Area, and approved the 2021 Service and Assessment Plan.

"2021 Service and Assessment Plan" means Butler Farms Public Improvement District Service and Assessment Plan that was approved by the City Council on December 13, 2021.

"2026 Amended and Restated Service and Assessment Plan" means this Butler Farms Public Improvement District 2026 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time, which is to replace in its entirety the 2021 Service and Assessment Plan and any and all prior Annual Service Plan Updates.

"2026 Assessment Ordinance" means Ordinance No. _____ approved and adopted by the City Council on June 24, 2026, which levied the Assessment against Assessed Property in Improvement Area #3 and Improvement Area #4, and approved the 2026 Amended and Restated Service and Assessment Plan.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Owner of the District: (1) to plan, design, acquire, construct, install, and dedicate such improvements to the City; (2) to prepare plans, specifications (including bid packages), contracts, and as-built drawings; (3) to obtain zoning, licenses, plan approvals, permits, inspections, and other governmental approvals; (4) for third-party professional consulting services including but not limited to, engineering, surveying, geotechnical, land planning, architectural, landscaping, legal, accounting, and appraisals; (5) of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums; and (6) to implement, administer, and manage the above-described activities. Actual Costs shall not include general contractor's fees in an amount that exceeds a percentage equal to the percentage of work completed or construction management fees in an amount that exceeds an amount equal to 4% of the costs incurred. Amounts expended for costs described in subsection (3), (4), and (6) above shall be excluded from the amount upon which the general contractor and construction management fees are calculated.

"Additional Interest" means the amount collected by application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest charged on the Assessments that secure PID Bonds pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or the person or independent firm designated by the City who shall have the responsibility provided in this 2026 Amended and Restated Service and Assessment Plan, the Indenture, or any other agreement or document approved by the City related to the duties and responsibility of the administration of the District.

"Annual Collection Costs" means the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator and City staff; (2) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (3) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (4) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (5) issuing, paying, and redeeming PID Bonds; (6) investing or depositing Assessments and Annual Installments; (7) complying with this 2026 Amended and Restated Service and Assessment Plan and the PID Act with respect to the administration of a reimbursement agreement and the issuance and sale of PID Bonds, including continuing disclosure requirements; and (8) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Annual Service Plan Update" means an update to the 2026 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against a Parcel and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against Assessed Property within the District based on the special

benefits conferred on such property by the Authorized Improvements, more specifically described in **Section V.**

"Assessment Roll" means the assessment roll for the Assessed Property within the District and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F** for Improvement Area #1, **Exhibit H** for Improvement Area #2, **Exhibit J** for the Major Improvement Area, **Exhibit L** for Improvement Area #3, and **Exhibit N** for Improvement Area #4 as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Authorized Improvements" mean improvements authorized by Section 372.003 of the PID Act, including Improvement Area #1 Improvements, Improvement Area #2 Improvements, Major Improvements, Improvement Area #3 Improvements, Improvement Area #4 Improvements, and District Formation Expenses and Bond Issuance Costs as more specifically described in **Section III**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, trustee fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

"Captured Appraised Value" means the total taxable value of the District located within the boundary of the TIRZ for a given year less the total taxable value of the District located within the boundary of the TIRZ for the year in which the TIRZ was created.

"City" means the City of Liberty Hill, Texas.

"City Council" means the governing body of the City.

"County" means Williamson County, Texas.

"Delinquent Collection Costs" means, for a Parcel, interest, penalties, and other costs and expenses authorized by the PID Act that directly or indirectly relate to the collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2026 Amended and Restated Service and Assessment Plan, including costs and expenses to foreclose liens.

"Developer" means 366 TX 29, Ltd., a Texas limited partnership.

"District" means the Butler Farms Public Improvement District containing approximately 366.455 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B-1**.

"District Formation Expenses" means any cost or expense directly associated with the establishment of the District.

"Estimated Buildout Value" means the estimated value of an Assessed Property after completion of the vertical improvements (e.g. house, office building, etc.), and shall be determined by the Administrator and confirmed by the City Council by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, information provided by the Owners, reports from third party consultants, or any other information that may impact value.

"Improvement Area #1" means approximately 50.791 acres located within the District, as shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

"Improvement Area #1-2 Bonds" mean those certain "City of Liberty Hill, Texas, Special Assessment Revenue Bonds, Series 2022 (Butler Farms Public Improvement District, Improvement Area #1-2 Project)", that are secured by Improvement Area #1 Assessments and Improvement Area #2 Assessments.

"Improvement Area #1 Annual Installment" means the annual installment payment of the Improvement Area #1 Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against a Parcel within Improvement Area #1 and imposed pursuant to the 2021 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the assessment roll for the Improvement Area #1 Assessed Property and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #1 Improvements" mean those Authorized Improvements that only benefit Improvement Area #1, more specifically described in **Section III.B** and in the Engineer's Report attached as **Appendix B**.

"Improvement Area #1 Initial Parcel" means all of the area within Improvement Area #1, other than Non-Benefited Property, as generally described by metes and bounds in **Exhibit A-2** and shown on the map on **Exhibit B-2**, consisting of approximately 50.791 acres. Until a plat has been recorded on a property ID within Improvement Area #1, the Improvement Area #1 Annual Installment will be allocated to each property ID within the Improvement Area #1 Initial Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

"Improvement Area #1 Projects" means the Improvement Area #1 Improvements and Improvement Area #1's allocable share of the Major Improvements.

"Improvement Area #2" means approximately 71.805 acres located within the District, as shown on **Exhibit B-3** and more specifically described in **Exhibit A-3**.

"Improvement Area #2 Annual Installment" means the annual installment payment of the Improvement Area #2 Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

"Improvement Area #2 Assessed Property" means any Parcel within Improvement Area #2 against which an Improvement Area #2 Assessment is levied.

"Improvement Area #2 Assessment" means an Assessment levied against a Parcel within Improvement Area #2 and imposed pursuant to the 2021 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #2 Assessment Roll" means the Assessment Roll for the Improvement Area #2 Assessed Property and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit H,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Improvement Area #2 Improvements" mean those Authorized Improvements that only benefit Improvement Area #2, and more specifically described in **Section III.C** and in the Engineer's Report attached as **Appendix B**.

"Improvement Area #2 Initial Parcel" means all of the area within Improvement Area #2, other than Non-Benefited Property, as generally described by metes and bounds in **Exhibit A-3** and shown on the map on **Exhibit B-3**, consisting of approximately 71.805 acres. Until a plat has been recorded on a property ID within Improvement Area #2, the Improvement Area #2 Annual Installment will be allocated to each property ID within the Improvement Area #2 Initial Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

"Improvement Area #2 Projects" mean Improvement Area #2 Improvements and Improvement Area #2's allocable share of the Major Improvements.

"Improvement Area #3" means approximately 128.94 acres of land located within the District and shown on **Exhibit B-5** and more specifically described in **Exhibit A-5.**

"Improvement Area #3 Annual Installment" means the annual installment payment on the Improvement Area #3 Assessment as calculated by the Administrator and confirmed and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Improvement Area #3 Assessed Property" means any Parcel within Improvement Area #3 against which an Improvement Area #3 Assessment is levied.

"Improvement Area #3 Assessment" means an Assessment levied against a Parcel within Improvement Area #3 and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #3 Assessment Roll" means the Assessment Roll for the Improvement Area #3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #3 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit L.**

"Improvement Area #3 Improvements" means the Authorized Improvements which benefit Improvement Area #3 Assessed Property, as more specifically described in **Section III.D** and shown on **Exhibit C** and in the Engineer's Report attached as **Appendix B**.

"Improvement Area #3 Reimbursement Obligation" means an amount not to exceed $12,135,000.00, secured by Improvement Area #3 Assessments pursuant to the Reimbursement Agreement. The reimbursement schedule for the Improvement Area #3 Reimbursement Obligation is shown on **Exhibit M**.

"Improvement Area #4" means approximately 7.971 acres of land located within the District and shown on **Exhibit B-6** and more specifically described in **Exhibit A-6.**

"Improvement Area #4 Annual Installment" means the annual installment payment on the Improvement Area #4 Assessment as calculated by the Administrator and confirmed and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

"Improvement Area #4 Assessed Property" means any Parcel within Improvement Area #4 against which an Improvement Area #4 Assessment is levied.

"Improvement Area #4 Assessment" means an Assessment levied against a Parcel within Improvement Area #4 and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Improvement Area #4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Improvement Area #4 Assessment Roll" means the Assessment Roll for the Improvement Area #4 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #4 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit N.**

"Improvement Area #4 Improvements" means the Authorized Improvements which benefit Improvement Area #4 Assessed Property, as more specifically described in **Section III**.**E** and shown on **Exhibit C** and in the Engineer's Report attached as **Appendix B**.

"Improvement Area #4 Reimbursement Obligation" means an amount not to exceed $715,000.00, secured by Improvement Area #4 Assessments pursuant to the Reimbursement Agreement. The reimbursement schedule for the Improvement Area #4 Reimbursement Obligation is shown on **Exhibit O**.

"Indenture" means an Indenture of Trust entered into in connection with the issuance of PID Bonds, as amended, supplemented, or modified from time to time, between the City and the Trustee setting forth terms and conditions related to the PID Bonds.

"Land Use" means the classification of certain property within the District based on zoning, platting, or actual use, designating such property for either residential or commercial purposes.

"Landowner Certificate" means a Landowner Certificate executed by an Owner as described in Section V. C. hereof.

"Lot" means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a "lot" in such subdivision

plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. commercial, light industrial, multi-family, single-family residential, etc.), as determined by the Administrator and confirmed and approved by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the estimated buildout value of the Lot as determined by the Administrator and confirmed and approved by the City Council.

"Lot Type 1" means a residential Lot within Improvement Area #1 designated as a 40' Lot by the Developer.

"Lot Type 2" means a residential Lot within Improvement Area #1 designated as a 45' Lot by the Developer.

"Lot Type 3" means a residential Lot within Improvement Area #1 designated as a 50' Lot by the Developer.

"Lot Type 4" means a residential Lot within Improvement Area #2 designated as a 40' Lot by the Developer.

"Lot Type 5" means a residential Lot within Improvement Area #2 designated as a 45' Lot by the Developer.

"Lot Type 6" means a residential Lot within Improvement Area #2 designated as a 50' Lot by the Developer.

"Lot Type 7" means a residential Lot within the Major Improvement Area and Improvement Area #3 designated as a 40' Lot by the Developer.

"Lot Type 8" means a residential Lot within the Major Improvement Area and Improvement Area #3 designated as a 45' Lot by the Developer.

"Lot Type 9" means a residential Lot within the Major Improvement Area and Improvement Area #3 designated as a 50' Lot by the Developer.

"Lot Type 10" means a residential Lot within the Major Improvement Area and Improvement Area #4 designated as a 60' Lot by the Developer.

"Major Improvement Area" means approximately 243.846 acres located within the District, as shown on **Exhibit B-4** and more specifically described in **Exhibit A-4**.

"Major Improvement Area Annual Installment" means the annual installment payment of the Major Improvement Area Assessment after application of the TIRZ Annual Credit Amount, if any, as calculated by the Administrator and approved by the City Council that includes: (1) principal, (2) interest, (3) Annual Collection Costs, and (4) Additional Interest.

"Major Improvement Area Assessed Property" means any Parcel within the Major Improvement Area against which a Major Improvement Area Assessment is levied.

"Major Improvement Area Assessment" means an Assessment levied against a Parcel within the Major Improvement Area and imposed pursuant to the 2021 Assessment Ordinance and the provisions herein, as shown on the Major Improvement Area Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Major Improvement Area Assessment Roll" means the assessment roll for the Major Improvement Area Assessed Property within the District and included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit J,** as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in connection with any Annual Service Plan Update.

"Major Improvement Area Bonds" mean those certain "City of Liberty Hill, Texas, Special Assessment Revenue Bonds, Series 2022 (Butler Farms Public Improvement District, Major Improvement Area Project)", that are secured by Major Improvement Area Assessments.

"Major Improvement Area Initial Parcel" means all of the area within the Major Improvement Area, other than Non-Benefited Property, as generally described by metes and bounds in **Exhibit A-4** and shown on the map on **Exhibit B-4,** consisting of approximately 243.846 acres. Until a plat has been recorded on a property ID within Major Improvement Area, the Major Improvement Area Annual Installment will be allocated to each property ID within the Major Improvement Area Initial Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

"Major Improvement Area Projects" mean the Major Improvement Area's allocable share of the Major Improvements.

"Major Improvements" mean the Authorized Improvements that benefit the entire District and are allocated pro rata to Improvement Area #1, Improvement Area #2 and the Major

Improvement Area based on Estimated Buildout Value and depicted in the Engineer's Report attached as **Appendix B**.

"Maximum Assessment" means for each Lot Type, an Assessment equal to the lesser of (1) the amount calculated pursuant to **Section VI.A**, or (2) the amount that produces an average Annual Installment resulting in the Maximum Equivalent Tax Rate. The Maximum Assessment for each Lot Type within Improvement Area #1 and Improvement Area #2 is shown on **Exhibit S**.

"Maximum Equivalent Tax Rate" means, for each Lot Type, $0.75 per $100 of Estimated Buildout Value at the time the City Council approves the Assessment Ordinance, as shown on **Exhibit S**.

"Meritage" means Meritage Homes of Texas, LLC, an Arizona limited liability company.

"Non-Benefited Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements. Property is identified as Non-Benefited Property at the time the Assessments (1) are levied or (2) are reallocated pursuant to a subdivision of a Parcel that receives no benefit.

"Owner" means collectively Saratoga, Meritage and the Developer.

"Parcel(s)" means a property, within the boundaries of the District, identified by either a tax map identification number assigned by the Williamson Central Appraisal District for real property tax purposes, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means as determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" mean any bonds issued by the City in one or more series that are secured by Assessments levied on Assessed Property within the District including the Improvement Area #1-2 Bonds and the Major Improvement Area Bonds.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of an Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of Assessment are not to be considered a Prepayment, but rather are to be treated as a payment of the regularly scheduled Assessment.

"Prepayment Costs" mean interest, Annual Collection Costs, and Additional Interest, if applicable, incurred up to the date of Prepayment.

"Reimbursement Agreement" means that certain "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Areas #3 and #4)" effective June 24, 2026, entered into by and among the City and the Developer, pursuant to which all or a portion of the Actual Costs, plus interest thereon as provided in this agreement, of the Improvement Area #3 Improvements and Improvement Area #4 Improvements will be paid to the Developer from Improvement Area #3 Assessments and Improvement Area #4 Assessments respectively or proceeds of the PID Bonds, if issued, as such agreement may be amended from time to time.

"Saratoga" means JNC Development Inc., a Texas corporation.

"Service and Assessment Plan" means this 2026 Amended and Restated Service and Assessment Plan, as it may be modified and updated from time to time.

"Service Plan" covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements, more specifically described in **Section IV**.

"Tax Year" means a 12-month period beginning January 1 of a given year, when assessed values are determined and taxes are levied on property, with the taxes becoming delinquent if not paid by the January 31st of the following year (e.g. Tax Year 2021 taxes are delinquent if not paid by January 31st, 2022).

"TIRZ" means Tax Increment Reinvestment Zone Number 3, Butler Farms TIRZ.

"TIRZ Agreement" means the *TIRZ Agreement (Butler Farms)*, effective as of December 8, 2021.

"TIRZ Annual Credit Amount" will be calculated pursuant to **Section V.F.** of this 2026 Amended and Restated Service and Assessment Plan and applied as described in **Section V.F.** and the TIRZ Agreement, which amount shall be applied as a credit against the Improvement Area #1 Assessments, the Improvement Area #2 Assessments, and the Major Improvement Area Assessments, and shall not exceed the TIRZ Maximum Annual Credit Amount. The TIRZ Annual Credit Amount will be applied to off-set each Assessed Property's Assessment allocable to the Major Improvements.

"TIRZ Creation Ordinance" means Ordinance No. 18-O-116 adopted by the City Council on December 10, 2018, creating the TIRZ and the TIRZ Fund, as amended by Ordinance No. 10-13-01.

"TIRZ Fund" means the tax increment fund created pursuant to the TIRZ Creation Ordinance.

"TIRZ Increment Receipts" mean, for each Tax Year, an amount equal to 30% of the ad valorem taxes (based on the City's 2021 tax rate, which is equal to $0.454559 (i.e., approximately

$0.1363677)) collected and received by the City on the Captured Appraised Value of the District minus administration costs which are deposited in the TIRZ Fund to be used to reduce the Improvement Area #1 Assessments, the Improvement Area #2 Assessments, and the Major Improvement Area Assessments pursuant to the TIRZ Plan Ordinance, as described in the TIRZ Plan, and the TIRZ Agreement.

"TIRZ Maximum Annual Credit Amount" means for each Lot Type, the amount shown on **Exhibit R.**

"TIRZ Plan" means the Tax Increment Reinvestment Zone Number 3 Butler Farms TIRZ Project and Financing Plan, dated December 8, 2021, as the same may be amended from time to time.

"TIRZ Plan Ordinance" means an ordinance adopted by the City Council on December 8, 2021, approving the TIRZ Plan and authorizing the use of TIRZ Increment Receipts for project costs related to certain public improvements under the Chapter 311, Texas Tax Code as amended, as provided for in the TIRZ Plan, as amended.

"Trustee" means the trustee (or successor trustee) under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 366.455 acres within the corporate limits of the City, as described legally by metes and bounds on **Exhibit A-1** and as depicted by the map on **Exhibit B-1**. Development of the District is anticipated to include 1,181 single-family homes.

Improvement Area #1 includes approximately 50.791 acres and is anticipated to contain 265 single family homes. Improvement Area #2 includes approximately 71.805 acres and is anticipated to contain 376 single family homes. Improvement Area #3 includes approximately 128.94 acres and is anticipated to contain 514 single family homes. Improvement Area #4 contains 7.971 acres and is anticipated to contain 26 single family homes. The Major Improvement Area includes approximately 243.846 acres and contains Improvement Area #3 and Improvement Area #4.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, determined that the Authorized Improvements confer a special benefit on the Assessed Property. The budget for the Authorized Improvements, as well as the allocation of the Actual Costs of the Authorized Improvements, is shown on **Exhibit C**. A map of the Major Improvements, Improvement Area #1 Improvements, Improvement Area #2 Improvements, Improvement Area #3 Improvements, and Improvement Area #4 Improvements is contained within the Engineer's Report attached as **Appendix B**.

A. Major Improvements

Onsite

- *Streets*

  Includes flexible base and subgrade stabilization (including lime treatment and compaction on high PI street sections), hot mix asphaltic concrete for the boulevard, testing, metal beam guard fences, concrete valley gutters (including concrete and reinforcing steel), concrete and reinforcing steel for curbs and gutters, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Wastewater*

Includes costs associated with trench excavation and embedment, trench safety, PVC piping, steel encasement piping, manholes, clean outs, testing, related earthwork, and erosion control all necessary appurtenances required to provide wastewater service. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Drainage*
  Includes earthen channels, swales, curb, grate, and area inlets, piping and culvert boxes, manholes, junction boxes, headwalls, rock rip rap, inlets and outfalls, and testing as well as all related earthwork, excavation, erosion control, and all necessary appurtenances. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water*
  Includes costs associated with trench excavation and embedment, trench safety, PVC and ductile iron piping, fire hydrant assemblies, combination air and vacuum release valves, irrigation meters, automatic flushing valves, testing, related earthwork, and erosion control all necessary appurtenances required to provide water service. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water Quality and Detention Ponds*
  Includes clearing, pond excavation and embankment, soil testing, retaining walls, erosion control, clay lining, concrete access drives, concrete trickle channel, slope stabilization, vertical sediment markers, piping of inbound and outbound drainage lines, concrete and rock riprap, loose riprap walls, construction of overflow and outfall structures. Hardscape and landscape improvements including trails, wet basin planting, and re-vegetation are also included. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Highway 29 Improvements*
  Includes widening HWY 29 and construction of left and right turn lane with subgrade stabilization, soil testing, guard rail, and signal light. All related earthwork, excavation, erosion control, retaining walls, intersection, signage, drainage infrastructure, and re-vegetation of all disturbed areas within the right-of-way are included. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

<u>Offsite</u>

- *Street*
  Includes demolition and replacement of existing pavement and driveway, with flex base and subgrade stabilization, concrete and reinforcing steel, hot mix asphaltic concrete, and gravel for driveways, concrete and reinforcing steel for curbs and gutters. All related earthwork, excavation, erosion control, drainage infrastructure, and re-vegetation of all disturbed areas are included. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Wastewater*
  Including trench excavation and embedment, trench safety, piping, PVC pipes, steel encasement, bore pit, carrier pipes, spacers, and end caps, two way clean out, swing check valve, testing, related earthwork, excavation, and erosion control and all necessary appurtenances required to provide wastewater service to all lots. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water*
  Including trench excavation and embedment, trench safety, piping, ductile iron and PVC pipes, steel encasement, bore pit, carrier pipes, spacers, and end caps, gate valves, pressure relief valves and vault, fire hydrant assemblies, testing, related earthwork, excavation, and erosion control and all necessary appurtenances required to provide water service to all lots. Design, permitting and construction to oversize the City water facilities from a 16-inch main to a 24-inch main is also included. The difference in cost between the 16-inch main and the 24-inch main will not be reimbursable through the District.

- *District Formation Expenses*
  Including any cost or expense directly associated with the establishment of the District.

B. Improvement Area #1 Improvements

- *Street*
  Includes flexible base and subgrade stabilization (including lime treatment and compaction on high PI street sections), hot mix asphaltic concrete for the boulevard, testing, metal beam guard fences, concrete valley gutters (including concrete and reinforcing steel), concrete and reinforcing steel for curbs and gutters, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #1. Costs also include

construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Wastewater*
  Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connection, testing, related earthwork, and erosion control all necessary appurtenances required to provide wastewater service. The wastewater improvements will provide wastewater service to each Lot within Improvement Area #1. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Drainage*
  Includes earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage. The drainage improvements will provide drainage service to each Lot within Improvement Area #1. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water*
  Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, and erosion control all necessary appurtenances required to provide water service. The water improvements will provide water service to each Lot within Improvement Area #1. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

C. Improvement Area #2 Improvements

- *Street*
  Includes flexible base and subgrade stabilization (including lime treatment and compaction on high PI street sections), hot mix asphaltic concrete for the boulevard, testing, metal beam guard fences, concrete valley gutters (including concrete and reinforcing steel), concrete and reinforcing steel for curbs and gutters, ADA ramps, and sidewalks. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, drainage infrastructure, landscaping, irrigation, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide street access to each Lot within Improvement Area #2. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Wastewater*
  Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connection, testing, related earthwork, and erosion control all necessary appurtenances required to provide wastewater service. The wastewater improvements will provide wastewater service to each Lot within Improvement Area #2. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Drainage*
  Includes earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, and erosion control necessary to provide storm drainage. The drainage improvements will provide drainage service to each Lot within Improvement Area #2. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water*
  Includes costs associated with trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, and erosion control all necessary appurtenances required to provide water service. The water improvements will provide water service to each Lot within Improvement Area #2. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

- *Water Quality and Detention Ponds*
  Includes clearing, pond excavation and embankment, soil testing, erosion control, concrete access drives, vertical sediment markers, piping of inbound and outbound drainage lines, concrete and rock riprap, construction of overflow and outfall structures. Landscape improvements including re-vegetation are also included. Costs also include construction management of 4%, engineering, planning, design, testing, licenses, permits, inspections, and other soft costs.

D. Improvement Area #3 Improvements

- *Street*
  Improvements include subgrade stabilization (including excavation), concrete and reinforcing steel for roadways, asphalt, sidewalks, and handicap ramps. Intersections and signage, erosion controls, street lights, irrigation sleeves, and any potential material request additions/substitutions required per the City are included. These roadway improvements include local and collector streets that will provide access to each lot.

- *Wastewater*

  Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational extending wastewater service to each lot within the limits of the improvement area.
- *Drainage*

  Improvements include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales, and any potential material request additions/substitutions required per the City. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area.
- *Water*

  Improvements include trench excavation and embedment, trench safety, PVC piping, fire hydrant assemblies, air release valves, gate valves, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to each lot within the limits of the improvement area.

E. Improvement Area #4 Improvements

- *Street*

  Improvements include subgrade stabilization (including excavation), concrete and reinforcing steel for roadways, asphalt, sidewalks, and handicap ramps. Intersections and signage, erosion controls, street lights, irrigation sleeves, and any potential material request additions/substitutions required per the City are included. These roadway improvements include local and collector streets that will provide access to each lot.
- *Wastewater*

  Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational, extending wastewater service to each lot within the limits of the improvement area.
- *Drainage*

  Improvements include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales, and any potential material request additions/substitutions required per the City. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area.

- *Water*
  Improvements include trench excavation and embedment, trench safety, PVC piping, fire hydrant assemblies, air release valves, gate valves, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to each lot within the limits of the improvement area.

F. Bond Issuance Costs

- *Debt Service Reserve Requirement*
  Equals the amount required to fund a reserve under an applicable Indenture.
- *Capitalized Interest*
  Equals the amount of capitalized interest available for payment of interest on PID Bonds as reflected in an applicable Indenture.
- *Underwriter's Discount*
  Equals a percentage of the par amount of a particular series of PID Bonds, including an amount to be paid as a fee for underwriter's counsel.
- *Cost of Issuance*
  Costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

G. 1st year Annual Collection Costs

Estimated cost of the 1st year Annual Collection Costs.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan shall be updated in each Annual Service Plan Update. **Exhibit D** summarizes the Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2026 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix A**.

Exhibit E summarizes the sources and uses of funds required to construct certain Authorized Improvements benefitting Improvement Area #1, Improvement Area #2, the Major Improvement Area, Improvement Area #3, and Improvement Area #4. The sources and uses of funds shown on Exhibit E shall be updated in an Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the governing body may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the municipality and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2026 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Owner and all future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements shall be allocated as follows:

- Costs of the Major Improvements and 1st year Annual Collection Costs have been allocated to each Assessed Property in the District pro rata based on Estimated Buildout Value of all Assessed Property. The allocation of the Major Improvements between the Major Improvement Area, Improvement Area #1 and Improvement Area #2 is shown on **Exhibit P**.

- The Improvement Area #1 Improvements have been allocated entirely to the Improvement Area #1 Assessed Property.
- The Improvement Area #2 Improvements have been allocated entirely to the Improvement Area #2 Assessed Property.
- The Improvement Area #3 Improvements shall be allocated entirely to the Improvement Area #3 Initial Parcel.
- The Improvement Area #4 Improvements shall be allocated entirely to the Improvement Area #4 Initial Parcel.
- Bond Issuance Costs related to the Major Improvement Area Bond have been allocated entirely to Major Improvement Area Assessed Property.
- Bond Issuance Costs related to the Improvement Area #1 – 2 Bonds have been allocated to each Assessed Property in Improvement Area #1 pro rata based on the Improvement Area #1 Assessments levied on each Assessed Property and Improvement Area #2 pro rata based on the amount of Improvement Area #2 Assessments levied on each Assessed Property.

At the time the City Council approved the 2021 Assessment Ordinance, the Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G**, subject to revisions made during any Annual Service Plan Update.

At the time the City Council approved the 2021 Assessment Ordinance, the Improvement Area #2 Assessments were levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit H**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit I**, subject to revisions made during any Annual Service Plan Update.

At the time the City Council approved the 2021 Assessment Ordinance, the Major Improvement Area Assessments were levied on the Major Improvement Area Assessed Property according to the Major Improvement Area Assessment Roll, attached hereto as **Exhibit J**. The projected Major Improvement Area Annual Installments are shown on **Exhibit K,** subject to revisions made during any Annual Service Plan Update.

At the time the City Council approves the 2026 Assessment Ordinance, the Improvement Area #3 Assessments will be levied on the Improvement Area #3 Initial Parcel as shown on the Improvement Area #3 Assessment Roll, attached hereto as **Exhibit L**. The projected Improvement Area #3 Annual Installments are shown on **Exhibit M**, subject to revisions made during any Annual Service Plan Update.

At the time the City Council approves the 2026 Assessment Ordinance, the Improvement Area #4 Assessments will be levied on the Improvement Area #4 Initial Parcel as shown on the Improvement Area #4 Assessment Roll, attached hereto as **Exhibit N**. The projected Improvement Area #4 Annual Installments are shown on **Exhibit O**, subject to revisions made during any Annual Service Plan Update.

B. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Owner and its engineer and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Improvement Area #1*
  1. The costs of Improvement Area #1 Projects plus the applicable 1st year Annual Collection Costs and Bond Issuance Costs equal $13,659,642 as shown on **Exhibit C**; and
  2. The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #1 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs; and
  3. The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessment levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs, which equaled $10,588,645 at the time of the initial levy, of which $9,741,533.43 remains outstanding as shown on the Improvement Area #1 Assessment Roll, attached as **Exhibit F;** and
  4. The special benefit (≥ $13,659,642) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Projects and applicable 1st Year Annual Collection Costs and Bond Issuance Costs is greater than the amount of Improvement Area #1 Assessments ($10,588,645) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs.
  5. At the time the City Council approved the 2021 Assessment Ordinance, Saratoga and the Developer owned 100% of the Improvement Area #1 Assessed Property. In a Landowner Certificate, Saratoga and the Developer acknowledged that the Improvement Area #1 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. Saratoga and the Developer ratified,

confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.

- *Improvement Area #2*
  1. The costs of Improvement Area #2 Projects plus the applicable 1st year Annual Collection Costs and Bond Issuance Costs equal $17,843,256 as shown on **Exhibit C**; and
  2. The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs; and
  3. The Improvement Area #2 Assessed Property was allocated 100% of the Improvement Area #2 Assessments levied for the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs, which equaled $14,161,355 at the time of the initial levy, of which $13,028,446.57 as shown on the Improvement Area #2 Assessment Roll, attached as **Exhibit H;** and
  4. The special benefit (≥ $17,843,256) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs is greater than the amount of Improvement Area #2 Assessments ($14,161,355) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs.
  5. At the time the City Council approved the 2021 Assessment Ordinance, Meritage owned 100% of the Improvement Area #2 Assessed Property. In a Landowner Certificate, Meritage acknowledged that the Improvement Area #2 Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs conferred a special benefit on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. Meritage ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

- *Major Improvement Area*
  1. The costs of the Major Improvement Area Projects plus the applicable 1st year Annual Collection Costs and Bond Issuance Costs equal $9,294,171 as shown on **Exhibit C**; and
  2. The Major Improvement Area Assessed Property receives special benefit from the Major Improvement Area Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Major Improvement Area Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs; and
  3. The Major Improvement Area Initial Parcel was allocated 100% of the Major Improvement Area Assessments levied for the Major Improvement Area Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs, which equaled $9,150,000 at the time of initial levy, of which $8,474,000.00 is outstanding, as shown on the Major Improvement Area Assessment Roll, attached as **Exhibit J**; and
  4. The special benefit (≥ $9,294,171) received by the Major Improvement Area Initial Parcel from the Major Improvement Area Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs is equal to or greater than the amount of Major Improvement Area Assessments ($9,150,000) levied on the Major Improvement Area Initial Parcel.
  5. At the time the City Council approved the 2021 Assessment Ordinance, the Developer and Meritage owned 100% of the Major Improvement Area Initial Parcel. In the Landowner Certificate, the Developer and Meritage, respectively, acknowledged that the Major Improvement Area Projects and applicable 1st year Annual Collection Costs and Bond Issuance Costs confers a special benefit on the Major Improvement Area Initial Parcel and consented to the imposition of the Major Improvement Area Assessments to pay for the Actual Costs associated therewith. The Developer and Meritage, respectively, ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Major Improvement Area Assessments on the Major Improvement Area Assessed Property.

- *Improvement Area #3*
  1. The costs of the Improvement Area #3 Improvements plus the applicable 1st year Annual Collection Costs and Bond Issuance Costs equals $28,885,538 as shown on **Exhibit C**; and
  2. The Improvement Area #3 Assessed Property receives special benefit from the Improvement Area #3 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement

Area #3 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs; and

3. The Improvement Area #3 Initial Parcel will be allocated 100% of the Improvement Area #3 Assessments levied for the Improvement Area #3 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs, which equal $12,135,000 as shown on the Improvement Area #3 Assessment Roll, attached as **Exhibit L**; and

4. The special benefit (≥ $28,885,538) received by the Improvement Area #3 Initial Parcel from the Improvement Area #3 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs is equal to or greater than the amount of Improvement Area #3 Assessments ($12,135,000) levied on the Improvement Area #3 Initial Parcel.

5. At the time the City Council approved the 2026 Assessment Ordinance, the Developer and Meritage owned 100% of the Improvement Area #3 Initial Parcel. In the Landowner Certificate, the Developer and Meritage, respectively, acknowledged that the Improvement Area #3 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs confers a special benefit on the Improvement Area #3 Initial Parcel and consented to the imposition of the Improvement Area #3 Assessments to pay for the Actual Costs associated therewith. The Developer and Meritage, respectively, ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #3 Assessments on the Improvement Area #3 Assessed Property.

- *Improvement Area #4*
  1. The costs of the Improvement Area #4 Improvements plus the applicable 1st year Annual Collection Costs and Bond Issuance Costs equal $2,276,101 as shown on **Exhibit C**; and
  2. The Improvement Area #4 Assessed Property receives special benefit from the Improvement Area #4 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs equal to or greater than the Actual Costs of the Improvement Area #4 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs; and

  3. The Improvement Area #4 Initial Parcel will be allocated 100% of the Improvement Area #4 Assessments levied for the Improvement Area #4 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs, which equal

$715,000 as shown on the Improvement Area #4 Assessment Roll, attached as **Exhibit N**; and

4. The special benefit (≥ $2,276,101) received by the Improvement Area #4 Initial Parcel from the Improvement Area #4 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs is equal to or greater than the amount of Improvement Area #4 Assessments ($715,000) levied on the Improvement Area #4 Initial Parcel.

5. At the time the City Council approved the 2026 Assessment Ordinance, the Developer owned 100% of the Improvement Area #4 Initial Parcel. In the Landowner Certificate, the Developer and Meritage, respectively, acknowledged that the Improvement Area #4 Improvements and applicable 1st year Annual Collection Costs and Bond Issuance Costs confers a special benefit on the Improvement Area #4 Initial Parcel and consented to the imposition of the Improvement Area #4 Assessments to pay for the Actual Costs associated therewith. The Developer and Meritage, respectively, ratified, confirmed, accepted, agreed to, and approved (1) the determinations and findings by the City Council as to the special benefits described herein and in the Assessment Ordinance, (2) the Service and Assessment Plan and the Assessment Ordinance, and (3) the levying of the Improvement Area #4 Assessments on the Improvement Area #4 Assessed Property.

C. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Assessed Property based on the amount of outstanding Assessment remaining on the Assessed Property. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

D. Additional Interest

The interest rate on Assessments securing PID Bonds may exceed the interest rate on the PID Bonds by the Additional Interest Rate. Interest at the rate of the PID Bonds and the Additional Interest shall be collected as part of each Annual Installment and shall be deposited pursuant to the applicable Indenture.

The interest on the Improvement Area #3 Assessments securing the Improvement Area #3 Reimbursement Obligation shall be collected at rates established under the Reimbursement Agreement as part of the Improvement Area #3 Annual Installment pursuant to the Reimbursement Agreement, which will not include Additional Interest.

The interest on the Improvement Area #4 Assessments securing the Improvement Area #4 Reimbursement Obligation shall be collected at rates established under the Reimbursement Agreement as part of the Improvement Area #4 Annual Installment pursuant to the Reimbursement Agreement, which will not include Additional Interest.

E. TIRZ Annual Credit Amount

In accordance with the TIRZ Plan Ordinance and the TIRZ Agreement, the City Council has agreed to use a portion of TIRZ Increment Receipts generated from each of the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and the Major Improvement Area Assessed Property to offset a portion of the Improvement Area #1 Assessments, Improvement Area #2 Assessments, and the Major Improvement Area Assessments relating to the Major Improvements by the TIRZ Annual Credit Amount.

- The TIRZ Annual Credit Amount for each applicable Assessed Property is calculated as follows:

  1. *For Assessed Property that have not been assigned a Lot Type*

     Each Assessed Property that has not been assigned a Lot Type in this 2026 Amended and Restated Service and Assessment Plan or an Annual Service Plan Update shall receive a TIRZ Annual Credit Amount equal to the TIRZ Increment Receipts generated by such Parcel for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Parcel for Tax Year 2026 shall be applied as the TIRZ Annual Credit Amount applicable to the Parcel's principal and interest to be collected in Tax Year 2027).

  2. *For Assessed Property that have been assigned a Lot Type*

     Each Assessed Property that has been assigned a Lot Type in this 2026 Amended and Restated Service and Assessment Plan or an Annual Service Plan Update shall receive an TIRZ Annual Credit Amount equal to the lesser of:

     a. the TIRZ Increment Receipts generated by the Lot for the previous Tax Year (i.e. TIRZ Increment Receipts collected from the Lot for Tax Year 2026 shall be applied as the TIRZ Annual Credit Amount applicable to the Lot's principal and interest to be collected in Tax Year 2027), or
     b. the TIRZ Maximum Annual Credit Amount. In the event the TIRZ Increment Receipts generated by any Lot that has been assigned a Lot Type are greater than the TIRZ Maximum Annual Credit Amount, the amount the applicable TIRZ Increment Receipts exceed the TIRZ Maximum Credit Amount will be transferred from the TIRZ Fund to the City each year and shall not be available to offset the principal and interest related to such Lot. The TIRZ Maximum Credit Amount for each Lot Type within Improvement

Area #1, Improvement Area #2, and the Major Improvement Area is shown on **Exhibit R**.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and update to this Service and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on buildout value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

D = the sum of the Estimated Buildout Value for all the newly subdivided Lots excluding Non-Benefitted Property

E= the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the applicable Owner shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Estimated Buildout Value for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the applicable Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update.

B. True-up of Assessments if Maximum Assessment Exceeded or Land Use Change

Prior to the approval of a final subdivision plat, the Administrator shall certify that the final plat will not cause the Assessment for any Lot Type to exceed the Maximum Assessment. If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the applicable Maximum Assessment for such Lot Type, the landowner shall partially prepay the Assessment for each Assessed Property that exceeds the applicable Maximum Assessment for such Lot Type in an amount sufficient to reduce the Assessment to the applicable Maximum Assessment for such Lot Type. The City's approval of a final subdivision plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such Assessments.

If Assessed Property is rezoned, or replatted, or is otherwise assigned a Land Use that differs from the Land Use for such Assessed Property identified in this 2026 Amended and Restated Service and Assessment Plan by the filing of an amended preliminary plat, final plat, updated site plan or

concept plan, or otherwise, the Administrator shall reallocate the Assessment for such Assessed Property prior to the change in Land Use based on the special benefit conferred on such Assessed Property by the Authorized Improvements, in accordance with the terms of this 2026 Amended and Restated Service and Assessment Plan and as required by Section 372.015 of the PID Act. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity submitting the updated site plan or concept plan, rezoning request or preliminary plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the submittal of the updated site plan or concept plan, rezoning request or preliminary plat.

At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessments under applicable law or any portion of Assessed Property becomes Non-Benefitted Property, the owner transferring the Assessed Property or causing the portion to become Non-Benefitted Property shall pay to the City or the Administrator on behalf of the City the full amount of the outstanding Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, for such Assessed Property, prior to the transfer; provided that, however, such mandatory Prepayment of the Assessment shall not be required for portions of a Parcel that are dedicated or conveyed to the City, a homeowner association, any other governmental entity or utility provider for use as internal roads, utilities, parks, drainage and detention facilities, and other similar improvements, in which case the Assessment that was allocated to the Parcel will be reallocated to the remainder of the Parcel. If a reallocation to the remainder of the Parcel as provided in the foregoing sentence causes the Assessment for such remainder to exceed the Maximum Assessment, the owner of the remainder of the Parcel must partially prepay the Assessment to the extent it exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the City Council shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the Project Fund relating to the PID Bonds that are not expected to be used for purposes of the Project Fund, to redeem outstanding PID Bonds, in accordance with the applicable Indenture. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds related to such Assessments.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. Interest costs from the date of prepayment to the date of redemption of the applicable PID Bonds, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; (4) the Assessed Property is no longer eligible to receive the TIRZ Annual Credit Amount; and (5) the City shall provide the owner with a recordable "Notice of PID Assessment Termination," a form of which is attached hereto as **Exhibit Q**.

If an Assessment is paid in part, with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced and the Assessment Roll revised, accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the City Council as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the prepayment made.

F. Prepayment as a result of Eminent Domain Proceeding or Taking

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to

an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "**Remaining Property**") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual Installments, or payable as otherwise provided by this 2026 Amended and Restated Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment, in which case the Assessment and Annual Installments applicable to the Remaining Property will be reduced by the amount of the partial Prepayment.

In all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the $100 Assessment, (provided that this $100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to be $90 and the Annual Installments adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection (F), if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will

remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection (F), the Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

G. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit G** shows the projected Annual Installments for Improvement Area #1, **Exhibit I** shows the projected Annual Installments for Improvement Area #2, **Exhibit M** shows the projected Annual Installments for Improvement Area #3, **Exhibit O** shows the projected Annual Installments for Improvement Area #4 and **Exhibit K** shows the projected Annual Installments for the Major Improvement Area. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Annual Collection Costs shall be allocated equally among Parcels for which the Assessments remain unpaid. Annual Installments shall be reduced by any applicable TIRZ Annual Credit Amount and any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the City. The City Council may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay the Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual

Installments of the Improvement Area #3 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

H. Allocating Annual Installments if Assessed Property is Sold

If Assessed Property is sold, the Annual Installment shall be allocated between the buyer and seller in the same methodology as property taxes.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel within the Improvement Area #1 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #2 Assessment Roll is attached as **Exhibit H**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #2 Assessment Roll and Improvement Area #2 Annual Installments for each Parcel within the Improvement Area #2 Assessed Property as part of each Annual Service Plan Update.

The Major Improvement Area Assessment Roll is attached as **Exhibit J**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Major Improvement Area Assessment Roll and Major Improvement Area Annual Installments for each Parcel within the Major Improvement Area Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #3 Assessment Roll is attached as **Exhibit L**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #3 Assessment Roll and Improvement Area #3 Annual Installments for each Parcel within the Improvement Area #3 Assessed Property as part of each Annual Service Plan Update.

The Improvement Area #4 Assessment Roll is attached as **Exhibit N**. The Administrator shall prepare and submit to the City Council for review and approval, proposed revisions to the Improvement Area #4 Assessment Roll and Improvement Area #4 Annual Installments for each Parcel within the Improvement Area #4 Assessed Property as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2026 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the City Council and the owner within 30 days of such referral. The City Council shall consider the owner's notice of error and the Administrator's response at a City Council meeting, and within 30 days after closing such meeting, the City Council shall make a final determination as to whether or not an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2026 Amended and Restated Service and Assessment Plan, the Bond Order, or the Trust Indenture, or is otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2026 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2026 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2026 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 Amended and Restated Service and Assessment Plan; (2) administer the PID for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2026 Amended and Restated Service and Assessment Plan. Interpretations of this 2026 Amended and Restated Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners or developers adversely affected by the interpretation. Appeals shall be decided at a meeting of the City Council at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners and developers and their successors and assigns.

D. Severability

If any provision of this 2026 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

LIST OF EXHIBITS

Exhibit A-1 District Legal Description

Exhibit A-2 Improvement Area #1 Legal Description

Exhibit A-3 Improvement Area #2 Legal Description

Exhibit A-4 Major Improvement Area Legal Description

Exhibit A-5 Improvement Area #3 Legal Description

Exhibit A-6 Improvement Area #4 Legal Description

Exhibit B-1 District Boundary Map

Exhibit B-2 Improvement Area #1 Boundary Map

Exhibit B-3 Improvement Area #2 Boundary Map

Exhibit B-4 Major Improvement Area Boundary Map

Exhibit B-5 Improvement Area #3 Boundary Map

Exhibit B-6 Improvement Area #4 Boundary Map

Exhibit C Authorized Improvements

Exhibit D Service Plan

Exhibit E Sources and Uses

Exhibit F Improvement Area #1 Assessment Roll

Exhibit G Improvement Area #1 Annual Installments

Exhibit H Improvement Area #2 Assessment Roll

Exhibit I Improvement Area #2 Annual Installments

Exhibit J Major Improvement Area Assessment Roll

Exhibit K Major Improvement Area Annual Installments

Exhibit L Improvement Area #3 Assessment Roll

Exhibit M Improvement Area #3 Annual Installments

Exhibit N Improvement Area #4 Assessment Roll

Exhibit O Improvement Area #4 Annual Installments

Exhibit P Allocation of Estimated Buildout Value per Lot Size

Exhibit Q Notice of PID Assessment Termination

Exhibit R TIRZ Maximum Annual Credit Amount

Exhibit S Maximum Assessment

Exhibit T Major Improvement Area Bond Debt Service Schedule

Exhibit U Improvement Area #1-2 Bond Debt Service Schedule

LIST OF APPENDICES

Appendix A Buyer's Disclosures

Appendix B Engineer's Report

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

Steven Warner Womack, RPLS, PLS, NCEES

National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5026
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@Gmail.com
(512) 638-0220

METES AND BOUNDS DESCRIPTION

366.455 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56 IN WILLIAMSON COUNTY, TEXAS, AND BEING THE REMAINDER OF THE TRACT OF LAND CONVEYED TO THE BUTLER FAMILY PARTNERSHIP, LTD. BY INSTRUMENT RECORDED IN DOCUMENT NO. 2010087926, save and except THE FOLLOWING TRACTS: 10.00 ACRES DESCRIBED IN DOCUMENT NO. 2016102000, 45.00 ACRES DESCRIBED IN DOCUMENT NO. 2015108887, 45.00 ACRES DESCRIBED IN DOCUMENT NO. 2015109892 AND 80.00 ACRES DESCRIBED IN DOCUMENT NO. 2016028473 IN THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

Beginning at an iron rod found on the north right-of-way of Hwy 29 at the southeast corner of an 80.00 acre tract described in Document No. 2016028473, for the Point of Beginning and southwest corner of the herein described tract;

Thence N 17 deg 41 min 20sec E a distance of 1532.01 feet to an iron rod found at the most easterly corner of the said 80.00 acre tract, for an interior ell corner of the herein described tract;

Thence N 24 deg 12 min 19 sec W a distance of 1219.52 feet to an iron rod found at the northeast corner of the said 80.00 acre tract, being also on the south line of a 16.747 acre tract conveyed to Mark Remmert by instrument of record in Document No. 9611531, for a westerly corner of the herein described tract;

Thence N 70 deg 08 min 21 sec E a distance of 55.28 feet to an iron rod found at the southwest corner of a 50 foot wide access easement recorded in Document No. 9706653, being also the southeast corner of the said 16.747 acre tract and the southmost southwest corner of a 132.225 acre tract conveyed to Dinah Brothers by instrument of record in Document No. 2008063553;

Thence N 69 deg 38 min 20 sec E a distance of 49.87 feet to an iron rod found at the southeast corner of the said easement and the southmost southeast corner of the said 132.225 acre tract, for an interior ell corner of the herein described tract;

Thence N 21 deg 08 min 02 sec W a distance of 701.41 feet to an iron rod found at the northeast corner of the said easement, for a point on the westerly line of the herein described tract;

Thence N 20 deg 56 min 40 sec W a distance of 60.67 feet to an iron rod found at an interior ell corner of the said 132.225 acre tract, for a westerly corner of the herein described tract;

Thence with the common line between the said 132.225 acre tract and the herein described tract the following courses and distances;
N 69 deg 25 min 31 sec E a distance of 1345.10 feet to an iron rod found;
N 04 deg 02 min 05 sec W a distance of 774.14 feet to an iron rod found;
S 69 deg 32 min 49 sec W a distance of 388.38 feet to a steel pipe fence corner post found;
N 19 deg 44 min 41 sec W a distance of 935.24 feet to an iron rod found on the south line of a 250.0 acre tract conveyed to Stacy Browning Estate by instrument of record in Document No. 2006073171, being also the northeast corner of the said 132.225 acre tract, for the northwest corner of the herein described tract;

The Texas Board of Professional Land Surveying regulates all Registered Professional Land Surveyors in the State of Texas.
They may be contacted at Building A, Suite 156, 12100 Park 35 Circle, Austin, Texas 78753, (512) 239-5263.

Thence with the common line between the said 250.0 acre tract and the herein described tract the following courses and distances;
N 69 deg 40 min 00 sec E a distance of 954.84 feet to an iron rod found;
N 69 deg 41 min 03 sec E a distance of 380.64 feet to an iron rod found;
N 67 deg 53 min 27 sec E a distance of 681.43 feet to an iron rod found;
N 68 deg 45 min 12 sec E a distance of 401.39 feet to an iron rod found at the northwest corner of a 22.0 acre tract conveyed to Robert Harris by instrument of record in Volume 1062, Page 562, for the northeast corner of the herein described tract;

Thence S 20 deg 45 min 01 sec E a distance of 4616.96 feet to a cedar post fence corner found at the northeast corner of a 99.0 acre tract conveyed to Lacy Hall Revocable Living Trust by instrument of record in Document No. 9819014, for the southeast corner of the herein described tract;

Thence S 69 deg 23 min 00 sec W a distance of 1733.68 feet to a cedar post fence corner found at the northwest corner of the said 99.0 acre tract and the northmost corner of a 45.0 acre tract, for an interior ell corner of the herein described tract;

Thence S 52 deg 39 min 58 sec W a distance of 2538.30 feet to an iron rod found on the said north right-of way of Hwy 29 at the southwest corner of the said 45.00 acre tract and the southmost corner of the herein described tract;

Thence with the said right-of-way line the following courses and distances:
With a curve to the left whose radius=1005.40 feet, Tangents=105.19 feet, Arc=209.63 feet and whose Chord bears N 58 deg 45 min 44 sec W a distance of 209.25 feet to an iron rod found;
With a curve to the right whose radius=2249.81 feet, Tangents=180.28 feet, Arc=359.79 feet and whose Chord bears N 64 deg 36 min 43 sec W a distance of 359.41to an iron rod found;
N 64 deg 26 min 50 sec W a distance of 70.53 feet to the Point of Beginning and containing 366.455 acres of land, more or less.

Steven W. Womack
Registered Professional Land Surveyor
No. 5025, State of Texas

25 April 2017
Date



The Texas Board of Professional Land Surveying registers all Registered Professional Land Surveyors in the State of Texas.
They may be contacted at Building A, Suite 156, 12100 Park 35 Circle, Austin, Texas 78753, (512) 239-5263.

EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 50.791 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO 366 TX 29, LTD. OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 45.954 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO JNC DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2021022152, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 366.4641 ACRE TRACT AND SAID 45.954 ACRE TRACT, BEING A PORTION OF A CERTAIN CALLED 546.33 ACRE TRACT OF LAND DESCRIBED IN THE ADMINISTRATOR'S SPECIAL WARRANTY DEED TO BUTLER FAMILY PARTNERSHIP, LTD. OF RECORD IN DOCUMENT NO. 2010087926, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND A PORTION OF A CERTAIN CALLED 366.455 ACRES DESCRIBED IN THE DEED OF TRUST RECORDED IN DOCUMENT NO. 2020023667, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 50.791 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found in the northeast right-of-way line of State Highway 29, a variable-width right-of-way, in the southwest line of the said 546.33 acre tract, at a west corner of the said 366.455 acre tract and the said 366.4641 acre tract, same being the southeast corner of a certain called 80.00 acre tract described in the deed to 3AM Ventures, LLC of record in Document No. 2016028473, Official Public Records of Williamson County, Texas;

THENCE N 17°41'29" E, leaving the northeast right-of-way line of said State Highway 29, crossing the said 546.33 acre tract, with a west line of the said 366.455 acre tract and the said 366.4641 acre tract, with the east line of the said 80.00 acre tract, a distance of 1,532.18 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found at an angle point of the said 80.00 acre tract and the said 366.455 acre tract and the said 366.4641 acre tract;

THENCE N 25°11'02" E, leaving the east line of the said 80.00 acre tract, continuing across the said 546.33 acre tract, crossing the said 366.455 acre tract and the said 366.4641 acre tract, a distance of 674.41 feet to a calculated point for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE, crossing the said 546.33 acre tract, the said 366.455 acre tract, and the said 466.4641 acre tract, with the west line of the tract described herein, the following seven (7) courses and distances:

1. N 47°59'55" W, a distance of 180.27 feet to a calculated point for an angle point,
2. N 02°59'55" W, a distance of 24.88 feet to a calculated point for a point of non-tangent curvature,
3. With the arc of a curve to the right, having a radius of 60.00 feet, an arc distance of 233.71 feet, and a chord which bears N 18°36'53" E, a distance of 111.58 feet to a calculated point for a point of reverse curvature,
4. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 11.70 feet, and a chord which bears S 72°08'28" E, a distance of 11.40 feet to a calculated point for a point of non-tangency,
5. N 42°24'03" W, a distance of 128.79 feet to a calculated point for an angle point,
6. N 65°16'49" E, a distance of 30.40 feet to a calculated point for an angle point, and
7. N 58°30'07" E, a distance of 53.27 feet to a calculated point for the westerly southwest corner of the said 45.954 acre tract, for an angle point in the west line of the tract described herein;

THENCE, continuing across the said 546.33 acre tract, the said 366.455 acre tract, and the said 466.4641 acre tract, with the west line of the said 45.954 acre tract, with the west line of the tract described herein, the following four (4) courses and distances:

1. N 44°05'01" W, a distance of 257.32 feet to a calculated point for an angle point,
2. N 34°41'44" W, a distance of 113.90 feet to a calculated point for an angle point,
3. N 28°17'28" W, a distance of 113.82 feet to a calculated point for an angle point, and
4. N 20°21'04" W, a distance of 653.69 feet to a calculated point in a north line of the said 546.33 acre tract, in a north line of the said 366.455 acre tract and the said 366.4641 acre tract, in a south line of a certain called 132.225 acre tract described in the General Warranty Deed to Butler Family Partnership, LTD. of record in Document No. 2021038920,

Official Public Records of Williamson County, Texas, for the northwest corner of the said 45.954 acre tract, for the northwest corner of the tract described herein, from which a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found at a northwest corner of the said 546.33 acre tract, and the said 366.455 acre tract and 366.4641 acre tract, at a re-entrant corner of the said 132.225 acre tract bears S 69°25'22" W, a distance of 357.99 feet;

THENCE, with a north and a west line of the said 546.33 acre tract, the said 366.455 acre tract, the said 366.4641 acre tract, and the said 45.954 acre tract, with a south and an east line of the said 132.225 acre tract, with a north and west line of the tract described herein, the following two (2) courses and distances:

1. N 69°25'22" E, a distance of 987.23 feet to a ½-inch iron rod found at a re-entrant corner of the said 546.33 acre tract and the said 366.455 acre tract, same being the most easterly southeast corner of the said 132.225 acre tract, for a re-entrant corner of the tract described herein, and

2. N 04°01'23" W, a distance of 17.40 feet to a calculated point for a northwest corner of the said 45.954 acre tract, for a northwest corner of the tract described herein, from which a ½-inch iron rod found at a re-entrant corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, same being a northeast corner of the said 132.225 acre tract bears N 04°01'23" W, a distance of 756.57 feet;

THENCE, leaving the east line of the said 132.225 acre tract, crossing the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the north, east and south lines of the said 45.954 acre tract and the tract described herein, the following thirty (30) courses and distances:

1. S 71°50'45" E, a distance of 154.16 feet to a calculated point for a point of non-tangent curvature,

2. With the arc of a curve to the left, having a radius of 155.00 feet, an arc distance of 29.51 feet, and a chord which bears N 12°41'59" E, a distance of 29.47 feet to a calculated point for a point of compound curvature,

3. With the arc of a curve to the left, having a radius of 25.00 feet, an arc distance of 27.22 feet, and a chord which bears N 23°56'36" W, a distance of 25.89 feet to a calculated point for a point of reverse curvature,

4. With the arc of a curve to the right, having a radius of 60.00 feet, an arc distance of 300.96 feet, and a chord which bears N 88°33'52" E, a distance of 71.05 feet to a calculated point for a point of reverse curvature,

5. With the arc of a curve to the left, having a radius of 25.00 feet, an arc distance of 21.29 feet, and a chord which bears S 27°51'35" W, a distance of 20.66 feet to a calculated point for a point of reverse curvature,

6. With the arc of a curve to the right, having a radius of 205.00 feet, an arc distance of 23.50 feet, and a chord which bears S 06°44'31" W, a distance of 23.48 feet to a calculated point for a point of non-tangency,

7. S 79°58'28" E, a distance of 123.05 feet to a calculated point for an angle point,

8. S 14°15'49" W, a distance of 40.50 feet to a calculated point for an angle point,

9. S 75°44'11" E, a distance of 122.93 feet to a calculated point for a point of non-tangent curvature,

10. With the arc of a curve to the left, having a radius of 445.00 feet, an arc distance of 29.16 feet, and a chord which bears N 12°23'11" E, a distance of 29.16 feet to a calculated point for a point of non-tangency,

11. S 79°29'28" E, a distance of 50.00 feet to a calculated point for a point of non-tangent curvature,

12. With the arc of a curve to the right, having a radius of 495.00 feet, an arc distance of 47.93 feet, and a chord which bears S 13°16'58" W, a distance of 47.91 feet to a calculated point for a point of non-tangency,

13. S 73°56'37" E, a distance of 136.98 feet to a calculated point for an angle point,

14. S 07°57'35" W, a distance of 73.38 feet to a calculated point for a point of non-tangent curvature,

15. With the arc of a curve to the right, having a radius of 225.00 feet, an arc distance of 33.13 feet, and a chord which bears N 71°02'57" W, a distance of 33.10 feet to a calculated point for a point of non-tangency,

16. S 23°10'10" W, a distance of 50.00 feet to a calculated point for an angle point,

17. S 25°47'59" W, a distance of 163.75 feet to a calculated point for an angle point,
18. S 89°43'56" E, a distance of 296.94 feet to a calculated point for an angle point,
19. S 87°11'41" E, a distance of 244.29 feet to a calculated point for an angle point,
20. S 02°48'19" W, a distance of 120.54 feet to a calculated point for an angle point,
21. S 86°52'35" E, a distance of 8.47 feet to a calculated point for an angle point,
22. S 01°05'14" W, a distance of 50.02 feet to a calculated point for an angle point,
23. With the arc of a curve to the right, having a radius of 13.50 feet an arc distance of 21.21 feet, and a chord which bears S 42°11'41" E, a distance of 19.09 feet to a calculated point-of-tangency,
24. S 02°48'19" W, a distance of 428.64 feet to a calculated point-of-curvature,
25. With the arc of a curve to the right, having a radius of 435.00 feet, an arc distance of 653.70 feet, and a chord which bears S 45°51'22" W, a distance of 593.90 feet to a calculated point of compound-curvature,
26. With the arc of a curve to the left, having a radius of 187.00 feet, an arc distance of 11.47 feet, and a chord which bears N 89°20'10" W, a distance of 11.47 feet to a calculated point-of-tangency,
27. N 87°34'45" W, a distance of 224.16 feet to a calculated angle point,
28. N 78°12'05" W, a distance of 18.41 feet to a calculated point-of-curvature,
29. With the arc of a curve to the left, having a radius of 216.00 feet, an arc distance of 9.86 feet, and a chord which bears N 88°53'10" W, a distance of 9.85 feet to a calculated point-of-tangency, and
30. S 89°48'24" W, a distance of 123.91 feet to a calculated point for the southerly southwest corner of the said 45.954 acre tract, for a point in the south line of the tract described herein;

THENCE, leaving the southerly southwest corner of the said 45.954 acre tract, continuing across the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the south line of the tract described herein, the following six (6) courses and distances:

1. S 89°48'24" W, a distance of 40.54 feet to a calculated point for a point of curvature,
2. With the arc of a curve to the left, having a radius of 498.50 feet, an arc distance of 223.75 feet, and a chord which bears S 76°56'53" W, a distance of 221.88 feet to a calculated point for a point of reverse curvature,
3. With the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 22.10 feet, and a chord which bears N 73°42'15" W, a distance of 20.15 feet to a calculated point for a point of non-tangency,
4. S 67°04'19" W, a distance of 70.79 feet to a calculated point for a point of non-tangent curvature,
5. With the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 22.13 feet, and a chord which bears S 10°45'51" W, a distance of 20.18 feet to a calculated point for a point of reverse curvature, and
6. With the arc of a curve to the left, having a radius of 509.00 feet, an arc distance of 228.88 feet, and a chord which bears S 40°08'40" W, a distance of 226.96 feet to the **POINT OF BEGINNING** and containing 50.791 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

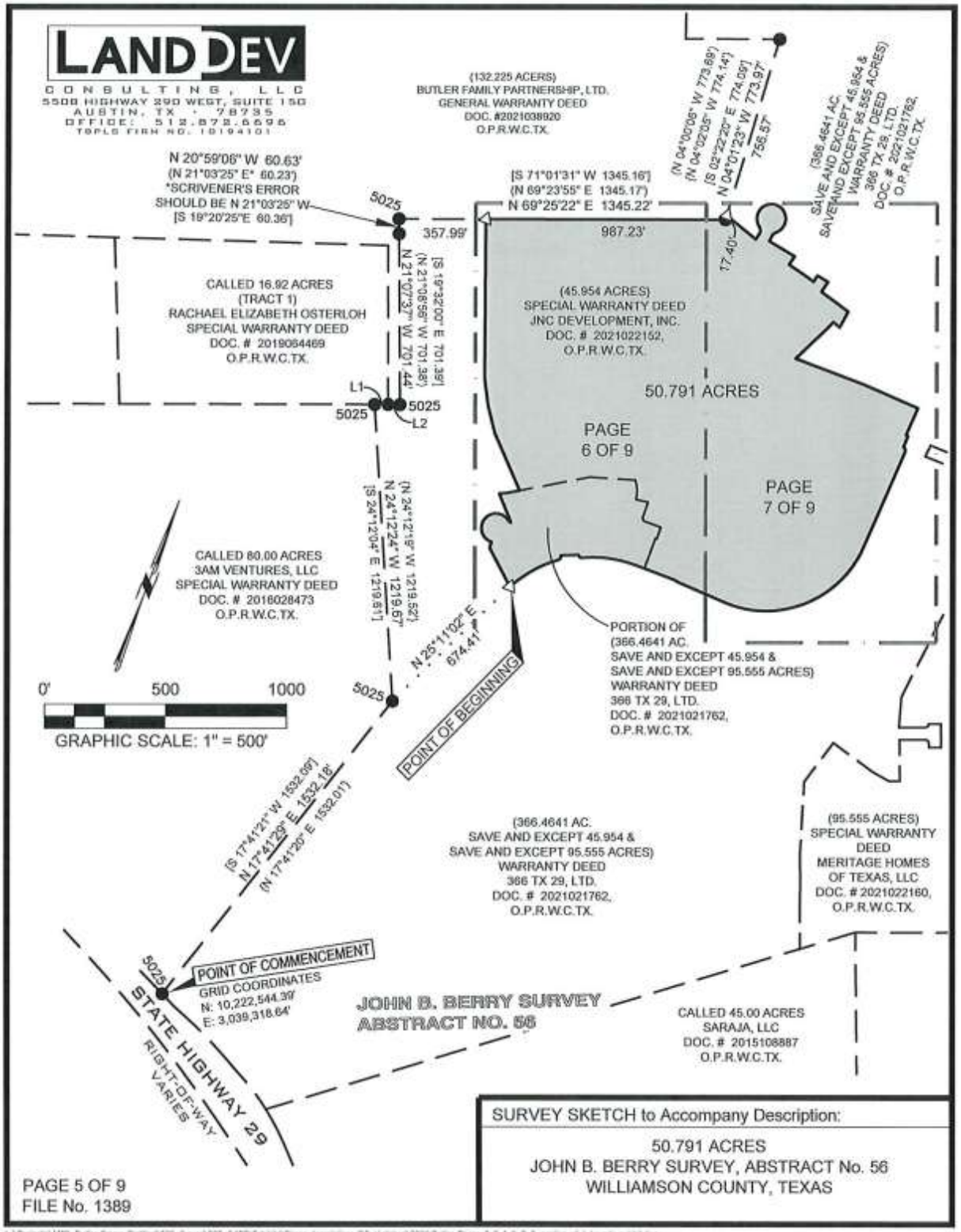
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of August, 2019 through June, 2021.

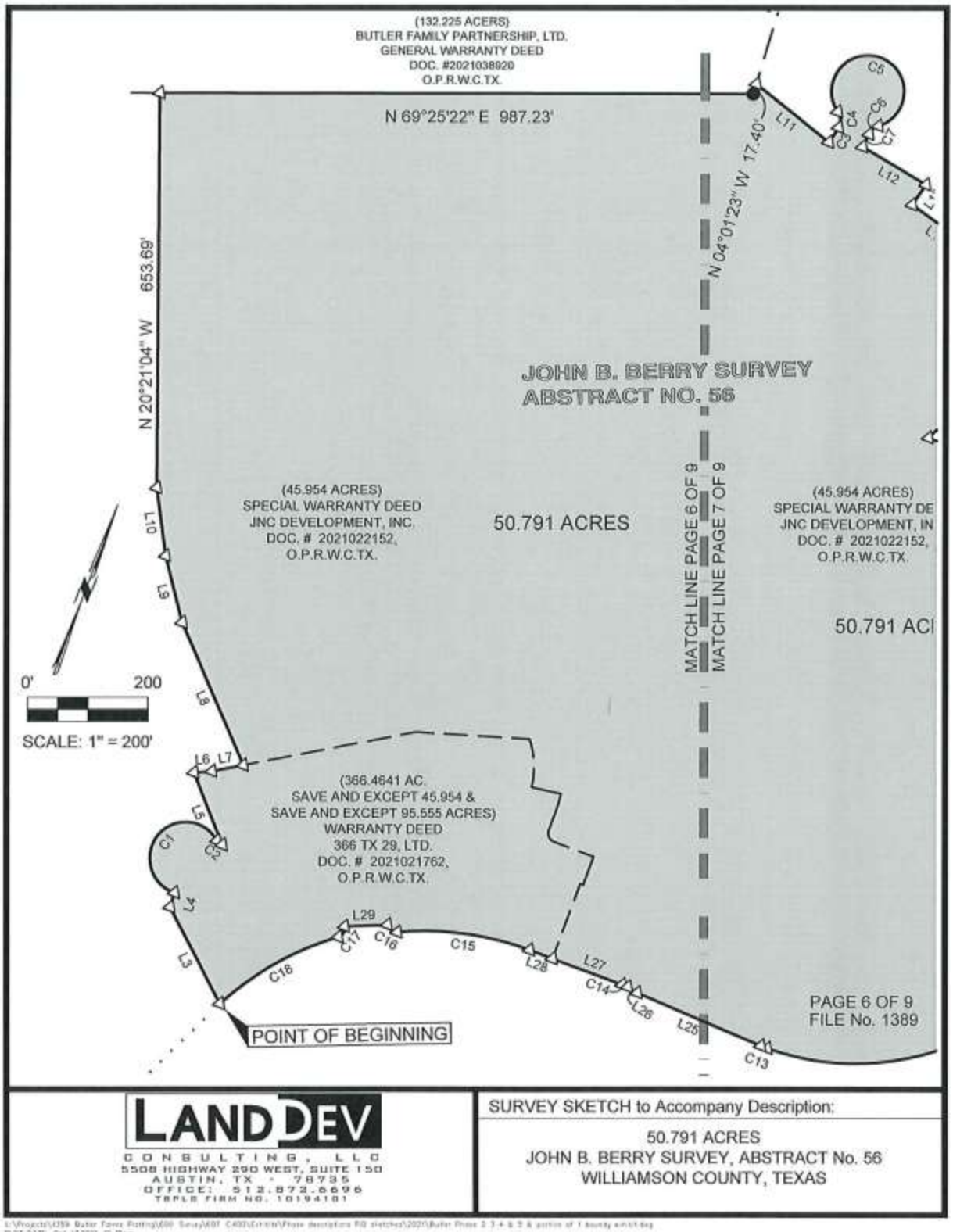
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 17th day of October 2021 A.D.

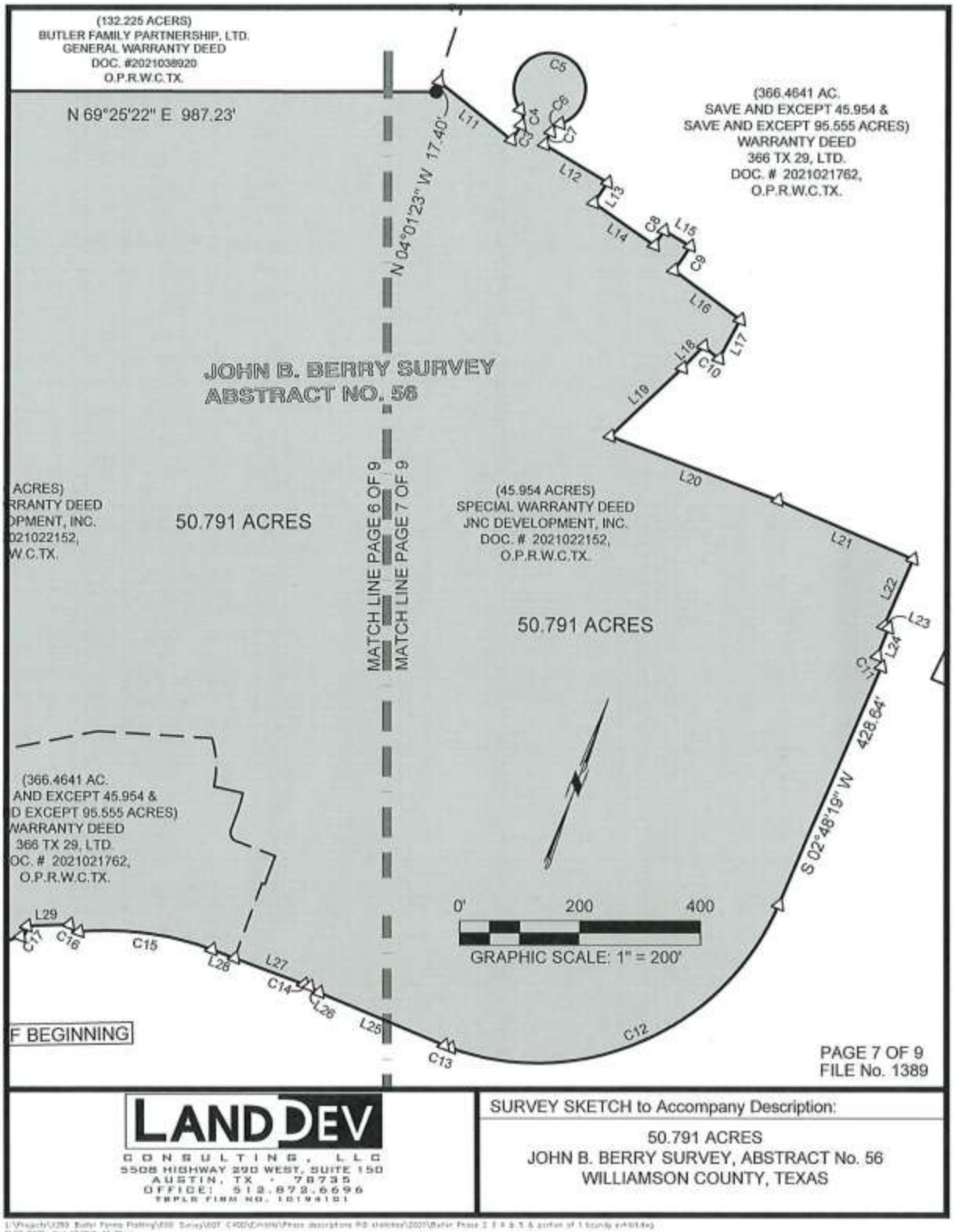
LANDDEV CONSULTING, LLC
5508 Highway 290 W, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas




LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
(132.225 ACERS)
BUTLER FAMILY PARTNERSHIP, LTD.
GENERAL WARRANTY DEED
DOC. #2021038920
O.P.R.W.C.TX.
N 20°59'06" W 60.63'
(N 21°03'25" E* 60.23')
*SCRIVENER'S ERROR
SHOULD BE N 21°03'25" W
[S 19°20'25"E 60.36']
[S 71°01'31" W 1345.16']
(N 69°23'55" E 1345.17')
N 69°25'22" E 1345.22'
(N 04°00'06" W 773.89')
(N 04°02'05" W 774.14')
[S 03°22'20" E 774.09']
N 04°01'23" W 773.97'
756.57'
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
5025
357.99'
987.23'
17.40'
CALLED 16.92 ACRES
(TRACT 1)
RACHAEL ELIZABETH OSTERLOH
SPECIAL WARRANTY DEED
DOC. # 2019064469
O.P.R.W.C.TX.
N 21°07'37" W 701.44'
(N 21°08'56" W 701.38')
[S 19°32'00" E 701.39']
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
50.791 ACRES
PAGE
6 OF 9
PAGE
7 OF 9
L1
L2
5025
5025
CALLED 80.00 ACRES
3AM VENTURES, LLC
SPECIAL WARRANTY DEED
DOC. # 2016028473
O.P.R.W.C.TX.
N 24°12'24" W 1219.57'
(N 24°12'19" W 1219.52')
[S 24°12'04" E 1219.61']
N 25°11'02" E
674.41'
PORTION OF
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
0'
500
1000
GRAPHIC SCALE: 1" = 500'
5025
POINT OF BEGINNING
(S 17°41'21" W 1532.09')
N 17°41'29" E 1532.18'
(N 17°41'20" E 1532.01')
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
(95.555 ACRES)
SPECIAL WARRANTY
DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
5025
POINT OF COMMENCEMENT
GRID COORDINATES
N: 10,222,544.39'
E: 3,039,318.64'
STATE HIGHWAY 29
RIGHT-OF-WAY
VARIES
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
CALLED 45.00 ACRES
SARAJA, LLC
DOC. # 2015106887
O.P.R.W.C.TX.
SURVEY SKETCH to Accompany Description:
50.791 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS
PAGE 5 OF 9
FILE No. 1389


(132.225 ACERS)
BUTLER FAMILY PARTNERSHIP, LTD.
GENERAL WARRANTY DEED
DOC. #2021038920
O.P.R.W.C.TX.
N 69°25'22" E 987.23'
N 04°01'23" W 17.40'
N 20°21'04" W 653.69'
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
50.791 ACRES
MATCH LINE PAGE 6 OF 9
MATCH LINE PAGE 7 OF 9
(45.954 ACRES)
SPECIAL WARRANTY DE
JNC DEVELOPMENT, IN
DOC. # 2021022152,
O.P.R.W.C.TX.
50.791 ACI
0'
200
SCALE: 1" = 200'
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
POINT OF BEGINNING
PAGE 6 OF 9
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX - 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
50.791 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS


(132.225 ACERS)
BUTLER FAMILY PARTNERSHIP, LTD.
GENERAL WARRANTY DEED
DOC. #2021038920
O.P.R.W.C.TX.
N 69°25'22" E 987.23'
N 04°01'23" W 17.40'
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
50.791 ACRES
MATCH LINE PAGE 6 OF 9
MATCH LINE PAGE 7 OF 9
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
50.791 ACRES
S 02°48'19" W 428.64'
(366.4641 AC.
AND EXCEPT 45.954 &
D EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
OC. # 2021021762,
O.P.R.W.C.TX.
0'
200
400
GRAPHIC SCALE: 1" = 200'
F BEGINNING
PAGE 7 OF 9
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
50.791 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.

3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999846.

4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°42'54" E	55.32'
L2	N 70°06'23" E	49.81'
L3	N 47°59'55" W	180.27'
L4	N 02°59'55" W	24.88'
L5	N 42°24'03" W	128.79'
L6	N 65°16'49" E	30.40'
L7	N 58°30'07" E	53.27'
L8	N 44°05'01" W	257.32'
L9	N 34°41'44" W	113.90'
L10	N 28°17'26" W	113.82'
L11	S 71°50'45" E	154.16'
L12	S 79°58'28" E	123.05'
L13	S 14°15'49" W	40.50'
L14	S 75°44'11" E	122.93'
L15	S 79°29'28" E	50.00'
L16	S 73°56'37" E	136.98'
L17	S 07°57'35" W	73.38'
L18	S 23°10'10" W	50.00'
L19	S 25°47'59" W	163.75'
L20	S 89°43'56" E	296.94'
L21	S 87°11'41" E	244.29'
L22	S 02°48'19" W	120.54'
L23	S 86°52'35" E	8.47'
L24	S 01°05'14" W	50.02'
L25	N 87°34'45" W	224.16'
L26	N 78°12'05" W	18.41'
L27	S 89°48'24" W	123.91'
L28	S 89°48'24" W	40.54'
L29	S 67°04'19" W	70.79'

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FILE No. 1389

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

50.791 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

LEGEND

●	1/2" IRON ROD FOUND (OR AS NOTED)
5025●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5025" FOUND
△	CALCULATED POINT
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION PER DOC. # 2010087926, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
{ }	RECORD INFORMATION PER DOC. # 2020023667, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	ADJOINER INFORMATION

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	60.00'	233.71'	223°10'29"	N 18°36'53" E	111.58'
C2	15.00'	11.70'	44°41'10"	S 72°08'28" E	11.40'
C3	155.00'	29.51'	10°54'32"	N 12°41'59" E	29.47'
C4	25.00'	27.22'	62°22'38"	N 23°56'36" W	25.89'
C5	60.00'	300.96'	287°23'34"	N 88°33'52" E	71.05'
C6	25.00'	21.29'	48°48'09"	S 27°51'35" W	20.66'
C7	205.00'	23.50'	6°34'02"	S 06°44'31" W	23.48'
C8	445.00'	29.16'	3°45'17"	N 12°23'11" E	29.16'
C9	495.00'	47.93'	5°32'51"	S 13°16'58" W	47.91'
C10	225.00'	33.13'	8°26'13"	N 71°02'57" W	33.10'
C11	13.50'	21.21'	90°00'00"	S 42°11'41" E	19.09'
C12	435.00'	653.70'	86°06'06"	S 45°51'22" W	593.90'
C13	187.00'	11.47'	3°30'50"	N 89°20'10" W	11.47'
C14	216.00'	9.86'	2°36'51"	N 88°53'10" W	9.85'
C15	498.50'	223.75'	25°43'01"	S 76°56'53" W	221.88'
C16	15.00'	22.10'	84°24'44"	N 73°42'15" W	20.15'
C17	15.00'	22.13'	84°31'28"	S 10°45'51" W	20.18'
C18	509.00'	228.88'	25°45'50"	S 40°08'40" W	226.96'

PAGE 9 OF 9
FILE No. 1389

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX - 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

50.791 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

EXHIBIT A-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 71.805 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO 366 TX 29, LTD. OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 95.555 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN DOCUMENT NO. 2021022160, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 366.4641 ACRE TRACT AND SAID 95.555 ACRE TRACT, BEING A PORTION OF A CERTAIN CALLED 546.33 ACRE TRACT OF LAND DESCRIBED IN THE ADMINISTRATOR'S SPECIAL WARRANTY DEED TO BUTLER FAMILY PARTNERSHIP, LTD. OF RECORD IN DOCUMENT NO. 2010087926, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 366.455 ACRES DESCRIBED IN THE DEED OF TRUST RECORDED IN DOCUMENT NO. 2020023667, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 71.805 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a ½-inch iron rod found in the curving northeast right-of-way line of State Highway 29, a variable-width right-of-way, in the southwest line of the said 546.33 acre tract, at the southwest corner of the said 366.455 acre tract, at the northwest corner of a certain called 45.00 acre tract described in the deed to Saraja, LLC of record in Document No. 2015108887, Official Public Records of Williamson County, Texas;

THENCE N 52°40'32" E, leaving the curving northeast right-of-way line of said State Highway 29, crossing the said 546.33 acre tract, with the south line of the said 366.445 acre tract, with the northwest line of the said 45.00 acre tract, a distance of 2,302.20 feet to a calculated point for the southwest corner of the said 95.555 acre tract, for the southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the northwest line of the said 45.00 acre tract, crossing the said 546.33 acre tract and the said 366.445 acre tract, with the west line of the said 95.555 acre tract, the following nine (9) courses and distances:

1. N 20°57'17" W, a distance of 173.51 feet to a calculated point for an angle point,
2. N 19°23'17" W, a distance of 81.94 feet to a calculated point for an angle point,
3. N 20°57'17" W, a distance of 138.07 feet to a calculated point for an angle point,
4. N 17°24'12" W, a distance of 292.21 feet to a calculated point for an angle point,
5. N 15°56'58" E, a distance of 200.02 feet to a calculated point for an angle point,
6. S 74°03'02" E, a distance of 200.00 feet to a calculated point for an angle point,
7. S 81°07'58" E, a distance of 76.12 feet to a calculated point for an angle point,
8. N 69°04'37" E, a distance of 45.82 feet to a calculated point for an angle point, and
9. N 20°57'17" W, a distance of 170.00 feet to a calculated point for an angle point in the west line of the said 95.555 acre tract;

THENCE N 23°34'54" W, leaving the west line of the said 95.555 acre tract, continuing across the said 546.33 acre tract and the said 366.445 acre tract, crossing the said 366.4641 acre tract, with the west line of the tract described herein, a distance of 50.06 feet to a calculated point for an angle point in the west line of the said 95.555 acre tract;

THENCE continuing across the said 546.33 acre tract and the said 366.445 acre tract, crossing the said 366.4641 acre tract, with the west line of the said 95.555 acre tract, with the west line of the tract described herein, the following five (5) courses and distances:

1. N 16°17'55" W, a distance of 125.42 feet to a calculated point for an angle point,
2. N 06°15'56" E, a distance of 521.64 feet to a calculated point for an angle point,
3. N 29°41'39" W, a distance of 214.69 feet to a calculated point for an angle point,

4. N 09°59'21" W, a distance of 74.87 feet to a calculated point for an angle point, and

5. N 01°05'48" E, a distance of 175.39 feet to a calculated angle point in the west line of the said 95.555 acre tract, for a point-on-line in the west line of the tract described herein;

THENCE continuing across the said 546.33 acre tract, the said 366.445 acre tract and the said 366.4641 acre tract, crossing the said 95.555 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 01°05'48" E, a distance of 50.00 feet to a calculated angle point, and

2. N 88°54'12" W, a distance of 7.25 feet to a calculated point for an angle point in the west line of the said 95.555 acre tract, for an angle point in the west line of the tract described herein;

THENCE continuing across the said 546.33 acre tract and the said 366.445 acre tract, crossing the said 366.4641 acre tract, with the west line of the said 95.555 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 14°12'32" W, a distance of 109.14 feet to a calculated point for an angle point, and

2. N 01°41'30" E, a distance of 4.73 feet to a calculated point for the northwest corner of the tract described herein,

THENCE continuing across the said 546.33 acre tract and the said 366.445 acre tract, continuing across the said 366.4641 acre tract, and crossing the said 95.555 acre tract, with the north line of the tract described herein, the following sixteen (16) courses and distances:

1. S 88°54'12" E, a distance of 156.01 feet to a calculated point for an angle point,

2. N 01°05'48" E, a distance of 20.65 feet to a calculated point for an angle point,

3. S 88°54'12" E, a distance of 50.00 feet to a calculated point for an angle point,

4. S 87°42'35" E, a distance of 116.15 feet to a calculated point for an angle point,

5. N 73°46'54" E, a distance of 209.97 feet to a calculated point for an angle point,

6. N 62°06'06" E, a distance of 109.56 feet to a calculated point for an angle point,

7. S 27°53'54" E, a distance of 10.03 feet to a calculated point for an angle point,

8. N 64°46'30" E, a distance of 172.59 feet to a calculated point for a point-of-curvature,

9. with the arc of a curve to the right, having a radius of 975.00 feet, an arc distance of 18.11 feet, and a chord which bears N 24°41'35" W, a distance of 18.11 feet to a calculated point for a non-tangent end of curve,

10. N 62°00'12" E, a distance of 58.96 feet to a calculated point for an angle point,

11. N 46°00'17" E, a distance of 46.66 feet to a calculated point for an angle point,

12. N 15°12'00" E, a distance of 40.46 feet to a calculated point for an angle point,

13. S 88°51'09" E, a distance of 172.93 feet to a calculated point for a non-tangent point-of-curvature,

14. with the arc of a curve to the right, having a radius of 250.00 feet, an arc distance of 21.71 feet, and a chord which bears S 03°38'06" W, a distance of 21.70 feet to a calculated point for a non-tangent end of curve,

15. S 83°52'40" E, a distance of 159.16 feet to a calculated point for an angle point, and

16. N 69°15'22" E, a distance of 19.99 feet to a calculated point in the east line of the said 546.33 acre tract, the said 366.445 acre tract, and the said 95.555 acre tract, same being the west line of a certain called 20.00 acre tract designated as Tract 4 and conveyed in the Executor's Deed to Edna Bray Harris of record in Document No. 2018052583, Official Public Records of Williamson County, Texas, described in the deed to Veterans' Land Board of the State of Texas of record in Volume 817, Page 319, Deed Records of Williamson County, Texas, for the northeast corner of the tract described herein,

from which a ½-inch iron rod found in the south line of a certain called 250.00 acre tract of land described in the Warranty Deed to Billy Ray Browning, as Guardian of the Person and Estate of Stacy J. Browning of record in Document No. 2006073171, Official Public Records of Williamson County, Texas, at the northeast corner of the said 546.33 acre tract and the northeast corner of the said 366.455 acre tract, and the northeast corner of the said 366.4641 acre tract, same being the northwest corner of a certain called 22.005 acres, designated as Tract 2 and conveyed in the Executor's Deed to Edena Bray Harris of record in Document No. 2018052583, Official Public Records of Williamson County, Texas bears N 20°44'37" W, a distance of 2,754.24 feet;

THENCE S 20°44'37" E, with the east line of the said 546.33 acre tract, the said 366.445 acre tract, the east line of the said 366.4641 acre tract, and the east line of the said 95.555 acre tract, and the west line of the said 20.00 acre tract designated as Tract 4, and with the west line of a certain called 20.00 acre tract designated as Tract 3 and described in the Executor's Deed to Edna Bray Harris of record in Document No. 2018052583, Official Public Records of Williamson County, Texas, and described in Volume 817, Page 284, Deed Records of Williamson County, Texas, and with the west line of a certain called 94.57 acre tract, save and except 10.00 acres and 15.00 acres, conveyed in the deed to 1047 Liberty Hill Series, a Series of Lechow Investments LLC, of record in Document No. 2015075887, Official Public Records of Williamson County, Texas, described in the deed to John D. Pope and wife, Ada L. Pope of record in Volume 816, Page 349, Deed Records of Williamson County, Texas, with an east line of the tract described herein, a distance of 1,863.26 feet to a 6-inch cedar fence post found in the west line of the said 94.57 acre tract, at the easterly southeast corner of the said 546.33 acre tract, the southeast corner of the said 366.445 acre tract, and the said 366.4641 acre tract, and the southeast corner of the said 95.555 acre tract, same being the northeast corner of a certain called 100 acre tract described in the deed to Leroy O. Hall and Thelma M. Hall Revocable Living Trust of record in Document No. 9819014, Official Records of Williamson County, Texas, for the southeast corner of the tract described herein, from which a 60-d nail found for reference bears N 60°03'01" E, a distance of 0.74 feet;

THENCE S 69°22'46" W, with a south line of the said 546.33 acre tract, the said 366.445 acre tract, the said 366.4641 acre tract, and the south line of the said 95.555 acre tract, and the north line of the said 100 acre tract, with the south line of the tract described herein, a distance of 1,733.10 feet to a 6-inch cedar fence post found at the northwest corner of the said 100 acre tract and the northeast corner of the said 45.00 acre tract, same being a re-entrant corner of the said 546.33 acre tract, for an angle point in the south line of the tract described herein;

THENCE S 52°40'32" W, crossing the said 546.33 acre tract, with the south line of the said 366.445 acre tract, the south line of the said 366.4641 acre tract, and the south line of the said 95.555 acre tract, with the north line of the said 45.00 acre tract, with the south line of the tract described herein, a distance of 236.34 feet to the **POINT OF BEGINNING** and containing 71.805 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

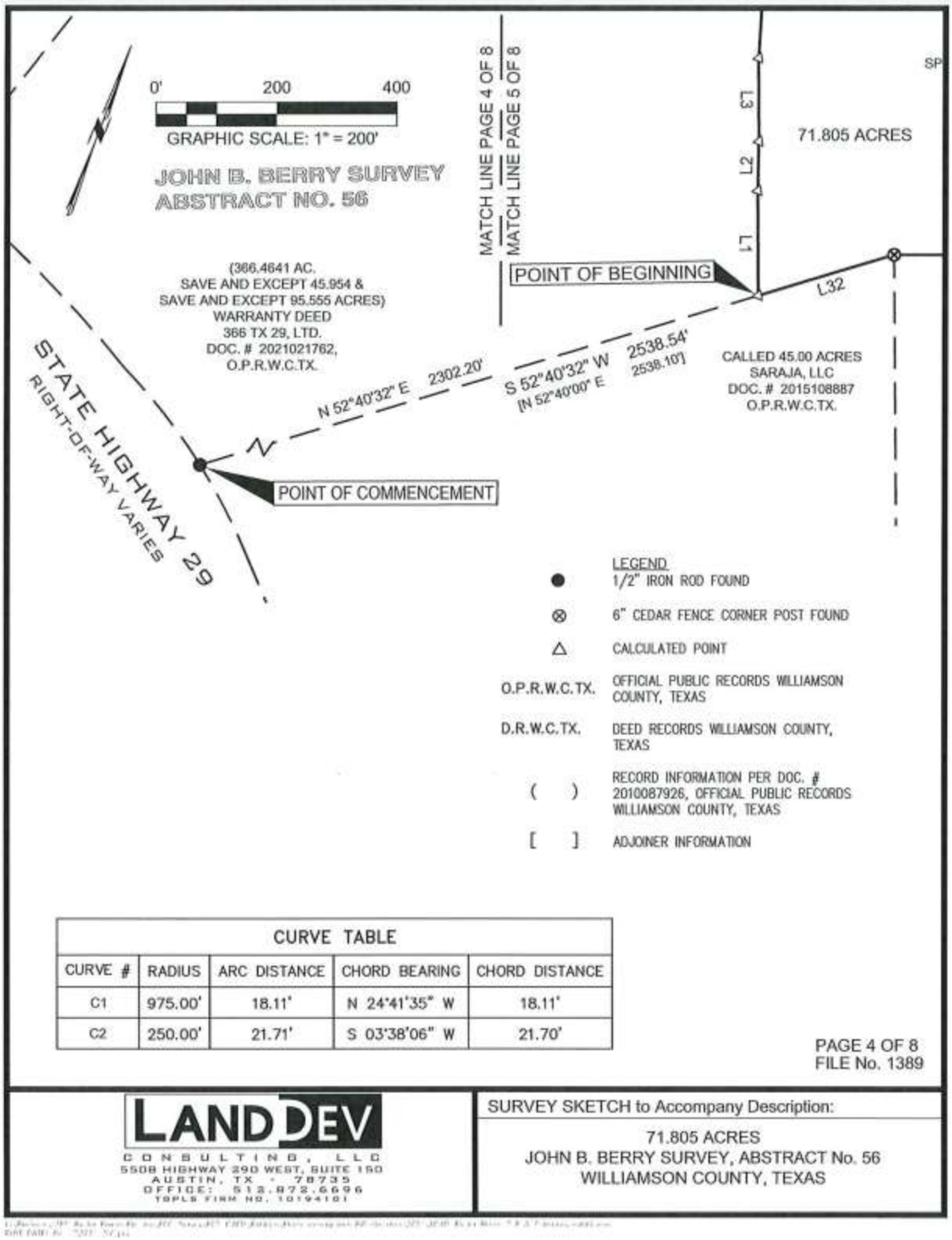
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of August, 2019 through June 2021.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 17th day of October 2021 A.D.

LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas





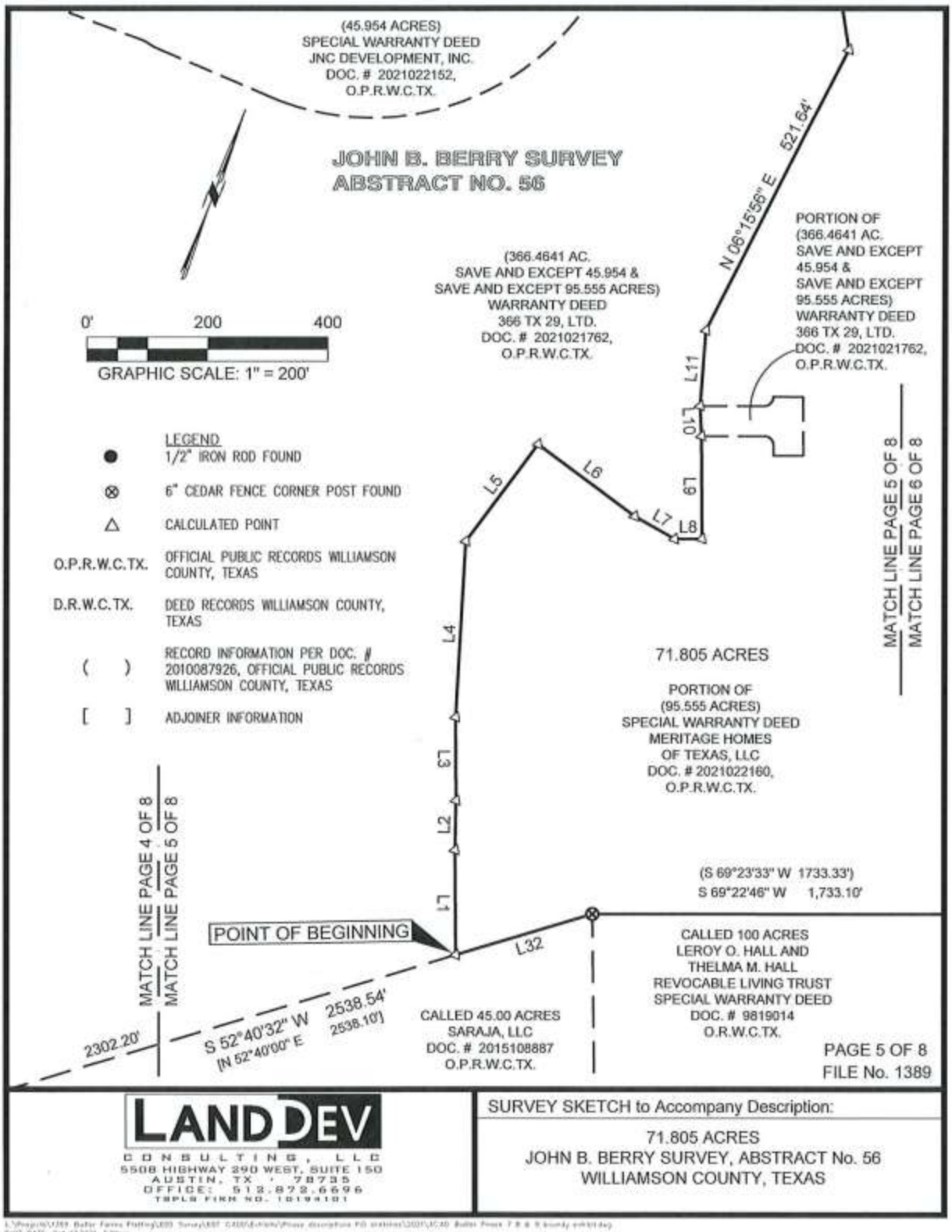
CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	975.00'	18.11'	N 24°41'35" W	18.11'
C2	250.00'	21.71'	S 03°38'06" W	21.70'

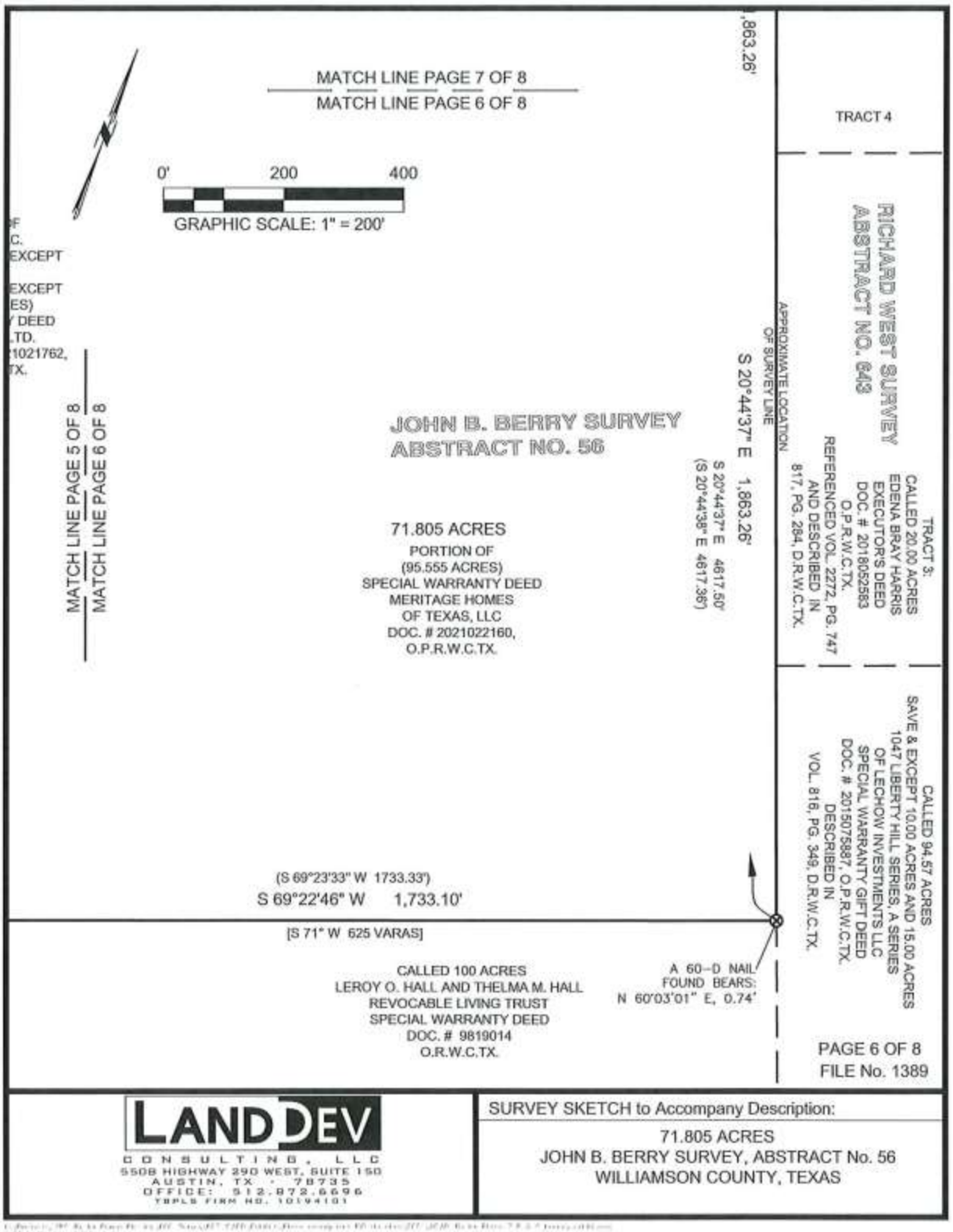
PAGE 4 OF 8
FILE No. 1389

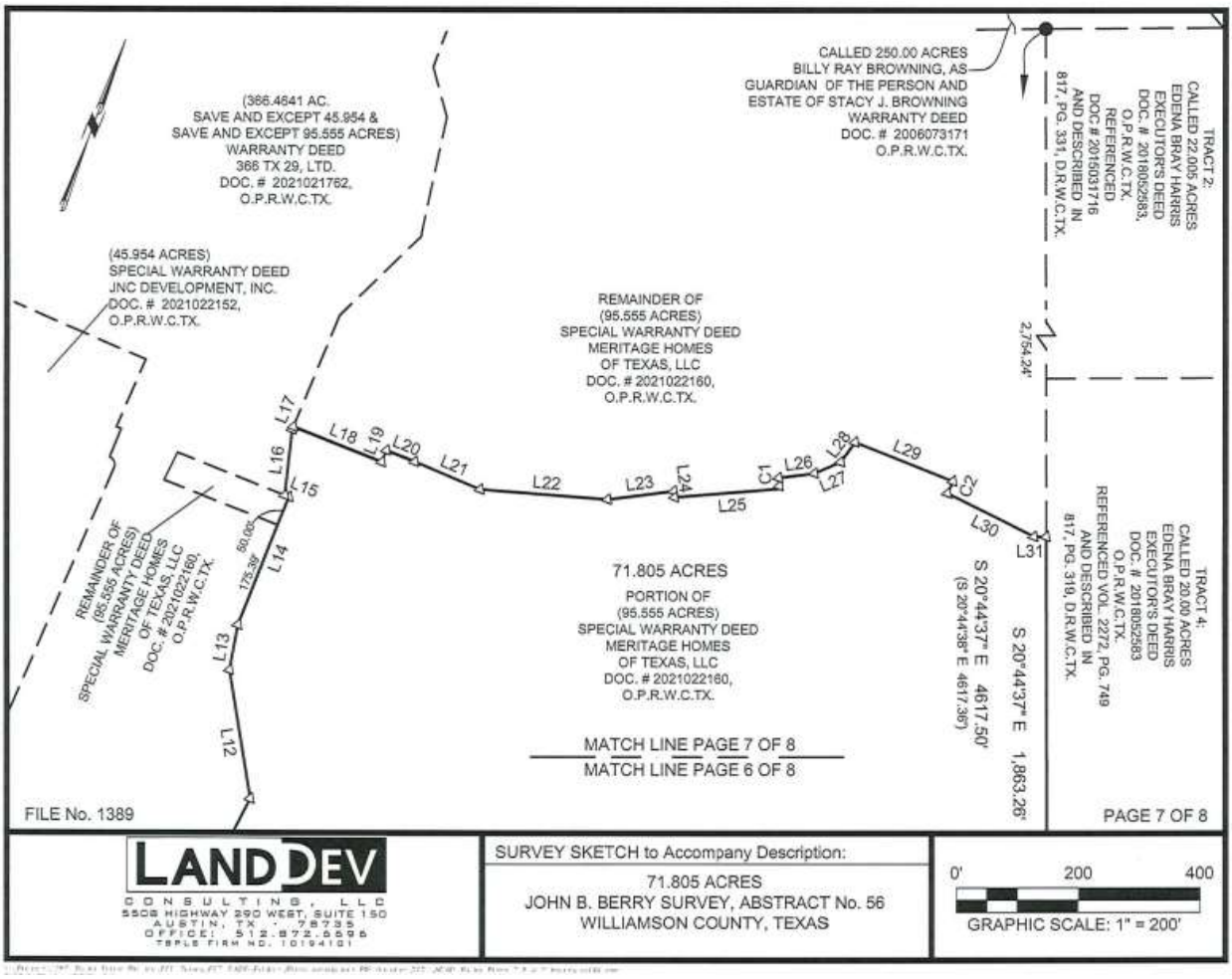
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

71.805 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS


(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
PORTION OF
(366.4641 AC.
SAVE AND EXCEPT
45.954 &
SAVE AND EXCEPT
95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
N 06°15'56" E 521.64'
0' 200 400
GRAPHIC SCALE: 1" = 200'
LEGEND
1/2" IRON ROD FOUND
6" CEDAR FENCE CORNER POST FOUND
CALCULATED POINT
O.P.R.W.C.TX. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX. DEED RECORDS WILLIAMSON COUNTY, TEXAS
( ) RECORD INFORMATION PER DOC. # 2010087926, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ] ADJOINER INFORMATION
L11
L10
L9
L8
L7
L6
L5
L4
L3
L2
L1
L32
71.805 ACRES
PORTION OF
(95.555 ACRES)
SPECIAL WARRANTY DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
MATCH LINE PAGE 5 OF 8
MATCH LINE PAGE 6 OF 8
MATCH LINE PAGE 4 OF 8
MATCH LINE PAGE 5 OF 8
POINT OF BEGINNING
(S 69°23'33" W 1733.33')
S 69°22'46" W 1,733.10'
CALLED 100 ACRES
LEROY O. HALL AND
THELMA M. HALL
REVOCABLE LIVING TRUST
SPECIAL WARRANTY DEED
DOC. # 9819014
O.R.W.C.TX.
CALLED 45.00 ACRES
SARAJA, LLC
DOC. # 2015108887
O.P.R.W.C.TX.
2302.20'
S 52°40'32" W 2538.54'
[N 52°40'00" E 2538.10']
PAGE 5 OF 8
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
71.805 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS


MATCH LINE PAGE 7 OF 8
MATCH LINE PAGE 6 OF 8
0'
200
400
GRAPHIC SCALE: 1" = 200'
MATCH LINE PAGE 5 OF 8
MATCH LINE PAGE 6 OF 8
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
71.805 ACRES
PORTION OF
(95.555 ACRES)
SPECIAL WARRANTY DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
S 20°44'37" E 1,863.26'
(S 20°44'38" E 4617.36')
APPROXIMATE LOCATION
OF SURVEY LINE
TRACT 4
RICHARD WEST SURVEY
ABSTRACT NO. 643
TRACT 3:
CALLED 20.00 ACRES
EDENA BRAY HARRIS
EXECUTORS DEED
DOC. # 2018052583
O.P.R.W.C.TX.
REFERENCED VOL. 2272, PG. 747
AND DESCRIBED IN
817, PG. 284, D.R.W.C.TX.
CALLED 94.57 ACRES
SAVE & EXCEPT 10.00 ACRES AND 15.00 ACRES
1047 LIBERTY HILL SERIES, A SERIES
OF LECHOW INVESTMENTS LLC
SPECIAL WARRANTY GIFT DEED
DOC. # 2015075887, O.P.R.W.C.TX.
DESCRIBED IN
VOL. 816, PG. 349, D.R.W.C.TX.
(S 69°23'33" W 1733.33')
S 69°22'46" W 1,733.10'
[S 71° W 625 VARAS]
CALLED 100 ACRES
LEROY O. HALL AND THELMA M. HALL
REVOCABLE LIVING TRUST
SPECIAL WARRANTY DEED
DOC. # 9819014
O.R.W.C.TX.
A 60-D NAIL
FOUND BEARS:
N 60°03'01" E, 0.74'
PAGE 6 OF 8
FILE No. 1389
LAND DEV
CONSULTING, LLC
550B HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX - 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
71.805 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS


(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
CALLED 250.00 ACRES
BILLY RAY BROWNING, AS
GUARDIAN OF THE PERSON AND
ESTATE OF STACY J. BROWNING
WARRANTY DEED
DOC. # 2006073171
O.P.R.W.C.TX.
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
REMAINDER OF
(95.555 ACRES)
SPECIAL WARRANTY DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
TRACT 2:
CALLED 22.005 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583,
O.P.R.W.C.TX.
REFERENCED
DOC # 2015031716
AND DESCRIBED IN
817, PG. 331, D.R.W.C.TX.
2,754.24'
L15
L16
L17
L18
L19
L20
L21
L22
L23
L24
L25
L26
L27
L28
L29
L30
L31
L14
L13
L12
80.00'
175.39'
REMAINDER OF
(95.555 ACRES)
SPECIAL WARRANTY DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
71.805 ACRES
PORTION OF
(95.555 ACRES)
SPECIAL WARRANTY DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
S 20°44'37" E 4617.50'
(S 20°44'38" E 4617.36')
S 20°44'37" E 1,863.26'
TRACT 4:
CALLED 20.00 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583
O.P.R.W.C.TX.
REFERENCED VOL. 2272, PG. 749
AND DESCRIBED IN
817, PG. 319, D.R.W.C.TX.
MATCH LINE PAGE 7 OF 8
MATCH LINE PAGE 6 OF 8
FILE No. 1389
PAGE 7 OF 8
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX - 78735
OFFICE: 512.872.8696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
71.805 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS
0'
200
400
GRAPHIC SCALE: 1" = 200'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 20°57'17" W	173.51'
L2	N 19°23'17" W	81.94'
L3	N 20°57'17" W	138.07'
L4	N 17°24'12" W	292.21'
L5	N 15°56'58" E	200.02'
L6	S 74°03'02" E	200.00'
L7	S 81°07'58" E	76.12'
L8	N 69°04'37" E	45.82'
L9	N 20°57'17" W	170.00'
L10	N 23°34'54" W	50.06'
L11	N 16°17'55" W	125.42'
L12	N 29°41'39" W	214.69'
L13	N 09°59'21" W	74.87'
L14	N 01°05'48" E	225.39'
L15	N 88°54'12" W	7.25'
L16	N 14°12'32" W	109.14'
L17	N 01°41'30" E	4.73'
L18	S 88°54'12" E	156.01'
L19	N 01°05'48" E	20.65'
L20	S 88°54'12" E	50.00'
L21	S 87°42'35" E	116.15'
L22	N 73°46'54" E	209.97'
L23	N 62°06'06" E	109.56'
L24	S 27°53'54" E	10.03'
L25	N 64°46'30" E	172.59'
L26	N 62°00'12" E	58.96'
L27	N 46°00'17" E	46.66'
L28	N 15°12'00" E	40.46'
L29	S 88°51'09" E	172.93'
L30	S 83°52'40" E	159.16'
L31	N 69°15'22" E	19.99'
L32	S 52°40'32" W	236.34'

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999885.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.

LEGEND

●	1/2" IRON ROD FOUND
⊗	6" CEDAR FENCE CORNER POST FOUND
△	CALCULATED POINT
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
D.R.W.C.TX.	DEED RECORDS WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION PER DOC. # 2010087926, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	ADJOINER INFORMATION

PAGE 8 OF 8
FILE No. 1389

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

71.805 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

EXHIBIT A-4 – MAJOR IMPROVEMENT AREA LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 243.846 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT DESCRIBED IN THE WARRANTY DEED TO 366 TX 29, LTD. OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CERTAIN CALLED 95.555 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO MERITAGE HOMES OF TEXAS, LLC OF RECORD IN DOCUMENT NO. 2021022160, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 366.4641 ACRE TRACT AND SAID 95.555 ACRE TRACT, BEING A PORTION OF A CERTAIN CALLED 546.33 ACRE TRACT OF LAND DESCRIBED IN THE ADMINISTRATOR'S SPECIAL WARRANTY DEED TO BUTLER FAMILY PARTNERSHIP, LTD. OF RECORD IN DOCUMENT NO. 2010087926, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 243.846 ACRES, ALSO BEING A PORTION OF A CERTAIN CALLED 366.455 ACRES DESCRIBED IN THE DEED OF TRUST RECORDED IN DOCUMENT NO. 2020023667, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 243.846 ACRES OF LAND, AS SURVEYED BY LANDDEV CONSULTING, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found in the northeast right-of-way line of State Highway 29, a variable-width right-of-way, in the southwest line of the said 546.33 acre tract, at the most southerly southwest corner of the said 366.455 acre tract and the said 366.4641 acre tract, same being the southeast corner of a certain called 80.00 acre tract described in the deed to 3AM Ventures, LLC of record in Document No. 2016028473, Official Public Records of Williamson County, Texas, for the most southerly southwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE leaving the northeast right-of-way line of said State Highway 29, crossing the said 546.33 acre tract, with the west line of the said 366.455 acre tract and the said 366.4641 acre tract, and with the east line of the said 80.00 acre tract, with the west line of the tract described herein, the following two (2) courses and distances:

1. N 17°41'29" E, a distance of 1,532.18 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found at an angle point, and

2. N 24°12'24" W, a distance of 1,219.67 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found in a north line of the said 546.33 acre tract, same being the south line of a certain called 16.92 acre tract described in the deed to Rachael Elizabeth Osterloh of record in Document No. 2019064469, Official Public Records of Williamson County, Texas, at a northwest corner of the said 366.455 acre tract, same being the northeast corner of the said 80.00 acre tract, for a northwest corner of the tract described herein;

THENCE N 69°42'54" E, with a north line of the said 546.33 acre tract, the said 366.455 acre tract, and the said 366.4641 acre tract, with the south line of the said 16.92 acre tract, with a north line of the tract described herein, a distance of 55.32 feet to a ½-inch iron rod found at the southeast corner of the said 16.92 acre tract, same being a southwest corner of a certain called 132.225 acre tract described in the General Warranty Deed to Butler Family Partnership, LTD. of record in Document No. 2021038920, Official Public Records of Williamson County, Texas, at an angle point in a north line of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, for an angle point in the north line of the tract described herein;

THENCE N 70°06'23" E, continuing with a north line of the said 546.33 acre tract, the said 366.455 acre tract, and the said 366.4641 acre tract, with a south line of the said 132.225 acre tract, with the north line of the tract described herein, a distance of 49.81 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found at a southeast corner of the said 132.225 acre tract, same being a re-entrant corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, for a re-entrant corner of the tract described herein;

THENCE with a west and north line of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with an east line and south line of the said 132.225 acre tract, with a west and north line of the tract described herein, the following three (3) courses and distances:

1. N 21°07'37" W, a distance of 701.44 feet to a ½-inch iron rod found at an angle point,

2. N 20°59'06" W, a distance of 60.63 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found at a re-entrant corner of the said 132.225 acre tract, same being a northwest corner of the said 546.33 acre tract, the 366.455 acre tract and the 366.4641 acre tract, and

3. N 69°25'22" E, a distance of 357.99 feet to a calculated point for the northwest corner of a certain called 45.954 acre tract described in the Special Warranty Deed to JNC Development, Inc. of record in Document No. 2021022152, Official Public Records of Williamson County, Texas, for a northeast corner of the tract described herein, from which a ½-inch iron rod found at a re-entrant corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre

tract, same being the most easterly southeast corner of the said 132.225 acre tract bears N 69°25'22" E, a distance of 987.23 feet;

THENCE leaving a south line of the said 132.225 acre tract, crossing the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the west line of the said 45.954 acre tract, with an interior east line of the tract described herein, the following four (4) courses and distances:

1. S 20°21'04" E, a distance of 653.69 feet to a calculated point for an angle point,
2. S 28°17'28" E, a distance of 113.82 feet to a calculated point for an angle point,
3. S 34°41'44" E, a distance of 113.90 feet to a calculated point for an angle point, and
4. S 44°05'01" E, a distance of 257.32 feet to a calculated point for the westerly southwest corner of the said 45.954 acre tract, for an angle point of the tract described herein;

THENCE leaving the westerly southwest corner of the said 45.954 acre tract, continuing across the said 546.33 acre tract, the said 366.445 acre tract, and crossing the said 366.4641 acre tract, with the interior east and north lines of the tract described herein, the following thirteen (13) courses and distances:

1. S 58°30'07" W, a distance of 53.27 feet to a calculated point for an angle point,
2. S 65°16'49" W, a distance of 30.40 feet to a calculated point for an angle point,
3. S 42°24'03" E, a distance of 128.79 feet to a calculated point for a point of non-tangent curvature,
4. With the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 11.70 feet, and a chord which bears N 72°08'28" W, a distance of 11.40 feet to a calculated point for a point of reverse curvature,
5. With the arc of a curve to the left, having a radius of 60.00 feet, an arc distance of 233.71 feet, and a chord which bears S 18°36'53" W, a distance of 111.58 feet to a calculated point for a point of non-tangency,
6. S 02°59'55" E, a distance of 24.88 feet to a calculated point for an angle point,
7. S 47°59'55" E, a distance of 180.27 feet to a calculated point for a point of non-tangent curvature,
8. With the arc of a curve to the right, having a radius of 509.00 feet, an arc distance of 228.88 feet, and a chord which bears N 40°08'40" E, a distance of 226.96 feet to a calculated point for a point of reverse curvature,
9. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 22.13 feet, and a chord which bears N 10°45'51" E, a distance of 20.18 feet to a calculated point for a point of non-tangency,
10. N 67°04'19" E, a distance of 70.79 feet to a calculated point for a point of non-tangent curvature,
11. With the arc of a curve to the left, having a radius of 15.00 feet, an arc distance of 22.10 feet, and a chord which bears S 73°42'15" E, a distance of 20.15 feet to a calculated point for a point of reverse curvature,
12. With the arc of a curve to the right, having a radius of 498.50 feet, an arc distance of 223.75 feet, and a chord which bears N 76°56'53" E, a distance of 221.88 feet to a calculated point for a point of tangency, and
13. N 89°48'24" E, a distance of 40.54 feet to a calculated point for the southerly southwest corner of the said 45.954 acre tract, for an angle point in the interior north line of the tract described herein;

THENCE continuing across the said 546.33 acre tract, the said 366.445 acre tract, and crossing the said 366.4641 acre tract, with the south and east lines of the said 45.954 acre tract, with the interior north and west lines of the tract described herein, the following thirty (30) courses and distances:

1. N 89°48'24" E, a distance of 123.91 feet to a calculated point-of-curvature,
2. With the arc of a curve to the right, having a radius of 216.00 feet, an arc distance of 9.86 feet, and a chord which bears S 88°53'10" E, a distance of 9.85 feet to a calculated point-of-curvature,

3. S 78°12'05" E, a distance of 18.41 feet to a calculated angle point,

4. S 87°34'45" E, a distance of 224.16 feet to a calculated point-of-curvature,

5. With the arc of a curve to the left, having a radius of 187.00 feet, an arc distance of 11.47 feet, and a chord which bears S 89°20'10" E, a distance of 11.47 feet to a calculated point of compound-curvature,

6. With the arc of a curve to the left, having a radius of 435.00 feet, an arc distance of 653.70 feet, and a chord which bears N 45°51'22" E, a distance of 593.90 feet to a calculated point-of-tangency,

7. N 02°48'19" E, a distance of 428.64 feet to a calculated point-of-curvature,

8. With the arc of a curve to the left, having a radius of 13.50 feet, an arc distance of 21.21 feet, and a chord which bears N 42°11'41" W, a distance of 19.09 feet to a non-tangent end of curve,

9. N 01°05'14" E, a distance of 50.02 feet to a calculated point for an angle point,

10. N 86°52'35" W, a distance of 8.47 feet to a calculated point for an angle point,

11. N 02°48'19" E, a distance of 120.54 feet to a calculated point for an angle point,

12. N 87°11'41" W, a distance of 244.29 feet to a calculated point for an angle point,

13. N 89°43'56" W, a distance of 296.94 feet to a calculated point for an angle point,

14. N 25°47'59" E, a distance of 163.75 feet to a calculated point for an angle point,

15. N 23°10'10" E, a distance of 50.00 feet to calculated point for a point of non-tangent curvature,

16. With the arc of a curve to the left, having a radius of 225.00 feet, an arc distance of 33.13 feet, and a chord which bears S 71°02'57" E, a distance of 33.10 feet to a calculated point for a point of non-tangency,

17. N 07°57'35" E, a distance of 73.38 feet to a calculated point for an angle point,

18. N 73°56'37" W, a distance of 136.98 feet to a calculated point for a point of non-tangent curvature,

19. With the arc of a curve to the left, having a radius of 495.00 feet, an arc distance of 47.93 feet, and a chord which bears N 13°16'58" E, a distance of 47.91 feet to a calculated point for a point of non-tangency,

20. N 79°29'28" W, a distance of 50.00 feet to a calculated point for a point of non-tangent curvature,

21. With the arc of a curve to the right, having a radius of 445.00 feet, an arc distance of 29.16 feet, and a chord which bears S 12°23'11" W, a distance of 29.16 feet to a calculated point for a point of non-tangency,

22. N 75°44'11" W, a distance of 122.93 feet to a calculated point for an angle point,

23. N 14°15'49" E, a distance of 40.50 feet to a calculated point for an angle point,

24. N 79°58'28" W, a distance of 123.05 feet to a calculated point for a point of non-tangent curvature,

25. With the arc of a curve to the left, having a radius of 205.00 feet, an arc distance of 23.50 feet, and a chord which bears N 06°44'31" E, a distance of 23.48 feet to a calculated point for a point of reverse curvature,

26. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 21.29 feet, and a chord which bears N 27°51'35" E, a distance of 20.66 feet to a calculated point for a point of reverse curvature,

27. With the arc of a curve to the left, having a radius of 60.00 feet, an arc distance of 300.96 feet, and a chord which bears S 88°33'52" W, a distance of 71.05 feet to a calculated point for a point of reverse curvature,

28. With the arc of a curve to the right, having a radius of 25.00 feet, an arc distance of 27.22 feet, and a chord which bears S 23°56'36" E, a distance of 25.89 feet to a calculated point for a point of compound curvature,

29. With the arc of a curve to the right, having a radius of 155.00 feet, an arc distance of 29.51 feet, and a chord which bears S 12°41'59" W, a distance of 29.47 feet to a calculated point for a point of non-tangency, and

30. N 71°50'45" W, a distance of 154.16 feet to a calculated point in a west line of the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, at a north corner of the said 45.954 acre tract, in an east line of the said 132.225 acre tract, for a west corner of the tract described herein, from which a ½-inch iron rod found at a re-entrant corner of the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, same being the most easterly southeast corner of the said 132.225 acre tract bears S 04°01'23" E, a distance of 17.40 feet;

THENCE with a west and a south line of the said 546.33 acre tract, the 366.455 acre tract, and the said 366.4641 acre tract, with an east line and a north line of the said 132.225 acre tract, with a west and a south line of the tract described herein, the following three (3) courses and distances:

1. N 04°01'23" W, a distance of 756.58 feet to a ½-inch iron rod found at the most easterly northeast corner of the said 132.225 acre tract, same being a re-entrant corner of the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, for a re-entrant corner of the tract described herein,

2. S 69°35'38" W, a distance of 388.52 feet to a fence corner post found at a re-entrant corner of the said 132.225 acre tract, same being a southwest corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, for a southwest corner of the tract described herein, and

3. N 19°44'26" W, a distance of 935.23 feet to a ½-inch iron rod with a plastic cap stamped "RPLS 5025" found in the south line of a certain called 250.00 acres described in the Warranty Deed to Billy Ray Browning, as Guardian of the Person and Estate of Stacy J. Browning of record in Document No. 2006073171, Official Public Records of Williamson County, Texas, at the northeast corner of the said 132.225 acre tract, at the most northerly northwest corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, for the most northerly northwest corner of the tract described herein, from which a steel pipe fence post found for reference bears S 27°20'15" E, a distance of 1.67 feet, and also from said found ½-inch iron rod with a plastic cap stamped "RPLS 5025", a cedar fence post found bears N 37°31'28" W, a distance of 1.54 feet;

THENCE with the most northerly north line of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the south line of the said 250.00 acre tract, with the most northerly north line of the tract described herein, the following four (4) courses and distances:

1. N 69°41'24" E, a distance of 955.16 feet to a ½-inch iron rod found at an angle point,

2. N 69°39'02" E, a distance of 380.59 feet to a ½-inch iron rod found at an angle point,

3. N 67°54'44" E, a distance of 681.58 feet to a ½-inch iron rod found at an angle point, and

4. N 68°42'17" E, a distance of 401.15 feet to a ½-inch iron rod found at the northeast corner of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, same being the northwest corner of a certain called 22.005 acres, designated as Tract 2, and conveyed in the Executor's Deed to Edena Bray Harris of record in Document No. 2018052583, Official Public Records of Williamson County, Texas, and described in Volume 817, Page 331, Deed Records of Williamson County, Texas, for the northeast corner of the tract described herein;

THENCE S 20°44'37" E, leaving the south line of the said 250.00 acre tract, with the east line of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the east line of a certain called 95.555 acre tract described in the Special Warranty Deed to Meritage Homes of Texas, LLC of record in Document No. 2021022160, Official Public Records of Williamson County, Texas, with the west lines of said Tract 2, and Tracts 3, 4 and 5, all conveyed in said Executor's Deed to Edena Bray Harris of record in Document No. 2018052583, Official Public Records of Williamson County, Texas, with an east line of the tract described herein, a distance of 2,754.24 feet to a calculated point for the most easterly southeast corner of the tract described herein, from which a fence corner post found in the west line of a certain called 94.57 acre tract, save and except 10.00 acres and 15.00 acres, conveyed in the deed to 1047 Liberty Hill Series, a Series of Lechow Investments LLC, of record in Document No. 2015075887, Official Public Records of Williamson County, Texas, and described in the deed to John D. Pope and wife, Ada L. Pope of record in Volume 816, Page 349, Deed Records of Williamson County, Texas, at the southeast corner of the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, same being the northeast corner of a certain called 100 acres described in the Special Warranty Deed to Leroy O. Hall and Thelma M Hall Revocable Living Trust of record in Document No. 9819014, Official Records of Williamson County, Texas, and the southeast corner of the said 95.555 acre tract, bears S 20°44'37" E, a distance of 1,863.26 feet;

THENCE, leaving the west line of said Tract 5, crossing the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, crossing the said 95.555 acre tract, with a south line of the tract described herein, the following sixteen (16) courses and distances:

1. S 69°15'22" W, a distance of 19.99 feet to a calculated point for an angle point,
2. N 83°52'40" W, a distance of 159.16 feet to a calculated point for a point of non-tangent curvature,
3. With the arc of a curve to the left, having a radius of 250.00 feet, an arc distance of 21.71 feet, and a chord which bears N 03°38'06" E, a distance of 21.70 feet to a calculated point for a point of non-tangency,
4. N 88°51'09" W, a distance of 172.93 feet to a calculated point for an angle point,
5. S 15°12'00" W, a distance of 40.46 feet to a calculated point for an angle point,
6. S 46°00'17" W, a distance of 46.66 feet to a calculated point for an angle point,
7. S 62°00'12" W, a distance of 58.96 feet to a calculated point for a point of non-tangent curvature,
8. With the arc of a curve to the left, having a radius of 975.00 feet, an arc distance of 18.11 feet, and a chord which bears S 24°41'35" E, a distance of 18.11 feet to a calculated point for a point of non-tangency,
9. S 64°46'30" W, a distance of 172.59 feet to a calculated point for an angle point,
10. N 27°53'54" W, a distance of 10.03 feet to a calculated point for an angle point,
11. S 62°06'06" W, a distance of 109.56 feet to a calculated point for an angle point,
12. S 73°46'54" W, a distance of 209.97 feet to a calculated point for an angle point,
13. N 87°42'35" W, a distance of 116.15 feet to a calculated point for an angle point,
14. N 88°54'12" W, a distance of 50.00 feet to a calculated point for an angle point,
15. S 01°05'48" W, a distance of 20.65 feet to a calculated point for an angle point, and
16. N 88°54'12" W, a distance of 156.01 feet to a calculated point in the west line of the said 95.555 acre tract, for an angle point of the tract described herein;

THENCE, continuing across the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, with the west line of the said 95.555 acre tract, with an east line of the tract described herein, the following two (2) courses and distances:

1. S 01°41'30" W, a distance of 4.73 feet to a calculated point for an angle point, and
2. S 14°12'32" E, a distance of 109.14 feet to a calculated point for an angle point in the west line of the said 95.555 acre tract, for an angle point in the east line of the tract described herein;

THENCE, continuing across the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, crossing the said 95.555 acre tract, with an east line of the tract described herein, the following two (2) courses and distances:

1. S 88°54'12" E, a distance of 7.25 feet to a calculated point for an angle point, and
2. S 01°05'48" W, a distance of 50.00 feet to a calculated point for a re-entrant corner of the said 95.555 acre tract, for a point-on-line in an east line of the tract described herein;

THENCE, continuing across the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, with the west line of the said 95.555 acre tract, with an east line of the tract described herein, the following five (5) courses and distances:

1. S 01°05'48" W, a distance of 175.39 feet to a calculated point for an angle point,
2. S 09°59'21" E, a distance of 74.87 feet to a calculated point for an angle point,

3. S 29°41'39" E, a distance of 214.69 feet to a calculated point for an angle point,

4. S 06°15'56" W, a distance of 521.64 feet to a calculated point for an angle point, and

5. S 16°17'55" E, a distance of 125.42 feet to a calculated point for an angle point in the west line of the said 95.555 acre tract, for an angle point in an east line of the tract described herein;

THENCE S 23°34'54" E, leaving the west line of the said 95.555 acre tract, continuing across the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, with an east line of the tract described herein, a distance of 50.06 feet to a calculated angle point in the west line of the said 95.555 acre tract, for an angle point in an east line of the tract described herein;

THENCE, continuing across the said 546.33 acre tract, the 366.455 acre tract and the said 366.4641 acre tract, with the west line of the said 95.555 acre tract, with an east line of the tract described herein, the following nine (9) courses and distances:

1. S 20°57'17" E, a distance of 170.00 feet to a calculated point for an angle point,

2. S 69°04'37" W, a distance of 45.82 feet to a calculated point for an angle point,

3. N 81°07'58" W, a distance of 76.12 feet to a calculated point for an angle point,

4. N 74°03'02" W, a distance of 200.00 feet to a calculated point for an angle point,

5. S 15°56'58" W, a distance of 200.02 feet to a calculated point for an angle point,

6. S 17°24'12" E, a distance of 292.21 feet to a calculated point for an angle point,

7. S 20°57'17" E, a distance of 138.07 feet to a calculated point for an angle point,

8. S 19°23'17" E, a distance of 81.94 feet to a calculated point for an angle point, and

9. S 20°57'17" E, a distance of 173.51 feet to a calculated point in the southeast line of the said 366.455 acre tract and the said 366.4641 acre tract, in the northwest line of a certain called 45.00 acres described in the deed to Saraja, LLC of record in Document No. 2015108887, Official Public Records of Williamson County, Texas, for the southwest corner of the said 95.555 acre tract, for the most southerly southeast corner of the tract described herein, from which a fence corner post found at an angle point in the southeast line of the said 366.455 acre tract and the said 366.4641 acre tract, at an angle point in the south line of the said 95.555 acre tract, same being a re-entrant corner of the said 546.33 acre tract, at the northeast corner of the said 45.00 acre tract, same being the northwest corner of the said 100 acre tract bears N 52°40'32" E, a distance of 236.34 feet;

THENCE S 52°40'32" W, continuing across the said 546.33 acre tract, with the southeast line of the said 366.455 acre tract and the said 366.4641 acre tract, with the northwest line of the said 45.00 acre tract, with a southeast line of the tract described herein, a distance of 2,302.20 feet to a ½-inch iron rod found in the northeast right-of-way line of State Highway 29, in the southwest line of the said 546.33 acre tract, at the south corner of the said 366.455 acre tract and the said 366.4641 acre tract, same being the west corner of the said 45.00 acre tract, for the south corner of the tract described herein;

THENCE with the northeast right-of-way line of State Highway 29 and the southwest line of the said 546.33 acre tract, the said 366.455 acre tract and the said 366.4641 acre tract, with the southwest line of the tract described herein, the following three (3) courses and distances:

1. with the arc of a curve to the left, having a radius of 1,005.40 feet, an arc distance of 209.91 feet, and a chord which bears N 58°44'40" W, a distance of 209.53 feet to a ½-inch iron rod with a plastic cap stamped "3DS" found at a point of compound curvature,

2. with the arc of a curve to the left, having a radius of 2,249.81 feet, an arc distance of 359.64 feet, and a chord which bears N 64°38'58" W, a distance of 359.26 feet to a ½-inch iron rod found at a point of non-tangency, and

3. N 64°25'22" W, a distance of 70.55 feet to the **POINT OF BEGINNING** and containing 243.846 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

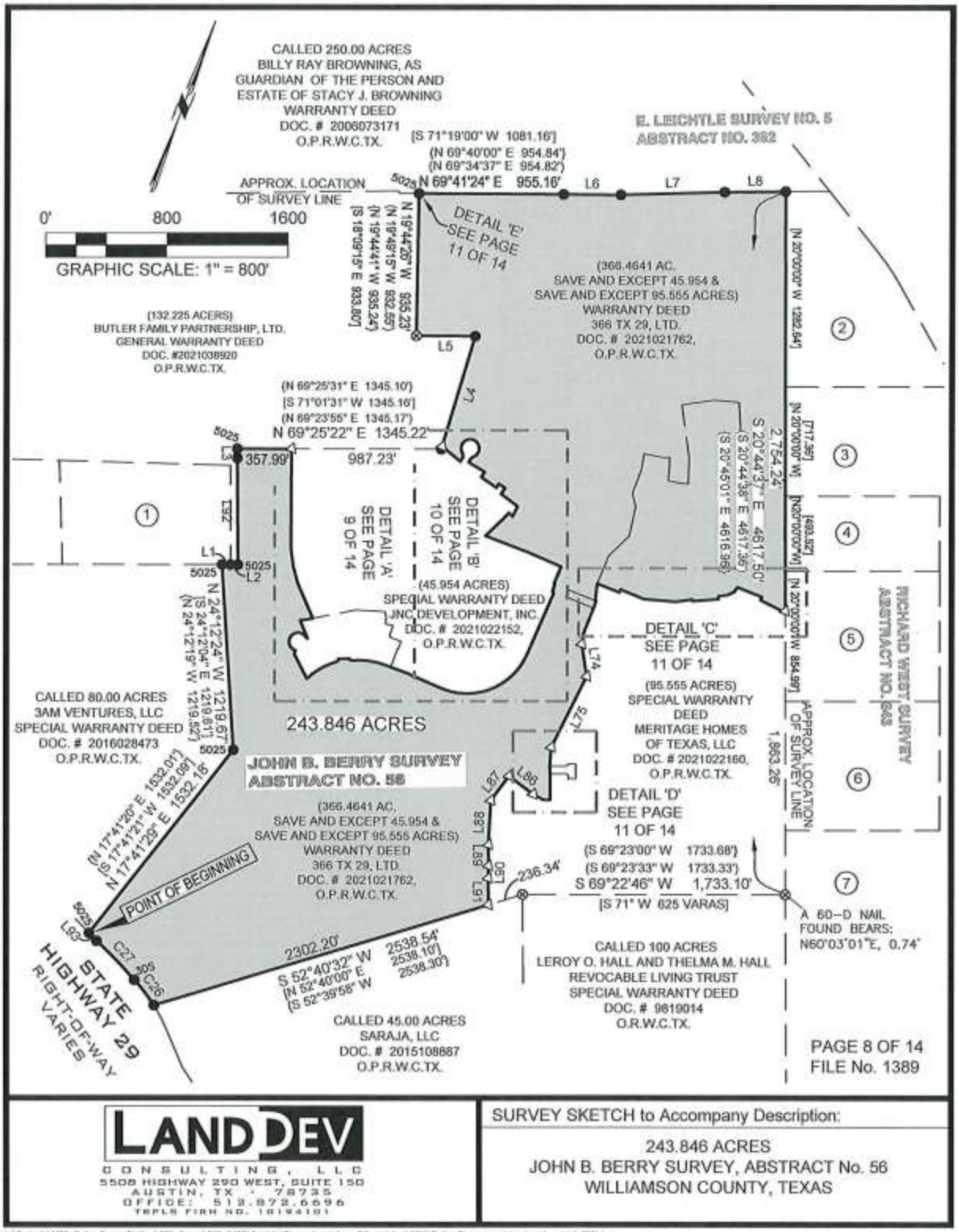
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of August, 2019 through June, 2021.

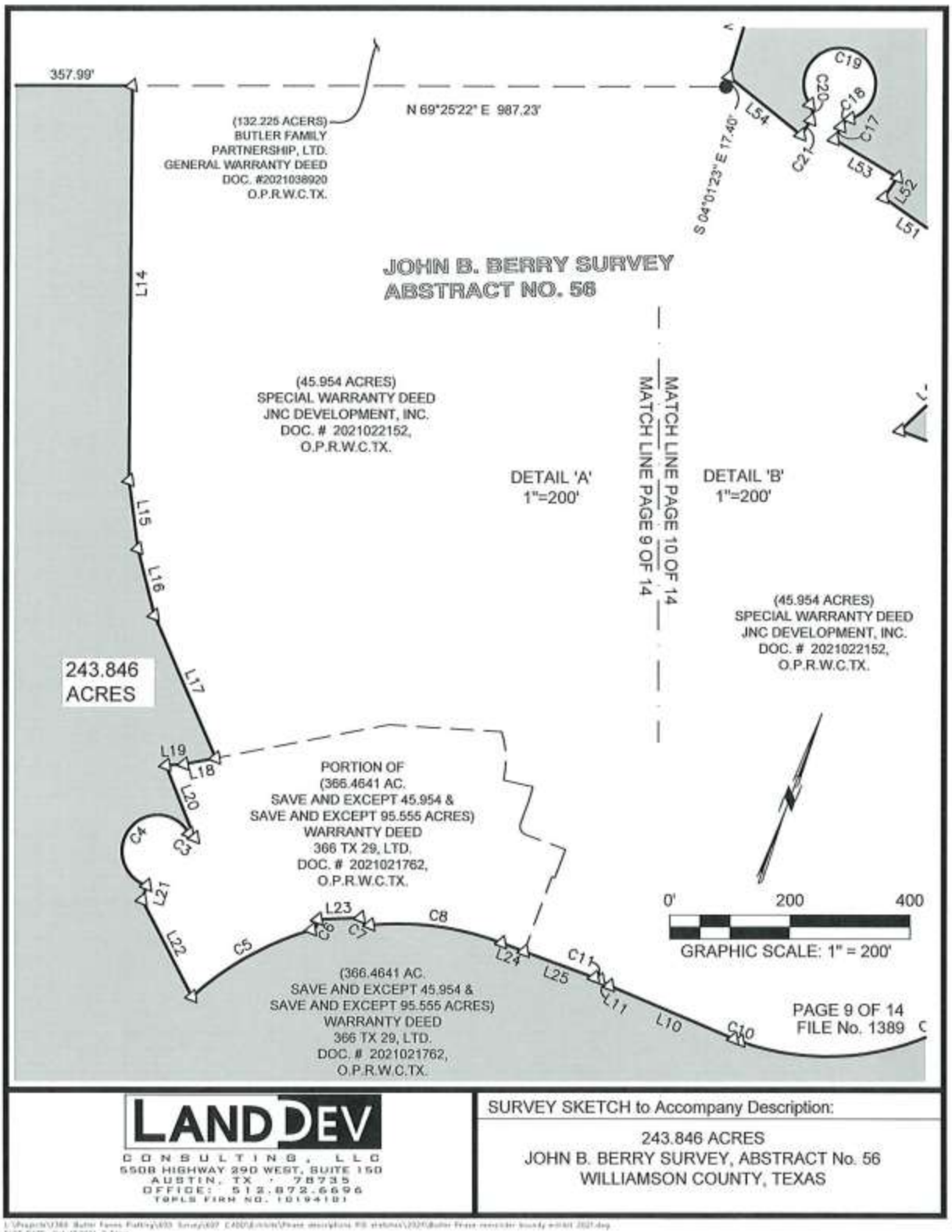
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 17th day of October 2021 A.D.

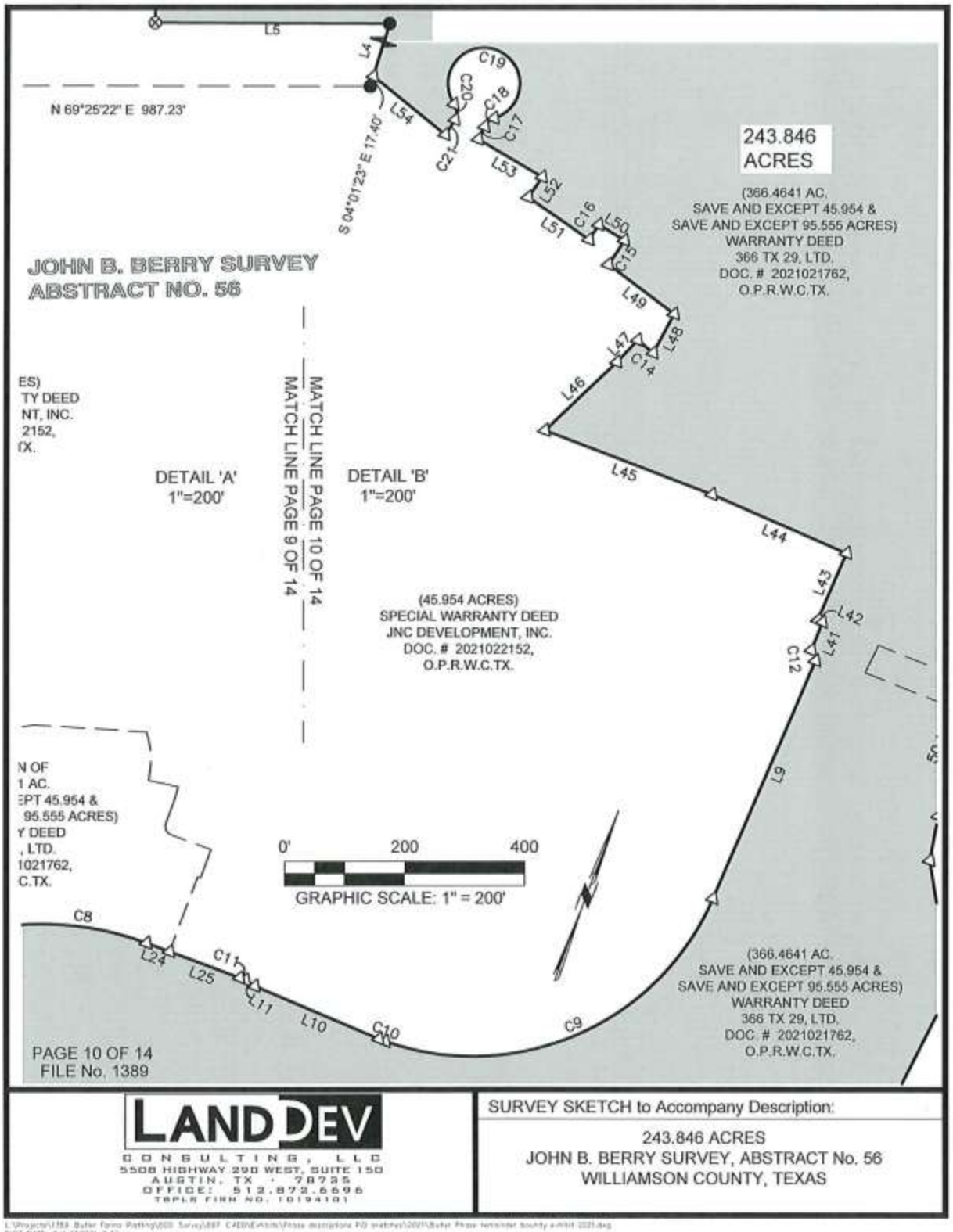
LANDDEV CONSULTING, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

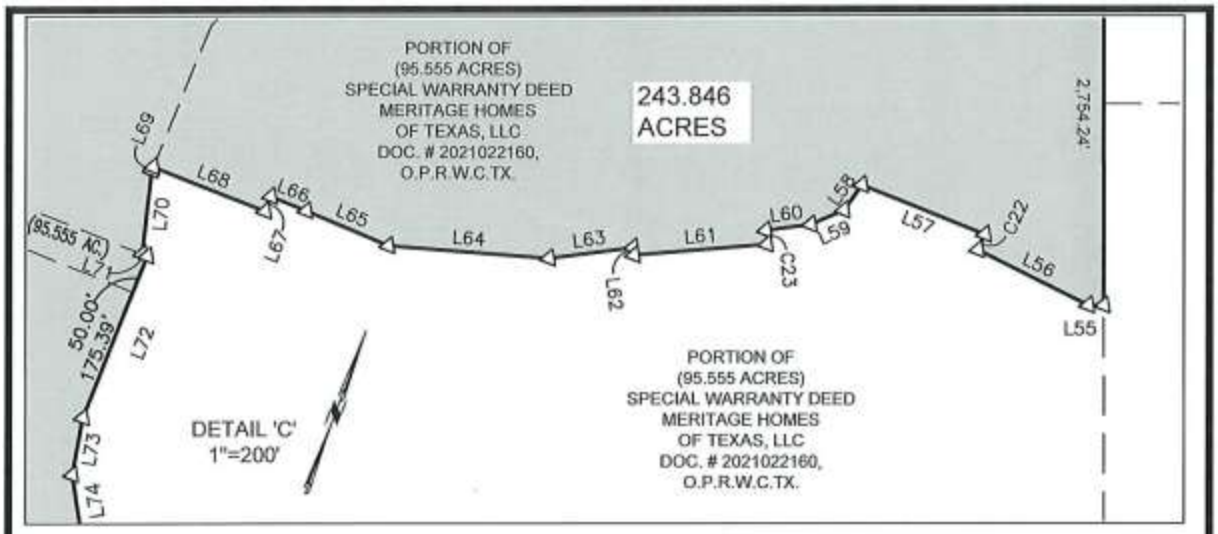
Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas

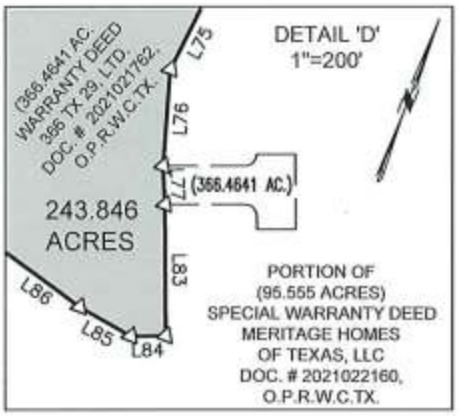



CALLED 250.00 ACRES
BILLY RAY BROWNING, AS
GUARDIAN OF THE PERSON AND
ESTATE OF STACY J. BROWNING
WARRANTY DEED
DOC. # 2006073171
O.P.R.W.C.TX.
E. LEICHTLE SURVEY NO. 5
ABSTRACT NO. 382
APPROX. LOCATION
OF SURVEY LINE
0'
800
1600
GRAPHIC SCALE: 1" = 800'
DETAIL 'E'
SEE PAGE
11 OF 14
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
(132.225 ACERS)
BUTLER FAMILY PARTNERSHIP, LTD.
GENERAL WARRANTY DEED
DOC. #2021038920
O.P.R.W.C.TX.
987.23'
357.99'
DETAIL 'A'
SEE PAGE
9 OF 14
DETAIL 'B'
SEE PAGE
10 OF 14
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
DETAIL 'C'
SEE PAGE
11 OF 14
(95.555 ACRES)
SPECIAL WARRANTY
DEED
MERITAGE HOMES
OF TEXAS, LLC
DOC. # 2021022160,
O.P.R.W.C.TX.
RICHARD WEST SURVEY
ABSTRACT NO. 643
CALLED 80.00 ACRES
3AM VENTURES, LLC
SPECIAL WARRANTY DEED
DOC. # 2016028473
O.P.R.W.C.TX.
243.846 ACRES
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
POINT OF BEGINNING
DETAIL 'D'
SEE PAGE
11 OF 14
1,863.25'
APPROX. LOCATION
OF SURVEY LINE
236.34'
A 60-D NAIL
FOUND BEARS:
N60°03'01"E, 0.74'
2302.20'
CALLED 100 ACRES
LEROY O. HALL AND THELMA M. HALL
REVOCABLE LIVING TRUST
SPECIAL WARRANTY DEED
DOC. # 9819014
O.R.W.C.TX.
STATE
HIGHWAY 29
RIGHT-OF-WAY
VARIES
CALLED 45.00 ACRES
SARAJA, LLC
DOC. # 2015108887
O.P.R.W.C.TX.
PAGE 8 OF 14
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
243.846 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS


357.99'
N 69°25'22" E 987.23'
(132.225 ACERS)
BUTLER FAMILY
PARTNERSHIP, LTD.
GENERAL WARRANTY DEED
DOC. #2021038920
O.P.R.W.C.TX.
S 04°01'23" E 17.40'
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
MATCH LINE PAGE 10 OF 14
MATCH LINE PAGE 9 OF 14
DETAIL 'A'
1"=200'
DETAIL 'B'
1"=200'
243.846
ACRES
PORTION OF
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
0'
200
400
GRAPHIC SCALE: 1" = 200'
PAGE 9 OF 14
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
243.846 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

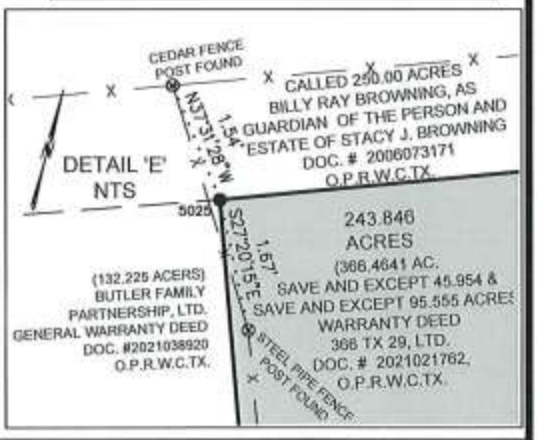

N 69°25'22" E 987.23'
S 04°01'23" E 17.40'
243.846
ACRES
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
JOHN B. BERRY SURVEY
ABSTRACT NO. 56
DETAIL 'A'
1"=200'
DETAIL 'B'
1"=200'
MATCH LINE PAGE 10 OF 14
MATCH LINE PAGE 9 OF 14
(45.954 ACRES)
SPECIAL WARRANTY DEED
JNC DEVELOPMENT, INC.
DOC. # 2021022152,
O.P.R.W.C.TX.
0'
200
400
GRAPHIC SCALE: 1" = 200'
(366.4641 AC.
SAVE AND EXCEPT 45.954 &
SAVE AND EXCEPT 95.555 ACRES)
WARRANTY DEED
366 TX 29, LTD.
DOC. # 2021021762,
O.P.R.W.C.TX.
PAGE 10 OF 14
FILE No. 1389
LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101
SURVEY SKETCH to Accompany Description:
243.846 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS





LEGEND

●	1/2" IRON ROD FOUND (OR AS NOTED)
TYPE 1■	TXDOT TYPE I CONCRETE RIGHT-OF-WAY MONUMENT FOUND
5025●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5025" FOUND
3DS●	1/2" IRON ROD WITH PLASTIC CAP STAMPED "3DS LAND SURVEYORS" FOUND
⊗	FENCE CORNER POST FOUND
△	CALCULATED POINT
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
O.R.W.C.TX.	OFFICIAL RECORDS WILLIAMSON COUNTY, TEXAS
( )	RECORD INFORMATION PER DOC. # 2010087926, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
{ }	RECORD INFORMATION PER DOC. # 2020023667, OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	ADJOINER INFORMATION
NTS	NOT TO SCALE



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FILE No. 1389

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WILLIAMSON COUNTY, TEXAS

L:\Projects\1389 Butler Farms Platting\600 Survey\827 C400\Exhibits\Phase descriptions PID sketches\2021\Butler Phase remainder boundary exhibit 2021.dwg
PLOT DATE: Oct 17,2021 2:34pm

*SCRIVENER'S ERROR, SHOULD BE (N 21°03'25" W)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 69°42'54" E (N 70°08'21" E)	55.32' (55.28')
L2	N 70°06'23" E (N 70°00'35" E) (N 69°38'20" E)	49.81' (50.01') (49.87')
L3	N 20°59'06" W (N 21°03'25" E)* [S 19°20'25" E] (N 20°56'40" E)	60.63' (60.23') [60.36'] (60.67')
L4	N 04°01'23" W	756.58'
L5	S 69°35'38" W (S 69°41'23" W) [S 69°32'49" W] [N 71°09'55" E]	388.52' (387.27') (388.38') [388.55']
L6	N 69°39'02" E (N 69°40'10" E) (N 69°41'03" E) [S 71°17'52" W]	380.59' (380.64') (380.64') [380.61']
L7	N 67°54'44" E (N 67°52'35" E) (N 67°53'27" E) [S 69°31'14" W]	681.58' (681.43') (681.43') [681.39']
L8	N 68°42'17" E (N 68°44'19" E) (N 68°45'12" E) [S 70°24'58" W]	401.15' (401.30') (401.39') [401.27']
L9	N 02°48'19" E	428.64'
L10	S 87°34'45" E	224.16'
L11	S 78°12'05" E	18.41'
L12	---	---
L13	---	---
L14	S 20°21'04" E	653.69'
L15	S 28°17'28" E	113.82'
L16	S 34°41'44" E	113.90'
L17	S 44°05'01" E	257.32'
L18	S 58°30'07" W	53.27'
L19	S 65°16'49" W	30.40'
L20	S 42°24'03" E	128.79'
L21	S 02°59'55" E	24.88'
L22	S 47°59'55" E	180.27'
L23	N 67°04'19" E	70.79'
L24	N 89°48'24" E	40.54'
L25	N 89°48'24" E	123.91'

LINE TABLE		
LINE	BEARING	DISTANCE
L26	---	---
L27	---	---
L28	---	---
L29	---	---
L30	---	---
L31	---	---
L32	---	---
L33	---	---
L34	---	---
L35	---	---
L36	---	---
L37	---	---
L38	---	---
L39	---	---
L40	---	---
L41	N 01°05'14" E	50.02'
L42	N 86°52'35" W	8.47'
L43	N 02°48'19" E	120.54'
L44	N 87°11'41" W	244.29'
L45	N 89°43'56" W	296.94'
L46	N 25°47'59" E	163.75'
L47	N 23°10'10" E	50.00'
L48	N 07°57'35" E	73.38'
L49	N 73°56'37" W	136.98'
L50	N 79°29'28" W	50.00'
L51	N 75°44'11" W	122.93'
L52	N 14°15'49" E	40.50'
L53	N 79°58'28" W	123.05'
L54	N 71°50'45" W	154.16'
L55	S 69°15'22" W	19.99'
L56	N 83°52'40" W	159.16'
L57	N 88°51'09" W	172.93'
L58	S 15°12'00" W	40.46'
L59	S 46°00'17" W	46.66'
L60	S 62°00'12" W	58.96'

LINE TABLE		
LINE	BEARING	DISTANCE
L61	S 64°46'30" W	172.59'
L62	N 27°53'54" W	10.03'
L63	S 62°06'06" W	109.56'
L64	S 73°46'54" W	209.97'
L65	N 87°42'35" W	116.15'
L66	N 88°54'12" W	50.00'
L67	S 01°05'48" W	20.65'
L68	N 88°54'12" W	156.01'
L69	S 01°41'30" W	4.73'
L70	S 14°12'32" E	109.14'
L71	S 88°54'12" E	7.25'
L72	S 01°05'48" W	225.39'
L73	S 09°59'21" E	74.87'
L74	S 29°41'39" E	214.69'
L75	S 06°15'56" W	521.64'
L76	S 16°17'55" E	125.42'
L77	S 23°34'54" E	50.06'
L78	---	---
L79	---	---
L80	---	---
L81	---	---
L82	---	---
L83	S 20°57'17" E	170.00'
L84	S 69°04'37" W	45.82'
L85	N 81°07'58" W	76.12'
L86	N 74°03'02" W	200.00'
L87	S 15°56'58" W	200.02'
L88	S 17°24'12" E	292.21'
L89	S 20°57'17" E	138.07'
L90	S 19°23'17" E	81.94'
L91	S 20°57'17" E	173.51'
L92	N 21°07'37" W (N 21°08'56" W) (N 21°08'02" W) [S 19°32'00" E]	701.44' (701.38') (701.41') [701.39']
L93	N 64°25'22" W (N 64°26'50" W)	70.55' (70.53')

PAGE 12 OF 14
FILE No. 1389

LAND DEV
CONSULTING, LLC
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX · 78735
OFFICE: 512.872.6696
TBPLS FIRM NO. 10194101

SURVEY SKETCH to Accompany Description:

243.846 ACRES
JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	---	---	---	---	---
C2	---	---	---	---	---
C3	15.00'	11.70'	44°41'10"	N 72°08'28" W	11.40'
C4	60.00'	233.71'	223°10'29"	S 18°36'53" W	111.58'
C5	509.00'	228.88'	25°45'50"	N 40°08'40" E	226.96'
C6	15.00'	22.13'	84°31'28"	N 10°45'51" E	20.18'
C7	15.00'	22.10'	84°24'44"	S 73°42'15" E	20.15'
C8	498.50'	223.75'	25°43'01"	N 76°56'53" E	221.88'
C9	435.00'	653.70'	86°06'06"	N 45°51'22" E	593.90'
C10	187.00'	11.47'	3°30'50"	S 89°20'10" E	11.47'
C11	216.00'	9.86'	2°36'51"	S 88°53'10" E	9.85'
C12	13.50'	21.21'	90°00'00"	N 42°11'41" W	19.09'
C13	---	---	---	---	---
C14	225.00'	33.13'	8°26'13"	S 71°02'57" E	33.10'
C15	495.00'	47.93'	5°32'51"	N 13°16'58" E	47.91'
C16	445.00'	29.16'	3°45'17"	S 12°23'11" W	29.16'
C17	205.00'	23.50'	6°34'02"	N 06°44'31" E	23.48'
C18	25.00'	21.29'	48°48'09"	N 27°51'35" E	20.66'
C19	60.00'	300.96'	287°23'34"	S 88°33'52" W	71.05'
C20	25.00'	27.22'	62°22'38"	S 23°56'36" E	25.89'
C21	155.00'	29.51'	10°54'32"	S 12°41'59" W	29.47'
C22	250.00'	21.71'	04°58'29"	N 03°38'06" E	21.70'
C23	975.00'	18.11'	1°03'51"	S 24°41'35" E	18.11'
C24	---	---	---	---	---
C25	---	---	---	---	---
C26	1005.40' (1005.40')	209.91' (209.63')	11°57'45"	N 58°44'40" W (N 58°45'44" W)	209.53' (209.25')
C27	2249.81' (2249.81') (2249.81')	359.64' (359.79') (360.00')	9°09'33"	N 64°38'58" W (N 64°36'43" W) (N 64°33'37" W)	359.26' (359.41') (359.61')

PAGE 13 OF 14
FILE No. 1389

LAND DEV
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WILLIAMSON COUNTY, TEXAS

L:\Projects\1389 Butler Farms Platting\000 Survey\007 EXHIBITS\Phase descriptions PID sketches\2021\Butler Phase remainder boundy exhibit 2021.dwg

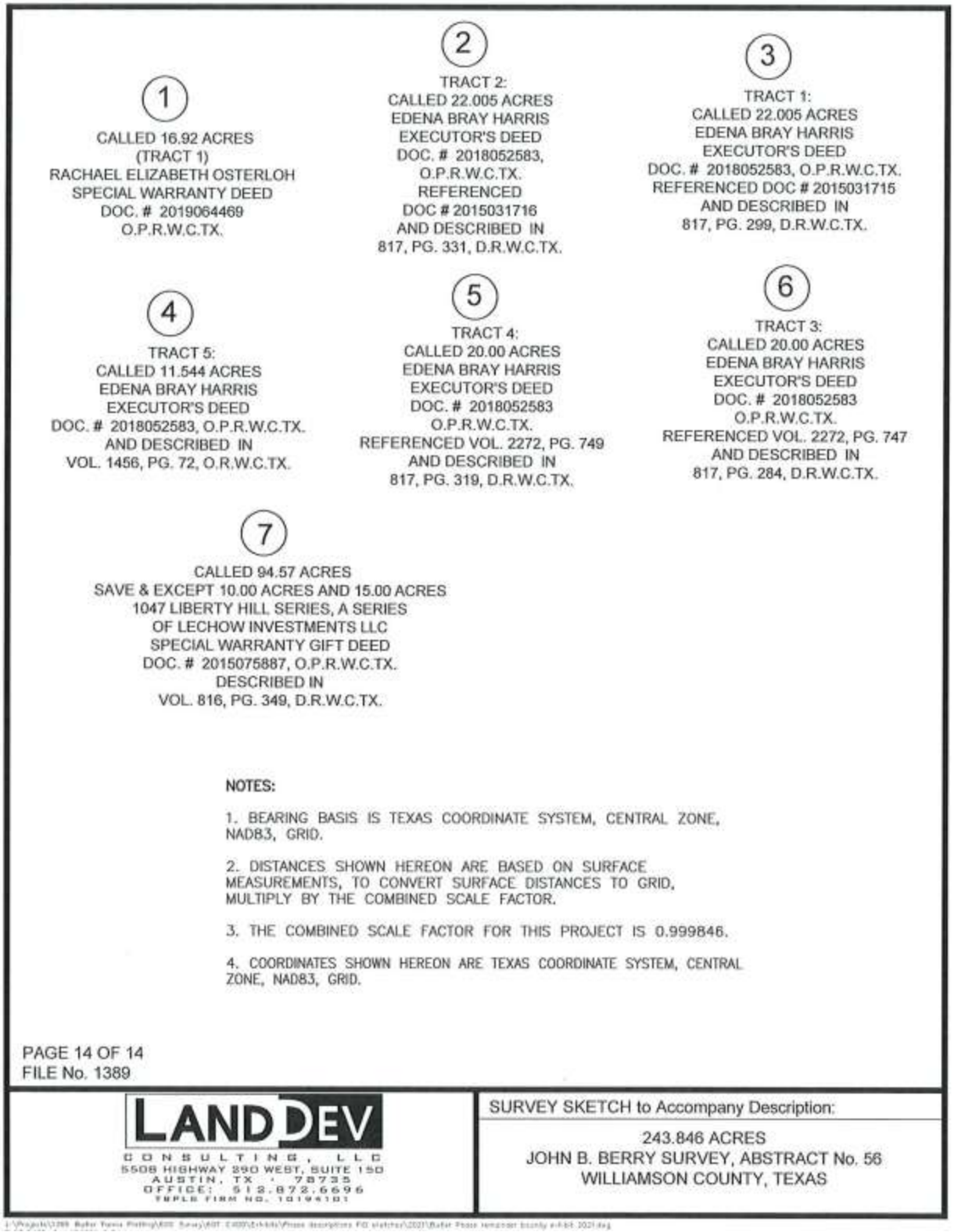

1
CALLED 16.92 ACRES
(TRACT 1)
RACHAEL ELIZABETH OSTERLOH
SPECIAL WARRANTY DEED
DOC. # 2019064469
O.P.R.W.C.TX.
2
TRACT 2:
CALLED 22.005 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583,
O.P.R.W.C.TX.
REFERENCED
DOC # 2015031716
AND DESCRIBED IN
817, PG. 331, D.R.W.C.TX.
3
TRACT 1:
CALLED 22.005 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583, O.P.R.W.C.TX.
REFERENCED DOC # 2015031715
AND DESCRIBED IN
817, PG. 299, D.R.W.C.TX.
4
TRACT 5:
CALLED 11.544 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583, O.P.R.W.C.TX.
AND DESCRIBED IN
VOL. 1456, PG. 72, O.R.W.C.TX.
5
TRACT 4:
CALLED 20.00 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583
O.P.R.W.C.TX.
REFERENCED VOL. 2272, PG. 749
AND DESCRIBED IN
817, PG. 319, D.R.W.C.TX.
6
TRACT 3:
CALLED 20.00 ACRES
EDENA BRAY HARRIS
EXECUTOR'S DEED
DOC. # 2018052583
O.P.R.W.C.TX.
REFERENCED VOL. 2272, PG. 747
AND DESCRIBED IN
817, PG. 284, D.R.W.C.TX.
7
CALLED 94.57 ACRES
SAVE & EXCEPT 10.00 ACRES AND 15.00 ACRES
1047 LIBERTY HILL SERIES, A SERIES
OF LECHOW INVESTMENTS LLC
SPECIAL WARRANTY GIFT DEED
DOC. # 2015075887, O.P.R.W.C.TX.
DESCRIBED IN
VOL. 816, PG. 349, D.R.W.C.TX.
NOTES:
1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999846.
4. COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
PAGE 14 OF 14
FILE No. 1389
LAND DEV
CONSULTING, LLC
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JOHN B. BERRY SURVEY, ABSTRACT No. 56
WILLIAMSON COUNTY, TEXAS

EXHIBIT A-5 – IMPROVEMENT AREA #3 LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 128.94 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED WITH VENDOR'S LIEN TO 366 TX 29, LTD. OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CERTAIN CALLED 45.954 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO JNC DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2021022152, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF BUTLER FARMS PHASE 6, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2026010888, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 128.94 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at an angle point in the south line of a certain called 1,116.871 acre tract of land described in the General Warranty Deed to Butler Family Partnerships, Ltd. of record in Document No. 2022099989, Official Public Records of Williamson County, Texas, at the northeast corner of the said 366.4641 acre tract, same being the northwest corner of a certain called 95.593 acre tract described in the Correction Affidavit to Butler Family Partnership, LTD. of record in Document No. 2024070025, Official Public Records of Williamson County, Texas, and the north corner of a certain called 0.773 of one acre tract of land, designated Gap Area, and shown in the Boundary Line Agreement of record in Document No. 2021173819, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 20°44'37" E, leaving the south line of the said 1,116.871 acre tract, leaving the northwest corner of the said 95.593 acre tract, with the east line of the said 366.4641 acre tract, with the west line of the said 0.773 acre tract (Boundary Line Agreement), with the east line of the tract described herein, a distance of 1,880.04 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the northeast corner of Lot 7, Block M, said Butler Farms Phase 6 and for a point on line of the tract described herein;

THENCE S 20°44'37" E, continuing with the east line of the said 366.4641 acre tract and the east line of said Butler Farms Phase 6, same being the west line of the said 0.773 acre tract (Boundary Line Agreement), with the east line of the tract described herein, a distance of 874.20 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southeast corner of Lot 8, Block A, said Butler Farms Phase 6, same being the northeast corner of Lot 8, Block A, Butler Farms Phase 7, a subdivision according to the plat or map of record in Document No. 2022083570, Official Public Records of Williamson County, Texas, for the southeast corner of the tract described herein;

THENCE leaving the west line of the said 0.773 of one acre Boundary Line Agreement, with the south line of said Butler Farms Phase 6 and the north line of said Butler Farms Phase 7, crossing the said 366.4641 acre tract, with the south line of the tract described herein, the following sixteen (16) courses and distances:

1. S 69°15'22" W, a distance of 19.99 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 9, Block A, said Butler Farms Phase 6, same being the north common corner of Lot 7 and said Lot 8, Block A, Butler Farms Phase 7, for an angle point of the tract described herein,

2. N 83°52'40" W, a distance of 159.16 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Loriner Way, a 50-foot right-of-way as shown on said Butler Farms Phase 7 and said Butler Farms Phase 6, for the southwest corner of said Lot 9, Block A, Butler Farms Phase 6 and the northwest corner of said Lot 7, Block A, Butler Farms Phase 7, for a non-tangent point-of-curvature of the tract described herein,

3. With the arc of a curve to the left, having a radius of 250.00 feet, an arc distance of 21.71 feet, and a chord which bears N 03°38'06" E, a distance of 21.70 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of said Loriner Way, for a point on curve in the west line of said Lot 9, Block A, Butler Farms Phase 6, for a non-tangent end-of-curve of the tract described herein,

4. N 88°51'09" W, at a distance of 50.00 feet passing a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Loriner Way, same being the southeast corner of Lot 14, Block O, said Butler Farms Phase 6 and the northeast corner of Lot 15, Block O, said Butler Farms Phase 7, and continuing with the south line of said Lot 14, Block O, Butler Farms Phase 6 and the north line of said Lot 15, Block O, Butler Farms Phase 7 for a total distance of 172.93 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 14, Block O, Butler Farms Phase 6 and the southeast corner of Lot 1, Block O, said Butler Farms Phase 6, same being the northwest corner of said Lot 15, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

5. S 15°12'00" W, a distance of 40.46 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the east line of said Lot 1, Block O, Butler Farms Phase 6 and the west line of said Lot 15, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

6. S 46°00'17" W, a distance of 46.66 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the east line of said Lot 1, Block O, Butler Farms Phase 6 and the west line of Lot 16, Block O, said Butler Farms Phase 7, for an angle point of the tract described herein,

7. S 62°00'12" W, a distance of 58.96 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Canter Drive, a 50-foot right-of-way as shown on said Butler Farms Phase 6 and said Butler Farms Phase 7, for the southwest corner of said Lot 1, Block O, Butler Farms Phase 6 and the northwest corner of Lot 17, Block O, said Butler Farms Phase 7, for an angle point of the tract described herein,

8. S 24°41'35" E, a distance of 18.11 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of said Canter Drive, for a point-of-curvature in the west line of said Lot 17, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

9. S 64°46'30" W, at a distance of 50.00 feet, passing a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Canter Drive, same being the southeast corner of Lot 9, Block K, said Butler Farms Phase 6 and the northeast corner of Lot 10, Block K, said Butler Farms Phase 7, and continuing for a total distance of 172.59 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 9, Block K, Butler Farms Phase 6 and the northwest corner of said Lot 10, Block K, Butler Farms Phase 7, same being the east line of Lot 12, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

10. N 27°53'54" W, a distance of 10.03 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west line of said Lot 9, Block K, Butler Farms Phase 6, for the northeast corner of said Lot 12, Block K, Butler Farms Phase 7, for an angle point of the tract described herein,

11. S 62°06'06" W, a distance of 109.56 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 5, Block K, said Butler Farms Phase 6 and the north line of Lot 14, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

12. S 73°46'54" W, a distance of 209.97 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 2, Block K, said Butler Farms Phase 6 and the north line of Lot 18, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

13. N 87°42'35" W, a distance of 116.15 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Skyview Farm Lane, a 50-foot right-of-way as shown on said Butler Farms Phase 6 and said Butler Farms Phase 7, for the southwest corner of Lot 1, Block K, said Butler Farms Phase 6 and the northwest corner of Lot 20, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

14. N 88°54'12" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Skyview Farm Lane, same being the east line of Lot 17, Block P, said Butler Farms Phase 6, for an angle point of the tract described herein,

15. S 01°05'48" W, a distance of 20.65 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Skyview Farm Lane, same being the southeast corner of said Lot 17, Block P, Butler Farms Phase 6 and the northeast corner of Lot 18, Block P, said Butler Farms Phase 7, for an angle point of the tract described herein, and

16. N 88°54'12" W, a distance of 156.01 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 17, Block P, Butler Farms Phase 6 and the northwest corner of said Lot 18, Block P, Butler Farms Phase 7, for an angle point of the tract described herein;

THENCE leaving south line of said Butler Farms Phase 6, continuing with the north line of said Butler Farms Phase 7, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. S 01°41'30" W, a distance of 4.73 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the west line of said Lot 18, Block P, Butler Farms Phase 7, same being an angle point of the tract described herein,

2. S 14°12'32" E, a distance of 109.14 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the north right-of-way line of said Loriner Way, same being the southwest corner of Lot 19, Block P, said Butler Farms Phase 7, for an angle point of the tract described herein, and

3. N 88°54'12" W, a distance of 189.26 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the intersection of the north right-of-way line of said Loriner Way and the east right-of-way line of Butler Farms Boulevard, a variable width right-of-way as shown on Butler Farms Phase 1, a subdivision according to the plat or map of record in Document No. 2021181212, Official Public Records of Williamson County, Texas for a point-of-curvature of the tract described herein;

THENCE leaving the north right-of-way line of said Loriner Way, with the east right-of-way line of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, with the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 24.01 feet, and a chord which bears N 43°02'56" W, a distance of 21.53 feet to a mag-nail with a washer stamped "LANDDEV" previously set for the north terminus of the east right-of-way line of said Butler Farms Boulevard, for a non-tangent end-of-curve of the tract described herein;

THENCE N 88°25'48" W, with the north terminus of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein a distance of 70.02 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the north terminus of the west right-of-way line of said Butler Farms Boulevard and a non-tangent point-of-curvature of the tract described herein;

THENCE with the west right-of-way line of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, with the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, and a chord which bears S 47°48'18" W, a distance of 21.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the intersection of the west right-of-way line of said Butler Farms Boulevard and the north right-of-way line of Nightwoods Trail, a 50-foot right-of-way as shown on Butler Farms Phase 2, 3, & 4, a subdivision according to the plat or map of record in Document No. 2022083520, Official Public Record of Williamson County, Texas, for an angle point in the east line of the said 45.954 acre tract, for a point-of-tangency of the tract described herein;

THENCE N 87°11'41" W, continuing across the said 366.4641 acre tract, with the north right-of-way line of said Nightwoods Trail, with a north line of the said 45.954 acre tract, continuing with the south line of the tract described herein, a distance of 3.47 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the

southeast corner of Lot 34, Block X, said Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein;

THENCE N 02°48'19" E, continuing across the said 366.4641 acre tract, leaving the north right-of-way line of said Nightwoods Trail, with the east line of said Lot 34, Block X, Butler Farms Phase 2, 3, & 4, with the south line of the tract described herein, a distance of 120.58 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 34, Block X, Butler Farms Phase 2, 3, & 4, same being an angle point in the south line of the tract described herein;

THENCE continuing across the said 366.4641 acre tract, with the north and east lines of said Butler Farms Phase 2, 3, & 4, with the south and west lines of the tract described herein, the following fifteen (15) courses and distances:

1. N 87°11'41" W, a distance of 249.29 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the north common corner of Lot 28, Block X, said Butler Farms Phase 2, 3, & 4 and Lot 29, Block X, said Butler Farms Phase 2, 3, & 4, for an angle point in the south line of the tract described herein,

2. N 89°43'56" W, a distance of 296.94 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point the east line of Lot 3, Block X, said Butler Farms Phase 2, 3, & 4 and in the northwest line of Lot 22, Block X, said Butler Farms Phase 2, 3, & 4, for a southwest corner of the tract described herein,

3. N 25°47'59" E, a distance of 163.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the east terminus of the south right-of-way line of Ergot Street, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northeast corner of Lot 1, Block X, said Butler Farms Phase 2, 3, & 4, for an angle point in the west line of the tract described herein,

4. N 23°10'10" E, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the east terminus of the north right-of-way line of said Ergot Street, and the south line of Lot 1, Block AA, said Butler Farms Phase 2, 3, & 4, for a non-tangent point-of-curvature of the tract described herein,

5. with the arc of a curve to the left, having a radius of 225.00 feet, an arc distance of 33.13 feet, and a chord which bears S 71°02'57" E, a distance of 33.10 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the southeast corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, for a non-tangent end-of-curve of the tract described herein,

6. N 07°57'35" E, a distance of 78.84 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, same being a re-entrant corner of the tract described herein,

7. N 74°26'02" W, a distance of 136.23 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west right-of-way line of Boulder Ridge Trail, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, same being a non-tangent point-of-curvature of the tract described herein,

8. With the arc of a curve to the left, having a radius of 495.00 feet, an arc distance of 48.69 feet, and a chord which bears N 12°44'53" E, a distance of 48.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast terminus of said Boulder Ridge Trail, same being an non-tangent end-of-curve of the tract described herein,

9. N 79°29'28" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northwest terminus of said Boulder Ridge Trail, same being a non-tangent point-of-curvature of the tract described herein,

10. With the arc of a curve to the right, having a radius of 445.00 feet, an arc distance of 34.16 feet, and a chord which bears S 12°03'52" W, a distance of 34.15 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 22, Block Y, said Butler Farms Phase 2, 3, & 4, same being a non-tangent end-of-curve of the tract described herein,

11. N 75°44'11" W, a distance of 122.93 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east line of Lot 1, Block Y, said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 22, Block Y, Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein,

12. N 14°15'49" E, a distance of 40.50 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 1, Block Y, Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein,

13. N 79°58'28" W, at a distance of 123.05 feet, passing a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in an east line of the said 45.954 acre tract, for the northeast terminus of Windstar Road, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 1, Block Y, Butler Farms Phase 2, 3, & 4, and crossing the said 45.954 acre tract, with the north terminus line of said Windstar Road, for a total distance of 173.05 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a west line of the said 45.954 acre tract, for the northwest terminus of said Windstar Road, same being a non-tangent point-of-curvature of the tract described herein,

14. with the arc of a curve to the right, having a radius of 155.00 feet, an arc distance of 21.99 feet, and a chord which bears S 14°05'24" W, a distance of 21.97 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 1, Block Z, said Butler Farms Phase 2, 3, & 4, same being a non-tangent end-of-curve of the tract described herein, and

15. N 71°50'45" W, a distance of 154.16 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of the said 366.4641 acre tract and the east line of a certain called 132.225 acre tract described in the General Warranty Deed to Butler Family Partnership, LTD., of record in Document No. 2021038920, Official Public Records of Williamson County, Texas, for the most northerly corner of Lot 19, Block Z, said Butler Farms Phase 2, 3, & 4, for the southerly southwest corner of the tract described herein;

THENCE leaving the north line of said Butler Farms Phase 2, 3, & 4, with a south and west line of the said 366.4641 acre tract, and a north and east line of the said 132.225 acre tract, with the south and west lines of the tract described herein, the following three (3) courses and distances:

1. N 04°01'23" W, a distance of 756.58 feet to a 1/2-inch iron rod found at an angle point,

2. S 69°35'38" W, a distance of 388.52 feet to a fence corner post found at an angle point, and

3. N 19°44'26" W, a distance of 935.23 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5025" found in the south line of the said 1,116.871 acre tract, at the northwest corner of the said 366.4641 acre tract, same being the northeast corner of the said 132.225 acre tract, for the northwest corner of the tract described herein;

THENCE leaving the east line of the said 132.225 acre tract, with the north line of the said 366.4641 acre tract and the south line of the said 1,116.871 acre tract, with the north line of the tract described herein, the following four (4) courses and distances:

1. N 69°41'24" E, a distance of 955.16 feet to a 1/2-inch iron rod found at an angle point,

2. N 69°39'02" E, a distance of 380.59 feet to a 1/2-inch iron rod found at an angle point,

3. N 67°54'44" E, a distance of 681.58 feet to a 1/2-inch iron rod found at an angle point, and

4. N 68°42'17" E, a distance of 401.15 feet to the **POINT OF BEGINNING** and containing 128.94 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2020, and March, 2022, and December, 2025.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of April 2026 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



EXHIBIT A-6 – IMPROVEMENT AREA #4 LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 7.971 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" IN THE WARRANTY DEED WITH VENDOR'S LIEN TO 366 TX 29, LTD, OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.971 ACRES ALSO BEING ALL OF A CERTAIN CALLED 7.971 ACRE SAVE AND EXCEPT TRACT DESIGNATED AS TRACT 2 AND DESCRIBED ON BUTLER FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021181212, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.971 ACRE AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag-nail with a washer stamped "LANDDEV" set in the south right-of-way line of Butler Farms Boulevard, a variable-width right-of-way, as shown on said Butler Farms Phase 1, for the northwest corner of the said 7.971 acre Tract 2, for the northeast corner of Lot 2, Block D, said Butler Farms Phase 1, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE, leaving the northeast corner of said Lot 2, Block D, Butler Farms Phase 1, with the south right-of-way line of said Butler Farms Boulevard and the north line of the said 7.971 acre Tract 2, with the north line of the tract described herein, the following nine (9) courses and distances:

1. N 78°49'19" E, a distance of 18.23 feet to a mag-nail with a washer stamped "LANDDEV" set for an angle point,
2. N 88°17'37" E, a distance of 9.26 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,
3. N 87°07'20" E, a distance of 87.48 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-curvature,
4. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 17.79 feet, and a chord which bears S 46°32'08" E, a distance of 15.92 feet to a mag-nail with a washer stamped "LANDDEV" set for a non-tangent end-of-curve,
5. N 85°56'39" E, a distance of 50.11 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,
6. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 16.76 feet, and a chord which bears N 43°27'52" E, a distance of 15.19 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-tangency,
7. N 87°07'20" E, a distance of 56.32 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-curvature,
8. With the arc of a curve to the right, having a radius of 187.00 feet, an arc distance of 7.39 feet, and a chord which bears N 88°15'14" E, a distance of 7.39 feet to a mag-nail with a washer stamped "LANDDEV" set for a point of reverse-curvature, and
9. With the arc of a curve to the left, having a radius of 505.00 feet, an arc distance of 287.48 feet, and a chord which bears N 73°04'38" E, a distance of 283.61 feet to a mag-nail with a washer stamped "LANDDEV" set at the intersection of the south right-of-way line of said Butler Farms Boulevard, and the southwest right-of-way line of Lazy Mountain Street, a 50-foot right-of-way as shown on said Butler Farms Phase 1, for the northerly northeast corner and a point of reverse-curvature of the said 7.971 acre Tract 2, same being the northerly northeast corner and a point-of-reverse curvature of the tract described herein;

THENCE leaving the south right-of-way line of said Butler Farms Boulevard, with the southwest right-of-way line of said Lazy Mountain Street, with the northeast line of the said 7.971 acre Tract 2, same being the northeast line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 16.66 feet, and a chord which bears S 79°50'42" E, a distance of 15.11 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-tangency and the easterly northeast corner of the tract described herein,

2. S 36°27'32" E, a distance of 196.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and

3. With the arc of a curve to the left, having a radius of 375.00 feet, an arc distance of 170.11 feet, and a chord which bears S 49°27'15" E, a distance of 168.65 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a north corner of Lot 1, Block D, said Butler Farms Phase 1, for an east corner of the said 7.971 acre Tract 2, and for the east corner of the tract described herein;

THENCE leaving the southwest right-of-way line of said Lazy Mountain Street, with a north and east line of said Lot 1, Block D, Butler Farms Phase 1, with the south and west lines of the said 7.971 acre Tract 2, with the south and west lines of the tract described herein, the following fifteen (15) courses and distances:

1. S 49°14'01" W, a distance of 151.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

2. S 85°21'48" W, a distance of 185.25 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

3. S 71°41'40" W, a distance of 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

4. S 64°46'20" W, a distance of 60.44 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

5. S 21°06'32" W, a distance of 67.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

6. S 20°44'51" E, a distance of 61.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

7. S 01°43'22" E, a distance of 60.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

8. S 11°51'19" W, a distance of 56.78 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

9. S 34°04'49" W, a distance of 75.85 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

10. S 59°26'16" W, a distance of 74.46 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

11. S 80°48'38" W, a distance of 76.19 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

12. N 72°47'20" W, a distance of 74.18 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

13. N 52°39'00" W, a distance of 69.58 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

14. N 29°02'40" W, a distance of 98.27 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and

15. N 08°12'00" E, a distance of 62.20 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a northeast corner of said Lot 1, Block D, Butler Farms Phase 1, for a southeast corner said Lot 2, Block D, Butler Farms Phase 1, for an angle point in the west line of the said 7.971 acre Tract 2, same being an angle point in the west line of the tract described herein;

THENCE with the east line of said Lot 2, Block D, Butler Farms Phase 1, with the west line of the said 7.971 acre Tract 2, same being the west line of the tract described herein, the following four (4) courses and distances:

1. N 09°11'02" E, a distance of 155.31 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

2. N 15°18'39" E, a distance of 120.13 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

3. N 01°26'39" W, a distance of 176.69 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and

4. N 08°21'15" W, a distance of 42.33 feet to the **POINT OF BEGINNING** and containing 7.971 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2020, and March, 2022.

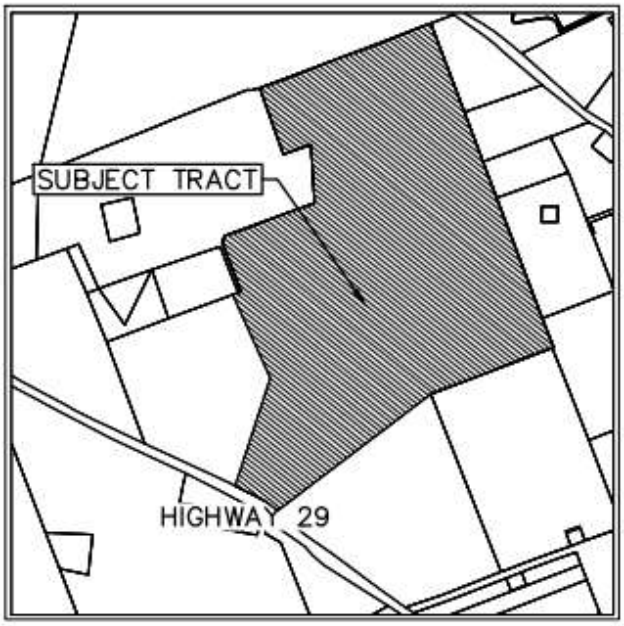
WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of April 2026 A.D.

HR GREEN DEVELOPMENT TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas



EXHIBIT B-1 – DISTRICT BOUNDARY MAP

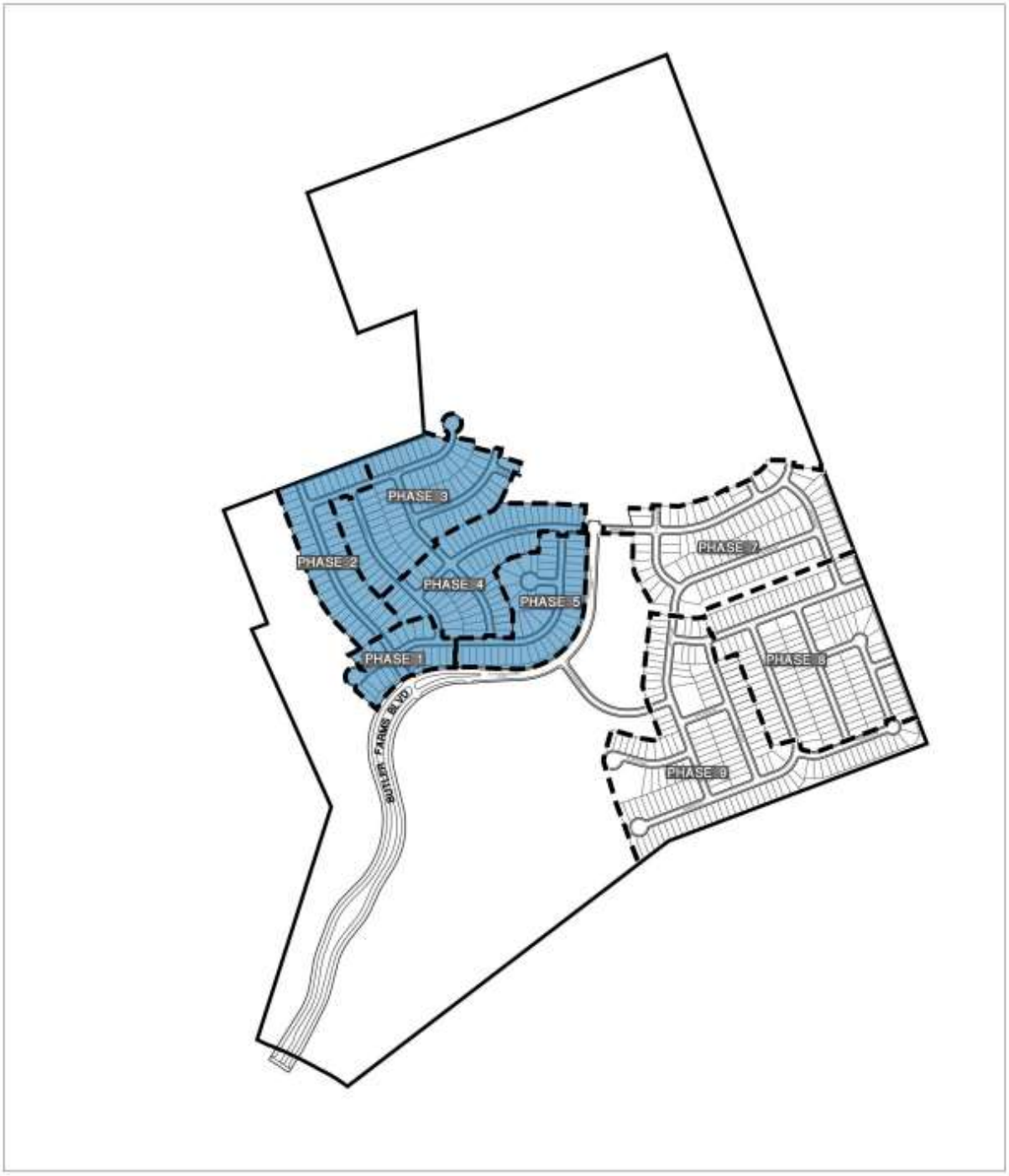


VICINITY MAP
1" = 2,000'

LDC
TBPE NO: 16384 - TBPLS NO: 10194101
5508 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TX 78735 512.872.6696
LDCTEAMS.COM

BUTLER FARMS
LOCATION MAP

EXHIBIT B-2 – IMPROVEMENT AREA #1 BOUNDARY MAP

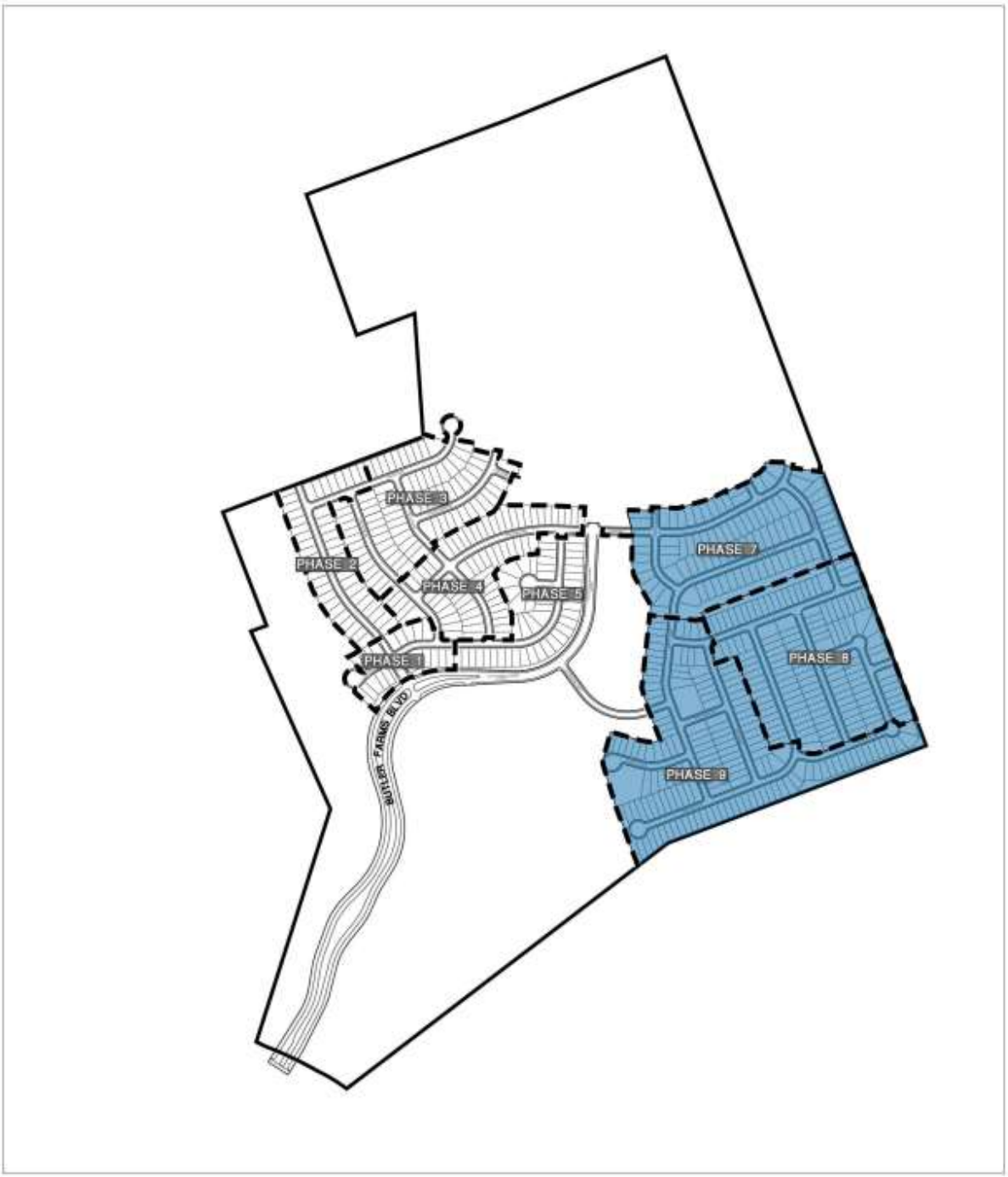


SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

IMPROVEMENT AREA #1
BUTLER FARMS
LIBERTY HILL, TEXAS

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT B-3 – IMPROVEMENT AREA #2 BOUNDARY MAP



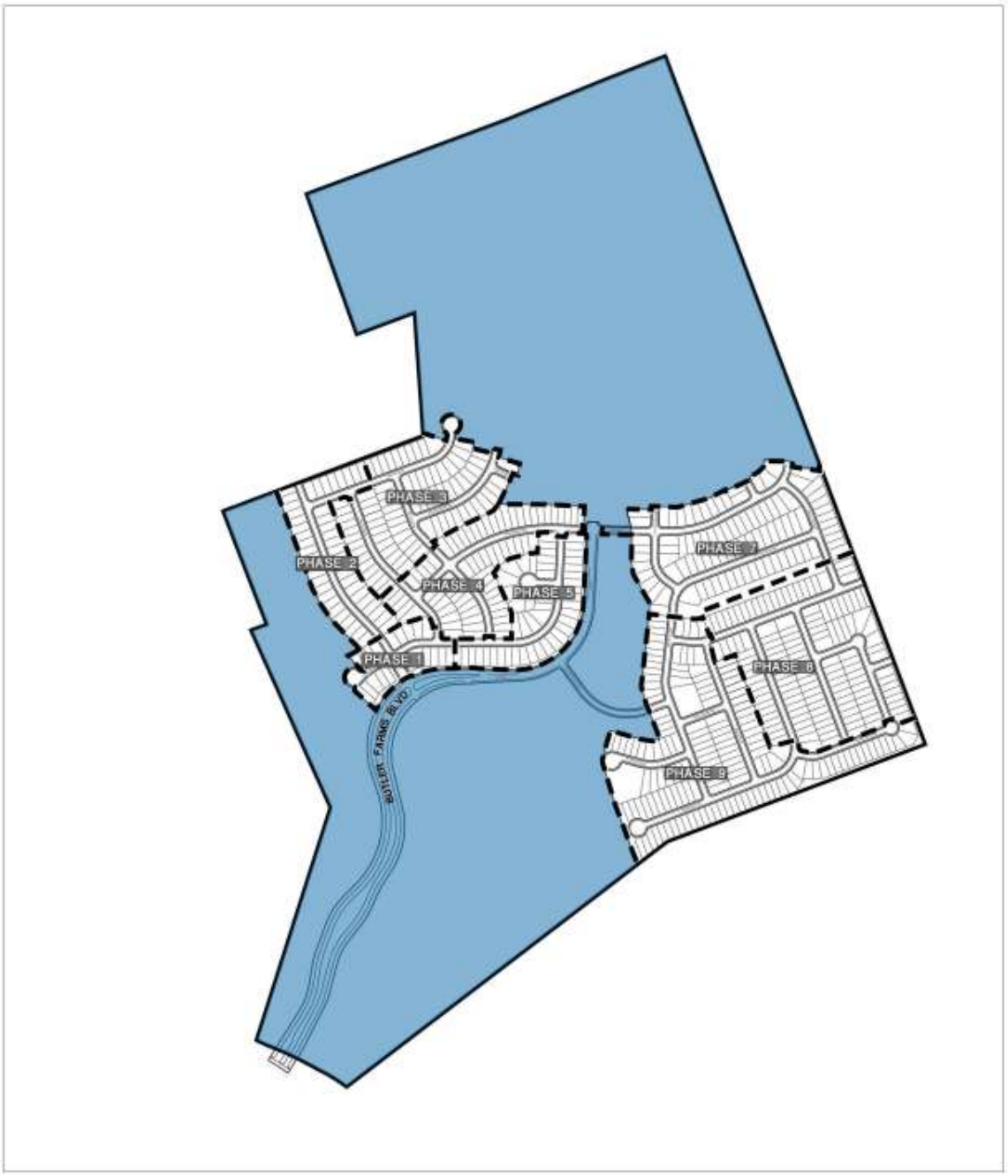
SEC Planning, LLC
Land Planning • Landscape Architecture • Community Branding
AUSTIN, TEXAS

IMPROVEMENT AREA #1
PHASES 7, 8 AND 9
BUTLER FARMS
LIBERTY HILL, TEXAS

0 400' 800' 1,600'
NORTH Scale: 1" = 800'
Date: September 28, 2021

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT B-4 – MAJOR IMPROVEMENT AREA BOUNDARY MAP



SEC Planning, LLC
Land Planning + Landscape Architecture + Community Branding
AUSTIN, TEXAS

MAJOR IMPROVEMENT AREAS
BUTLER FARMS
LIBERTY HILL, TEXAS

Base mapping compiled from best available information. All map data should be considered as preliminary, in need of verification, and subject to change. This land plan is conceptual in nature and does not represent any regulatory approval. Plan is subject to change.

EXHIBIT B-5 – IMPROVEMENT AREA #3 BOUNDARY MAP

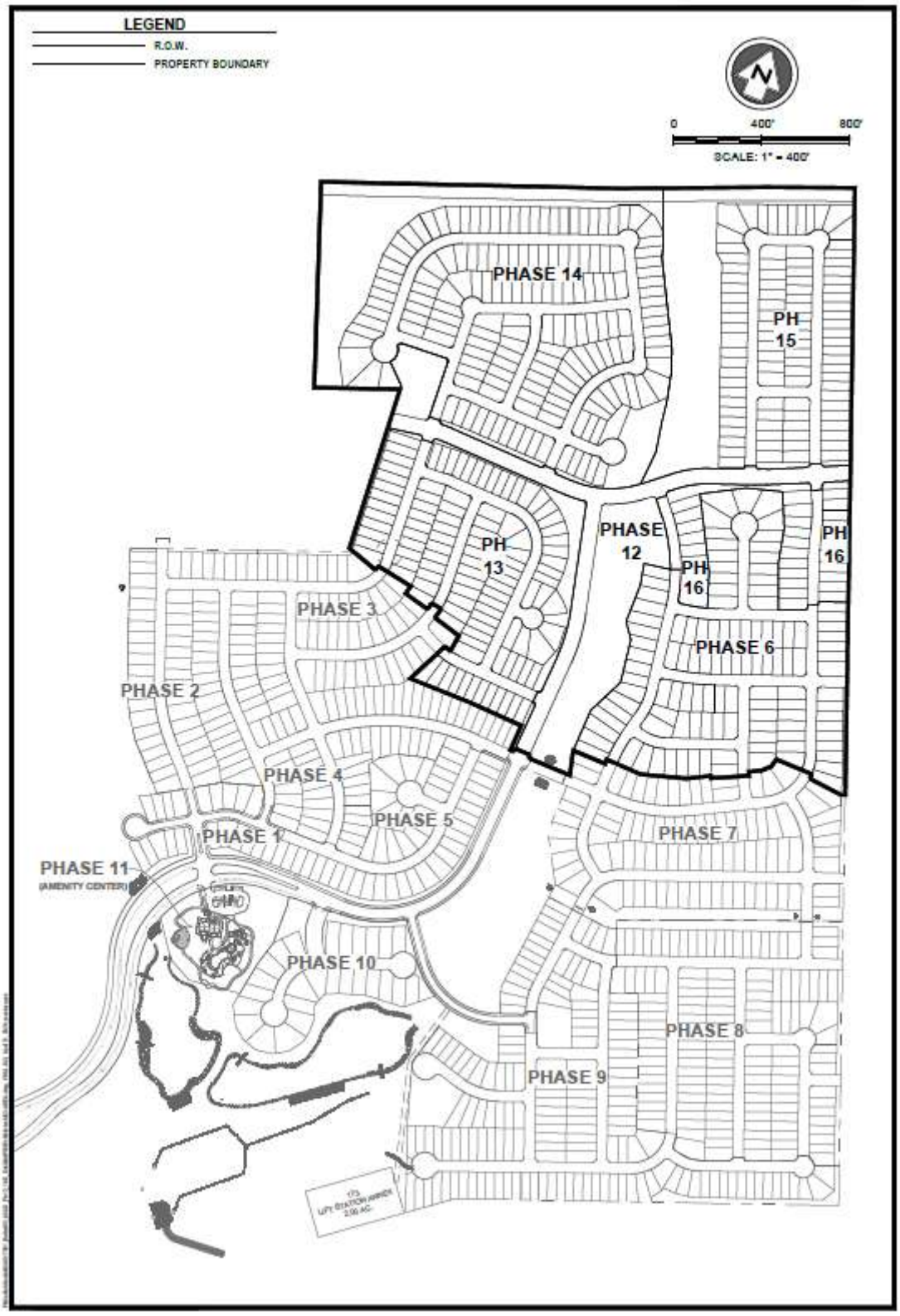


EXHIBIT B-6 – IMPROVEMENT AREA #4 BOUNDARY MAP

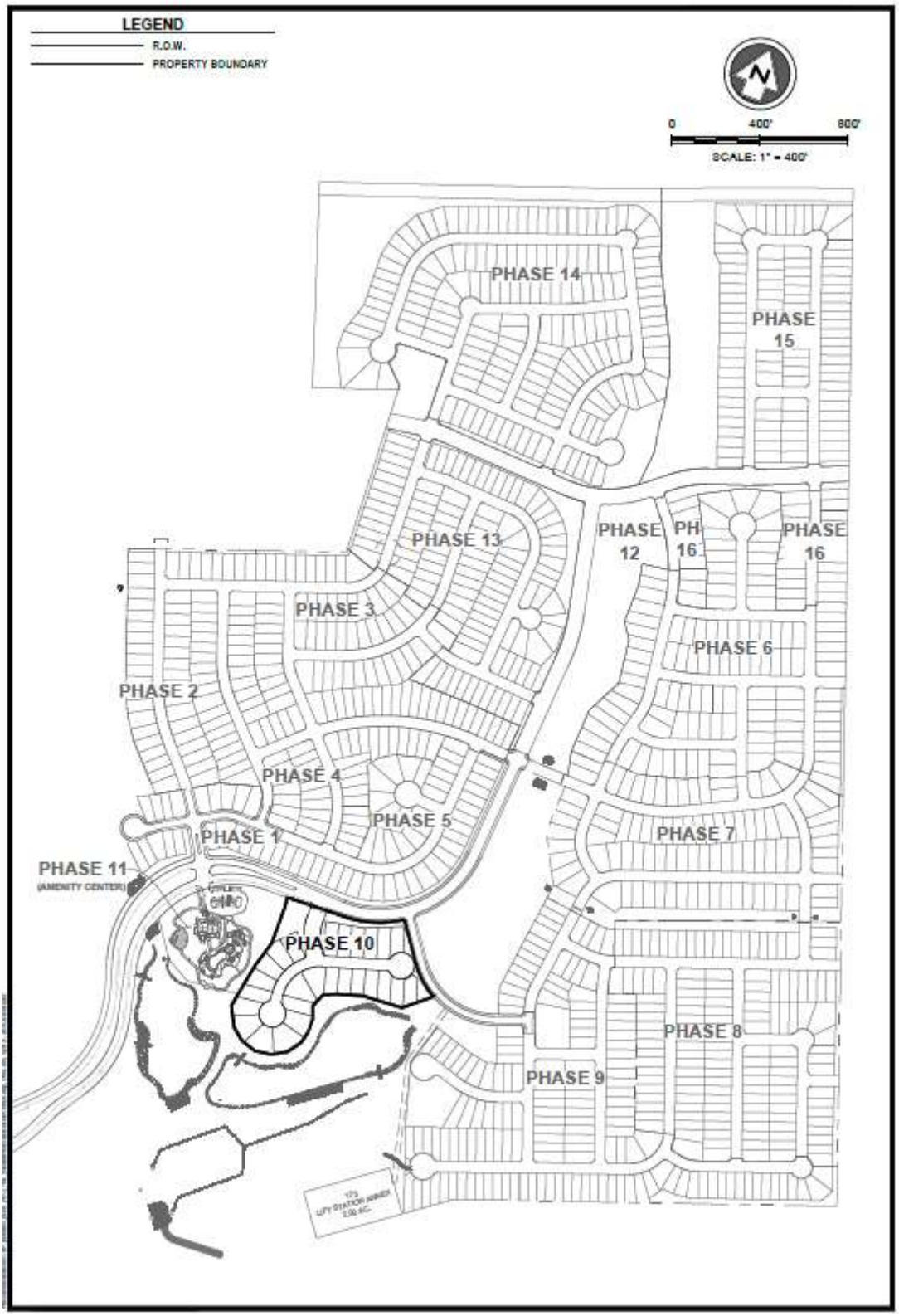


EXHIBIT C – AUTHORIZED IMPROVEMENTS

	Total Costs[a]	Oversizing Benefitting Parcels outside of PID		City Cost Participation		Improvement Area #1		Improvement Area #2		Major Improvement Area		Improvement Area #3[e]		Improvement Area #4[e]	
		%[b]	Cost	%[b]	Cost	%[b]	Cost	%[b]	Cost	%[b]	Cost	%	Cost	%	Cost
Major Improvements															
Onsite															
Street[c]	$ 2,522,252	0.00%	$ -	0.00%	$ -	22.83%	$ 575,895	30.54%	$ 770,208	46.63%	$ 1,176,149	0.00%	$ -	0.00%	$ -
Wastewater	340,966	0.00%	-	0.00%	-	22.83%	77,851	30.54%	104,119	46.63%	158,995	0.00%	-	0.00%	-
Drainage	1,724,197	0.00%	-	0.00%	-	22.83%	393,679	30.54%	526,510	46.63%	804,008	0.00%	-	0.00%	-
Water	656,784	0.00%	-	0.00%	-	22.83%	149,961	30.54%	200,559	46.63%	306,264	0.00%	-	0.00%	-
Water Quality and Detention Ponds	1,462,015	0.00%	-	0.00%	-	22.83%	333,816	30.54%	446,449	46.63%	681,751	0.00%	-	0.00%	-
Highway 29 Improvements	1,639,710	0.00%	-	54.23%	889,135	10.45%	171,376	13.98%	229,199	21.35%	350,000	0.00%	-	0.00%	-
	$ 8,345,924		$ -		$ 889,135		1,702,578		2,277,044		$ 3,477,167		$ -		$ -
Offsite															
Street[c]	$ 1,609,030	0.00%	$ -	0.00%	$ -	22.83%	$ 367,383	30.54%	$ 491,342	46.63%	$ 750,305	0.00%	$ -	0.00%	$ -
Wastewater	4,069,369	0.00%	-	0.00%	-	22.83%	929,142	30.54%	1,242,644	46.63%	1,897,583	0.00%	-	0.00%	-
Water[4]	5,587,676	39.78%	2,222,590	0.00%	-	13.75%	768,336	18.39%	1,027,580	28.08%	1,569,170	0.00%	-	0.00%	-
	$ 11,266,075		$ 2,222,590		$ -		2,064,862		2,761,566		$ 4,217,058		$ -		$ -
District Formation Expenses	$ 375,000	0.00%	-	0.00%	-	22.83%	85,622	30.54%	114,512	46.63%	174,866	0.00%	$ -	0.00%	$ -
Total Major Improvements	$ 19,986,999		$ 2,222,590		$ 889,135		$ 3,853,062		$ 5,153,122		$ 7,869,090		$ -		$ -
Improvement Area #1 Improvements															
Street[c]	$ 3,639,716	0.00%	$ -	0.00%	$ -	100.00%	$ 3,639,716	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Wastewater	1,364,905	0.00%	-	0.00%	-	100.00%	1,364,905	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Drainage	1,932,886	0.00%	-	0.00%	-	100.00%	1,932,886	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Water	1,396,779	0.00%	-	0.00%	-	100.00%	1,396,779	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	$ 8,334,286		$ -		$ -		8,334,286		-		$ -		$ -		$ -
Improvement Area #2 Improvements															
Street[c]	$ 4,160,708	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 4,160,708	0.00%	$ -	0.00%	$ -	0.00%	$ -
Wastewater	1,620,599	0.00%	-	0.00%	-	0.00%	-	100.00%	1,620,599	0.00%	-	0.00%	-	0.00%	-
Drainage	3,134,253	0.00%	-	0.00%	-	0.00%	-	100.00%	3,134,253	0.00%	-	0.00%	-	0.00%	-
Water	1,644,466	0.00%	-	0.00%	-	0.00%	-	100.00%	1,644,466	0.00%	-	0.00%	-	0.00%	-
Water Quality and Detention Ponds	161,048	0.00%	-	0.00%	-	0.00%	-	100.00%	161,048	0.00%	-	0.00%	-	0.00%	-
	$ 10,721,074		$ -		$ -		$ -		$ 10,721,074		$ -		$ -		$ -
Improvement Area #3 Improvements															
Street[c]	$ 7,733,109	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 7,733,109	0.00%	$ -
Wastewater	2,364,251	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	2,364,251	0.00%	-
Drainage	5,212,662	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	5,212,662	0.00%	-
Water	2,803,453	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	2,803,453	0.00%	-
Soft Costs	8,778,913	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	8,778,913	0.00%	-
	$ 26,892,388		$ -		$ -		$ -		$ -		$ -		$ 26,892,388		$ -
Improvement Area #4 Improvements															
Street[c]	$ 484,682	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 484,682
Wastewater	113,610	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	113,610
Drainage	78,748	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	78,748
Water	145,414	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	145,414
Soft Costs	542,484	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	542,484
	$ 1,364,938		$ -		$ -		$ -		$ -		$ -		$ -		$ 1,364,938
First Year Annual Collection Costs and Bond Issuance Costs															
Debt Service Reserve Fund	$ 2,922,412		$ -		$ -		$ 619,352		$ 828,328		$ 560,494		$ 861,000		$ 53,238
Capitilized Interest	802,635		-		-		239,838		320,762		242,035		-		-
Underwriter Discount	1,063,500		-		-		211,773		283,227		183,000		364,050		21,450
Underwriter's Counsel Fee	339,000		-		-		105,886		141,614		91,500		-		-
Cost of Issuance	2,541,027		-		-		282,610		377,965		318,052		728,100		834,300
First Year Annual Collection Costs	100,000		-		-		12,835		17,165		30,000		37,825		2,175
	$ 7,768,574		$ -		$ -		$ 1,472,294		$ 1,969,061		$ 1,425,081		$ 1,990,975		$ 911,163
Total	**$ 75,068,259**		**$ 2,222,590**		**$ 889,135**		**$ 13,659,642**		**$ 17,843,256**		**$ 9,294,171**		**$ 28,883,363**		**$ 2,276,101**

Note: Totals may not sum due to rounding.

[a] Cost per the Engineer's Report prepared by LandDev Consulting dated November 2, 2021. For IA#3 and IA#4 costs per Engineer's Report prepared by HR Green dated April 21, 2026.

[b] Calculated pro rata based on Estimated Buildout Value. See **Exhibit J** for details.

[c] Includes erosion control, excavation and embankment, and sleeving costs

[d] The Owner elected to upsize the offsite water improvements, and the cost of the upsizing is not PID eligible.

[e] Improvement Area #3 and Improvement Area #4 are contained within the Major Improvement Area.

Improvement Area #1						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Improvement Area #1-2 Bonds						
Principal		$ 228,030.21	$ 234,875.40	$ 243,004.06	$ 251,560.54	$ 260,544.84
Interest		$ 354,801.96	$ 348,816.17	$ 341,476.32	$ 333,882.44	$ 326,021.17
TIRZ Annual Credit Amount[a]		$ -	$ -	$ -	$ -	$ -
	(1)	$ 582,832.17	$ 583,691.57	$ 584,480.37	$ 585,442.98	$ 586,566.01
Annual Collection Costs	(2)	$ 24,115.99	$ 28,307.54	$ 28,873.69	$ 29,451.16	$ 30,040.19
Additional Interest Reserve	(3)	$ 48,707.77	$ 47,567.62	$ 46,393.24	$ 45,178.22	$ 43,920.42
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 655,655.93**	**$ 659,566.72**	**$ 659,747.30**	**$ 660,072.36**	**$ 660,526.62**

Improvement Area #2						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Improvement Area #1-2 Bonds						
Principal		$ 304,969.79	$ 314,124.60	$ 324,995.94	$ 336,439.46	$ 348,455.16
Interest		$ 474,515.52	$ 466,510.07	$ 456,693.68	$ 446,537.56	$ 436,023.83
TIRZ Annual Credit Amount[a]		$ -	$ -	$ -	$ -	$ -
	(1)	$ 779,485.31	$ 780,634.67	$ 781,689.63	$ 782,977.02	$ 784,478.99
Annual Collection Costs	(2)	$ 32,252.94	$ 37,858.77	$ 38,615.94	$ 39,388.26	$ 40,176.03
Additional Interest Reserve	(3)	$ 65,142.23	$ 63,617.38	$ 62,046.76	$ 60,421.78	$ 58,739.58
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 876,880.48**	**$ 882,110.83**	**$ 882,352.33**	**$ 882,787.07**	**$ 883,394.60**

Major Improvement Area						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Major Improvement Area Bonds						
Principal		$ 185,000.00	$ 191,000.00	$ 199,000.00	$ 207,000.00	$ 215,000.00
Interest		$ 356,831.26	$ 350,356.26	$ 342,955.00	$ 335,243.76	$ 327,222.50
TIRZ Annual Credit Amount[a]		$ -	$ -	$ -	$ -	$ -
	(1)	$ 541,831.26	$ 541,356.26	$ 541,955.00	$ 542,243.76	$ 542,222.50
Annual Collection Costs	(2)	$ 39,913.81	$ 33,253.21	$ 33,918.28	$ 34,596.64	$ 35,288.58
Additional Interest Reserve	(3)	$ 42,370.00	$ 41,445.00	$ 40,490.00	$ 39,495.00	$ 38,460.00
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 624,115.07**	**$ 616,054.47**	**$ 616,363.28**	**$ 616,335.40**	**$ 615,971.08**

Improvement Area #3						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Improvement Area #3 Reimbursement Obligation						
Principal		$ 160,000.00	$ 170,000.00	$ 180,000.00	$ 190,000.00	$ 200,000.00
Interest		$ 758,437.50	$ 688,562.50	$ 678,787.50	$ 668,437.50	$ 657,512.50
	(1)	$ 918,437.50	$ 858,562.50	$ 858,787.50	$ 858,437.50	$ 857,512.50
Annual Collection Costs	(2)	$ 38,581.50	$ 39,353.13	$ 40,140.19	$ 40,943.00	$ 41,761.86
Additional Interest Reserve[b]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 957,019.00**	**$ 897,915.63**	**$ 898,927.69**	**$ 899,380.50**	**$ 899,274.36**

Improvement Area #4						
Annual Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Improvement Area #4 Reimbursement Obligation						
Principal		$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00
Interest		$ 44,687.50	$ 40,537.50	$ 39,962.50	$ 39,387.50	$ 38,812.50
	(1)	$ 54,687.50	$ 50,537.50	$ 49,962.50	$ 49,387.50	$ 48,812.50
Annual Collection Costs	(2)	$ 2,218.50	$ 2,262.87	$ 2,308.13	$ 2,354.29	$ 2,401.38
Additional Interest Reserve[b]	(3)	$ -	$ -	$ -	$ -	$ -
Total Annual Installments	**(4) = (1) + (2) + (3)**	**$ 56,906.00**	**$ 52,800.37**	**$ 52,270.63**	**$ 51,741.79**	**$ 51,213.88**

[a] The TIRZ Increment Receipts generated by the Assessed Property for the previous Tax Year shall be applied on a Parcel-by-Parcel basis to reduce the principal and interest required related to the costs of the Major Improvements for the Annual Installment due January 31, 2027. The TIRZ Annual Credit Amount shall be updated each year in the Annual Service Plan Update as TIRZ Increment Receipts are generated.
[b] If PID Bonds are issued, Additional Interest will be charged and collected.

EXHIBIT E – SOURCES AND USES

	City Cost Participation	Developer Oversizing Contribution	Improvement Area #1	Improvement Area #2	Major Improvement Area	Improvement Area #3	Improvement Area #4	Total
Sources of Funds								
Improvement Area #1-2 Bond	$ -	$ -	$ 10,588,645	$ 14,161,355	$ -	$ -	$ -	$ 24,750,000
Improvement Area #1 Net Premium	-	-	177,826	237,826	-	-	-	415,651
Major Improvement Area Bond	-	-	-	-	9,150,000	-	-	9,150,000
Improvement Area #3 Reimbursement Obligation	-	-	-	-	-	12,135,000	-	12,135,000
Improvement Area #4 Reimbursement Obligation	-	-	-	-	-	-	715,000	715,000
City Cost Participation	889,135	-	-	-	-	-	-	889,135
Saratoga Completion Agreement	-	-	2,366,728	-	-	-	-	2,366,728
Meritage Completion Agreement	-	-	-	3,349,664	-	-	-	3,349,664
Developer Oversizing Contribution[a]	-	2,222,590	-		-	-	-	2,222,590
Developer Contribution[a]	-	-	526,444	94,411	144,171	16,748,363	1,561,101	19,074,491
Total Sources of Funds	**$ 889,135**	**$ 2,222,590**	**$ 13,659,642**	**$ 17,843,256**	**$ 9,294,171**	**$ 28,883,363**	**$ 2,276,101**	**$ 75,068,259**
Uses of Funds								
Major Improvements	$ -	$ -	$ 3,782,469	$ 5,058,710	$ 7,724,919	$ -	$ -	$ 16,566,099
Improvement Area #1 Improvements	-	-	5,511,707	-	-	-	-	5,511,707
Improvement Area #2 Improvements	-	-	-	7,371,410	-	-	-	7,371,410
Improvement Area #3 Improvements	-	-	-	-	-	26,892,388	-	26,892,388
Improvement Area #4 Improvements	-	-	-	-	-	-	1,364,938	1,364,938
Saratoga Completion Agreement Improvements	-	-	2,366,728	-	-	-	-	2,366,728
Meritage Completion Agreement Improvements	-	-	-	3,349,664	-	-	-	3,349,664
Phase 1 Improvements Previously Constructed by Developer[a],[b]	-	-	455,851	-	-	-	-	455,851
Major Improvements Previously Constructed by Developer[a],[c]	-	-	70,593	94,411	144,171	-	-	309,175
Offsite Water	-	2,222,590	-	-	-	-	-	2,222,590
Highway 29 Improvements	889,135	-	-	-	-	-	-	889,135
	$ 889,135	$ 2,222,590	$ 12,187,348	$ 15,874,196	$ 7,869,090	$ 26,892,388	$ 1,364,938	$ 67,299,685
Bond Issuance Costs [d]								
Debt Service Reserve Fund	$ -	$ -	$ 619,352	$ 828,328	$ 560,494	$ 861,000	$ 53,238	$ 2,922,412
Capitalized Interest	-	-	239,838	320,762	242,035	-	-	802,635
Underwriter Discount[e]	-	-	317,659.35	424,841	274,500	364,050	21,450	1,402,500
Cost of Issuance	-	-	282,609.89	377,965	318,052	728,100	834,300	2,541,027
	$ -	$ -	$ 1,459,459.69	$ 1,951,895	$ 1,395,081	$ 1,953,150	$ 908,988	$ 7,668,574
Other Costs [d]								
Deposit to Administrative Fund	$ -	$ -	$ 12,835	$ 17,165	$ 30,000	$ 37,825	$ 2,175	$ 100,000
	$ -	$ -	$ 12,834.72	$ 17,165	$ 30,000	$ 37,825	$ 2,175	$ 100,000
Total Uses of Funds	**$ 889,135**	**$ 2,222,590**	**$ 13,659,642**	**$ 17,843,256**	**$ 9,294,171**	**$ 28,883,363**	**$ 2,276,101**	**$ 75,068,259**

Footnotes:

[a] Developer Contribution is an estimated amount of funds to be expended by the Developer in excess of the funds received from each series of PID Bonds. The Developer contribution represents actual and estimated costs of improvements constructed or to be constructed by the Developer at the Developer's expense.

[b] Phase 1 and Phase 2-5 all fund 66.13% of Internal Improvement Area #1 Costs within each respective phase.

[c] Improvement Area #1, Improvement Area #2, and Major Improvement Area all fund 98.17% of Major Improvements allocated to each respective improvement area.

[d] Preliminary estimates only and subject to change upon the issuance of PID Bonds.

[e] Includes the fee of counsel to the Underwriter.

EXHIBIT F – IMPROVEMENT AREA #1 ASSESSMENT ROLL

		Improvement Area #1			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Annual Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R613519	Improvement Area #1 Remainder Parcel[b]	$ 1,720,769.16	$ 115,816.49	TBD	$ 115,816.49
R623062	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R623063	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R623064	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R623065	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R623066	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R623068	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R623069	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R623070	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R623071	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R623072	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623073	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623074	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623075	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623076	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623077	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623078	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623079	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623080	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623081	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623082	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R623083	Non-Benefited	$ -	$ -	TBD	$ -
R631090	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631091	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631092	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631093	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631094	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631095	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631096	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631097	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631098	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631099	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631100	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631101	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631102	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631103	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631104	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631105	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631106	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631107	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41

		Improvement Area #1			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Annual Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631108	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631109	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631110	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631111	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631112	Non-Benefited	$ -	$ -	TBD	$ -
R631113	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631114	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631115	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631116	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631117	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631118	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631119	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631120	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631121	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631122	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631123	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631124	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631125	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631126	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631127	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631128	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631129	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631130	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631131	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631132	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631133	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631134	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631135	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631136	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631137	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631138	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631139	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631140	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631141	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631142	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631143	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631144	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631145	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631146	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631147	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41

		Improvement Area #1			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Annual Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631148	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631149	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631150	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631151	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631152	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631153	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631154	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631155	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631156	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631157	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631158	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631159	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631160	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631161	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631162	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631163	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631164	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631165	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631166	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631167	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631168	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631169	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631170	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631171	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631172	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631173	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631174	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631175	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631176	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631177	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631178	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631179	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631180	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631181	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631182	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631183	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631184	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631185	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631186	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631187	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18

		Improvement Area #1			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Annual Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631188	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631189	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631190	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631191	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631192	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631193	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631194	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631195	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631196	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631197	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631198	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631199	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631200	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631201	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631202	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631203	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631204	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631205	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631206	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631207	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631208	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631209	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631210	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631211	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631212	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631213	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631214	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631215	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631216	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631217	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631218	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631219	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631220	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631221	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631222	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631223	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631224	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631225	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631226	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631227	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51

		Improvement Area #1			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Annual Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631228	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631229	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631230	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631231	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631232	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631233	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631234	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631235	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631236	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631237	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631238	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631239	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631240	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631241	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631242	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631243	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631244	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631245	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631246	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631247	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631248	1	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631249	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631250	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631251	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631252	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631253	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631254	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631255	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631256	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631257	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631258	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631259	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631260	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631261	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631262	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631263	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631264	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631265	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631266	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631267	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18

Parcel ID[a]	Lot Type	Improvement Area #1 Outstanding Assessment	Improvement Area #1 Gross Annual Installment Due 1/31/2027	Improvement Area #1 TIRZ Annual Credit Amount[c]	Improvement Area #1 Net Annual Installment Due 1/31/2027
R631268	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631269	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631270	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631271	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631272	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631273	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631274	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631275	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631276	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631277	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631278	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631279	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631280	2	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631281	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631282	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631283	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631284	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631285	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631286	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631287	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631288	3	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631289	Non-Benefited	$ -	$ -	TBD	$ -
R623067	Non-Benefited	$ -	$ -	TBD	$ -
R623084	Non-Benefited	$ -	$ -	TBD	$ -
R623085	Non-Benefited	$ -	$ -	TBD	$ -
R623086	Non-Benefited	$ -	$ -	TBD	$ -
R623087	Non-Benefited	$ -	$ -	TBD	$ -
Total[d]		**$ 9,741,553.43**	**$ 655,655.93**	**$ -**	**$ 655,655.93**

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b]Improvement Area #1 Remainder Parcel means all Parcels within the Improvement Area #1 Initial Parcel save and except the Parcels within the Butler Farms Phase 1 Plat and the Parcels within the Butler Farms Phase 2, 3 & 4 Plat. Until a plat is recorded within the Improvement Area #1 Remainder Parcel, Improvement Area #1 Assessments shall be billed to each Parcel within the Improvement Area #1 Remainder Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

[c] The TIRZ No. 3 Annual Credit Amount will be updated as TIRZ No. 3 Revenues are generated and will be reflected on each Parcel of Assessed Property's Annual Installment due 1/31/2027. If "TBD", then the Assessment Roll will be updated to include the TIRZ No. 3 Annual Credit Amount before submitting to the collecting County for the next property tax bill due 1/31/2027.

[d] Totals may not sum due to rounding.

EXHIBIT G – IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 228,030.21	$ 354,801.96	$ 24,115.99	$ 48,707.77	$ 655,655.93
2028	$ 234,875.40	$ 348,816.17	$ 28,307.54	$ 47,567.62	$ 659,566.72
2029	$ 243,004.06	$ 341,476.32	$ 28,873.69	$ 46,393.24	$ 659,747.30
2030	$ 251,560.54	$ 333,882.44	$ 29,451.16	$ 45,178.22	$ 660,072.36
2031	$ 260,544.84	$ 326,021.17	$ 30,040.19	$ 43,920.42	$ 660,526.62
2032	$ 269,529.15	$ 317,879.15	$ 30,640.99	$ 42,617.69	$ 660,666.98
2033	$ 278,941.28	$ 309,456.36	$ 31,253.81	$ 41,270.05	$ 660,921.50
2034	$ 289,209.05	$ 300,042.10	$ 31,878.89	$ 39,875.34	$ 661,005.38
2035	$ 300,332.48	$ 290,281.29	$ 32,516.47	$ 38,429.29	$ 661,559.53
2036	$ 311,455.90	$ 280,145.07	$ 33,166.79	$ 36,927.63	$ 661,695.40
2037	$ 323,434.98	$ 269,633.43	$ 33,830.13	$ 35,370.35	$ 662,268.89
2038	$ 335,414.05	$ 258,717.50	$ 34,506.73	$ 33,753.18	$ 662,391.46
2039	$ 348,248.77	$ 247,397.28	$ 35,196.87	$ 32,076.11	$ 662,919.02
2040	$ 361,511.32	$ 235,643.88	$ 35,900.81	$ 30,334.86	$ 663,390.87
2041	$ 374,773.86	$ 223,442.87	$ 36,618.82	$ 28,527.31	$ 663,362.86
2042	$ 389,319.88	$ 210,794.25	$ 37,351.20	$ 26,653.44	$ 664,118.77
2043	$ 403,865.90	$ 197,654.71	$ 38,098.22	$ 24,706.84	$ 664,325.66
2044	$ 421,406.68	$ 181,500.07	$ 38,860.19	$ 22,687.51	$ 664,454.45
2045	$ 440,230.94	$ 164,643.80	$ 39,637.39	$ 20,580.48	$ 665,092.61
2046	$ 459,483.02	$ 147,034.57	$ 40,430.14	$ 18,379.32	$ 665,327.05
2047	$ 480,018.57	$ 128,655.25	$ 41,238.74	$ 16,081.91	$ 665,994.47
2048	$ 500,981.95	$ 109,454.50	$ 42,063.52	$ 13,681.81	$ 666,181.78
2049	$ 523,228.80	$ 89,415.22	$ 42,904.79	$ 11,176.90	$ 666,725.72
2050	$ 546,331.30	$ 68,486.07	$ 43,762.88	$ 8,560.76	$ 667,141.01
2051	$ 570,289.45	$ 46,632.82	$ 44,638.14	$ 5,829.10	$ 667,389.51
2052	$ 595,531.07	$ 23,821.24	$ 45,530.90	$ 2,977.66	$ 667,860.87
Total	**$ 9,741,553.43**	**$ 5,805,729.50**	**$ 930,814.97**	**$ 762,264.79**	**$ 17,240,362.70**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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 H – IMPROVEMENT AREA #2 ASSESSMENT ROLL

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631399	Improvement Area #2 Remainder Parcel[b]	$ 4,600,011.04	$ 309,604.06	TBD	$ 309,604.06
R622210	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622211	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622212	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622213	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622214	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622215	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622216	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622217	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622218	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622219	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622220	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622221	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622222	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622223	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622224	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622225	Non-Benefited	$ -	$ -	TBD	$ -
R622226	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622227	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622228	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622229	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622230	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622231	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622232	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622233	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622234	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622235	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622236	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622237	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622238	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622239	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622240	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622241	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622242	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622243	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622244	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622245	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622246	Non-Benefited	$ -	$ -	TBD	$ -
R622247	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622248	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R622249	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622250	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622251	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622252	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622253	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622254	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622255	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622256	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622257	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622258	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622259	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622260	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622261	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622262	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622263	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622264	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622265	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622266	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622267	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622268	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622269	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622270	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622271	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622272	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622273	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622274	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622275	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622276	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622277	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622278	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622279	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622280	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622281	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622282	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622283	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622284	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622285	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622286	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622287	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622288	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R622289	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622290	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622291	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622292	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622293	Non-Benefited	$ -	$ -	TBD	$ -
R622294	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622295	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622296	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622297	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622298	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622299	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622300	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622301	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622302	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622303	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622304	Non-Benefited	$ -	$ -	TBD	$ -
R622305	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622306	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622307	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622308	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622309	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622310	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622311	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622312	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622313	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622314	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622315	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622316	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622317	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622318	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622319	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622320	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622321	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622322	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622323	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622324	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622325	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622326	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622327	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622328	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R622329	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622330	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622331	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622332	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622333	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622334	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622335	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622336	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622337	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622338	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622339	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622340	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622341	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622342	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622343	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622344	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622345	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622346	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622347	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622348	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622349	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622350	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622351	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622352	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622353	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622354	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622355	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622356	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622357	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622358	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622359	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622360	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622361	Non-Benefited	$ -	$ -	TBD	$ -
R622362	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622363	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622364	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R622365	4	$ 33,333.41	$ 2,243.51	TBD	$ 2,243.51
R631400	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631401	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631402	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631403	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631404	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631405	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631406	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631407	Non-Benefited	$ -	$ -	TBD	$ -
R631408	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631409	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631410	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631411	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631412	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631413	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631414	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631415	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631416	Non-Benefited	$ -	$ -	TBD	$ -
R631417	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631418	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631419	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631420	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631421	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631422	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631423	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631424	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631425	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631426	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631427	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631428	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631429	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631430	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631431	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631432	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631433	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631434	Non-Benefited	$ -	$ -	TBD	$ -
R631435	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631436	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631437	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631438	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631439	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631440	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631441	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631442	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18

		Improvement Area #2			
Parcel ID[a]	Lot Type	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[c]	Net Annual Installment Due 1/31/2027
R631443	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631444	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631445	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631446	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631447	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631448	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631449	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631450	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631451	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631452	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631453	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631454	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631455	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631456	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631457	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631458	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631459	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631460	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631461	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631462	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631463	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631464	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631465	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631466	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631467	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631468	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631469	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631470	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631471	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631472	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631473	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631474	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631475	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631476	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631477	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631478	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631479	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631480	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631481	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631482	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18

Parcel ID[a]	Lot Type	Improvement Area #2 Outstanding Assessment	Improvement Area #2 Gross Installment Due 1/31/2027	Improvement Area #2 TIRZ Annual Credit Amount[c]	Improvement Area #2 Net Annual Installment Due 1/31/2027
R631483	Non-Benefited	$ -	$ -	TBD	$ -
R631484	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631485	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631486	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631487	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631488	5	$ 36,612.11	$ 2,464.18	TBD	$ 2,464.18
R631489	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
R631490	6	$ 40,983.70	$ 2,758.41	TBD	$ 2,758.41
Total[d]		**$ 13,028,446.57**	**$ 876,880.48**	**$ -**	**$ 876,880.48**

Footnotes:

[a] Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] Improvement Area #2 Remainder Parcel means all Parcels within the Improvement Area #2 Initial Parcel save and except the Parcels within the Butler Farms Phase 9 Plat and the Parcels within the Butler Farms Phase 7 Plat. Until a plat is recorded within the Improvement Area #2 Remainder Parcel, Improvement Area #2 Assessments shall be billed to each Parcel within the Improvement Area #2 Remainder Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

[c] The TIRZ No. 3 Annual Credit Amount will be updated as TIRZ No. 3 Revenues are generated and will be reflected on each Parcel of Assessed Property's Annual Installment due 1/31/2027. If "TBD", then the Assessment Roll will be updated to include the TIRZ No. 3 Annual Credit Amount before submitting to the collecting County for the next property tax bill due 1/31/2027.

[d] Totals may not sum due to rounding.

EXHIBIT I – IMPROVEMENT AREA #2 ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 304,969.79	$ 474,515.52	$ 32,252.94	$ 65,142.23	$ 876,880.48
2028	$ 314,124.60	$ 466,510.07	$ 37,858.77	$ 63,617.38	$ 882,110.83
2029	$ 324,995.94	$ 456,693.68	$ 38,615.94	$ 62,046.76	$ 882,352.33
2030	$ 336,439.46	$ 446,537.56	$ 39,388.26	$ 60,421.78	$ 882,787.07
2031	$ 348,455.16	$ 436,023.83	$ 40,176.03	$ 58,739.58	$ 883,394.60
2032	$ 360,470.85	$ 425,134.61	$ 40,979.55	$ 56,997.31	$ 883,582.32
2033	$ 373,058.72	$ 413,869.90	$ 41,799.14	$ 55,194.95	$ 883,922.71
2034	$ 386,790.95	$ 401,279.16	$ 42,635.12	$ 53,329.66	$ 884,034.89
2035	$ 401,667.52	$ 388,224.97	$ 43,487.83	$ 51,395.71	$ 884,776.02
2036	$ 416,544.10	$ 374,668.69	$ 44,357.58	$ 49,387.37	$ 884,957.74
2037	$ 432,565.02	$ 360,610.33	$ 45,244.73	$ 47,304.65	$ 885,724.73
2038	$ 448,585.95	$ 346,011.26	$ 46,149.63	$ 45,141.82	$ 885,888.66
2039	$ 465,751.23	$ 330,871.48	$ 47,072.62	$ 42,898.89	$ 886,594.22
2040	$ 483,488.68	$ 315,152.38	$ 48,014.07	$ 40,570.14	$ 887,225.27
2041	$ 501,226.14	$ 298,834.63	$ 48,974.35	$ 38,152.69	$ 887,187.82
2042	$ 520,680.12	$ 281,918.25	$ 49,953.84	$ 35,646.56	$ 888,198.77
2043	$ 540,134.10	$ 264,345.29	$ 50,952.92	$ 33,043.16	$ 888,475.48
2044	$ 563,593.32	$ 242,739.93	$ 51,971.98	$ 30,342.49	$ 888,647.71
2045	$ 588,769.06	$ 220,196.20	$ 53,011.42	$ 27,524.52	$ 889,501.20
2046	$ 614,516.98	$ 196,645.43	$ 54,071.64	$ 24,580.68	$ 889,814.74
2047	$ 641,981.43	$ 172,064.75	$ 55,153.08	$ 21,508.09	$ 890,707.35
2048	$ 670,018.05	$ 146,385.50	$ 56,256.14	$ 18,298.19	$ 890,957.87
2049	$ 699,771.20	$ 119,584.78	$ 57,381.26	$ 14,948.10	$ 891,685.33
2050	$ 730,668.70	$ 91,593.93	$ 58,528.89	$ 11,449.24	$ 892,240.75
2051	$ 762,710.55	$ 62,367.18	$ 59,699.46	$ 7,795.90	$ 892,573.09
2052	$ 796,468.93	$ 31,858.76	$ 60,893.45	$ 3,982.34	$ 893,203.49
Total	**$ 13,028,446.57**	**$ 7,764,638.06**	**$ 1,244,880.65**	**$ 1,019,460.21**	**$ 23,057,425.49**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.
[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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 J – MAJOR IMPROVEMENT AREA ASSESSMENT ROLL

			Major Improvement Area			
Parcel ID[a]	Lot Type	Improvement Area	Outstanding Assessment	Gross Installment Due 1/31/2027	TIRZ Annual Credit Amount[b]	Net Annual Installment Due 1/31/2027
R021816	Major Improvement Area Initial Parcel	IA#3	$ 6,129,486.99	$ 451,440.31	TBD	$ 451,440.31
R623032	Major Improvement Area Initial Parcel	IA#4	$ 460,299.59	$ 33,901.33	TBD	$ 33,901.33
R623067	Non-Benefited		$ -	$ -	TBD	$ -
R623084	Non-Benefited		$ -	$ -	TBD	$ -
R623085	Non-Benefited		$ -	$ -	TBD	$ -
R623086	Non-Benefited		$ -	$ -	TBD	$ -
R623087	Non-Benefited		$ -	$ -	TBD	$ -
R613518	Major Improvement Area Initial Parcel	IA#3	$ 1,884,213.42	$ 138,773.42	TBD	$ 138,773.42
Total[c]			**$ 8,474,000.00**	**$ 624,115.07**	**$ -**	**$ 624,115.07**

Footnote

[a]Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.

[b] The TIRZ No. 3 Annual Credit Amount will be updated as TIRZ No. 3 Revenues are generated and will be reflected on each Parcel of Assessed Property's Annual Installment due 1/31/2027. If "TBD", then the Assessment Roll will be updated to include the TIRZ No. 3 Annual Credit Amount before submitting to the collecting County for the next property tax bill due 1/31/2027.

[c] Totals may not sum due to rounding.

Note: The Major Improvement Area Assessments have been allocated bewteen each Parcel within the Major Improvement Area Initial Parcel based on the anticipated lot count for the Major Improvement Area. If a final plat contains fewer lots than originally anticipated, a mandatory prepayment may be required. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan.

EXHIBIT K – MAJOR IMPROVEMENT AREA ANNUAL INSTALLMENTS

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 185,000.00	$ 356,831.26	$ 39,913.81	$ 42,370.00	$ 624,115.07
2028	$ 191,000.00	$ 350,356.26	$ 33,253.21	$ 41,445.00	$ 616,054.47
2029	$ 199,000.00	$ 342,955.00	$ 33,918.28	$ 40,490.00	$ 616,363.28
2030	$ 207,000.00	$ 335,243.76	$ 34,596.64	$ 39,495.00	$ 616,335.40
2031	$ 215,000.00	$ 327,222.50	$ 35,288.58	$ 38,460.00	$ 615,971.08
2032	$ 224,000.00	$ 318,891.26	$ 35,994.35	$ 37,385.00	$ 616,270.61
2033	$ 233,000.00	$ 310,211.26	$ 36,714.24	$ 36,265.00	$ 616,190.50
2034	$ 243,000.00	$ 300,600.00	$ 37,448.52	$ 35,100.00	$ 616,148.52
2035	$ 254,000.00	$ 290,576.26	$ 38,197.49	$ 33,885.00	$ 616,658.75
2036	$ 265,000.00	$ 280,098.76	$ 38,961.44	$ 32,615.00	$ 616,675.20
2037	$ 276,000.00	$ 269,167.50	$ 39,740.67	$ 31,290.00	$ 616,198.17
2038	$ 288,000.00	$ 257,782.50	$ 40,535.48	$ 29,910.00	$ 616,227.98
2039	$ 301,000.00	$ 245,902.50	$ 41,346.19	$ 28,470.00	$ 616,718.69
2040	$ 314,000.00	$ 233,486.26	$ 42,173.12	$ 26,965.00	$ 616,624.38
2041	$ 327,000.00	$ 220,533.76	$ 43,016.58	$ 25,395.00	$ 615,945.34
2042	$ 342,000.00	$ 207,045.00	$ 43,876.91	$ 23,760.00	$ 616,681.91
2043	$ 357,000.00	$ 192,937.50	$ 44,754.45	$ 22,050.00	$ 616,741.95
2044	$ 373,000.00	$ 177,318.76	$ 45,649.54	$ 20,265.00	$ 616,233.30
2045	$ 390,000.00	$ 161,000.00	$ 46,562.53	$ 18,400.00	$ 615,962.53
2046	$ 408,000.00	$ 143,937.50	$ 47,493.78	$ 16,450.00	$ 615,881.28
2047	$ 427,000.00	$ 126,087.50	$ 48,443.65	$ 14,410.00	$ 615,941.15
2048	$ 447,000.00	$ 107,406.26	$ 49,412.53	$ 12,275.00	$ 616,093.79
2049	$ 468,000.00	$ 87,850.00	$ 50,400.78	$ 10,040.00	$ 616,290.78
2050	$ 490,000.00	$ 67,375.00	$ 51,408.79	$ 7,700.00	$ 616,483.79
2051	$ 513,000.00	$ 45,937.50	$ 52,436.97	$ 5,250.00	$ 616,624.47
2052	$ 537,000.00	$ 23,493.76	$ 53,485.71	$ 2,685.00	$ 616,664.47
Total	**$ 8,474,000.00**	**$ 5,780,247.62**	**$ 1,105,024.21**	**$ 672,825.00**	**$ 16,032,096.83**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.
[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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 L – IMPROVEMENT AREA #3 ASSESSMENT ROLL

		Improvement Area #3	
Parcel ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027
R021816	Improvement Area #3 Initial Parcel	$ 9,281,770.07	$ 732,000.85
R613518	Improvement Area #3 Initial Parcel	$ 2,853,229.93	$ 225,018.15
Total[b]		**$ 12,135,000.00**	**$ 957,019.00**

Footnote

[a]Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.
[b] Totals may not sum due to rounding.
Note: Improvement Area #3 Assessments have been allocated bewteen each Parcel within the Improvement Area #3 Initial Parcel based on the Butler Farms Phase 6 Final Plat and the anticipated lot count for Improvement Area #3. If a final plat contains fewer lots than originally anticipated, a mandatory prepayment may be required. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan.

EXHIBIT M – IMPROVEMENT AREA #3 ANNUAL INSTALLMENTS

	Improvement Area #3 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest[b]	Total Annual Installment[c]
2027	$ 160,000.00	$ 758,437.50	$ 38,581.50	$ -	$ 957,019.00
2028	$ 170,000.00	$ 688,562.50	$ 39,353.13	$ -	$ 897,915.63
2029	$ 180,000.00	$ 678,787.50	$ 40,140.19	$ -	$ 898,927.69
2030	$ 190,000.00	$ 668,437.50	$ 40,943.00	$ -	$ 899,380.50
2031	$ 200,000.00	$ 657,512.50	$ 41,761.86	$ -	$ 899,274.36
2032	$ 210,000.00	$ 646,012.50	$ 42,597.09	$ -	$ 898,609.59
2033	$ 225,000.00	$ 633,937.50	$ 43,449.04	$ -	$ 902,386.54
2034	$ 240,000.00	$ 621,000.00	$ 44,318.02	$ -	$ 905,318.02
2035	$ 250,000.00	$ 607,200.00	$ 45,204.38	$ -	$ 902,404.38
2036	$ 265,000.00	$ 592,825.00	$ 46,108.46	$ -	$ 903,933.46
2037	$ 280,000.00	$ 577,587.50	$ 47,030.63	$ -	$ 904,618.13
2038	$ 295,000.00	$ 561,487.50	$ 47,971.25	$ -	$ 904,458.75
2039	$ 315,000.00	$ 544,525.00	$ 48,930.67	$ -	$ 908,455.67
2040	$ 330,000.00	$ 526,412.50	$ 49,909.28	$ -	$ 906,321.78
2041	$ 350,000.00	$ 507,437.50	$ 50,907.47	$ -	$ 908,344.97
2042	$ 370,000.00	$ 487,312.50	$ 51,925.62	$ -	$ 909,238.12
2043	$ 390,000.00	$ 466,037.50	$ 52,964.13	$ -	$ 909,001.63
2044	$ 415,000.00	$ 443,612.50	$ 54,023.41	$ -	$ 912,635.91
2045	$ 440,000.00	$ 419,750.00	$ 55,103.88	$ -	$ 914,853.88
2046	$ 465,000.00	$ 394,450.00	$ 56,205.96	$ -	$ 915,655.96
2047	$ 490,000.00	$ 367,712.50	$ 57,330.08	$ -	$ 915,042.58
2048	$ 520,000.00	$ 339,537.50	$ 58,476.68	$ -	$ 918,014.18
2049	$ 550,000.00	$ 309,637.50	$ 59,646.21	$ -	$ 919,283.71
2050	$ 580,000.00	$ 278,012.50	$ 60,839.14	$ -	$ 918,851.64
2051	$ 615,000.00	$ 244,662.50	$ 62,055.92	$ -	$ 921,718.42
2052	$ 650,000.00	$ 209,300.00	$ 63,297.04	$ -	$ 922,597.04
2053	$ 685,000.00	$ 171,925.00	$ 64,562.98	$ -	$ 921,487.98
2054	$ 725,000.00	$ 132,537.50	$ 65,854.24	$ -	$ 923,391.74
2055	$ 770,000.00	$ 90,850.00	$ 67,171.33	$ -	$ 928,021.33
2056	$ 810,000.00	$ 46,575.00	$ 68,514.75	$ -	$ 925,089.75
Total	**$ 12,135,000.00**	**$ 13,672,075.00**	**$ 1,565,177.35**	**$ -**	**$ 27,372,252.35**

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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 N – IMPROVEMENT AREA #4 ASSESSMENT ROLL

		Improvement Area #4	
Parcel ID[a]	Lot Type	Outstanding Assessment	Annual Installment Due 1/31/2027
R623032	Improvement Area #4 Initial Parcel	$ 715,000.00	$ 56,906.00
Total[b]		**$ 715,000.00**	**$ 56,906.00**

Footnote

[a]Property ID list is subject to change based on the final certified rolls provided by the County prior to billing.
[b] Totals may not sum due to rounding.
Note: Until a plat is recorded within the Improvement Area #4 Initial Parcel, Improvement Area #4 Assessments shall be billed to each Parcel within the Improvement Area #4 Initial Parcel based on the Williamson Central Appraisal District acreage for billing purposes only.

EXHIBIT O – IMPROVEMENT AREA #4 ANNUAL INSTALLMENTS

	Improvement Area #4 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest[b]	Total Annual Installment[c]
2027	$ 10,000.00	$ 44,687.50	$ 2,218.50	$ -	$ 56,906.00
2028	$ 10,000.00	$ 40,537.50	$ 2,262.87	$ -	$ 52,800.37
2029	$ 10,000.00	$ 39,962.50	$ 2,308.13	$ -	$ 52,270.63
2030	$ 10,000.00	$ 39,387.50	$ 2,354.29	$ -	$ 51,741.79
2031	$ 10,000.00	$ 38,812.50	$ 2,401.38	$ -	$ 51,213.88
2032	$ 15,000.00	$ 38,237.50	$ 2,449.40	$ -	$ 55,686.90
2033	$ 15,000.00	$ 37,375.00	$ 2,498.39	$ -	$ 54,873.39
2034	$ 15,000.00	$ 36,512.50	$ 2,548.36	$ -	$ 54,060.86
2035	$ 15,000.00	$ 35,650.00	$ 2,599.33	$ -	$ 53,249.33
2036	$ 15,000.00	$ 34,787.50	$ 2,651.31	$ -	$ 52,438.81
2037	$ 15,000.00	$ 33,925.00	$ 2,704.34	$ -	$ 51,629.34
2038	$ 15,000.00	$ 33,062.50	$ 2,758.43	$ -	$ 50,820.93
2039	$ 20,000.00	$ 32,200.00	$ 2,813.59	$ -	$ 55,013.59
2040	$ 20,000.00	$ 31,050.00	$ 2,869.87	$ -	$ 53,919.87
2041	$ 20,000.00	$ 29,900.00	$ 2,927.26	$ -	$ 52,827.26
2042	$ 20,000.00	$ 28,750.00	$ 2,985.81	$ -	$ 51,735.81
2043	$ 25,000.00	$ 27,600.00	$ 3,045.53	$ -	$ 55,645.53
2044	$ 25,000.00	$ 26,162.50	$ 3,106.44	$ -	$ 54,268.94
2045	$ 25,000.00	$ 24,725.00	$ 3,168.56	$ -	$ 52,893.56
2046	$ 25,000.00	$ 23,287.50	$ 3,231.94	$ -	$ 51,519.44
2047	$ 30,000.00	$ 21,850.00	$ 3,296.57	$ -	$ 55,146.57
2048	$ 30,000.00	$ 20,125.00	$ 3,362.51	$ -	$ 53,487.51
2049	$ 30,000.00	$ 18,400.00	$ 3,429.76	$ -	$ 51,829.76
2050	$ 35,000.00	$ 16,675.00	$ 3,498.35	$ -	$ 55,173.35
2051	$ 35,000.00	$ 14,662.50	$ 3,568.32	$ -	$ 53,230.82
2052	$ 40,000.00	$ 12,650.00	$ 3,639.68	$ -	$ 56,289.68
2053	$ 40,000.00	$ 10,350.00	$ 3,712.48	$ -	$ 54,062.48
2054	$ 45,000.00	$ 8,050.00	$ 3,786.73	$ -	$ 56,836.73
2055	$ 45,000.00	$ 5,462.50	$ 3,862.46	$ -	$ 54,324.96
2056	$ 50,000.00	$ 2,875.00	$ 3,939.71	$ -	$ 56,814.71
Total	**$ 715,000.00**	**$ 807,712.50**	**$ 90,000.28**	**$ -**	**$ 1,612,712.78**

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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 P – ALLOCATION OF MAJOR IMPROVEMENTS

Improvement Area	Units	Estimated Buildout Value	Major Improvements[a]	
			%	Costs
Improvement Area #1	265	$ 89,135,000	22.83%	$ 3,853,062
Improvement Area #2	376	$ 119,210,000	30.54%	$ 5,153,122
Major Improvement Area	540	$ 182,040,000	46.63%	$ 7,869,090
Total	**1181**	**$ 390,385,000**		**$ 16,875,274**

Footnotes:

[a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value at the time of the original SAP between Improvement Area #1, Improvement Area #2, and Major Improvement Area.

EXHIBIT Q – NOTICE OF PID ASSESSMENT TERMINATION

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

[Date]
Williamson County Clerk's Office
Honorable [County Clerk Name]
Williamson County Justice Center County Clerk
405 Martin Luther King St.
Georgetown, TX 78626

Re: **City of Liberty Hill Lien Release documents for filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Liberty Hill is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Liberty Hill
Attn: [City Secretary]
926 Loop 332
Liberty Hill, TX 78642

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

Jon Snyder
P: (817)393-0353
admin@p3-works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
926 Loop 332
Liberty Hill, TX 78642

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

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

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

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City of Liberty Hill, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

WHEREAS, on or about December 10, 2018, the City Council for the City, approved Resolution No. 18-R-118, creating the Butler Farms Public Improvement District; and

WHEREAS, the Butler Farms Public Improvement District consists of approximately 366.455 contiguous acres located within the City; and

WHEREAS, on or about _____, 202_, the City Council, approved Ordinance No. ____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Butler Farms Public Improvement District; and

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

[legal description], a subdivision in Williamson County, Texas, according to the map or plat of record in Document/Instrument No. _____ of the Plat Records of Williamson County, Texas (hereinafter referred to as the "Property"); and

WHEREAS, the property owners of the Property have paid unto the City the Lien Amount.

RELEASE

NOW THEREFORE, the City, the owner and holder of the Lien, Instrument No. _____, in the Real Property Records of Williamson County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF LIBERTY HILL, TEXAS,

By: _____
[Name], City Official

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

This instrument was acknowledged before me on the ____ day of _____, 20__, by [Manager Name], City Manager for the City of Liberty Hill, Texas, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT R - TIRZ MAXIMUM ANNUAL CREDIT AMOUNT

RELATING TO IMPROVEMENT AREA #1 ASSESSMENTS, IMPROVEMENT AREA #2 ASSESSMENTS, AND MAJOR IMPROVEMENT AREA ASSESSMENTS

Lot Type	TIRZ Maximum Annual Credit Amount
Improvement Area #1	
Lot Type 1	$ 415.92
Lot Type 2	$ 456.83
Lot Type 3	$ 511.38
Improvement Area #2	
Lot Type 4	$ 415.92
Lot Type 5	$ 456.83
Lot Type 6	$ 511.38
Major Improvement Area	
Lot Type 7	$ 415.92
Lot Type 8	$ 456.83
Lot Type 9	$ 511.38
Lot Type 10	$ 559.11

EXHIBIT S - MAXIMUM ASSESSMENT

Lot Type	Units[a]	Finished Lot Value per Unit	Finished Lot Total Value	Estimated Buildout Value per Unit	Total Estimated Buildout Value	Assessments: Major Improvement Area Bond	Assessments: Improvement Area 1-2 Bond	Assessments: Improvement Area #3 RO	Assessments: Improvement Area #4 RO	Assessments: Total Assessment	Assessment per Unit	Average Annual Installment per Unit	PID Equivalent Tax Rate
Improvement Area #1													
Lot Type 1	64	$ 60,000	$ 3,840,000	$ 305,000	$ 19,520,000	$ -	$ 2,133,338	$ -	$ -	$ 2,133,338	$ 33,333.41	$ 2,268.95	$ 0.7439
Lot Type 2	144	$ 72,000	$ 10,368,000	$ 335,000	$ 48,240,000	$ -	$ 5,272,144	$ -	$ -	$ 5,272,144	$ 36,612.11	$ 2,492.12	$ 0.7439
Lot Type 3	57	$ 90,000	$ 5,130,000	$ 375,000	$ 21,375,000	$ -	$ 2,336,071	$ -	$ -	$ 2,336,071	$ 40,983.70	$ 2,789.69	$ 0.7439
IA #1 Total	**265**		**$ 19,338,000**		**$ 89,135,000**	**$ -**	**$ 9,741,553**	**$ -**	**$ -**	**$ 2,133,338**			**$ 0.7439**
Improvement Area #2													
Lot Type 4	289	$ 60,000	$ 17,340,000	$ 305,000	$ 88,145,000	$ -	$ 9,633,356	$ -	$ -	$ 9,633,356	$ 33,333.41	$ 2,268.95	$ 0.7439
Lot Type 5	39	$ 72,000	$ 2,808,000	$ 335,000	$ 13,065,000	$ -	$ 1,427,872	$ -	$ -	$ 1,427,872	$ 36,612.11	$ 2,492.12	$ 0.7439
Lot Type 6	48	$ 90,000	$ 4,320,000	$ 375,000	$ 18,000,000	$ -	$ 1,967,218	$ -	$ -	$ 1,967,218	$ 40,983.70	$ 2,789.69	$ 0.7439
IA #2 Total	**376**	**$ 65,074**	**$ 24,468,000**	**$ 317,048**	**$ 119,210,000**	**$ -**	**$ 13,028,447**	**$ -**	**$ -**	**$ 13,028,447**			**$ 0.7439**
Improvement Area #3 - Major Improvement Area													
Lot Type 7	122	$ 79,484	$ 9,697,048	$ 353,261	$ 43,097,842	$ 1,589,577	$ -	$ 2,407,067	$ -	$ 3,996,644	$ 32,759.38	$ 2,431.56	$ 0.6883
Lot Type 8	331	$ 99,531	$ 32,944,761	$ 442,359	$ 146,420,829	$ 5,400,436	$ -	$ 8,177,782	$ -	$ 13,578,219	$ 41,021.81	$ 3,044.84	$ 0.6883
Lot Type 9	61	$ 102,375	$ 6,244,875	$ 455,000	$ 27,755,000	$ 1,023,687	$ -	$ 1,550,151	$ -	$ 2,573,838	$ 42,194.06	$ 3,131.85	$ 0.6883
IA#3 Total	**514**	**$ 95,110**	**$ 48,886,684**	**$ 422,711**	**$ 217,273,671**	**$ 8,013,700**	**$ -**	**$ 12,135,000**	**$ -**	**$ 20,148,700**			**$ 0.6883**
Improvement Area #4 - Major Improvement Area													
Lot Type 10	26	$ 108,000	$ 2,808,000	$ 480,000	$ 12,480,000	$ 460,300	$ -	$ -	$ 715,000	$ 1,175,300	$ 45,203.83	$ 3,355.82	$ 0.6991
IA#4 Total	**26**		**$ 2,808,000**		**$ 12,480,000**	**$ 460,300**	**$ -**	**$ -**	**$ 715,000**	**$ 1,175,300**			**$ 0.6991**

Footnotes:

[a] As provided in the Developer model dated 4/24/2026.

EXHIBIT T – MAJOR IMPROVEMENT AREA BOND DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Liberty Hill, Texas
Special Assessment Revenue Bonds, Series 2022
(Butler Farms Public Improvement District Major Improvement Area Project)
Bonds Callable - September 1, 2032 @ Par
~FINAL NUMBERS~

Dated Date	01/12/2022
Delivery Date	01/12/2022

Period Ending	Principal	Interest	Debt Service
09/01/2022		242,034.71	242,034.71
09/01/2023	160,000	380,491.26	540,491.26
09/01/2024	166,000	374,891.26	540,891.26
09/01/2025	172,000	369,081.26	541,081.26
09/01/2026	178,000	363,061.26	541,061.26
09/01/2027	185,000	356,831.26	541,831.26
09/01/2028	191,000	350,356.26	541,356.26
09/01/2029	199,000	342,955.00	541,955.00
09/01/2030	207,000	335,243.76	542,243.76
09/01/2031	215,000	327,222.50	542,222.50
09/01/2032	224,000	318,891.26	542,891.26
09/01/2033	233,000	310,211.26	543,211.26
09/01/2034	243,000	300,600.00	543,600.00
09/01/2035	254,000	290,576.26	544,576.26
09/01/2036	265,000	280,098.76	545,098.76
09/01/2037	276,000	269,167.50	545,167.50
09/01/2038	288,000	257,782.50	545,782.50
09/01/2039	301,000	245,902.50	546,902.50
09/01/2040	314,000	233,486.26	547,486.26
09/01/2041	327,000	220,533.76	547,533.76
09/01/2042	342,000	207,045.00	549,045.00
09/01/2043	357,000	192,937.50	549,937.50
09/01/2044	373,000	177,318.76	550,318.76
09/01/2045	390,000	161,000.00	551,000.00
09/01/2046	408,000	143,937.50	551,937.50
09/01/2047	427,000	126,087.50	553,087.50
09/01/2048	447,000	107,406.26	554,406.26
09/01/2049	468,000	87,850.00	555,850.00
09/01/2050	490,000	67,375.00	557,375.00
09/01/2051	513,000	45,937.50	558,937.50
09/01/2052	537,000	23,493.76	560,493.76
	9,150,000	7,509,807.37	16,659,807.37

EXHIBIT U – IMPROVEMENT AREAS #1-2 BOND DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Liberty Hill, Texas
Special Assessment Revenue Bonds, Series 2022
(Butler Farms Public Improvement District Improvement Areas #1 and 2 Projects)
Bonds Callable - September 1, 2032 @ Par
~FINAL NUMBERS~

Dated Date	01/12/2022
Delivery Date	01/12/2022

Period Ending	Principal	Interest	Debt Service
09/01/2022		560,599.95	560,599.95
09/01/2023	473,000	881,292.50	1,354,292.50
09/01/2024	488,000	868,876.26	1,356,876.26
09/01/2025	502,000	856,066.26	1,358,066.26
09/01/2026	517,000	842,888.76	1,359,888.76
09/01/2027	533,000	829,317.50	1,362,317.50
09/01/2028	549,000	815,326.26	1,364,326.26
09/01/2029	568,000	798,170.00	1,366,170.00
09/01/2030	588,000	780,420.00	1,368,420.00
09/01/2031	609,000	762,045.00	1,371,045.00
09/01/2032	630,000	743,013.76	1,373,013.76
09/01/2033	652,000	723,326.26	1,375,326.26
09/01/2034	676,000	701,321.26	1,377,321.26
09/01/2035	702,000	678,506.26	1,380,506.26
09/01/2036	728,000	654,813.76	1,382,813.76
09/01/2037	756,000	630,243.76	1,386,243.76
09/01/2038	784,000	604,728.76	1,388,728.76
09/01/2039	814,000	578,268.76	1,392,268.76
09/01/2040	845,000	550,796.26	1,395,796.26
09/01/2041	876,000	522,277.50	1,398,277.50
09/01/2042	910,000	492,712.50	1,402,712.50
09/01/2043	944,000	462,000.00	1,406,000.00
09/01/2044	985,000	424,240.00	1,409,240.00
09/01/2045	1,029,000	384,840.00	1,413,840.00
09/01/2046	1,074,000	343,680.00	1,417,680.00
09/01/2047	1,122,000	300,720.00	1,422,720.00
09/01/2048	1,171,000	255,840.00	1,426,840.00
09/01/2049	1,223,000	209,000.00	1,432,000.00
09/01/2050	1,277,000	160,080.00	1,437,080.00
09/01/2051	1,333,000	109,000.00	1,442,000.00
09/01/2052	1,392,000	55,680.00	1,447,680.00
	24,750,000	17,580,091.33	42,330,091.33

APPENDIX A – BUYER DISCLOSURES

IMPROVEMENT AREA #1 - LOT TYPE 1 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $33,333.41

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

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 Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 780.27	$ 1,214.05	$ 82.52	$ 166.67	$ 2,243.51
2028	$ 803.69	$ 1,193.57	$ 96.86	$ 162.77	$ 2,256.89
2029	$ 831.51	$ 1,168.46	$ 98.80	$ 158.75	$ 2,257.51
2030	$ 860.78	$ 1,142.47	$ 100.78	$ 154.59	$ 2,258.62
2031	$ 891.53	$ 1,115.57	$ 102.79	$ 150.29	$ 2,260.17
2032	$ 922.27	$ 1,087.71	$ 104.85	$ 145.83	$ 2,260.65
2033	$ 954.47	$ 1,058.89	$ 106.94	$ 141.22	$ 2,261.53
2034	$ 989.61	$ 1,026.68	$ 109.08	$ 136.44	$ 2,261.81
2035	$ 1,027.67	$ 993.28	$ 111.26	$ 131.50	$ 2,263.71
2036	$ 1,065.73	$ 958.59	$ 113.49	$ 126.36	$ 2,264.17
2037	$ 1,106.72	$ 922.63	$ 115.76	$ 121.03	$ 2,266.14
2038	$ 1,147.71	$ 885.27	$ 118.07	$ 115.50	$ 2,266.56
2039	$ 1,191.63	$ 846.54	$ 120.44	$ 109.76	$ 2,268.36
2040	$ 1,237.01	$ 806.32	$ 122.84	$ 103.80	$ 2,269.97
2041	$ 1,282.39	$ 764.57	$ 125.30	$ 97.61	$ 2,269.88
2042	$ 1,332.17	$ 721.29	$ 127.81	$ 91.20	$ 2,272.47
2043	$ 1,381.94	$ 676.33	$ 130.36	$ 84.54	$ 2,273.17
2044	$ 1,441.96	$ 621.05	$ 132.97	$ 77.63	$ 2,273.61
2045	$ 1,506.37	$ 563.37	$ 135.63	$ 70.42	$ 2,275.80
2046	$ 1,572.25	$ 503.12	$ 138.34	$ 62.89	$ 2,276.60
2047	$ 1,642.52	$ 440.23	$ 141.11	$ 55.03	$ 2,278.88
2048	$ 1,714.25	$ 374.53	$ 143.93	$ 46.82	$ 2,279.52
2049	$ 1,790.37	$ 305.96	$ 146.81	$ 38.24	$ 2,281.39
2050	$ 1,869.42	$ 234.34	$ 149.75	$ 29.29	$ 2,282.81
2051	$ 1,951.40	$ 159.57	$ 152.74	$ 19.95	$ 2,283.66
2052	$ 2,037.77	$ 81.51	$ 155.80	$ 10.19	$ 2,285.27
Total	**$ 33,333.41**	**$ 19,865.91**	**$ 3,185.04**	**$ 2,608.30**	**$ 58,992.66**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #1 - LOT TYPE 2 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $36,612.11

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

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

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 857.02	$ 1,333.47	$ 90.64	$ 183.06	$ 2,464.18
2028	$ 882.74	$ 1,310.97	$ 106.39	$ 178.78	$ 2,478.88
2029	$ 913.29	$ 1,283.39	$ 108.52	$ 174.36	$ 2,479.56
2030	$ 945.45	$ 1,254.85	$ 110.69	$ 169.80	$ 2,480.78
2031	$ 979.22	$ 1,225.30	$ 112.90	$ 165.07	$ 2,482.49
2032	$ 1,012.98	$ 1,194.70	$ 115.16	$ 160.17	$ 2,483.01
2033	$ 1,048.36	$ 1,163.04	$ 117.46	$ 155.11	$ 2,483.97
2034	$ 1,086.95	$ 1,127.66	$ 119.81	$ 149.87	$ 2,484.29
2035	$ 1,128.75	$ 1,090.98	$ 122.21	$ 144.43	$ 2,486.37
2036	$ 1,170.56	$ 1,052.88	$ 124.65	$ 138.79	$ 2,486.88
2037	$ 1,215.58	$ 1,013.38	$ 127.15	$ 132.93	$ 2,489.03
2038	$ 1,260.60	$ 972.35	$ 129.69	$ 126.86	$ 2,489.50
2039	$ 1,308.84	$ 929.80	$ 132.28	$ 120.55	$ 2,491.48
2040	$ 1,358.68	$ 885.63	$ 134.93	$ 114.01	$ 2,493.25
2041	$ 1,408.53	$ 839.78	$ 137.63	$ 107.22	$ 2,493.15
2042	$ 1,463.20	$ 792.24	$ 140.38	$ 100.17	$ 2,495.99
2043	$ 1,517.87	$ 742.85	$ 143.19	$ 92.86	$ 2,496.76
2044	$ 1,583.79	$ 682.14	$ 146.05	$ 85.27	$ 2,497.25
2045	$ 1,654.54	$ 618.79	$ 148.97	$ 77.35	$ 2,499.65
2046	$ 1,726.90	$ 552.61	$ 151.95	$ 69.08	$ 2,500.53
2047	$ 1,804.07	$ 483.53	$ 154.99	$ 60.44	$ 2,503.04
2048	$ 1,882.86	$ 411.37	$ 158.09	$ 51.42	$ 2,503.74
2049	$ 1,966.47	$ 336.05	$ 161.25	$ 42.01	$ 2,505.78
2050	$ 2,053.30	$ 257.39	$ 164.48	$ 32.17	$ 2,507.35
2051	$ 2,143.34	$ 175.26	$ 167.77	$ 21.91	$ 2,508.28
2052	$ 2,238.21	$ 89.53	$ 171.12	$ 11.19	$ 2,510.05
Total	**$ 36,612.11**	**$ 21,819.93**	**$ 3,498.32**	**$ 2,864.85**	**$ 64,795.22**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #1 - LOT TYPE 3 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____

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_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $40,983.70

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

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

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 959.35	$ 1,492.69	$ 101.46	$ 204.92	$ 2,758.41
2028	$ 988.14	$ 1,467.51	$ 119.09	$ 200.12	$ 2,774.86
2029	$ 1,022.34	$ 1,436.63	$ 121.47	$ 195.18	$ 2,775.62
2030	$ 1,058.34	$ 1,404.68	$ 123.90	$ 190.07	$ 2,776.99
2031	$ 1,096.14	$ 1,371.60	$ 126.38	$ 184.78	$ 2,778.90
2032	$ 1,133.94	$ 1,337.35	$ 128.91	$ 179.30	$ 2,779.49
2033	$ 1,173.53	$ 1,301.91	$ 131.49	$ 173.63	$ 2,780.56
2034	$ 1,216.73	$ 1,262.31	$ 134.12	$ 167.76	$ 2,780.92
2035	$ 1,263.53	$ 1,221.24	$ 136.80	$ 161.68	$ 2,783.25
2036	$ 1,310.33	$ 1,178.60	$ 139.54	$ 155.36	$ 2,783.82
2037	$ 1,360.72	$ 1,134.38	$ 142.33	$ 148.81	$ 2,786.23
2038	$ 1,411.12	$ 1,088.45	$ 145.17	$ 142.00	$ 2,786.75
2039	$ 1,465.12	$ 1,040.83	$ 148.08	$ 134.95	$ 2,788.97
2040	$ 1,520.91	$ 991.38	$ 151.04	$ 127.62	$ 2,790.95
2041	$ 1,576.71	$ 940.05	$ 154.06	$ 120.02	$ 2,790.83
2042	$ 1,637.91	$ 886.83	$ 157.14	$ 112.13	$ 2,794.02
2043	$ 1,699.10	$ 831.55	$ 160.28	$ 103.94	$ 2,794.89
2044	$ 1,772.90	$ 763.59	$ 163.49	$ 95.45	$ 2,795.43
2045	$ 1,852.10	$ 692.67	$ 166.76	$ 86.58	$ 2,798.11
2046	$ 1,933.09	$ 618.59	$ 170.09	$ 77.32	$ 2,799.10
2047	$ 2,019.49	$ 541.27	$ 173.50	$ 67.66	$ 2,801.91
2048	$ 2,107.68	$ 460.49	$ 176.97	$ 57.56	$ 2,802.69
2049	$ 2,201.28	$ 376.18	$ 180.50	$ 47.02	$ 2,804.98
2050	$ 2,298.47	$ 288.13	$ 184.11	$ 36.02	$ 2,806.73
2051	$ 2,399.27	$ 196.19	$ 187.80	$ 24.52	$ 2,807.78
2052	$ 2,505.46	$ 100.22	$ 191.55	$ 12.53	$ 2,809.76
Total	**$ 40,983.70**	**$ 24,425.29**	**$ 3,916.03**	**$ 3,206.93**	**$ 72,531.96**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #2 - LOT TYPE 4 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 4 PRINCIPAL ASSESSMENT: $33,333.41

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

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 4

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 780.27	$ 1,214.05	$ 82.52	$ 166.67	$ 2,243.51
2028	$ 803.69	$ 1,193.57	$ 96.86	$ 162.77	$ 2,256.89
2029	$ 831.51	$ 1,168.46	$ 98.80	$ 158.75	$ 2,257.51
2030	$ 860.78	$ 1,142.47	$ 100.78	$ 154.59	$ 2,258.62
2031	$ 891.53	$ 1,115.57	$ 102.79	$ 150.29	$ 2,260.17
2032	$ 922.27	$ 1,087.71	$ 104.85	$ 145.83	$ 2,260.65
2033	$ 954.47	$ 1,058.89	$ 106.94	$ 141.22	$ 2,261.53
2034	$ 989.61	$ 1,026.68	$ 109.08	$ 136.44	$ 2,261.81
2035	$ 1,027.67	$ 993.28	$ 111.26	$ 131.50	$ 2,263.71
2036	$ 1,065.73	$ 958.59	$ 113.49	$ 126.36	$ 2,264.17
2037	$ 1,106.72	$ 922.63	$ 115.76	$ 121.03	$ 2,266.14
2038	$ 1,147.71	$ 885.27	$ 118.07	$ 115.50	$ 2,266.56
2039	$ 1,191.63	$ 846.54	$ 120.44	$ 109.76	$ 2,268.36
2040	$ 1,237.01	$ 806.32	$ 122.84	$ 103.80	$ 2,269.97
2041	$ 1,282.39	$ 764.57	$ 125.30	$ 97.61	$ 2,269.88
2042	$ 1,332.17	$ 721.29	$ 127.81	$ 91.20	$ 2,272.47
2043	$ 1,381.94	$ 676.33	$ 130.36	$ 84.54	$ 2,273.17
2044	$ 1,441.96	$ 621.05	$ 132.97	$ 77.63	$ 2,273.61
2045	$ 1,506.37	$ 563.37	$ 135.63	$ 70.42	$ 2,275.80
2046	$ 1,572.25	$ 503.12	$ 138.34	$ 62.89	$ 2,276.60
2047	$ 1,642.52	$ 440.23	$ 141.11	$ 55.03	$ 2,278.88
2048	$ 1,714.25	$ 374.53	$ 143.93	$ 46.82	$ 2,279.52
2049	$ 1,790.37	$ 305.96	$ 146.81	$ 38.24	$ 2,281.39
2050	$ 1,869.42	$ 234.34	$ 149.75	$ 29.29	$ 2,282.81
2051	$ 1,951.40	$ 159.57	$ 152.74	$ 19.95	$ 2,283.66
2052	$ 2,037.77	$ 81.51	$ 155.80	$ 10.19	$ 2,285.27
Total	**$ 33,333.41**	**$ 19,865.91**	**$ 3,185.04**	**$ 2,608.30**	**$ 58,992.66**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #2 - LOT TYPE 5 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 5 PRINCIPAL ASSESSMENT: $36,612.11

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

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 5

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 857.02	$ 1,333.47	$ 90.64	$ 183.06	$ 2,464.18
2028	$ 882.74	$ 1,310.97	$ 106.39	$ 178.78	$ 2,478.88
2029	$ 913.29	$ 1,283.39	$ 108.52	$ 174.36	$ 2,479.56
2030	$ 945.45	$ 1,254.85	$ 110.69	$ 169.80	$ 2,480.78
2031	$ 979.22	$ 1,225.30	$ 112.90	$ 165.07	$ 2,482.49
2032	$ 1,012.98	$ 1,194.70	$ 115.16	$ 160.17	$ 2,483.01
2033	$ 1,048.36	$ 1,163.04	$ 117.46	$ 155.11	$ 2,483.97
2034	$ 1,086.95	$ 1,127.66	$ 119.81	$ 149.87	$ 2,484.29
2035	$ 1,128.75	$ 1,090.98	$ 122.21	$ 144.43	$ 2,486.37
2036	$ 1,170.56	$ 1,052.88	$ 124.65	$ 138.79	$ 2,486.88
2037	$ 1,215.58	$ 1,013.38	$ 127.15	$ 132.93	$ 2,489.03
2038	$ 1,260.60	$ 972.35	$ 129.69	$ 126.86	$ 2,489.50
2039	$ 1,308.84	$ 929.80	$ 132.28	$ 120.55	$ 2,491.48
2040	$ 1,358.68	$ 885.63	$ 134.93	$ 114.01	$ 2,493.25
2041	$ 1,408.53	$ 839.78	$ 137.63	$ 107.22	$ 2,493.15
2042	$ 1,463.20	$ 792.24	$ 140.38	$ 100.17	$ 2,495.99
2043	$ 1,517.87	$ 742.85	$ 143.19	$ 92.86	$ 2,496.76
2044	$ 1,583.79	$ 682.14	$ 146.05	$ 85.27	$ 2,497.25
2045	$ 1,654.54	$ 618.79	$ 148.97	$ 77.35	$ 2,499.65
2046	$ 1,726.90	$ 552.61	$ 151.95	$ 69.08	$ 2,500.53
2047	$ 1,804.07	$ 483.53	$ 154.99	$ 60.44	$ 2,503.04
2048	$ 1,882.86	$ 411.37	$ 158.09	$ 51.42	$ 2,503.74
2049	$ 1,966.47	$ 336.05	$ 161.25	$ 42.01	$ 2,505.78
2050	$ 2,053.30	$ 257.39	$ 164.48	$ 32.17	$ 2,507.35
2051	$ 2,143.34	$ 175.26	$ 167.77	$ 21.91	$ 2,508.28
2052	$ 2,238.21	$ 89.53	$ 171.12	$ 11.19	$ 2,510.05
Total	**$ 36,612.11**	**$ 21,819.93**	**$ 3,498.32**	**$ 2,864.85**	**$ 64,795.21**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #2 - LOT TYPE 6 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #2 LOT TYPE 6 PRINCIPAL ASSESSMENT: $40,983.70

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

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 6

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 959.35	$ 1,492.69	$ 101.46	$ 204.92	$ 2,758.41
2028	$ 988.14	$ 1,467.51	$ 119.09	$ 200.12	$ 2,774.86
2029	$ 1,022.34	$ 1,436.63	$ 121.47	$ 195.18	$ 2,775.62
2030	$ 1,058.34	$ 1,404.68	$ 123.90	$ 190.07	$ 2,776.99
2031	$ 1,096.14	$ 1,371.60	$ 126.38	$ 184.78	$ 2,778.90
2032	$ 1,133.94	$ 1,337.35	$ 128.91	$ 179.30	$ 2,779.49
2033	$ 1,173.53	$ 1,301.91	$ 131.49	$ 173.63	$ 2,780.56
2034	$ 1,216.73	$ 1,262.31	$ 134.12	$ 167.76	$ 2,780.92
2035	$ 1,263.53	$ 1,221.24	$ 136.80	$ 161.68	$ 2,783.25
2036	$ 1,310.33	$ 1,178.60	$ 139.54	$ 155.36	$ 2,783.82
2037	$ 1,360.72	$ 1,134.38	$ 142.33	$ 148.81	$ 2,786.23
2038	$ 1,411.12	$ 1,088.45	$ 145.17	$ 142.00	$ 2,786.75
2039	$ 1,465.12	$ 1,040.83	$ 148.08	$ 134.95	$ 2,788.97
2040	$ 1,520.91	$ 991.38	$ 151.04	$ 127.62	$ 2,790.95
2041	$ 1,576.71	$ 940.05	$ 154.06	$ 120.02	$ 2,790.83
2042	$ 1,637.91	$ 886.83	$ 157.14	$ 112.13	$ 2,794.02
2043	$ 1,699.10	$ 831.55	$ 160.28	$ 103.94	$ 2,794.89
2044	$ 1,772.90	$ 763.59	$ 163.49	$ 95.45	$ 2,795.43
2045	$ 1,852.10	$ 692.67	$ 166.76	$ 86.58	$ 2,798.11
2046	$ 1,933.09	$ 618.59	$ 170.09	$ 77.32	$ 2,799.10
2047	$ 2,019.49	$ 541.27	$ 173.50	$ 67.66	$ 2,801.91
2048	$ 2,107.68	$ 460.49	$ 176.97	$ 57.56	$ 2,802.69
2049	$ 2,201.28	$ 376.18	$ 180.50	$ 47.02	$ 2,804.98
2050	$ 2,298.47	$ 288.13	$ 184.11	$ 36.02	$ 2,806.73
2051	$ 2,399.27	$ 196.19	$ 187.80	$ 24.52	$ 2,807.78
2052	$ 2,505.46	$ 100.22	$ 191.55	$ 12.53	$ 2,809.76
Total	**$ 40,983.70**	**$ 24,425.29**	**$ 3,916.03**	**$ 3,206.93**	**$ 72,531.96**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #1 REMAINDER PARCEL DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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_____

_____

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_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #1 REMAINDER PARCEL PRINCIPAL ASSESSMENT: $1,720,769.16

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

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 PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 40,279.75	$ 62,672.99	$ 4,259.90	$ 8,603.85	$ 115,816.49
2028	$ 41,488.90	$ 61,615.65	$ 5,000.31	$ 8,402.45	$ 116,507.30
2029	$ 42,924.76	$ 60,319.12	$ 5,100.31	$ 8,195.00	$ 116,539.20
2030	$ 44,436.20	$ 58,977.72	$ 5,202.32	$ 7,980.38	$ 116,596.62
2031	$ 46,023.21	$ 57,589.09	$ 5,306.36	$ 7,758.20	$ 116,676.86
2032	$ 47,610.21	$ 56,150.86	$ 5,412.49	$ 7,528.08	$ 116,701.65
2033	$ 49,272.79	$ 54,663.04	$ 5,520.74	$ 7,290.03	$ 116,746.61
2034	$ 51,086.52	$ 53,000.09	$ 5,631.16	$ 7,043.67	$ 116,761.43
2035	$ 53,051.38	$ 51,275.92	$ 5,743.78	$ 6,788.23	$ 116,859.31
2036	$ 55,016.25	$ 49,485.43	$ 5,858.65	$ 6,522.98	$ 116,883.31
2037	$ 57,132.26	$ 47,628.64	$ 5,975.83	$ 6,247.90	$ 116,984.62
2038	$ 59,248.27	$ 45,700.42	$ 6,095.34	$ 5,962.23	$ 117,006.27
2039	$ 61,515.42	$ 43,700.79	$ 6,217.25	$ 5,665.99	$ 117,099.46
2040	$ 63,858.14	$ 41,624.65	$ 6,341.60	$ 5,358.42	$ 117,182.80
2041	$ 66,200.87	$ 39,469.43	$ 6,468.43	$ 5,039.13	$ 117,177.86
2042	$ 68,770.31	$ 37,235.15	$ 6,597.80	$ 4,708.12	$ 117,311.38
2043	$ 71,339.75	$ 34,914.16	$ 6,729.75	$ 4,364.27	$ 117,347.93
2044	$ 74,438.19	$ 32,060.57	$ 6,864.35	$ 4,007.57	$ 117,370.68
2045	$ 77,763.35	$ 29,083.04	$ 7,001.63	$ 3,635.38	$ 117,483.40
2046	$ 81,164.08	$ 25,972.51	$ 7,141.67	$ 3,246.56	$ 117,524.81
2047	$ 84,791.52	$ 22,725.94	$ 7,284.50	$ 2,840.74	$ 117,642.71
2048	$ 88,494.54	$ 19,334.28	$ 7,430.19	$ 2,416.79	$ 117,675.80
2049	$ 92,424.27	$ 15,794.50	$ 7,578.79	$ 1,974.31	$ 117,771.88
2050	$ 96,505.15	$ 12,097.53	$ 7,730.37	$ 1,512.19	$ 117,845.24
2051	$ 100,737.17	$ 8,237.32	$ 7,884.98	$ 1,029.67	$ 117,889.13
2052	$ 105,195.90	$ 4,207.84	$ 8,042.68	$ 525.98	$ 117,972.39
Total	**$ 1,720,769.16**	**$ 1,025,536.67**	**$ 164,421.18**	**$ 134,648.11**	**$ 3,045,375.11**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #2 REMAINDER PARCEL DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #2 REMAINDER PARCEL PRINCIPAL ASSESSMENT: $4,600,011.04

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

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 #2 REMAINDER PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 107,677.03	$ 167,539.29	$ 11,387.69	$ 23,000.06	$ 309,604.06
2028	$ 110,909.36	$ 164,712.77	$ 13,366.96	$ 22,461.67	$ 311,450.76
2029	$ 114,747.75	$ 161,246.85	$ 13,634.30	$ 21,907.12	$ 311,536.03
2030	$ 118,788.16	$ 157,660.98	$ 13,906.99	$ 21,333.38	$ 311,689.52
2031	$ 123,030.60	$ 153,948.85	$ 14,185.13	$ 20,739.44	$ 311,904.02
2032	$ 127,273.03	$ 150,104.15	$ 14,468.83	$ 20,124.29	$ 311,970.30
2033	$ 131,717.49	$ 146,126.87	$ 14,758.21	$ 19,487.93	$ 312,090.49
2034	$ 136,565.98	$ 141,681.40	$ 15,053.37	$ 18,829.34	$ 312,130.10
2035	$ 141,818.52	$ 137,072.30	$ 15,354.44	$ 18,146.51	$ 312,391.77
2036	$ 147,071.06	$ 132,285.93	$ 15,661.53	$ 17,437.42	$ 312,455.93
2037	$ 152,727.64	$ 127,322.28	$ 15,974.76	$ 16,702.06	$ 312,726.73
2038	$ 158,384.22	$ 122,167.72	$ 16,294.25	$ 15,938.42	$ 312,784.61
2039	$ 164,444.84	$ 116,822.25	$ 16,620.14	$ 15,146.50	$ 313,033.73
2040	$ 170,707.48	$ 111,272.24	$ 16,952.54	$ 14,324.28	$ 313,256.54
2041	$ 176,970.12	$ 105,510.86	$ 17,291.59	$ 13,470.74	$ 313,243.31
2042	$ 183,838.83	$ 99,538.12	$ 17,637.42	$ 12,585.89	$ 313,600.25
2043	$ 190,707.53	$ 93,333.56	$ 17,990.17	$ 11,666.69	$ 313,697.95
2044	$ 198,990.38	$ 85,705.26	$ 18,349.97	$ 10,713.16	$ 313,758.76
2045	$ 207,879.29	$ 77,745.64	$ 18,716.97	$ 9,718.21	$ 314,060.11
2046	$ 216,970.22	$ 69,430.47	$ 19,091.31	$ 8,678.81	$ 314,170.81
2047	$ 226,667.21	$ 60,751.66	$ 19,473.14	$ 7,593.96	$ 314,485.97
2048	$ 236,566.22	$ 51,684.97	$ 19,862.60	$ 6,460.62	$ 314,574.42
2049	$ 247,071.30	$ 42,222.32	$ 20,259.85	$ 5,277.79	$ 314,831.27
2050	$ 257,980.42	$ 32,339.47	$ 20,665.05	$ 4,042.43	$ 315,027.37
2051	$ 269,293.58	$ 22,020.25	$ 21,078.35	$ 2,752.53	$ 315,144.72
2052	$ 281,212.80	$ 11,248.51	$ 21,499.92	$ 1,406.06	$ 315,367.29
Total	**$ 4,600,011.04**	**$ 2,741,494.98**	**$ 439,535.50**	**$ 359,945.31**	**$ 8,140,986.82**

[a] Interest is calculated at the actual rate of the Improvement Area #1-2 Bonds.

[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

MAJOR IMPROVEMENT AREA INITIAL PARCEL DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

MAJOR IMPROVEMENT AREA INITIAL PARCEL PRINCIPAL ASSESSMENT: $8,474,000.00

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

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 - MAJOR IMPROVEMENT AREA INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Total Annual Installment[b][c]
2027	$ 185,000.00	$ 356,831.26	$ 39,913.81	$ 42,370.00	$ 624,115.07
2028	$ 191,000.00	$ 350,356.26	$ 33,253.21	$ 41,445.00	$ 616,054.47
2029	$ 199,000.00	$ 342,955.00	$ 33,918.28	$ 40,490.00	$ 616,363.28
2030	$ 207,000.00	$ 335,243.76	$ 34,596.64	$ 39,495.00	$ 616,335.40
2031	$ 215,000.00	$ 327,222.50	$ 35,288.58	$ 38,460.00	$ 615,971.08
2032	$ 224,000.00	$ 318,891.26	$ 35,994.35	$ 37,385.00	$ 616,270.61
2033	$ 233,000.00	$ 310,211.26	$ 36,714.24	$ 36,265.00	$ 616,190.50
2034	$ 243,000.00	$ 300,600.00	$ 37,448.52	$ 35,100.00	$ 616,148.52
2035	$ 254,000.00	$ 290,576.26	$ 38,197.49	$ 33,885.00	$ 616,658.75
2036	$ 265,000.00	$ 280,098.76	$ 38,961.44	$ 32,615.00	$ 616,675.20
2037	$ 276,000.00	$ 269,167.50	$ 39,740.67	$ 31,290.00	$ 616,198.17
2038	$ 288,000.00	$ 257,782.50	$ 40,535.48	$ 29,910.00	$ 616,227.98
2039	$ 301,000.00	$ 245,902.50	$ 41,346.19	$ 28,470.00	$ 616,718.69
2040	$ 314,000.00	$ 233,486.26	$ 42,173.12	$ 26,965.00	$ 616,624.38
2041	$ 327,000.00	$ 220,533.76	$ 43,016.58	$ 25,395.00	$ 615,945.34
2042	$ 342,000.00	$ 207,045.00	$ 43,876.91	$ 23,760.00	$ 616,681.91
2043	$ 357,000.00	$ 192,937.50	$ 44,754.45	$ 22,050.00	$ 616,741.95
2044	$ 373,000.00	$ 177,318.76	$ 45,649.54	$ 20,265.00	$ 616,233.30
2045	$ 390,000.00	$ 161,000.00	$ 46,562.53	$ 18,400.00	$ 615,962.53
2046	$ 408,000.00	$ 143,937.50	$ 47,493.78	$ 16,450.00	$ 615,881.28
2047	$ 427,000.00	$ 126,087.50	$ 48,443.65	$ 14,410.00	$ 615,941.15
2048	$ 447,000.00	$ 107,406.26	$ 49,412.53	$ 12,275.00	$ 616,093.79
2049	$ 468,000.00	$ 87,850.00	$ 50,400.78	$ 10,040.00	$ 616,290.78
2050	$ 490,000.00	$ 67,375.00	$ 51,408.79	$ 7,700.00	$ 616,483.79
2051	$ 513,000.00	$ 45,937.50	$ 52,436.97	$ 5,250.00	$ 616,624.47
2052	$ 537,000.00	$ 23,493.76	$ 53,485.71	$ 2,685.00	$ 616,664.47
Total	**$ 8,474,000.00**	**$ 5,780,247.62**	**$ 1,105,024.21**	**$ 672,825.00**	**$ 16,032,096.83**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.
[b] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[c] 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.

IMPROVEMENT AREA #3 - LOT TYPE 7 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

10) under a court order or foreclosure sale;
11) by a trustee in bankruptcy;
12) 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;
13) 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;
14) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
15) from one co-owner to another co-owner of an undivided interest in the real property;
16) to a spouse or a person in the lineal line of consanguinity of the seller;
17) to or from a governmental entity; or
18) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 7 PRINCIPAL ASSESSMENT: $32,759.38

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

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 7

	Major Improvement Area Bond				Improvement Area #3 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Principal	Interest[b]	Annual Collection Costs	Additional Interest[c]	Total Annual Installment[d][e]
2027	$ 284.45	$ 548.65	$ 61.37	$ 65.15	$ 260.14	$ 1,233.13	$ 62.73	$ -	$ 2,515.62
2028	$ 293.67	$ 538.70	$ 51.13	$ 63.72	$ 276.40	$ 1,119.52	$ 63.98	$ -	$ 2,407.13
2029	$ 305.98	$ 527.32	$ 52.15	$ 62.26	$ 292.66	$ 1,103.63	$ 65.26	$ -	$ 2,409.25
2030	$ 318.28	$ 515.46	$ 53.19	$ 60.73	$ 308.92	$ 1,086.80	$ 66.57	$ -	$ 2,409.94
2031	$ 330.58	$ 503.13	$ 54.26	$ 59.13	$ 325.18	$ 1,069.04	$ 67.90	$ -	$ 2,409.21
2032	$ 344.41	$ 490.32	$ 55.34	$ 57.48	$ 341.43	$ 1,050.34	$ 69.26	$ -	$ 2,408.59
2033	$ 358.25	$ 476.97	$ 56.45	$ 55.76	$ 365.82	$ 1,030.71	$ 70.64	$ -	$ 2,414.60
2034	$ 373.63	$ 462.19	$ 57.58	$ 53.97	$ 390.21	$ 1,009.67	$ 72.06	$ -	$ 2,419.31
2035	$ 390.54	$ 446.78	$ 58.73	$ 52.10	$ 406.47	$ 987.23	$ 73.50	$ -	$ 2,415.35
2036	$ 407.45	$ 430.67	$ 59.91	$ 50.15	$ 430.86	$ 963.86	$ 74.97	$ -	$ 2,417.87
2037	$ 424.37	$ 413.86	$ 61.10	$ 48.11	$ 455.25	$ 939.09	$ 76.47	$ -	$ 2,418.25
2038	$ 442.82	$ 396.36	$ 62.33	$ 45.99	$ 479.63	$ 912.91	$ 78.00	$ -	$ 2,418.03
2039	$ 462.81	$ 378.09	$ 63.57	$ 43.77	$ 512.15	$ 885.33	$ 79.56	$ -	$ 2,425.28
2040	$ 482.80	$ 359.00	$ 64.84	$ 41.46	$ 536.54	$ 855.88	$ 81.15	$ -	$ 2,421.67
2041	$ 502.78	$ 339.08	$ 66.14	$ 39.05	$ 569.06	$ 825.03	$ 82.77	$ -	$ 2,423.92
2042	$ 525.85	$ 318.34	$ 67.46	$ 36.53	$ 601.58	$ 792.31	$ 84.42	$ -	$ 2,426.50
2043	$ 548.91	$ 296.65	$ 68.81	$ 33.90	$ 634.09	$ 757.72	$ 86.11	$ -	$ 2,426.21
2044	$ 573.51	$ 272.64	$ 70.19	$ 31.16	$ 674.74	$ 721.26	$ 87.84	$ -	$ 2,431.34
2045	$ 599.65	$ 247.55	$ 71.59	$ 28.29	$ 715.39	$ 682.46	$ 89.59	$ -	$ 2,434.52
2046	$ 627.33	$ 221.31	$ 73.02	$ 25.29	$ 756.03	$ 641.33	$ 91.38	$ -	$ 2,435.70
2047	$ 656.54	$ 193.87	$ 74.49	$ 22.16	$ 796.68	$ 597.86	$ 93.21	$ -	$ 2,434.80
2048	$ 687.29	$ 165.14	$ 75.97	$ 18.87	$ 845.46	$ 552.05	$ 95.08	$ -	$ 2,439.86
2049	$ 719.58	$ 135.08	$ 77.49	$ 15.44	$ 894.23	$ 503.43	$ 96.98	$ -	$ 2,442.23
2050	$ 753.41	$ 103.59	$ 79.04	$ 11.84	$ 943.01	$ 452.02	$ 98.92	$ -	$ 2,441.83
2051	$ 788.77	$ 70.63	$ 80.63	$ 8.07	$ 999.92	$ 397.79	$ 100.90	$ -	$ 2,446.70
2052	$ 825.67	$ 36.12	$ 82.24	$ 4.13	$ 1,056.82	$ 340.30	$ 102.91	$ -	$ 2,448.19
2053					$ 1,113.73	$ 279.53	$ 104.97	$ -	$ 1,498.23
2054					$ 1,178.76	$ 215.49	$ 107.07	$ -	$ 1,501.32
2055					$ 1,251.93	$ 147.71	$ 109.21	$ -	$ 1,508.85
2056					$ 1,316.96	$ 75.73	$ 111.40	$ -	$ 1,504.09
Total	**$ 13,029.32**	**$ 8,887.50**	**$ 1,699.05**	**$ 1,034.51**	**$ 19,730.06**	**$ 22,229.16**	**$ 2,544.79**	**$ -**	**$ 69,154.38**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.
[b] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.
[c] If PID Bonds are issued, Additional Interest will be charged and collected.
[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.
[e] 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.

IMPROVEMENT AREA #3 - LOT TYPE 8 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

19) under a court order or foreclosure sale;
20) by a trustee in bankruptcy;
21) 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;
22) 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;
23) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
24) from one co-owner to another co-owner of an undivided interest in the real property;
25) to a spouse or a person in the lineal line of consanguinity of the seller;
26) to or from a governmental entity; or
27) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 8 PRINCIPAL ASSESSMENT: $41,021.81

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

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 8

	Major Improvement Area Bond				Improvement Area #3 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Principal	Interest[b]	Annual Collection Costs	Additional Interest[c]	Total Annual Installment[d][e]
2027	$ 356.19	$ 687.03	$ 76.85	$ 81.58	$ 325.75	$ 1,544.14	$ 78.55	$ -	$ 3,150.09
2028	$ 367.74	$ 674.56	$ 64.02	$ 79.80	$ 346.11	$ 1,401.88	$ 80.12	$ -	$ 3,014.24
2029	$ 383.15	$ 660.31	$ 65.30	$ 77.96	$ 366.47	$ 1,381.98	$ 81.72	$ -	$ 3,016.90
2030	$ 398.55	$ 645.47	$ 66.61	$ 76.04	$ 386.83	$ 1,360.91	$ 83.36	$ -	$ 3,017.77
2031	$ 413.95	$ 630.02	$ 67.94	$ 74.05	$ 407.19	$ 1,338.66	$ 85.03	$ -	$ 3,016.85
2032	$ 431.28	$ 613.98	$ 69.30	$ 71.98	$ 427.55	$ 1,315.25	$ 86.73	$ -	$ 3,016.07
2033	$ 448.61	$ 597.27	$ 70.69	$ 69.82	$ 458.09	$ 1,290.67	$ 88.46	$ -	$ 3,023.61
2034	$ 467.86	$ 578.76	$ 72.10	$ 67.58	$ 488.63	$ 1,264.33	$ 90.23	$ -	$ 3,029.49
2035	$ 489.04	$ 559.46	$ 73.54	$ 65.24	$ 508.99	$ 1,236.23	$ 92.03	$ -	$ 3,024.54
2036	$ 510.22	$ 539.29	$ 75.01	$ 62.80	$ 539.53	$ 1,206.96	$ 93.87	$ -	$ 3,027.69
2037	$ 531.40	$ 518.24	$ 76.52	$ 60.24	$ 570.07	$ 1,175.94	$ 95.75	$ -	$ 3,028.16
2038	$ 554.50	$ 496.32	$ 78.05	$ 57.59	$ 600.61	$ 1,143.16	$ 97.67	$ -	$ 3,027.90
2039	$ 579.53	$ 473.45	$ 79.61	$ 54.82	$ 641.33	$ 1,108.63	$ 99.62	$ -	$ 3,036.98
2040	$ 604.56	$ 449.55	$ 81.20	$ 51.92	$ 671.86	$ 1,071.75	$ 101.61	$ -	$ 3,032.45
2041	$ 629.59	$ 424.61	$ 82.82	$ 48.89	$ 712.58	$ 1,033.12	$ 103.65	$ -	$ 3,035.27
2042	$ 658.47	$ 398.64	$ 84.48	$ 45.75	$ 753.30	$ 992.15	$ 105.72	$ -	$ 3,038.50
2043	$ 687.35	$ 371.47	$ 86.17	$ 42.45	$ 794.02	$ 948.83	$ 107.83	$ -	$ 3,038.14
2044	$ 718.16	$ 341.40	$ 87.89	$ 39.02	$ 844.92	$ 903.17	$ 109.99	$ -	$ 3,044.56
2045	$ 750.89	$ 309.98	$ 89.65	$ 35.43	$ 895.82	$ 854.59	$ 112.19	$ -	$ 3,048.55
2046	$ 785.55	$ 277.13	$ 91.44	$ 31.67	$ 946.72	$ 803.08	$ 114.43	$ -	$ 3,050.03
2047	$ 822.13	$ 242.76	$ 93.27	$ 27.74	$ 997.62	$ 748.65	$ 116.72	$ -	$ 3,048.89
2048	$ 860.64	$ 206.80	$ 95.14	$ 23.63	$ 1,058.70	$ 691.28	$ 119.06	$ -	$ 3,055.24
2049	$ 901.07	$ 169.14	$ 97.04	$ 19.33	$ 1,119.77	$ 630.41	$ 121.44	$ -	$ 3,058.20
2050	$ 943.43	$ 129.72	$ 98.98	$ 14.83	$ 1,180.85	$ 566.02	$ 123.87	$ -	$ 3,057.69
2051	$ 987.71	$ 88.45	$ 100.96	$ 10.11	$ 1,252.11	$ 498.12	$ 126.34	$ -	$ 3,063.80
2052	$ 1,033.92	$ 45.23	$ 102.98	$ 5.17	$ 1,323.37	$ 426.12	$ 128.87	$ -	$ 3,065.67
2053					$ 1,394.63	$ 350.03	$ 131.45	$ -	$ 1,876.11
2054					$ 1,476.07	$ 269.84	$ 134.08	$ -	$ 1,879.98
2055					$ 1,567.68	$ 184.97	$ 136.76	$ -	$ 1,889.41
2056					$ 1,649.12	$ 94.82	$ 139.49	$ -	$ 1,883.44
Total	**$ 16,315.52**	**$ 11,129.07**	**$ 2,127.57**	**$ 1,295.43**	**$ 24,706.29**	**$ 27,835.70**	**$ 3,186.63**	**$ -**	**$ 86,596.21**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.

[b] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[c] If PID Bonds are issued, Additional Interest will be charged and collected.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[e] 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.

IMPROVEMENT AREA #3 - LOT TYPE 9 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

28) under a court order or foreclosure sale;
29) by a trustee in bankruptcy;
30) 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;
31) 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;
32) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
33) from one co-owner to another co-owner of an undivided interest in the real property;
34) to a spouse or a person in the lineal line of consanguinity of the seller;
35) to or from a governmental entity; or
36) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #3 LOT TYPE 9 PRINCIPAL ASSESSMENT: $42,194.06

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

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 9

	Major Improvement Area Bond				Improvement Area #3 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Principal	Interest[b]	Annual Collection Costs	Additional Interest[c]	Total Annual Installment[d][e]
2027	$ 366.37	$ 706.66	$ 79.04	$ 83.91	$ 335.06	$ 1,588.27	$ 80.79	$ -	$ 3,240.11
2028	$ 378.25	$ 693.84	$ 65.85	$ 82.08	$ 356.00	$ 1,441.94	$ 82.41	$ -	$ 3,100.38
2029	$ 394.10	$ 679.18	$ 67.17	$ 80.19	$ 376.94	$ 1,421.47	$ 84.06	$ -	$ 3,103.11
2030	$ 409.94	$ 663.91	$ 68.51	$ 78.22	$ 397.89	$ 1,399.80	$ 85.74	$ -	$ 3,104.00
2031	$ 425.78	$ 648.03	$ 69.88	$ 76.17	$ 418.83	$ 1,376.92	$ 87.45	$ -	$ 3,103.06
2032	$ 443.61	$ 631.53	$ 71.28	$ 74.04	$ 439.77	$ 1,352.84	$ 89.20	$ -	$ 3,102.26
2033	$ 461.43	$ 614.34	$ 72.71	$ 71.82	$ 471.18	$ 1,327.55	$ 90.99	$ -	$ 3,110.01
2034	$ 481.23	$ 595.30	$ 74.16	$ 69.51	$ 502.59	$ 1,300.46	$ 92.81	$ -	$ 3,116.07
2035	$ 503.02	$ 575.45	$ 75.65	$ 67.11	$ 523.53	$ 1,271.56	$ 94.66	$ -	$ 3,110.97
2036	$ 524.80	$ 554.70	$ 77.16	$ 64.59	$ 554.95	$ 1,241.45	$ 96.56	$ -	$ 3,114.21
2037	$ 546.59	$ 533.05	$ 78.70	$ 61.97	$ 586.36	$ 1,209.55	$ 98.49	$ -	$ 3,114.70
2038	$ 570.35	$ 510.51	$ 80.28	$ 59.23	$ 617.77	$ 1,175.83	$ 100.46	$ -	$ 3,114.42
2039	$ 596.09	$ 486.98	$ 81.88	$ 56.38	$ 659.65	$ 1,140.31	$ 102.47	$ -	$ 3,123.77
2040	$ 621.84	$ 462.39	$ 83.52	$ 53.40	$ 691.06	$ 1,102.38	$ 104.52	$ -	$ 3,119.11
2041	$ 647.58	$ 436.74	$ 85.19	$ 50.29	$ 732.95	$ 1,062.64	$ 106.61	$ -	$ 3,122.00
2042	$ 677.29	$ 410.03	$ 86.89	$ 47.05	$ 774.83	$ 1,020.50	$ 108.74	$ -	$ 3,125.33
2043	$ 707.00	$ 382.09	$ 88.63	$ 43.67	$ 816.71	$ 975.94	$ 110.91	$ -	$ 3,124.96
2044	$ 738.68	$ 351.16	$ 90.40	$ 40.13	$ 869.07	$ 928.98	$ 113.13	$ -	$ 3,131.56
2045	$ 772.35	$ 318.84	$ 92.21	$ 36.44	$ 921.42	$ 879.01	$ 115.39	$ -	$ 3,135.67
2046	$ 808.00	$ 285.05	$ 94.06	$ 32.58	$ 973.77	$ 826.03	$ 117.70	$ -	$ 3,137.19
2047	$ 845.62	$ 249.70	$ 95.94	$ 28.54	$ 1,026.13	$ 770.04	$ 120.06	$ -	$ 3,136.02
2048	$ 885.23	$ 212.71	$ 97.86	$ 24.31	$ 1,088.95	$ 711.04	$ 122.46	$ -	$ 3,142.54
2049	$ 926.82	$ 173.98	$ 99.81	$ 19.88	$ 1,151.77	$ 648.42	$ 124.91	$ -	$ 3,145.59
2050	$ 970.39	$ 133.43	$ 101.81	$ 15.25	$ 1,214.60	$ 582.20	$ 127.41	$ -	$ 3,145.07
2051	$ 1,015.94	$ 90.97	$ 103.85	$ 10.40	$ 1,287.89	$ 512.36	$ 129.95	$ -	$ 3,151.35
2052	$ 1,063.47	$ 46.53	$ 105.92	$ 5.32	$ 1,361.19	$ 438.30	$ 132.55	$ -	$ 3,153.27
2053					$ 1,434.48	$ 360.03	$ 135.20	$ -	$ 1,929.72
2054					$ 1,518.25	$ 277.55	$ 137.91	$ -	$ 1,933.71
2055					$ 1,612.48	$ 190.25	$ 140.67	$ -	$ 1,943.40
2056					$ 1,696.25	$ 97.53	$ 143.48	$ -	$ 1,937.26
Total	**$ 16,781.76**	**$ 11,447.10**	**$ 2,188.37**	**$ 1,332.45**	**$ 25,412.31**	**$ 28,631.15**	**$ 3,277.69**	**$ -**	**$ 89,070.81**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.

[b] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[c] If PID Bonds are issued, Additional Interest will be charged and collected.

[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.

[e] 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.

IMPROVEMENT AREA #4 - LOT TYPE 10 DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

37) under a court order or foreclosure sale;
38) by a trustee in bankruptcy;
39) 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;
40) 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;
41) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
42) from one co-owner to another co-owner of an undivided interest in the real property;
43) to a spouse or a person in the lineal line of consanguinity of the seller;
44) to or from a governmental entity; or
45) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #4 LOT TYPE 10 PRINCIPAL ASSESSMENT: $45,203.83

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

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 10

	Major Improvement Area Bond				Improvement Area #4 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest	Principal	Interest[b]	Annual Collection Costs	Additional Interest[c]	Total Annual Installment[d][e]
2027	$ 386.50	$ 745.49	$ 83.39	$ 88.52	$ 384.62	$ 1,718.75	$ 85.33	$ -	$ 3,492.59
2028	$ 399.04	$ 731.96	$ 69.47	$ 86.59	$ 384.62	$ 1,559.13	$ 87.03	$ -	$ 3,317.84
2029	$ 415.75	$ 716.50	$ 70.86	$ 84.59	$ 384.62	$ 1,537.02	$ 88.77	$ -	$ 3,298.11
2030	$ 432.46	$ 700.39	$ 72.28	$ 82.51	$ 384.62	$ 1,514.90	$ 90.55	$ -	$ 3,277.71
2031	$ 449.18	$ 683.63	$ 73.72	$ 80.35	$ 384.62	$ 1,492.79	$ 92.36	$ -	$ 3,256.65
2032	$ 467.98	$ 666.23	$ 75.20	$ 78.10	$ 576.92	$ 1,470.67	$ 94.21	$ -	$ 3,429.31
2033	$ 486.78	$ 648.09	$ 76.70	$ 75.76	$ 576.92	$ 1,437.50	$ 96.09	$ -	$ 3,397.86
2034	$ 507.67	$ 628.01	$ 78.24	$ 73.33	$ 576.92	$ 1,404.33	$ 98.01	$ -	$ 3,366.52
2035	$ 530.66	$ 607.07	$ 79.80	$ 70.79	$ 576.92	$ 1,371.15	$ 99.97	$ -	$ 3,336.37
2036	$ 553.64	$ 585.18	$ 81.40	$ 68.14	$ 576.92	$ 1,337.98	$ 101.97	$ -	$ 3,305.23
2037	$ 576.62	$ 562.34	$ 83.03	$ 65.37	$ 576.92	$ 1,304.81	$ 104.01	$ -	$ 3,273.10
2038	$ 601.69	$ 538.56	$ 84.69	$ 62.49	$ 576.92	$ 1,271.63	$ 106.09	$ -	$ 3,242.07
2039	$ 628.85	$ 513.74	$ 86.38	$ 59.48	$ 769.23	$ 1,238.46	$ 108.22	$ -	$ 3,404.35
2040	$ 656.01	$ 487.80	$ 88.11	$ 56.34	$ 769.23	$ 1,194.23	$ 110.38	$ -	$ 3,362.09
2041	$ 683.17	$ 460.74	$ 89.87	$ 53.06	$ 769.23	$ 1,150.00	$ 112.59	$ -	$ 3,318.65
2042	$ 714.50	$ 432.56	$ 91.67	$ 49.64	$ 769.23	$ 1,105.77	$ 114.84	$ -	$ 3,278.21
2043	$ 745.84	$ 403.08	$ 93.50	$ 46.07	$ 961.54	$ 1,061.54	$ 117.14	$ -	$ 3,428.71
2044	$ 779.27	$ 370.45	$ 95.37	$ 42.34	$ 961.54	$ 1,006.25	$ 119.48	$ -	$ 3,374.70
2045	$ 814.79	$ 336.36	$ 97.28	$ 38.44	$ 961.54	$ 950.96	$ 121.87	$ -	$ 3,321.23
2046	$ 852.39	$ 300.71	$ 99.22	$ 34.37	$ 961.54	$ 895.67	$ 124.31	$ -	$ 3,268.21
2047	$ 892.09	$ 263.42	$ 101.21	$ 30.11	$ 1,153.85	$ 840.38	$ 126.79	$ -	$ 3,407.84
2048	$ 933.87	$ 224.39	$ 103.23	$ 25.64	$ 1,153.85	$ 774.04	$ 129.33	$ -	$ 3,344.35
2049	$ 977.74	$ 183.54	$ 105.30	$ 20.98	$ 1,153.85	$ 707.69	$ 131.91	$ -	$ 3,281.00
2050	$ 1,023.71	$ 140.76	$ 107.40	$ 16.09	$ 1,346.15	$ 641.35	$ 134.55	$ -	$ 3,410.01
2051	$ 1,071.76	$ 95.97	$ 109.55	$ 10.97	$ 1,346.15	$ 563.94	$ 137.24	$ -	$ 3,335.59
2052	$ 1,121.90	$ 49.08	$ 111.74	$ 5.61	$ 1,538.46	$ 486.54	$ 139.99	$ -	$ 3,453.32
2053					$ 1,538.46	$ 398.08	$ 142.79	$ -	$ 2,079.33
2054					$ 1,730.77	$ 309.62	$ 145.64	$ -	$ 2,186.03
2055					$ 1,730.77	$ 210.10	$ 148.56	$ -	$ 2,089.42
2056					$ 1,923.08	$ 110.58	$ 151.53	$ -	$ 2,185.18
Total	**$ 17,703.83**	**$ 12,076.06**	**$ 2,308.61**	**$ 1,405.66**	**$ 27,500.00**	**$ 31,065.87**	**$ 3,461.55**	**$ -**	**$ 95,521.58**

[a] Interest is calculated at the rate of the Major Improvement Area Bonds.
[b] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.
[c] If PID Bonds are issued, Additional Interest will be charged and collected.
[d] Excludes the TIRZ Annual Credit Amount which will be calculated annually in each Annual Service Plan Update.
[e] 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.

IMPROVEMENT AREA #3 INITIAL PARCEL DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

46) under a court order or foreclosure sale;
47) by a trustee in bankruptcy;
48) 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;
49) 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;
50) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
51) from one co-owner to another co-owner of an undivided interest in the real property;
52) to a spouse or a person in the lineal line of consanguinity of the seller;
53) to or from a governmental entity; or
54) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #3 INITIAL PARCEL PRINCIPAL ASSESSMENT: $12,135,000.00

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

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 #3 INITIAL PARCEL

Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest[b]	Total Annual Installment[c]
2027	$ 160,000.00	$ 758,437.50	$ 38,581.50	$ -	$ 957,019.00
2028	$ 170,000.00	$ 688,562.50	$ 39,353.13	$ -	$ 897,915.63
2029	$ 180,000.00	$ 678,787.50	$ 40,140.19	$ -	$ 898,927.69
2030	$ 190,000.00	$ 668,437.50	$ 40,943.00	$ -	$ 899,380.50
2031	$ 200,000.00	$ 657,512.50	$ 41,761.86	$ -	$ 899,274.36
2032	$ 210,000.00	$ 646,012.50	$ 42,597.09	$ -	$ 898,609.59
2033	$ 225,000.00	$ 633,937.50	$ 43,449.04	$ -	$ 902,386.54
2034	$ 240,000.00	$ 621,000.00	$ 44,318.02	$ -	$ 905,318.02
2035	$ 250,000.00	$ 607,200.00	$ 45,204.38	$ -	$ 902,404.38
2036	$ 265,000.00	$ 592,825.00	$ 46,108.46	$ -	$ 903,933.46
2037	$ 280,000.00	$ 577,587.50	$ 47,030.63	$ -	$ 904,618.13
2038	$ 295,000.00	$ 561,487.50	$ 47,971.25	$ -	$ 904,458.75
2039	$ 315,000.00	$ 544,525.00	$ 48,930.67	$ -	$ 908,455.67
2040	$ 330,000.00	$ 526,412.50	$ 49,909.28	$ -	$ 906,321.78
2041	$ 350,000.00	$ 507,437.50	$ 50,907.47	$ -	$ 908,344.97
2042	$ 370,000.00	$ 487,312.50	$ 51,925.62	$ -	$ 909,238.12
2043	$ 390,000.00	$ 466,037.50	$ 52,964.13	$ -	$ 909,001.63
2044	$ 415,000.00	$ 443,612.50	$ 54,023.41	$ -	$ 912,635.91
2045	$ 440,000.00	$ 419,750.00	$ 55,103.88	$ -	$ 914,853.88
2046	$ 465,000.00	$ 394,450.00	$ 56,205.96	$ -	$ 915,655.96
2047	$ 490,000.00	$ 367,712.50	$ 57,330.08	$ -	$ 915,042.58
2048	$ 520,000.00	$ 339,537.50	$ 58,476.68	$ -	$ 918,014.18
2049	$ 550,000.00	$ 309,637.50	$ 59,646.21	$ -	$ 919,283.71
2050	$ 580,000.00	$ 278,012.50	$ 60,839.14	$ -	$ 918,851.64
2051	$ 615,000.00	$ 244,662.50	$ 62,055.92	$ -	$ 921,718.42
2052	$ 650,000.00	$ 209,300.00	$ 63,297.04	$ -	$ 922,597.04
2053	$ 685,000.00	$ 171,925.00	$ 64,562.98	$ -	$ 921,487.98
2054	$ 725,000.00	$ 132,537.50	$ 65,854.24	$ -	$ 923,391.74
2055	$ 770,000.00	$ 90,850.00	$ 67,171.33	$ -	$ 928,021.33
2056	$ 810,000.00	$ 46,575.00	$ 68,514.75	$ -	$ 925,089.75
Total	**$ 12,135,000.00**	**$ 13,672,075.00**	**$ 1,565,177.35**	**$ -**	**$ 27,372,252.35**

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

IMPROVEMENT AREA #4 INITIAL PARCEL DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

55) under a court order or foreclosure sale;
56) by a trustee in bankruptcy;
57) 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;
58) 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;
59) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
60) from one co-owner to another co-owner of an undivided interest in the real property;
61) to a spouse or a person in the lineal line of consanguinity of the seller;
62) to or from a governmental entity; or
63) of only a mineral interest, leasehold interest, or security interest

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

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

AFTER RECORDING[1] RETURN TO:

_____

_____

_____

_____

_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

LIBERTY HILL, TEXAS

CONCERNING THE FOLLOWING PROPERTY

_____

PROPERTY ADDRESS

IMPROVEMENT AREA #4 INITIAL PARCEL PRINCIPAL ASSESSMENT: $715,000.00

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

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 #4 INITIAL PARCEL

	Improvement Area #4 Reimbursement Obligation				
Annual Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Additional Interest[b]	Total Annual Installment[c]
2027	$ 10,000.00	$ 44,687.50	$ 2,218.50	$ -	$ 56,906.00
2028	$ 10,000.00	$ 40,537.50	$ 2,262.87	$ -	$ 52,800.37
2029	$ 10,000.00	$ 39,962.50	$ 2,308.13	$ -	$ 52,270.63
2030	$ 10,000.00	$ 39,387.50	$ 2,354.29	$ -	$ 51,741.79
2031	$ 10,000.00	$ 38,812.50	$ 2,401.38	$ -	$ 51,213.88
2032	$ 15,000.00	$ 38,237.50	$ 2,449.40	$ -	$ 55,686.90
2033	$ 15,000.00	$ 37,375.00	$ 2,498.39	$ -	$ 54,873.39
2034	$ 15,000.00	$ 36,512.50	$ 2,548.36	$ -	$ 54,060.86
2035	$ 15,000.00	$ 35,650.00	$ 2,599.33	$ -	$ 53,249.33
2036	$ 15,000.00	$ 34,787.50	$ 2,651.31	$ -	$ 52,438.81
2037	$ 15,000.00	$ 33,925.00	$ 2,704.34	$ -	$ 51,629.34
2038	$ 15,000.00	$ 33,062.50	$ 2,758.43	$ -	$ 50,820.93
2039	$ 20,000.00	$ 32,200.00	$ 2,813.59	$ -	$ 55,013.59
2040	$ 20,000.00	$ 31,050.00	$ 2,869.87	$ -	$ 53,919.87
2041	$ 20,000.00	$ 29,900.00	$ 2,927.26	$ -	$ 52,827.26
2042	$ 20,000.00	$ 28,750.00	$ 2,985.81	$ -	$ 51,735.81
2043	$ 25,000.00	$ 27,600.00	$ 3,045.53	$ -	$ 55,645.53
2044	$ 25,000.00	$ 26,162.50	$ 3,106.44	$ -	$ 54,268.94
2045	$ 25,000.00	$ 24,725.00	$ 3,168.56	$ -	$ 52,893.56
2046	$ 25,000.00	$ 23,287.50	$ 3,231.94	$ -	$ 51,519.44
2047	$ 30,000.00	$ 21,850.00	$ 3,296.57	$ -	$ 55,146.57
2048	$ 30,000.00	$ 20,125.00	$ 3,362.51	$ -	$ 53,487.51
2049	$ 30,000.00	$ 18,400.00	$ 3,429.76	$ -	$ 51,829.76
2050	$ 35,000.00	$ 16,675.00	$ 3,498.35	$ -	$ 55,173.35
2051	$ 35,000.00	$ 14,662.50	$ 3,568.32	$ -	$ 53,230.82
2052	$ 40,000.00	$ 12,650.00	$ 3,639.68	$ -	$ 56,289.68
2053	$ 40,000.00	$ 10,350.00	$ 3,712.48	$ -	$ 54,062.48
2054	$ 45,000.00	$ 8,050.00	$ 3,786.73	$ -	$ 56,836.73
2055	$ 45,000.00	$ 5,462.50	$ 3,862.46	$ -	$ 54,324.96
2056	$ 50,000.00	$ 2,875.00	$ 3,939.71	$ -	$ 56,814.71
Total	**$ 715,000.00**	**$ 807,712.50**	**$ 90,000.28**	**$ -**	**$ 1,612,712.78**

[a] Interest is calculated at a 5.75% rate, which is less than 2.00% higher than the Bond Buyer's 25 Bond Revenue Index as of May 21, 2026.

[b] If PID Bonds are issued, Additional Interest will be charged and collected.

[c] 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.

APPENDIX B – ENGINEER'S REPORT

Engineering Report

Butler Farms
Public Improvement District

CITY OF LIBERTY HILL
WILLIAMSON COUNTY, TEXAS

April 21, 2026

HR Green Project No: 2403453

Prepared For:
366 TX 29, LTD
2121 Midway Road, Suite 240
Carrollton, Texas 75006

and

City of Liberty Hill, Texas

Prepared By:
HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735
TBPE Firm No. F-16384

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3.0 Development Improvements 1
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Appendix 1: Improvement Area #3 Location Map
Appendix 2: Improvement Area #3 Legal Description
Appendix 3: Improvement Area #3 Engineer's Opinion of Probable Cost
Appendix 4: Improvement Area #3 Map: Streets
Appendix 5: Improvement Area #3 Map: Drainage
Appendix 6: Improvement Area #3 Map: Potable Water
Appendix 7: Improvement Area #3 Map: Wastewater

Appendix 8: Improvement Area #4 Location Map
Appendix 9: Improvement Area #4 Legal Description
Appendix 10: Improvement Area #4 Engineer's Opinion of Probable Cost
Appendix 11: Improvement Area #4 Map: Streets
Appendix 12: Improvement Area #4 Map: Drainage
Appendix 13: Improvement Area #4 Map: Potable Water
Appendix 14: Improvement Area #4 Map: Wastewater

1.0 INTRODUCTION

The Butler Farms development is a proposed single-family residential development tract located in the City of Liberty Hill, Texas. It is located northwest of the intersection of SH 29 and CR 200. The development encompasses an approximately 366-acre tract of land that allows for construction of up to 1,250 single-family residential homes. The Improvement Area #3 location map and legal description are included in ***Appendix 1*** and ***Appendix 2***. The Improvement Area #4 location map and legal description are included in ***Appendix 8*** and ***Appendix 9***.

This report includes supporting documentation for the formation of the PID and the issuance of bonds by the City. The bonds are anticipated to be used to finance public infrastructure projects vital for the development within the PID.

2.0 DEVELOPMENT COSTS

Engineer's Opinions of Probable Cost (Engineer's OPC) have been prepared for all Improvement Area #3 and Improvement Area #4 infrastructure. The Improvement Area #3 Engineer's OPC has been provided as ***Appendix 3***. The Improvement Area #4 Engineer's OPC has been provided as ***Appendix 10***.

3.0 DEVELOPMENT IMPROVEMENTS

Development improvements have been defined as Improvement Area #3 and Improvement Area #4. Improvements benefitting Improvement Area #3 and Improvement Area #4 will be included in the PID.

Improvement Area #3 improvements are depicted in ***Appendix 4*** through ***Appendix 7.*** Improvement Area #4 improvements are depicted in ***Appendix 11*** through ***Appendix 14***.

Development improvements will be designed and constructed in accordance with City of Liberty Hill standards and specifications and will be owned and operated by the City unless otherwise indicated.

Improvement Area #3 includes:

Streets

Improvements include subgrade stabilization (including excavation), concrete and reinforcing steel for roadways, asphalt, sidewalks, and handicap ramps. Intersections and signage, erosion controls, street lights, irrigation sleeves, and any potential material request additions/substitutions required per the City are included. These roadway improvements include local and collector streets that will provide access to each lot.

Drainage

Improvements include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, channels/swales, and any potential material request additions/substitutions required per the City. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area.

Water

Improvements include trench excavation and embedment, trench safety, PVC piping, fire hydrant assemblies, air release valves, gate valves, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to each lot within the limits of the improvement area.

Wastewater

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, and any potential material request additions/substitutions required per the City. These

lines will include the necessary appurtenances to be fully operational extending wastewater service to each lot within the limits of the improvement area.

Improvement Area #4 includes:

Streets

Improvements include subgrade stabilization (including excavation), concrete and reinforcing steel for roadways, asphalt, sidewalks, and handicap ramps. Intersections and signage, erosion controls, street lights, irrigation sleeves, and any potential material request additions/substitutions required per the City are included. These roadway improvements include local that will provide access to each lot.

Drainage

Improvements include trench excavation and embedment, trench safety, reinforced concrete piping, manholes, inlets, and any potential material request additions/substitutions required per the City. These will include the necessary appurtenances to be fully operational to convey stormwater to the limits of the improvement area.

Water

Improvements include trench excavation and embedment, trench safety, PVC piping, fire hydrant assemblies, gate valves, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational transmission lines extending water service to each lot within the limits of the improvement area.

Wastewater

Improvements include trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, and any potential material request additions/substitutions required per the City. These lines will include the necessary appurtenances to be fully operational extending wastewater service to each lot within the limits of the improvement area.

4.0 DEVELOPMENT SCHEDULE

Improvement Area #3 Design Stage

Design has begun on all improvements within Improvement Area #3.

Phase 6 construction plans have been approved by City of Liberty Hill as of May 2022 with a minor revision approved in August 2025.
Phase 12 construction plans have been approved by City of Liberty Hill as of March 2022 with a minor revision approved in August 2025.
Phase 13 construction plans have been approved by City of Liberty Hill as of July 2025.
Phase 14 construction plans have been approved by City of Liberty Hill as of October 2022.
Phase 15 construction plans have been approved by City of Liberty Hill as of December 2024.
Phase 16 construction plans have been approved by City of Liberty Hill as of December 2024.

Improvement Area #3 Construction Stage

Construction has begun in Improvement Area #3.

Phase 6 construction has been completed and accepted by the City of Liberty Hill.

Improvement Area #4 Design Stage

Design has begun on all improvements within Improvement Area #4.

Phase 10 construction plans have been approved by City of Liberty Hill as of December 2024.

Improvement Area #4 Construction Stage

Construction has not begun in Improvement Area #4.

APPENDIX 1
IMPROVEMENT AREA #3
LOCATION MAP

LEGEND

R.O.W.

PROPERTY BOUNDARY

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PH 15

PH 13

PHASE 12

PH 16

PH 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

P:\Marlin Atlantis\MAG17001_Butler\03_ACAD_Ph12_16\4_Exhibits\PID\Exhibits\exhIA3-AREA.dwg, OVALL-IA3, April 21, 2026, mvelasquez

IMPROVEMENT AREA #3

OVERALL MAP EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

APRIL 2026

HRGreen.
DEVELOPMENT TX

5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 2
IMPROVEMENT AREA #3
LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 128.94 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED WITH VENDOR'S LIEN TO 366 TX 29, LTD. OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING A PORTION OF A CERTAIN CALLED 45.954 ACRE TRACT DESCRIBED IN THE SPECIAL WARRANTY DEED TO JNC DEVELOPMENT, INC. OF RECORD IN DOCUMENT NO. 2021022152, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; AND BEING ALL OF BUTLER FARMS PHASE 6, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2026010888, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 128.94 ACRES OF LAND, AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, AND SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found at an angle point in the south line of a certain called 1,116.871 acre tract of land described in the General Warranty Deed to Butler Family Partnerships, Ltd. of record in Document No. 2022099989, Official Public Records of Williamson County, Texas, at the northeast corner of the said 366.4641 acre tract, same being the northwest corner of a certain called 95.593 acre tract described in the Correction Affidavit to Butler Family Partnership, LTD. of record in Document No. 2024070025, Official Public Records of Williamson County, Texas, and the north corner of a certain called 0.773 of one acre tract of land, designated Gap Area, and shown in the Boundary Line Agreement of record in Document No. 2021173819, Official Public Records of Williamson County, Texas, for the northeast corner and **POINT OF BEGINNING** of the tract described herein;

THENCE S 20°44'37" E, leaving the south line of the said 1,116.871 acre tract, leaving the northwest corner of the said 95.593 acre tract, with the east line of the said 366.4641 acre tract, with the west line of the said 0.773 acre tract (Boundary Line Agreement), with the east line of the tract described herein, a distance of 1,880.04 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the northeast corner of Lot 7, Block M, said Butler Farms Phase 6 and for a point on line of the tract described herein;

THENCE S 20°44'37" E, continuing with the east line of the said 366.4641 acre tract and the east line of said Butler Farms Phase 6, same being the west line of the said 0.773 acre tract (Boundary Line Agreement), with the east line of the tract described herein, a distance of 874.20 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southeast corner of Lot 8, Block A, said Butler Farms Phase 6, same being the northeast corner of Lot 8, Block A, Butler Farms Phase 7, a subdivision according to the plat or map of record in Document No. 2022083570, Official Public Records of Williamson County, Texas, for the southeast corner of the tract described herein;

THENCE leaving the west line of the said 0.773 of one acre Boundary Line Agreement, with the south line of said Butler Farms Phase 6 and the north line of said Butler Farms Phase 7, crossing the said 366.4641 acre tract, with the south line of the tract described herein, the following sixteen (16) courses and distances:

1. S 69°15'22" W, a distance of 19.99 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 9, Block A, said Butler Farms Phase 6, same being the north common corner of Lot 7 and said Lot 8, Block A, Butler Farms Phase 7, for an angle point of the tract described herein,

2. N 83°52'40" W, a distance of 159.16 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Loriner Way, a 50-foot right-of-way as shown on said Butler Farms Phase 7 and said Butler Farms Phase 6, for the southwest corner of said Lot 9, Block A, Butler Farms Phase 6 and the northwest corner of said Lot 7, Block A, Butler Farms Phase 7, for a non-tangent point-of-curvature of the tract described herein,

3. With the arc of a curve to the left, having a radius of 250.00 feet, an arc distance of 21.71 feet, and a chord which bears N 03°38'06" E, a distance of 21.70 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of said Loriner Way, for a point on curve in the west line of said Lot 9, Block A, Butler Farms Phase 6, for a non-tangent end-of-curve of the tract described herein,

4. N 88°51'09" W, at a distance of 50.00 feet passing a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Loriner Way, same being the southeast corner of Lot 14, Block O, said Butler Farms Phase 6 and the northeast corner of Lot 15, Block O, said Butler Farms Phase 7, and continuing with the south line of said Lot 14, Block O, Butler Farms Phase 6 and the north line of said Lot 15, Block O, Butler Farms Phase 7 for a total distance of 172.93 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 14, Block O, Butler Farms Phase 6 and the southeast corner of Lot 1, Block O, said Butler Farms Phase 6, same being the northwest corner of said Lot 15, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

5. S 15°12'00" W, a distance of 40.46 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the east line of said Lot 1, Block O, Butler Farms Phase 6 and the west line of said Lot 15, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

6. S 46°00'17" W, a distance of 46.66 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the east line of said Lot 1, Block O, Butler Farms Phase 6 and the west line of Lot 16, Block O, said Butler Farms Phase 7, for an angle point of the tract described herein,

7. S 62°00'12" W, a distance of 58.96 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Canter Drive, a 50-foot right-of-way as shown on said Butler Farms Phase 6 and said Butler Farms Phase 7, for the southwest corner of said Lot 1, Block O, Butler Farms Phase 6 and the northwest corner of Lot 17, Block O, said Butler Farms Phase 7, for an angle point of the tract described herein,

8. S 24°41'35" E, a distance of 18.11 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of said Canter Drive, for a point-of-curvature in the west line of said Lot 17, Block O, Butler Farms Phase 7, for an angle point of the tract described herein,

9. S 64°46'30" W, at a distance of 50.00 feet, passing a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Canter Drive, same being the southeast corner of Lot 9, Block K, said Butler Farms Phase 6 and the northeast corner of Lot 10, Block K, said Butler Farms Phase 7, and continuing for a total distance of 172.59 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 9, Block K, Butler Farms Phase 6 and the northwest corner of said Lot 10, Block K, Butler Farms Phase 7, same being the east line of Lot 12, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

10. N 27°53'54" W, a distance of 10.03 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west line of said Lot 9, Block K, Butler Farms Phase 6, for the northeast corner of said Lot 12, Block K, Butler Farms Phase 7, for an angle point of the tract described herein,

11. S 62°06'06" W, a distance of 109.56 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 5, Block K, said Butler Farms Phase 6 and the north line of Lot 14, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

12. S 73°46'54" W, a distance of 209.97 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the south line of Lot 2, Block K, said Butler Farms Phase 6 and the north line of Lot 18, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

13. N 87°42'35" W, a distance of 116.15 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the east right-of-way line of Skyview Farm Lane, a 50-foot right-of-way as shown on said Butler Farms Phase 6 and said Butler Farms Phase 7, for the southwest corner of Lot 1, Block K, said Butler Farms Phase 6 and the northwest corner of Lot 20, Block K, said Butler Farms Phase 7, for an angle point of the tract described herein,

14. N 88°54'12" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Skyview Farm Lane, same being the east line of Lot 17, Block P, said Butler Farms Phase 6, for an angle point of the tract described herein,

15. S 01°05'48" W, a distance of 20.65 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the west right-of-way line of said Skyview Farm Lane, same being the southeast corner of said Lot 17, Block P, Butler Farms Phase 6 and the northeast corner of Lot 18, Block P, said Butler Farms Phase 7, for an angle point of the tract described herein, and

16. N 88°54'12" W, a distance of 156.01 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the southwest corner of said Lot 17, Block P, Butler Farms Phase 6 and the northwest corner of said Lot 18, Block P, Butler Farms Phase 7, for an angle point of the tract described herein;

THENCE leaving south line of said Butler Farms Phase 6, continuing with the north line of said Butler Farms Phase 7, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, the following three (3) courses and distances:

1. S 01°41'30" W, a distance of 4.73 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for an angle point in the west line of said Lot 18, Block P, Butler Farms Phase 7, same being an angle point of the tract described herein,

2. S 14°12'32" E, a distance of 109.14 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set in the north right-of-way line of said Loriner Way, same being the southwest corner of Lot 19, Block P, said Butler Farms Phase 7, for an angle point of the tract described herein, and

3. N 88°54'12" W, a distance of 189.26 feet to a 1/2-inch iron rod with a plastic cap stamped "HR GREEN" set for the intersection of the north right-of-way line of said Loriner Way and the east right-of-way line of Butler Farms Boulevard, a variable width right-of-way as shown on Butler Farms Phase 1, a subdivision according to the plat or map of record in Document No. 2021181212, Official Public Records of Williamson County, Texas for a point-of-curvature of the tract described herein;

THENCE leaving the north right-of-way line of said Loriner Way, with the east right-of-way line of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, with the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 24.01 feet, and a chord which bears N 43°02'56" W, a distance of 21.53 feet to a mag-nail with a washer stamped "LANDDEV" previously set for the north terminus of the east right-of-way line of said Butler Farms Boulevard, for a non-tangent end-of-curve of the tract described herein;

THENCE N 88°25'48" W, with the north terminus of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein a distance of 70.02 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the north terminus of the west right-of-way line of said Butler Farms Boulevard and a non-tangent point-of-curvature of the tract described herein;

THENCE with the west right-of-way line of said Butler Farms Boulevard, continuing across the said 366.4641 acre tract, with the south line of the tract described herein, with the arc of a curve to the right, having a radius of 15.00 feet, an arc distance of 23.56 feet, and a chord which bears S 47°48'18" W, a distance of 21.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the intersection of the west right-of-way line of said Butler Farms Boulevard and the north right-of-way line of Nightwoods Trail, a 50-foot right-of-way as shown on Butler Farms Phase 2, 3, & 4, a subdivision according to the plat or map of record in Document No. 2022083520, Official Public Record of Williamson County, Texas, for an angle point in the east line of the said 45.954 acre tract, for a point-of-tangency of the tract described herein;

THENCE N 87°11'41" W, continuing across the said 366.4641 acre tract, with the north right-of-way line of said Nightwoods Trail, with a north line of the said 45.954 acre tract, continuing with the south line of the tract described herein, a distance of 3.47 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the

southeast corner of Lot 34, Block X, said Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein;

THENCE N 02°48'19" E, continuing across the said 366.4641 acre tract, leaving the north right-of-way line of said Nightwoods Trail, with the east line of said Lot 34, Block X, Butler Farms Phase 2, 3, & 4, with the south line of the tract described herein, a distance of 120.58 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 34, Block X, Butler Farms Phase 2, 3, & 4, same being an angle point in the south line of the tract described herein;

THENCE continuing across the said 366.4641 acre tract, with the north and east lines of said Butler Farms Phase 2, 3, & 4, with the south and west lines of the tract described herein, the following fifteen (15) courses and distances:

1. N 87°11'41" W, a distance of 249.29 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the north common corner of Lot 28, Block X, said Butler Farms Phase 2, 3, & 4 and Lot 29, Block X, said Butler Farms Phase 2, 3, & 4, for an angle point in the south line of the tract described herein,

2. N 89°43'56" W, a distance of 296.94 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for an angle point the east line of Lot 3, Block X, said Butler Farms Phase 2, 3, & 4 and in the northwest line of Lot 22, Block X, said Butler Farms Phase 2, 3, & 4, for a southwest corner of the tract described herein,

3. N 25°47'59" E, a distance of 163.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the east terminus of the south right-of-way line of Ergot Street, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northeast corner of Lot 1, Block X, said Butler Farms Phase 2, 3, & 4, for an angle point in the west line of the tract described herein,

4. N 23°10'10" E, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the east terminus of the north right-of-way line of said Ergot Street, and the south line of Lot 1, Block AA, said Butler Farms Phase 2, 3, & 4, for a non-tangent point-of-curvature of the tract described herein,

5. with the arc of a curve to the left, having a radius of 225.00 feet, an arc distance of 33.13 feet, and a chord which bears S 71°02'57" E, a distance of 33.10 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the southeast corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, for a non-tangent end-of-curve of the tract described herein,

6. N 07°57'35" E, a distance of 78.84 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, same being a re-entrant corner of the tract described herein,

7. N 74°26'02" W, a distance of 136.23 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west right-of-way line of Boulder Ridge Trail, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 1, Block AA, Butler Farms Phase 2, 3, & 4, same being a non-tangent point-of-curvature of the tract described herein,

8. With the arc of a curve to the left, having a radius of 495.00 feet, an arc distance of 48.69 feet, and a chord which bears N 12°44'53" E, a distance of 48.67 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast terminus of said Boulder Ridge Trail, same being an non-tangent end-of-curve of the tract described herein,

9. N 79°29'28" W, a distance of 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northwest terminus of said Boulder Ridge Trail, same being a non-tangent point-of-curvature of the tract described herein,

10. With the arc of a curve to the right, having a radius of 445.00 feet, an arc distance of 34.16 feet, and a chord which bears S 12°03'52" W, a distance of 34.15 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 22, Block Y, said Butler Farms Phase 2, 3, & 4, same being a non-tangent end-of-curve of the tract described herein,

11. N 75°44'11" W, a distance of 122.93 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the east line of Lot 1, Block Y, said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 22, Block Y, Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein,

12. N 14°15'49" E, a distance of 40.50 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of said Lot 1, Block Y, Butler Farms Phase 2, 3, & 4, same being an angle point of the tract described herein,

13. N 79°58'28" W, at a distance of 123.05 feet, passing a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in an east line of the said 45.954 acre tract, for the northeast terminus of Windstar Road, a 50-foot right-of-way as shown on said Butler Farms Phase 2, 3, & 4, for the northwest corner of said Lot 1, Block Y, Butler Farms Phase 2, 3, & 4, and crossing the said 45.954 acre tract, with the north terminus line of said Windstar Road, for a total distance of 173.05 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in a west line of the said 45.954 acre tract, for the northwest terminus of said Windstar Road, same being a non-tangent point-of-curvature of the tract described herein,

14. with the arc of a curve to the right, having a radius of 155.00 feet, an arc distance of 21.99 feet, and a chord which bears S 14°05'24" W, a distance of 21.97 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set for the northeast corner of Lot 1, Block Z, said Butler Farms Phase 2, 3, & 4, same being a non-tangent end-of-curve of the tract described herein, and

15. N 71°50'45" W, a distance of 154.16 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" previously set in the west line of the said 366.4641 acre tract and the east line of a certain called 132.225 acre tract described in the General Warranty Deed to Butler Family Partnership, LTD., of record in Document No. 2021038920, Official Public Records of Williamson County, Texas, for the most northerly corner of Lot 19, Block Z, said Butler Farms Phase 2, 3, & 4, for the southerly southwest corner of the tract described herein;

THENCE leaving the north line of said Butler Farms Phase 2, 3, & 4, with a south and west line of the said 366.4641 acre tract, and a north and east line of the said 132.225 acre tract, with the south and west lines of the tract described herein, the following three (3) courses and distances:

1. N 04°01'23" W, a distance of 756.58 feet to a 1/2-inch iron rod found at an angle point,

2. S 69°35'38" W, a distance of 388.52 feet to a fence corner post found at an angle point, and

3. N 19°44'26" W, a distance of 935.23 feet to a 1/2-inch iron rod with a plastic cap stamped "RPLS 5025" found in the south line of the said 1,116.871 acre tract, at the northwest corner of the said 366.4641 acre tract, same being the northeast corner of the said 132.225 acre tract, for the northwest corner of the tract described herein;

THENCE leaving the east line of the said 132.225 acre tract, with the north line of the said 366.4641 acre tract and the south line of the said 1,116.871 acre tract, with the north line of the tract described herein, the following four (4) courses and distances:

1. N 69°41'24" E, a distance of 955.16 feet to a 1/2-inch iron rod found at an angle point,

2. N 69°39'02" E, a distance of 380.59 feet to a 1/2-inch iron rod found at an angle point,

3. N 67°54'44" E, a distance of 681.58 feet to a 1/2-inch iron rod found at an angle point, and

4. N 68°42’17” E, a distance of 401.15 feet to the **POINT OF BEGINNING** and containing 128.94 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

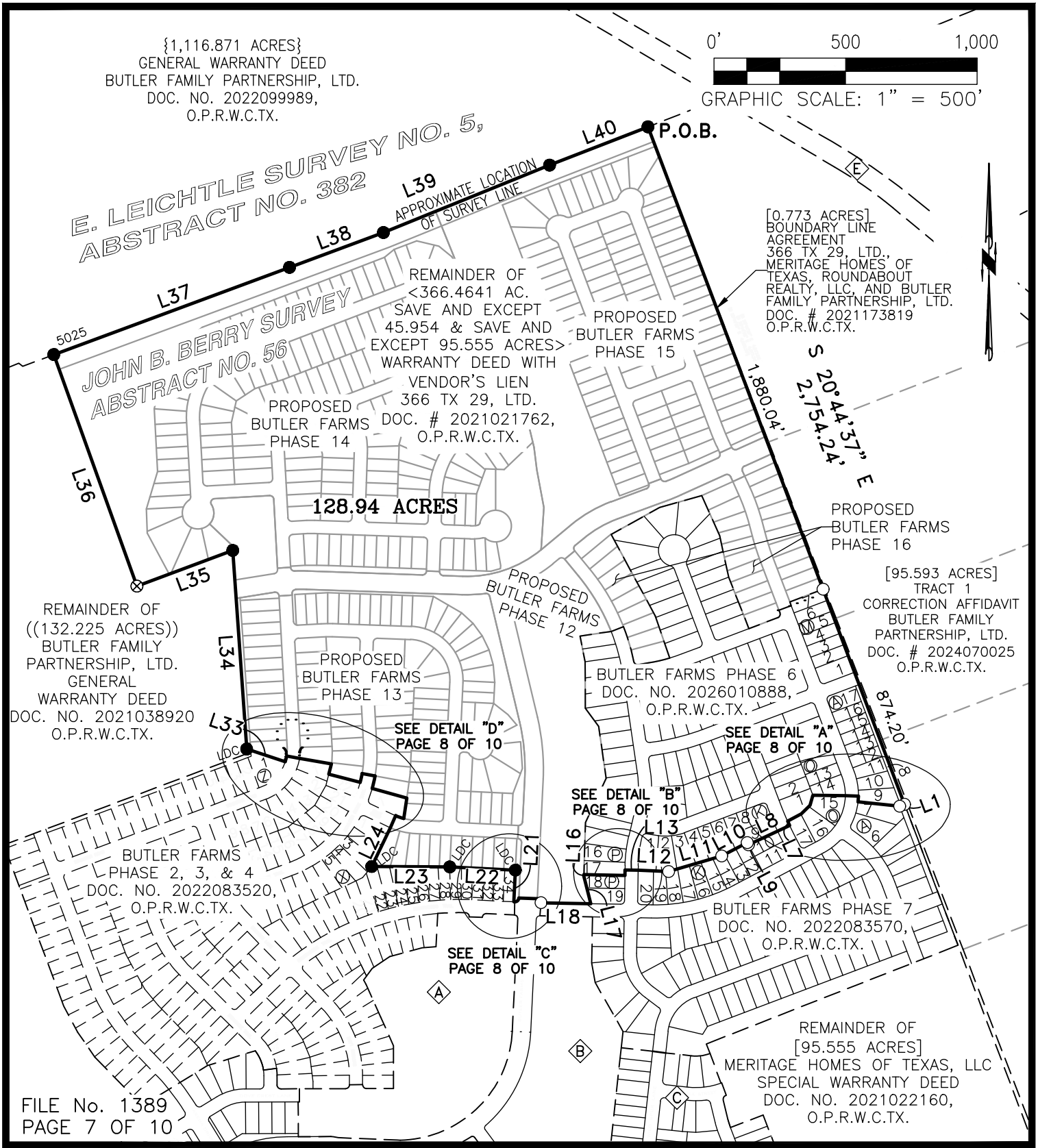
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2020, and March, 2022, and December, 2025.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of April 2026 A.D.

HR Green Development TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas

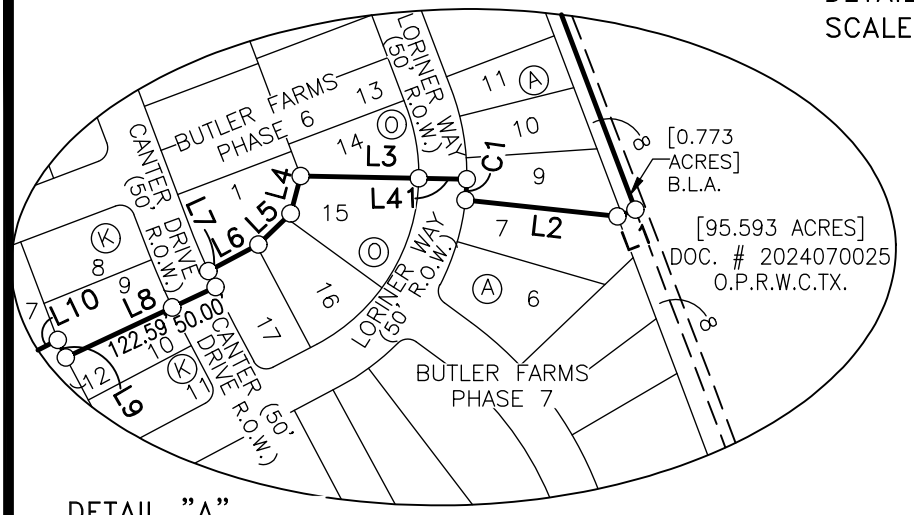




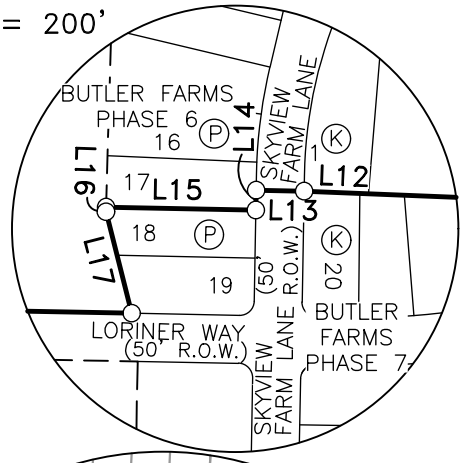
HRGreen
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AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

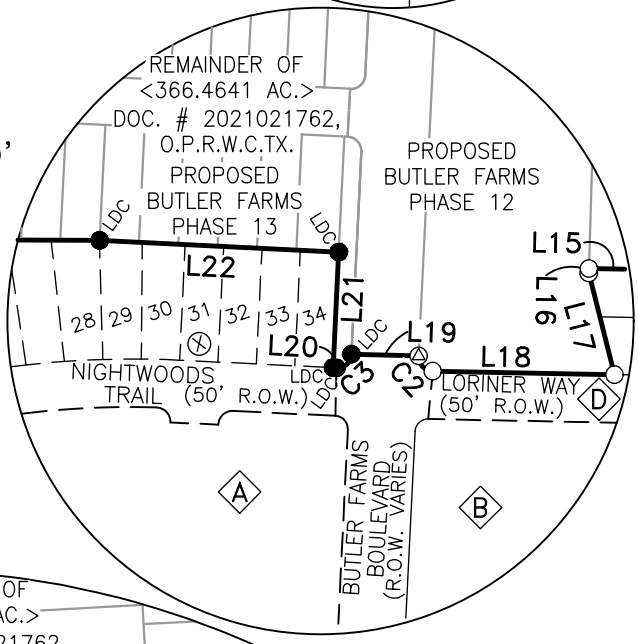
128.94 ACRES IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS



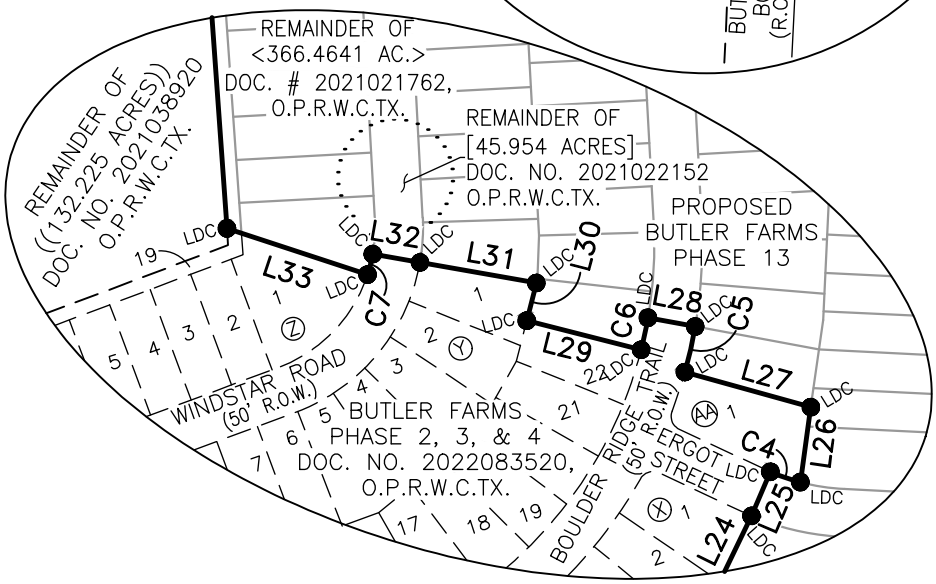
DETAIL "A"
SCALE: 1"= 200'



DETAIL "B"
SCALE: 1"= 200'



DETAIL "C"
SCALE: 1"= 200'



DETAIL "D"
SCALE: 1"= 200'

Ⓐ
REMAINDER OF [45.954 ACRES] SPECIAL WARRANTY DEED JNC DEVELOPMENT, INC. DOC. NO. 2021022152 O.P.R.W.C.TX.

Ⓑ
BUTLER FARMS PHASE 1 DOC. NO. 2021181212, O.P.R.W.C.TX.

Ⓒ
BUTLER FARMS PHASE 9 DOC. NO. 2021182097, O.P.R.W.C.TX.

Ⓓ
BUTLER FARMS PHASE 7 DOC. NO. 2022083570, O.P.R.W.C.TX.

Ⓔ
SOUTHERN PACIFIC RAILROAD RIGHT-OF-WAY

FILE No. 1389
PAGE 8 OF 10

HRGreen
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HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

128.94 ACRES IN THE
JOHN B. BERRY SURVEY, ABSTRACT NO. 56,
WILLIAMSON COUNTY, TEXAS

CURVE TABLE				
CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	250.00'	21.71'	N 03°38'06" E	21.70'
C2	15.00'	24.01'	N 43°02'56" W	21.53'
C3	15.00'	23.56'	S 47°48'18" W	21.21'
C4	225.00'	33.13'	S 71°02'57" E	33.10'
C5	495.00'	48.69'	N 12°44'53" E	48.67'
C6	445.00'	34.16'	S 12°03'52" W	34.15'
C7	155.00'	21.99'	S 14°05'24" W	21.97'

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S 69°15'22" W	19.99'
L2	N 83°52'40" W	159.16'
L3	N 88°51'09" W	122.93'
L4	S 15°12'00" W	40.46'
L5	S 46°00'17" W	46.66'
L6	S 62°00'12" W	58.96'
L7	S 24°41'35" E	18.11'
L8	S 64°46'30" W	172.59'
L9	N 27°53'54" W	10.03'
L10	S 62°06'06" W	109.56'
L11	S 73°46'54" W	209.97'
L12	N 87°42'35" W	116.15'
L13	N 88°54'12" W	50.00'
L14	S 01°05'48" W	20.65'
L15	N 88°54'12" W	156.01'
L16	S 01°41'30" W	4.73'
L17	S 14°12'32" E	109.14'
L18	N 88°54'12" W	189.26'
L19	N 88°25'48" W	70.02'
L20	N 87°11'41" W	3.47'

LINE TABLE		
LINE #	BEARING	DISTANCE
L21	N 02°48'19" E	120.58'
L22	N 87°11'41" W	249.29'
L23	N 89°43'56" W	296.94'
L24	N 25°47'59" E	163.75'
L25	N 23°10'10" E	50.00'
L26	N 07°57'35" E	78.84'
L27	N 74°26'02" W	136.23'
L28	N 79°29'28" W	50.00'
L29	N 75°44'11" W	122.93'
L30	N 14°15'49" E	40.50'
L31	N 79°58'28" W	123.05'
L32	N 79°58'28" W	50.00'
L33	N 71°50'45" W	154.16'
L34	N 04°01'23" W	756.58'
L35	S 69°35'38" W <S 69°33'52" W> ((N 69°36'28" E))	388.52' <388.52'> ((388.55'))
L36	N 19°44'26" W <N 19°44'16" W> ((S 19°44'31" E))	935.23' <935.31'> ((934.98'))

LINE TABLE		
LINE #	BEARING	DISTANCE
L37	N 69°41'24" E <N 69°41'18" E> ((N 69°40'09" E)) {S 69°40'32" W}	955.16' <955.17'> ((955.00')) {955.00'}
L38	N 69°39'02" E <N 69°39'26" E> {S 69°38'52" W}	380.59' <380.56'> {380.63'}
L39	N 67°54'44" E <N 67°54'51" E> {S 67°53'33" W}	681.58' <681.59'> {681.44'}
L40	N 68°42'17" E <N 68°42'12" E> {S 68°44'41" W}	401.15' <401.14'> {401.29'}
L41	N 88°51'09" W	50.00'

FILE No. 1389
PAGE 9 OF 10

HRGreen
DEVELOPMENT TX

5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM

TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

128.94 ACRES IN THE
JOHN B. BERRY SURVEY, ABSTRACT NO. 56,
WILLIAMSON COUNTY, TEXAS

LEGEND

● LDC	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
⏃	MAG NAIL WITH A WASHER STAMPED "LANDDEV" PREVIOUSLY SET
○	1/2" IRON ROD WITH A PLASTIC CAP STAMPED "HR GREEN" SET
⊗	FENCE POST FOUND
●	1/2" IRON ROD FOUND
● 5025	1/2" IRON ROD WITH A PLASTIC CAP STAMPED "RPLS 5025" FOUND
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
< >	RECORD INFORMATION PER DOC. NO. 2021021762, O.P.R.W.C.TX.
(( ))	RECORD INFORMATION PER DOC. NO. 2021038920, O.P.R.W.C.TX.
{ }	RECORD INFORMATION PER DOC. NO. 2022099989, O.P.R.W.C.TX.
[ ]	ADDITIONAL RECORD INFORMATION
B.L.A.	BOUNDARY LINE AGREEMENT
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999846.
4. THE BEARINGS AND DISTANCES SHOWN HEREON REFLECT THE RECORD BEARINGS AND DISTANCES SHOWN ON THE BUTLER FARMS PHASES 1-4 & 6-7 FINAL PLATS.

FILE No. 1389
PAGE 10 OF 10

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TBPE NO: 16384
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SURVEY SKETCH to Accompany Description:

128.94 ACRES IN THE
JOHN B. BERRY SURVEY, ABSTRACT NO. 56,
WILLIAMSON COUNTY, TEXAS

APPENDIX 3
IMPROVEMENT AREA #3
ENGINEER'S OPINION OF PROBABLE COST (OPC)

IMPROVEMENT AREA # 3 SUMMARY		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 1,046,494.50
B. WASTEWATER IMPROVEMENTS		$ 2,364,251.00
C. DRAINAGE IMPROVEMENTS		$ 5,212,662.00
D. POTABLE WATER IMPROVEMENTS		$ 2,803,453.00
F. STREET IMPROVEMENT		$ 4,625,554.30
G. EXCAVATION AND EMBANKMENT		$ 1,808,074.10
I. STREET LIGHTS		$ 252,986.00
SUBTOTAL		**$ 18,113,474.90**
ENGINEERING & CONSULTING FEES		$ 1,656,340.00
FEES		$ 5,672,952.91
CONTINGENCY		$ 725,081.18
CONSTRUCTION MANAGEMENT FEE	4%	$ 724,539.00
TOTAL		**$ 26,892,387.98**

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 6 - JANUARY 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	2	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,205.00	$ 4,410.00
A2	41	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 175.00	$ 7,175.00
A3	2,680	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 3.25	$ 8,710.00
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 2,685.00	$ 2,685.00
A5	20	LF	Furnish and Install Rock Berm - complete in place	$ 40.00	$ 800.00
A6	10,876	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 0.75	$ 8,157.00
A7	10,876	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 8,157.00
A9	685	LF	Furnish and Install Tree Protection Fencing per detail - complete in place	$ 7.00	$ 4,795.00
A11	11	EA	Furnish and Install Mailbox unit including but not limited to Cluster Box Unit(s) per plan, foundation, sidewalk to curb connection, pedestal, side panels for end units and coordination with USPS for key delivery (contact number: 512-419-7504) - complete in place	$ 3,295.00	$ 36,245.00
A12	1	LS	Mobilization	$ 233,340.00	$ 233,340.00
A13	125	LF	Furnish and Install Rock Berm - complete in place (Channel along western edge)	$ 40.00	$ 5,000.00
A14	9,840	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place (Channel along western edge)	$ 1.50	$ 14,760.00
A15	9,840	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place (Channel along western edge)	$ 1.00	$ 9,840.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 344,074.00**
B. WASTEWATER IMPROVEMENTS					
B1	3586	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 49.00	$ 175,714.00
B2	160	LF	Furnish and Install 8-inch SDR-26 PVC pressure wastewater pipe (all depths) - complete in place	$ 72.00	$ 11,520.00
B3	444	LF	Furnish and Install 10-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 72.00	$ 31,968.00
B7	18	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,315.00	$ 113,670.00
B8	5	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 10,105.00	$ 50,525.00
B10	4190	LF	Trench Safety System for wastewater line	$ 2.20	$ 9,218.00
B11	52	EA	Furnish and Install double service connection, per detail - complete in place	$ 2,400.00	$ 124,800.00
B12	14	EA	Furnish and Install single service connection, per detail - complete in place	$ 2,425.00	$ 33,950.00
B15	1	EA	Furnish and Install wastwater cap - complete in place	$ 37.00	$ 37.00
B16	2	EA	Furnish and Install wastewater cleanout - complete in place	$ 760.00	$ 1,520.00
B14	3	EA	Connect to Existing Wastewater Line	$ 850.00	$ 2,550.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 555,472.00**

C. DRAINAGE IMPROVEMENTS

C1	1856	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 72.00	$ 133,632.00
C2	435	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 94.00	$ 40,890.00
C3	549	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 115.00	$ 63,135.00
C4	671	LF	Furnish and Install 36-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 157.00	$ 105,347.00
C5	485	LF	Furnish and Install 42-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 218.00	$ 105,730.00
C6	554	LF	Furnish and Install 48-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 249.00	$ 137,946.00
C11	3	EA	Furnish and Install (4' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 4,230.00	$ 12,690.00
C12	1	EA	Furnish and Install (5' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 6,925.00	$ 6,925.00
C13	1	EA	Furnish and Install (6' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 6,925.00	$ 6,925.00
C19	1	EA	Furnish and Install (4' x 4') Storm Sewer Junction Box (all depths) - complete and in place	$ 4,500.00	$ 4,500.00
C20	4	EA	Furnish and Install (5' x 5') Storm Sewer Junction Box (all depths) - complete and in place	$ 5,545.00	$ 22,180.00
C21	1	EA	Furnish and Install (6' x 6') Storm Sewer Junction Box (all depths) - complete and in place	$ 6,995.00	$ 6,995.00
C24	36	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 5,810.00	$ 209,160.00
C32	1	EA	Furnish and Install 36" Headwall Outlet Structure	$ 7,265.00	$ 7,265.00
C34	2	EA	Furnish and Install 48" Headwall Outlet Structure	$ 11,995.00	$ 23,990.00
C50	262	SY	Rock Rip Rap	$ 38.00	$ 9,956.00
C51	3	EA	Connect to Existing Storm	$ 270.00	$ 810.00
C52	2	EA	Furnish and Install Cap for Future Storm Connecton	$ 150.00	$ 300.00
C53	4,550	LF	Trench Safety Systems for storm sewers	$ 1.00	$ 4,550.00
C54	584	LF	Temporary Diversion Berm per detail (2' wide, 2' tall, 2:1 side slopes), grade to drain (0.5%, 3:1 side slopes)	$ 6.00	$ 3,504.00
C55	524	LF	Swale A (6' Wide Trapezoidal, 3:1 Side Slopes, Depth Varies)	$ 1.50	$ 786.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 907,216.00**

D. POTABLE WATER IMPROVEMENTS

D1	4520	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 50.00	$ 226,000.00
D4	18	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 2,820.00	$ 50,760.00
D9	3	EA	Furnish and Install 2" Temporary Automatic Flush Valve - complete in place	$ 6,185.00	$ 18,555.00
D13	8	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 7,445.00	$ 59,560.00
D15	1	EA	1" Air Release Valve - complete in place	$ 4,755.00	$ 4,755.00
D16	50	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 1,930.00	$ 96,500.00
D17	13	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 1,295.00	$ 16,835.00
D18	4,520	LF	Trench Safety Systems for water line	$ 1.00	$ 4,520.00
D22	3	EA	Connect to existing waterline	$ 1,225.00	$ 3,675.00
D23	4,520	LF	Pressure Pipe Hydrostatic Testing	$ 1.00	$ 4,520.00
D24	4	EA	Furnish and Install 8" Cap - complete in place	$ 235.00	$ 940.00
D25	1	LS	Adjust services	$ 7,500.00	$ 7,500.00
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 494,120.00**

F. STREET IMPROVEMENTS

F1	19,123	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.50	$ 47,807.50
F3	4,874	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 8.50	$ 41,429.00
F4	14,249	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 10.75	$ 153,176.75
F6	14,332	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 12.25	$ 175,567.00
F9	8,570	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 19.00	$ 162,830.00
F10	15	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 35.00	$ 525.00
F12	23	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,475.00	$ 33,925.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 13,535.00	$ 13,535.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 5,765.00	$ 5,765.00
F16	2	EA	Furnish and Install Concrete Valley Gutter - complete in place	$ 7,505.00	$ 15,010.00
F17	448	LF	Furnish and Install Retaining Wall (0' - 4' tall) - complete in place	$ 79.50	$ 35,616.00
F18	14,249	SY	Furnish and Install GeoGrid	$ 2.50	$ 35,622.50
			SUBTOTAL STREET IMPROVEMENTS		**$ 720,808.75**

G. EXCAVATION AND EMBANKMENT

G1	25.00	AC	Clear and Grub	$ 4,555.00	$ 113,875.00
G3	1	LS	Excavation (ROW & Lots)	$ 81,260.64	$ 81,260.64
G4	1	LS	Embankment - (Use Material from On-Site Stockpile, ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 111,065.00	$ 111,065.00
G6	1	LS	Import	$ 143,475.00	$ 143,475.00
G7	1	LS	Excavation (20' Wide Bottom, Trapezoidal Channel A, 6:1 Side Slopes)	$ 32,005.00	$ 32,005.00
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 481,680.64**

I. STREET LIGHTS

I2	12	EA	Furnish and Install Street Lights	$ 9,040.00	$ 108,480.00
			SUBTOTAL STREET LIGHTS		**108,480.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 159,025.00	$ 159,025.00
L5	1	LS	Eng-Final Plat	$ 11,100.00	$ 11,100.00
L6	1	LS	Eng-Construction Phase Services	$ 27,500.00	$ 27,500.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	114	LOTS	Geotech-CMT	$ 400.00	$ 45,600.00
L11	24.3	AC	Geotech-Soils Testing	$ 600.00	$ 480.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1	LS	Survey-Final Plat	$ 16,095.00	$ 16,095.00
L15	1	LS	Survey-Misc	$ 11,655.00	$ 11,655.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 294,055.00**

M. FEES

M1	114	LOTS	Preliminary Plat Review Fee - ($750 + $20/Lot)	$	20.00	$	3,030.00
M2	1	LS	Plan Review Fee - Liberty Hill	$	1,500.00	$	1,500.00
M3	2,183,249	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	%	0.5%	$	10,916.24
M4	2,183,249	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	%	3.0%	$	65,497.46
M5	24.3	AC	TCEQ - CZP	$	4,000.00	$	4,000.00
M6	114	LOTS	Plat Review Fee - Liberty Hill ($750 + $25/Lot)	$	25.00	$	3,600.00
M7	114	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$	144.00	$	16,416.00
M8	114	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$	1,000.00	$	114,000.00
M9	114	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$	1,400.00	$	159,600.00
M10	4,568	LF	PEC Payment to Pull Wire	$	16.00	$	73,088.00
M11	114	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$	3,500.00	$	399,000.00
M12	114	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$	3,500.00	$	399,000.00
			SUBTOTAL FEES			**$**	**1,249,647.70**

BUTLER FARMS PHASE 6 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 344,074.00
B. WASTEWATER IMPROVEMENTS		$ 555,472.00
C. DRAINAGE IMPROVEMENTS		$ 907,216.00
D. POTABLE WATER IMPROVEMENTS		$ 494,120.00
F. STREET IMPROVEMENTS		$ 720,808.75
G. EXCAVATION AND EMBANKMENT		$ 481,680.64
I. STREET LIGHTS		$ 108,480.00
SUBTOTAL		**$ 3,611,851.39**
ENGINEERING & CONSULTING FEES		$ 294,055.00
FEES		$ 1,249,647.70
CONTINGENCY	0%	$ 0.00
CONSTRUCTION MANAGEMENT FEE	4%	$ 144,474.06
TOTAL		**$ 5,300,028.15**

1 This Engineer's Opinion of Probable Cost (OPC) is not prepared by a contractor or professional cost estimator. Actual construction costs may vary significantly due to not having engineering construction documents, geotechnical conditions, timing of construction, changed conditions, the competitive nature of the market, labor rate changes, or other factors.

2 Unit prices based on JL Gray, November 2024.

3 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

4 Only the Developer sidewalk has been included as the sidewalk quantity.

5 Detailed dry utility costs are not included.

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 12 - JAN 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	1	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 2,500.00
A2	18	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 2,160.00
A3	904	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 4.75	$ 4,294.00
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 5,175.00
A6	14,967	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 48,642.75
A7	14,967	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 11,225.25
A12	1	LS	Mobilization	$ 84,000.00	$ 84,000.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 157,997.00**
B. WASTEWATER IMPROVEMENTS					
B1	1103	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 65.00	$ 71,695.00
B2	298	LF	Furnish and Install 10-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 88.00	$ 26,224.00
B4	8	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,250.00	$ 50,000.00
B5	3	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 7,500.00	$ 22,500.00
B7	1401	LF	Trench Safety System for wastewater line	$ 2.00	$ 2,802.00
B10	1	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 2,600.00	$ 2,600.00
B11	1	EA	Furnish and Install Stub for Future Connecton	$ 2,100.00	$ 2,100.00
B12	7	EA	Furnish and Install Cleanout	$ 700.00	$ 4,900.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 182,821.00**

C. DRAINAGE IMPROVEMENTS

C1	1164	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 80.00	$ 93,120.00
C2	735	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 105.00	$ 77,175.00
C3	679	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 135.00	$ 91,665.00
C4	492	LF	Furnish and Install 36-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 175.00	$ 86,100.00
C5	447	LF	Furnish and Install 42-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 205.00	$ 91,635.00
C6	90	LF	Furnish and Install 48-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 245.00	$ 22,050.00
C12	4	EA	Furnish and Install (5' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 6,250.00	$ 25,000.00
C17	1	EA	Furnish and Install (4' x 4') Area Inlet (all depths) - complete and in place	$ 5,500.00	$ 5,500.00
C18	3	EA	Furnish and Install (4' x 4') Storm Sewer Junction Box (all depths) - complete and in place	$ 7,500.00	$ 22,500.00
C19	2	EA	Furnish and Install (5' x 5') Storm Sewer Junction Box (all depths) - complete and in place	$ 8,500.00	$ 17,000.00
C23	17	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 127,500.00
C28	1	EA	Furnish and Install 18" Headwall Outlet Structure	$ 4,050.00	$ 4,050.00
C32	1	EA	Furnish and Install 42" Headwall Outlet Structure	$ 7,250.00	$ 7,250.00
C33	1	EA	Furnish and Install 48" Headwall Outlet Structure	$ 8,800.00	$ 8,800.00
C48	447	LF	Furnish and Install 7' x 4' Reinforced Concrete Box Culvert storm sewer including pipe, joints and all other appurtenances - complete in place	$ 1,150.00	$ 514,050.00
C49	2	EA	Furnish and Install Headwall Inlet/Outlet Structure for (3) 7' x 4' Culvert - complete in place	$ 35,000.00	$ 70,000.00
C52	371	SY	Rock Rip Rap	$ 85.00	$ 31,535.00
C53	4,054	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 6,081.00
C52	764	LF	Diversion Berm (2FT WIDE BERM & 2FT TALL w/ 2:1 SIDE SLOPES)	$ 15.00	$ 11,460.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 1,312,471.00**

D. POTABLE WATER IMPROVEMENTS

D1	293	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 67.00	$ 19,631.00
D2	1989	LF	Furnish and Install 12-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 105.00	$ 208,845.00
D3	279	LF	Furnish and Install 16-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 130.00	$ 36,270.00
D4	6	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 3,350.00	$ 20,100.00
D5	8	EA	Furnish and Install 12" Gate Valve, including any necessary appurtenances - complete in place	$ 5,250.00	$ 42,000.00
D6	3	EA	Furnish and Install 16" Gate Valve, including any necessary appurtenances - complete in place	$ 12,500.00	$ 37,500.00
D7	1	EA	Furnish and Install 16" x 8" Reducer, including any necessary appurtenances - complete in place	$ 1,250.00	$ 1,250.00
D8	1	EA	Furnish and Install 16" x 12" Reducer, including any necessary appurtenances - complete in place	$ 1,450.00	$ 1,450.00
D12	5	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 8,650.00	$ 43,250.00
D17	2,561	LF	Trench Safety Systems for water line	$ 0.75	$ 1,920.75
D18	6	EA	Furnish and Install 8-inch Plug	$ 350.00	$ 2,100.00
D19	1	EA	Furnish and Install 12-inch Plug	$ 450.00	$ 450.00
D20	3	EA	Furnish and Install 16-inch Plug	$ 845.00	$ 2,535.00
D21	2	EA	Connect to existing waterline	$ 2,500.00	$ 5,000.00
D22	2,561	LF	Pressure Pipe Hydrostatic Testing	$ 3.25	$ 8,323.25
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 430,625.00**

F. STREET IMPROVEMENTS

F1	21,316	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 42,632.00
F2	10,658	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 127,896.00
F4	10,658	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 165,199.00
F5	10,658	SY	Furnish and Install 12" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 18.60	$ 198,238.80
F8	17,468	SY	Furnish and Install CoRR Item 340 Type D HMAC, 2.0" depth - complete in place	$ 25.00	$ 436,700.00
F11	6,699	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 123,931.50
F12	6471	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 33.00	$ 213,543.00
F14	19	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,250.00	$ 23,750.00
F15	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 3,250.00	$ 3,250.00
F16	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
F17	8	EA	Furnish and Install Street End Barricades (Use on-site boulders if required)	$ 2,000.00	$ 16,000.00
F18	995	SF	Furnish and Install Concrete Valley Gutter - complete in place	$ 15.00	$ 14,925.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 1,368,565.30**

G. EXCAVATION AND EMBANKMENT

G1	5.56	AC	Clear and Grub (ROW)	$ 6,500.00	$ 36,140.00
G2	14.00	AC	Clear and Grub (Lots)	$ 6,500.00	$ 91,000.00
G3	5,400	CY	Excavation (ROW & Lots)	$ 9.00	$ 48,600.00
G4	34,400	CY	Embankment - Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 3.25	$ 111,800.00
G5	24,000	CY	Haul-in material (From Butler Farms stockpile)	$ 2.75	$ 66,000.00
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 353,540.00**

I. STREET LIGHTS

I2	13	EA	Furnish and Install Street Lights	$ 2,950.00	$ 38,350.00
			SUBTOTAL STREET LIGHTS		**38,350.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 175,000.00	$ 175,000.00
L5	1	LS	Eng-Final Plat	$ 7,500.00	$ 7,500.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	0	LOTS	Geotech-CMT	$ 400.00	$ 0.00
L11	13.5	AC	Geotech-Soils Testing	$ 600.00	$ 8,100.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1.0	LS	Survey-Final Plat	$ 7,500.00	$ 7,500.00
L15	1.0	LS	Survey-Misc	$ 4,000.00	$ 4,000.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 254,700.00**

M. FEES

M1	0	LOTS	Preliminary Plat Review Fee - ($1500 + $20/Lot)	$ 20.00	$ 1,500.00
M2	1	LS	Plan Review Fee - Liberty Hill	$ 1,500.00	$ 1,500.00
M3	2,083,363.30	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	% 0.5%	$ 10,416.82
M4	2,083,363.30	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	% 3.0%	$ 62,500.90
M5	13.5	AC	TCEQ - CZP	$ 4,000.00	$ 4,000.00
M6	1	EA	Plat Review Fee - Liberty Hill	$ 2,040.00	$ 2,040.00
M7	0	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$ 144.00	$ 0.00
M8	0	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$ 1,000.00	$ 0.00
M9	0	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$ 1,400.00	$ 0.00
M10	3,807	LF	PEC Payment to Pull Wire	$ 16.00	$ 60,912.00
M11	0	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$ 3,500.00	$ 0.00
M12	0	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$ 3,500.00	$ 0.00
			SUBTOTAL FEES		**$ 142,869.72**

BUTLER FARMS PHASE 12 - JAN 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 157,997.00
B. WASTEWATER IMPROVEMENTS		$ 182,821.00
C. DRAINAGE IMPROVEMENTS		$ 1,312,471.00
D. POTABLE WATER IMPROVEMENTS		$ 430,625.00
F. STREET IMPROVEMENTS		$ 1,368,565.30
G. EXCAVATION AND EMBANKMENT		$ 353,540.00
I. STREET LIGHTS		$ 38,350.00
SUBTOTAL		**$ 3,844,369.30**
ENGINEERING & CONSULTING FEES		$ 254,700.00
FEES		$ 142,869.72
CONTINGENCY	5%	$ 192,218.47
CONSTRUCTION MANAGEMENT FEE	4%	$ 153,774.77
TOTAL		**$ 4,587,932.25**

1 This Engineer's Opinion of Probable Cost (OPC) is not prepared by a contractor or professional cost estimator. Actual construction costs may vary significantly due to not having engineering construction documents, geotechnical conditions, timing of construction, changed conditions, the competitive nature of the market, labor rate changes, or other factors.

2 Unit prices based on Five Star Civil, June 2024.

3 High PI limits to be determined during construction subgrade investigation by Geotech testing lab. This OPC assumes 50% of the pavement sections will be high PI, utilizing alternate pavement section design. Pavement quantities are subject to change based on field testing.

4 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

5 Only the Developer sidewalk has been included as the sidewalk quantity.

6 Detailed dry utility costs are not included.

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 13 - JANUARY 2026

Item #	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	2	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 5,000.00
A2	28	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 3,360.00
A3	2,838	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 4.75	$ 13,480.50
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 5,175.00
A6	6,193	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 20,127.25
A7	6,193	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 4,644.75
A11	5	EA	Furnish and Install Mailbox unit including but not limited to Cluster Box Unit(s) per plan, foundation, sidewalk to curb connection, pedestal, side panels for end units and coordination with USPS for key delivery (contact number: 512-419-7504) - complete in place	$ 3,750.00	$ 18,750.00
A12	1	LS	Mobilization	$ 60,000.00	$ 60,000.00
A13	1	LS	Demolition of temporary turnaround	$ 3,750.00	$ 3,750.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 134,287.50**
B. WASTEWATER IMPROVEMENTS					
B1	2492	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 65.00	$ 161,980.00
B2	100	LF	Furnish and Install 8-inch SDR-26 PVC pressure wastewater pipe (all depths) - complete in place	$ 85.00	$ 8,500.00
B3	254	LF	Furnish and Install 10-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 88.00	$ 22,352.00
B7	13	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,250.00	$ 81,250.00
B10	2846	LF	Trench Safety System for wastewater line	$ 2.00	$ 5,692.00
B11	42	EA	Furnish and Install double service connection, per detail - complete in place	$ 2,600.00	$ 109,200.00
B12	19	EA	Furnish and Install single service connection, per detail - complete in place	$ 2,100.00	$ 39,900.00
B13	4	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 2,600.00	$ 10,400.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 439,274.00**
C. DRAINAGE IMPROVEMENTS					
C1	1312	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 80.00	$ 104,960.00
C2	250	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 105.00	$ 26,250.00
C3	479	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 135.00	$ 64,665.00
C4	485	LF	Furnish and Install 36-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 175.00	$ 84,875.00
C5	16	LF	Furnish and Install 42-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 205.00	$ 3,280.00
C18	6	EA	Furnish and Install (4' x 4') Storm Sewer Junction Box (all depths) - complete and in place	$ 7,500.00	$ 45,000.00
C19	2	EA	Furnish and Install (5' x 5') Storm Sewer Junction Box (all depths) - complete and in place	$ 8,500.00	$ 17,000.00
C23	20	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 150,000.00
C51	2,542	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 3,813.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 499,843.00**

D. POTABLE WATER IMPROVEMENTS

D1	2476	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 67.00	$ 165,892.00
D3	471	LF	Furnish and Install 16-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 130.00	$ 61,230.00
D4	10	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 3,350.00	$ 33,500.00
D6	2	EA	Furnish and Install 16" Gate Valve, including any necessary appurtenances - complete in place	$ 12,500.00	$ 25,000.00
D9	1	EA	Furnish and Install 8" Auto Flush Valve Assembly - complete in place	$ 6,185.00	$ 6,185.00
D12	6	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 8,650.00	$ 51,900.00
D15	45	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 3,300.00	$ 148,500.00
D16	16	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 2,450.00	$ 39,200.00
D17	2,947	LF	Trench Safety Systems for water line	$ 0.75	$ 2,210.25
D18	2	EA	Furnish and Install 8-inch Plug	$ 350.00	$ 700.00
D21	4	EA	Connect to existing waterline	$ 2,150.00	$ 8,600.00
D22	2,947	LF	Pressure Pipe Hydrostatic Testing	$ 2.25	$ 6,630.75
D23	14	LF	Furnish and Install 18" Steel Encasement	$ 200.00	$ 2,800.00
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 552,348.00**

F. STREET IMPROVEMENTS

F1	12,837	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 25,674.00
F2	6,419	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 77,022.00
F3	6,419	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 12.00	$ 77,022.00
F4	6,419	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 99,486.75
F6	9,499	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 20.00	$ 189,980.00
F9	5,921	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 109,538.50
F10	214	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 33.00	$ 7,062.00
F12	8	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,250.00	$ 10,000.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 5,000.00	$ 5,000.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 603,285.25**

G. EXCAVATION AND EMBANKMENT

G1	13.67	AC	Clear and Grub	$ 6,500.00	$ 88,855.00
G3	5,276	CY	Excavation (ROW & Lots)	$ 9.00	$ 47,484.00
G4	6,923	CY	Embankment - (ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.)	$ 3.25	$ 22,499.75
G5	1,647	CY	Haul-in material	$ 15.00	$ 24,705.00
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 183,543.75**

I. STREET LIGHTS

I2	7	EA	Furnish and Install Street Lights	$ 2,950.00	$ 20,650.00
			SUBTOTAL STREET LIGHTS		**20,650.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 142,500.00	$ 142,500.00
L5	1	LS	Eng-Final Plat	$ 9,500.00	$ 9,500.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	106	LOTS	Geotech-CMT	$ 400.00	$ 42,400.00
L11	19.9	AC	Geotech-Soils Testing	$ 600.00	$ 11,940.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1	LS	Survey-Final Plat	$ 16,000.00	$ 16,000.00
L15	1	LS	Survey-Misc	$ 15,800.00	$ 15,800.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 290,740.00**

M. FEES

M1	106	LOTS	Preliminary Plat Review Fee - ($1500 + $20/Lot)	$ 20.00	$ 3,620.00
M2	1	LS	Plan Review Fee - Liberty Hill	$ 2,000.00	$ 2,000.00
M4	1,879,594	%	Inspection Fee - Liberty Hill (% construction cost)	% 3.5%	$ 65,785.80
M5	19.9	AC	TCEQ - CZP	$ 4,000.00	$ 4,000.00
M6	1	EA	Plat Review Fee - Liberty Hill	$ 2,040.00	$ 2,040.00
M7	106	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$ 144.00	$ 15,264.00
M8	106	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$ 1,000.00	$ 106,000.00
M9	106	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$ 1,400.00	$ 148,400.00
M10	3,057	LF	PEC Payment to Pull Wire	$ 16.00	$ 48,912.00
M11	106	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$ 3,500.00	$ 371,000.00
M12	106	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$ 3,500.00	$ 371,000.00
			SUBTOTAL FEES		**$ 1,138,021.80**

BUTLER FARMS PHASE 13 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 134,287.50
B. WASTEWATER IMPROVEMENTS		$ 439,274.00
C. DRAINAGE IMPROVEMENTS		$ 499,843.00
D. POTABLE WATER IMPROVEMENTS		$ 552,348.00
F. STREET IMPROVEMENTS		$ 603,285.25
G. EXCAVATION AND EMBANKMENT		$ 183,543.75
I. STREET LIGHTS		$ 20,650.00
SUBTOTAL		**$ 2,433,231.50**
ENGINEERING & CONSULTING FEES		$ 290,740.00
FEES		$ 1,138,021.80
CONTINGENCY	5%	$ 121,661.58
CONSTRUCTION MANAGEMENT FEE	4%	$ 97,329.26
TOTAL		**$ 4,080,984.13**

1 This Engineer's Opinion of Probable Cost (OPC) is not prepared by a contractor or professional cost estimator. Actual construction costs may vary significantly due to not having engineering construction documents, geotechnical conditions, timing of construction, changed conditions, the competitive nature of the market, labor rate changes, or other factors.

2 Unit prices based on Five Star Civil, June 2024.

3 High PI limits to be determined during construction subgrade investigation by Geotech testing lab. This OPC assumes 50% of the pavement sections will be high PI, utilizing alternate pavement section design. Pavement quantities are subject to change based on field testing.

4 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

5 Only the Developer sidewalk has been included as the sidewalk quantity.

6 Detailed dry utility costs are not included.

7 Excavation and embankment quantities are preliminary. Actual earthwork quantities will be determined by the Contractor at time of bid.

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 14 - JANUARY 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	1	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 2,500.00
A2	38	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 4,560.00
A3	2,997	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 4.75	$ 14,235.75
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 5,175.00
A5	225	LF	Furnish and Install Rock Berm - complete in place	$ 40.00	$ 9,000.00
A6	11,329	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 36,819.25
A7	11,329	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 8,496.75
A11	11	EA	Furnish and Install Mailbox unit including but not limited to Cluster Box Unit(s) per plan, foundation, sidewalk to curb connection, pedestal, side panels for end units and coordination with USPS for key delivery (contact number: 512-419-7504) - complete in place	$ 3,750.00	$ 41,250.00
A12	1	LS	Mobilization	$ 97,000.00	$ 97,000.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 219,036.75**
B. WASTEWATER IMPROVEMENTS					
B1	5015	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 65.00	$ 325,975.00
B4	25	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,250.00	$ 156,250.00
B5	2	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 7,500.00	$ 15,000.00
B7	5015	LF	Trench Safety System for wastewater line	$ 2.00	$ 10,030.00
B8	76	EA	Furnish and Install double service connection, per detail - complete in place	$ 2,600.00	$ 197,600.00
B9	13	EA	Furnish and Install single service connection, per detail - complete in place	$ 2,100.00	$ 27,300.00
B10	2	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 1,975.00	$ 3,950.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 736,105.00**

C. DRAINAGE IMPROVEMENTS

C1	2250	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 80.00	$ 180,000.00
C2	528	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 105.00	$ 55,440.00
C3	873	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 135.00	$ 117,855.00
C4	799	LF	Furnish and Install 36-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 175.00	$ 139,825.00
C5	212	LF	Furnish and Install 42-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 205.00	$ 43,460.00
C6	290	LF	Furnish and Install 48-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 245.00	$ 71,050.00
C7	361	LF	Furnish and Install 54-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 300.00	$ 108,300.00
C11	6	EA	Furnish and Install (4' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 4,850.00	$ 29,100.00
C12	3	EA	Furnish and Install (5' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 6,250.00	$ 18,750.00
C18	1	EA	Furnish and Install (4' x 4') Storm Sewer Junction Box (all depths) - complete and in place	$ 7,500.00	$ 7,500.00
C19	2	EA	Furnish and Install (5' x 5') Storm Sewer Junction Box (all depths) - complete and in place	$ 8,500.00	$ 17,000.00
C20	1	EA	Furnish and Install (6' x 6') Storm Sewer Junction Box (all depths) - complete and in place	$ 9,500.00	$ 9,500.00
C23	34	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 255,000.00
C30	1	EA	Furnish and Install 30" Headwall Outlet Structure	$ 5,450.00	$ 5,450.00
C31	1	EA	Furnish and Install 36" Headwall Outlet Structure	$ 6,850.00	$ 6,850.00
C34	1	EA	Furnish and Install 54" Headwall Outlet Structure	$ 12,500.00	$ 12,500.00
C50	80	SY	Rock Rip Rap	$ 55.00	$ 4,400.00
C51	5,313	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 7,969.50
C53	537	LF	Trapezoidal Channel Excavation shape and reveg with Erosion Control Blanket (7FT WIDE BOTTOM, DEPTH VARIES (1.5 FT AND DEEPER) w/3:1 SIDE SLOPES)	$ 42.00	$ 22,554.00
C53	763	LF	Trapezoidal Channel Excavation shape and reveg with Erosion Control Blanket (7FT WIDE BOTTOM, DEPTH VARIES (3.75 FT AND DEEPER) w/3:1 SIDE SLOPES)	$ 46.00	$ 35,098.00
C54	1,237	LF	Trapezoidal Channel Excavation shape and reveg with Erosion Control Blanket (20FT WIDE BOTTOM, DEPTH VARIES (3.25 FT AND DEEPER) w/6:1 SIDE SLOPES)	$ 175.00	$ 216,475.00
C54	2,189	LF	Trapezoidal Channel Excavation shape and reveg with Erosion Control Blanket (20FT WIDE BOTTOM, DEPTH VARIES (3.75 FT AND DEEPER) w/6:1 SIDE SLOPES)	$ 175.00	$ 383,075.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 1,747,151.50**

D. POTABLE WATER IMPROVEMENTS

D1	5820	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 67.00	$ 389,940.00
D4	15	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 3,350.00	$ 50,250.00
D12	10	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 5,250.00	$ 52,500.00
D15	76	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 3,300.00	$ 250,800.00
D16	13	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 2,450.00	$ 31,850.00
D17	5,820	LF	Trench Safety Systems for water line	$ 0.75	$ 4,365.00
D18	2	EA	Furnish and Install 8-inch Plug	$ 350.00	$ 700.00
D21	2	EA	Connect to existing waterline	$ 2,150.00	$ 4,300.00
D22	5,820	LF	Pressure Pipe Hydrostatic Testing	$ 2.25	$ 13,095.00
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 797,800.00**

F. STREET IMPROVEMENTS

F1	24,701	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 49,402.00
F2	12,351	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 148,206.00
F3	12,351	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 12.00	$ 148,206.00
F4	12,351	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 191,432.75
F6	18,331	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 20.00	$ 366,620.00
F9	10,828	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 200,318.00
F10	808	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 33.00	$ 26,664.00
F12	16	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,250.00	$ 20,000.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 11,500.00	$ 11,500.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
F16	4,093	SF	Furnish and Install Concrete Valley Gutter - complete in place	$ 15.00	$ 61,395.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 1,226,243.75**

G. EXCAVATION AND EMBANKMENT

G1	6.70	AC	Clear and Grub (ROW)	$ 6,500.00	$ 43,550.00
G2	6.10	AC	Clear and Grub (Lots)	$ 6,500.00	$ 39,650.00
G3	28,737	CY	Excavation (ROW & Lots)	$ 9.00	$ 258,635.33
G4	8,621	CY	Embankment - (Use Material from On-Site Stockpile, ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 3.25	$ 28,018.83
G5	20,116	CY	Excess spoils, stockpile	$ 5.00	$ 100,580.41
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 470,434.57**

I. STREET LIGHTS

I2	18	EA	Furnish and Install Street Lights	$ 2,950.00	$ 53,100.00
			SUBTOTAL STREET LIGHTS		**53,100.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 220,325.00	$ 220,325.00
L5	1	LS	Eng-Final Plat	$ 15,000.00	$ 15,000.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	165	LOTS	Geotech-CMT	$ 400.00	$ 11,200.00
L11	40.5	AC	Geotech-Soils Testing	$ 600.00	$ 10,200.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1	LS	Survey-Final Plat	$ 23,500.00	$ 23,500.00
L15	1	LS	Survey-Misc	$ 20,000.00	$ 20,000.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 352,825.00**

M. FEES

M1	165	LOTS	Preliminary Plat Review Fee - ($1500 + $20/Lot)	$	20.00	$	4,800.00
M2	1	LS	Plan Review Fee - Liberty Hill	$	1,500.00	$	1,500.00
M3	2,752,604	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	%	0.5%	$	13,763.02
M4	2,752,604	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	%	3.0%	$	82,578.12
M5	40.5	AC	TCEQ - CZP	$	6,500.00	$	6,500.00
M6	1	EA	Plat Review Fee - Liberty Hill	$	2,040.00	$	2,040.00
M7	165	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$	144.00	$	23,760.00
M8	165	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$	1,000.00	$	165,000.00
M9	165	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$	1,400.00	$	231,000.00
M10	5,767	LF	PEC Payment to Pull Wire	$	16.00	$	92,272.00
M11	165	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$	3,500.00	$	577,500.00
M12	165	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$	3,500.00	$	577,500.00
			SUBTOTAL FEES			**$**	**1,778,213.14**

BUTLER FARMS PHASE 14 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 219,036.75
B. WASTEWATER IMPROVEMENTS		$ 736,105.00
C. DRAINAGE IMPROVEMENTS		$ 1,747,151.50
D. POTABLE WATER IMPROVEMENTS		$ 797,800.00
F. STREET IMPROVEMENTS		$ 1,226,243.75
G. EXCAVATION AND EMBANKMENT		$ 470,434.57
I. STREET LIGHTS		$ 53,100.00
SUBTOTAL		**$ 5,249,871.57**
ENGINEERING & CONSULTING FEES		$ 352,825.00
FEES		$ 1,778,213.14
CONTINGENCY	5%	$ 262,493.58
CONSTRUCTION MANAGEMENT FEE	4%	$ 209,994.86
TOTAL		**$ 7,853,398.15**

1 This Engineer's Opinion of Probable Cost (OPC) is not prepared by a contractor or professional cost estimator. Actual construction costs may vary significantly due to not having engineering construction documents, geotechnical conditions, timing of construction, changed conditions, the competitive nature of the market, labor rate changes, or other factors.

2 Unit prices based on Five Star Civil, June 2024.

3 High PI limits to be determined during construction subgrade investigation by Geotech testing lab. This OPC assumes 50% of the pavement sections will be high PI, utilizing alternate pavement section design. Pavement quantities are subject to change based on field testing.

4 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

5 Only the Developer sidewalk has been included as the sidewalk quantity.

6 Detailed dry utility costs are not included.

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 15 - JANUARY 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	2	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 5,000.00
A2	24	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 2,880.00
A3	1,609	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 1.75	$ 2,815.75
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 5,175.00
A5	55	LF	Furnish and Install Rock Berm - complete in place	$ 40.00	$ 2,200.00
A6	5,390	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 17,517.50
A7	5,390	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 4,042.50
A9	305	LF	Furnish and Install Tree Protection Fencing per detail - complete in place	$ 6.50	$ 1,982.50
A11	7	EA	Furnish and Install Mailbox unit including but not limited to Cluster Box Unit(s) per plan, foundation, sidewalk to curb connection, pedestal, side panels for end units and coordination with USPS for key delivery (contact number: 512-419-7504) - complete in place	$ 3,750.00	$ 26,250.00
A12	1	LS	Mobilization	$ 54,000.00	$ 54,000.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 121,863.25**
B. WASTEWATER IMPROVEMENTS					
B1	1902	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 65.00	$ 123,630.00
B4	6	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,250.00	$ 37,500.00
B5	3	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 7,500.00	$ 22,500.00
B7	1902	LF	Trench Safety System for wastewater line	$ 2.00	$ 3,804.00
B8	47	EA	Furnish and Install double service connection, per detail - complete in place	$ 2,600.00	$ 122,200.00
B9	4	EA	Furnish and Install single service connection, per detail - complete in place	$ 2,100.00	$ 8,400.00
B10	2	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 1,975.00	$ 3,950.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 321,984.00**
C. DRAINAGE IMPROVEMENTS					
C1	893	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 80.00	$ 71,440.00
C2	500	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 105.00	$ 52,500.00
C3	76	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 135.00	$ 10,260.00
C4	695	LF	Furnish and Install 36-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 175.00	$ 121,625.00
C5	259	LF	Furnish and Install 42-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 205.00	$ 53,095.00
C6	160	LF	Furnish and Install 48-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 245.00	$ 39,200.00
C11	1	EA	Furnish and Install (4' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 4,850.00	$ 4,850.00
C12	1	EA	Furnish and Install (5' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 6,250.00	$ 6,250.00
C18	3	EA	Furnish and Install (4' x 4') Storm Sewer Junction Box (all depths) - complete and in place	$ 7,500.00	$ 22,500.00
C19	1	EA	Furnish and Install (5' x 5') Storm Sewer Junction Box (all depths) - complete and in place	$ 8,500.00	$ 8,500.00
C23	23	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 172,500.00
C33	1	EA	Furnish and Install 48" Headwall Outlet Structure	$ 8,800.00	$ 8,800.00
C50	27	SY	Rock Rip Rap	$ 55.00	$ 1,485.00
C51	2,583	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 3,874.50
C52	373	LF	Diversion Berm (2FT BERM & 1.5FT TALL w/ 2:1 SIDE SLOPES)	$ 28.00	$ 10,444.00
C53	445	LF	Trapezoidal Channel Excavation shape and reveg (4FT WIDE BOTTOM & 1.5 FT TALL w/3:1 SIDE SLOPES)	$ 36.00	$ 16,020.00
C54	130	LF	Trapezoidal Channel Excavation shape and reveg (22FT WIDE BOTTOM & 4 FT TALL w/3:1 SIDE SLOPES)	$ 86.00	$ 11,180.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 614,523.50**

D. POTABLE WATER IMPROVEMENTS

D1	2349	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 67.00	$ 157,383.00
D4	5	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 3,350.00	$ 16,750.00
D12	5	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 8,650.00	$ 43,250.00
D15	45	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 3,300.00	$ 148,500.00
D16	8	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 2,450.00	$ 19,600.00
D17	2,349	LF	Trench Safety Systems for water line	$ 0.75	$ 1,761.75
D21	2	EA	Connect to existing waterline	$ 2,150.00	$ 4,300.00
D22	2,349	LF	Pressure Pipe Hydrostatic Testing	$ 2.25	$ 5,285.25
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 396,830.00**

F. STREET IMPROVEMENTS

F1	11,298	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 22,596.00
F2	5,649	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 67,788.00
F3	5,649	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 12.00	$ 67,788.00
F4	5,649	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 87,559.50
F6	8,393	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 20.00	$ 167,860.00
F9	5,143	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 95,145.50
F10	40	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 50.00	$ 2,000.00
F12	6	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,250.00	$ 7,500.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 2,750.00	$ 2,750.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
F16	500	SF	Furnish and Install Concrete Valley Gutter - complete in place	$ 15.00	$ 7,500.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 530,987.00**

G. EXCAVATION AND EMBANKMENT

G1	3.09	AC	Clear and Grub (ROW)	$ 6,500.00	$ 20,085.00
G2	1.19	AC	Clear and Grub (Lots)	$ 6,500.00	$ 7,735.00
G3	15,706	CY	Excavation (ROW & Lots)	$ 9.00	$ 141,350.00
G4	4,712	CY	Embankment - (Use Material from On-Site Stockpile, ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 3.25	$ 15,312.92
G5	10,994	CY	Excess spoils, stockpile	$ 5.00	$ 54,969.44
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 239,452.36**

I. STREET LIGHTS

I2	9	EA	Furnish and Install Street Lights	$ 2,950.00	$ 26,550.00
			SUBTOTAL STREET LIGHTS		**26,550.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 140,000.00	$ 140,000.00
L5	1	LS	Eng-Final Plat	$ 10,000.00	$ 10,000.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	98	LOTS	Geotech-CMT	$ 400.00	$ 39,200.00
L11	25.0	AC	Geotech-Soils Testing	$ 600.00	$ 15,000.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1	LS	Survey-Final Plat	$ 14,500.00	$ 14,500.00
L15	1	LS	Survey-Misc	$ 12,500.00	$ 12,500.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 283,800.00**

M. FEES

M1	98	LOTS	Preliminary Plat Review Fee - ($1500 + $20/Lot)	$ 20.00	$ 3,460.00
M2	1	LS	Plan Review Fee - Liberty Hill	$ 1,500.00	$ 1,500.00
M3	1,210,513	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	% 0.5%	$ 6,052.57
M4	1,210,513	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	% 3.0%	$ 36,315.39
M5	25.0	AC	TCEQ - CZP	$ 4,000.00	$ 4,000.00
M6	1	EA	Plat Review Fee - Liberty Hill	$ 2,040.00	$ 2,040.00
M7	98	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$ 144.00	$ 14,112.00
M8	98	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$ 1,000.00	$ 98,000.00
M9	98	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$ 1,400.00	$ 137,200.00
M10	2,578	LF	PEC Payment to Pull Wire	$ 16.00	$ 41,248.00
M11	98	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$ 3,500.00	$ 343,000.00
M12	98	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$ 3,500.00	$ 343,000.00
			SUBTOTAL FEES		**$ 1,029,927.96**

BUTLER FARMS PHASE 15 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 121,863.25
B. WASTEWATER IMPROVEMENTS		$ 321,984.00
C. DRAINAGE IMPROVEMENTS		$ 614,523.50
D. POTABLE WATER IMPROVEMENTS		$ 396,830.00
F. STREET IMPROVEMENTS		$ 530,987.00
G. EXCAVATION AND EMBANKMENT		$ 239,452.36
I. STREET LIGHTS		$ 26,550.00
SUBTOTAL		**$ 2,252,190.11**
ENGINEERING & CONSULTING FEES		$ 283,800.00
FEES		$ 1,029,927.96
CONTINGENCY	5%	$ 112,609.51
CONSTRUCTION MANAGEMENT FEE	4%	$ 90,087.60
TOTAL		**$ 3,768,615.18**

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2 Unit prices based on Five Star Civil, June 2024.

3 High PI limits to be determined during construction subgrade investigation by Geotech testing lab. This OPC assumes 50% of the pavement sections will be high PI, utilizing alternate pavement section design. Pavement quantities are subject to change based on field testing.

4 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

5 Only the Developer sidewalk has been included as the sidewalk quantity.

6 Detailed dry utility costs are not included.

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 16 - JANUARY 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	2	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 5,000.00
A2	13	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 1,560.00
A3	1,552	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 4.75	$ 7,372.00
A4	2	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 10,350.00
A6	1,812	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 5,889.00
A7	1,812	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 1,359.00
A9	451	LF	Furnish and Install Tree Protection Fencing per detail - complete in place	$ 6.00	$ 2,706.00
A12	1	LS	Mobilization	$ 35,000.00	$ 35,000.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 69,236.00**
B. WASTEWATER IMPROVEMENTS					
B1	810	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 65.00	$ 52,650.00
B4	4	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 6,250.00	$ 25,000.00
B5	1	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 7,500.00	$ 7,500.00
B7	810	LF	Trench Safety System for wastewater line	$ 2.00	$ 1,620.00
B8	13	EA	Furnish and Install double service connection, per detail - complete in place	$ 2,600.00	$ 33,800.00
B9	1	EA	Furnish and Install single service connection, per detail - complete in place	$ 2,100.00	$ 2,100.00
B10	3	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 1,975.00	$ 5,925.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 128,595.00**
C. DRAINAGE IMPROVEMENTS					
C1	431	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 80.00	$ 34,480.00
C2	188	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 105.00	$ 19,740.00
C3	29	LF	Furnish and Install 30-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 135.00	$ 3,915.00
C11	1	EA	Furnish and Install (4' dia) Storm Sewer Manhole (all depths) - complete and in place	$ 4,850.00	$ 4,850.00
C23	9	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 67,500.00
C51	648	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 972.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 131,457.00**
D. POTABLE WATER IMPROVEMENTS					
D1	844	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 67.00	$ 56,548.00
D12	2	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 5,250.00	$ 10,500.00
D15	14	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 3,300.00	$ 46,200.00
D16	3	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 2,450.00	$ 7,350.00
D17	844	LF	Trench Safety Systems for water line	$ 0.75	$ 633.00
D21	4	EA	Connect to existing waterline	$ 2,150.00	$ 8,600.00
D22	844	LF	Pressure Pipe Hydrostatic Testing	$ 2.25	$ 1,899.00
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 131,730.00**

F. STREET IMPROVEMENTS

F1	3,529	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 7,058.00
F2	1,765	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 21,174.00
F3	1,765	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 12.00	$ 21,174.00
F4	1,765	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 27,349.75
F6	2,575	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 20.00	$ 51,500.00
F9	1,717	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 31,764.50
F10	368	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 33.00	$ 12,144.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 1,000.00	$ 1,000.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 175,664.25**

G. EXCAVATION AND EMBANKMENT

G1	0.99	AC	Clear and Grub (ROW)	$ 6,500.00	$ 6,435.00
G2	3.04	AC	Clear and Grub (Lots)	$ 6,500.00	$ 19,760.00
G3	794	CY	Excavation (ROW & Lots)	$ 9.00	$ 7,150.00
G4	3,178	CY	Embankment - (Use Material from On-Site Stockpile, ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 3.25	$ 10,327.78
G5	2,383	CY	Haul-in Material	$ 15.00	$ 35,750.00
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 79,422.78**

H. SLEEVING

H1	122	LF	Furnish and Install 4" Schedule 40 PVC utility sleeves - complete in place	$ 28.00	$ 3,416.00
H2	61	LF	Furnish and Install 8" Schedule 40 PVC utility sleeves - complete in place	$ 40.00	$ 2,440.00
			SUBTOTAL IRRIGATION SLEEVING		**5,856.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 89,000.00	$ 89,000.00
L5	1	LS	Eng-Final Plat	$ 6,000.00	$ 6,000.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	31	LOTS	Geotech-CMT	$ 400.00	$ 12,400.00
L11	6.2	AC	Geotech-Soils Testing	$ 600.00	$ 3,720.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1	LS	Survey-Final Plat	$ 9,000.00	$ 9,000.00
L15	1	LS	Survey-Misc	$ 7,500.00	$ 7,500.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 180,220.00**

M. FEES

M1	31	LOTS	Preliminary Plat Review Fee - ($1500 + $20/Lot)	$ 20.00	$ 2,120.00
M2	1	LS	Plan Review Fee - Liberty Hill	$ 1,500.00	$ 1,500.00
M3	457,731	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	% 0.5%	$ 2,288.66
M4	457,731	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	% 3.0%	$ 13,731.93
M5	6.2	AC	TCEQ - CZP	$ 3,000.00	$ 3,000.00
M6	1	EA	Plat Review Fee - Liberty Hill	$ 2,040.00	$ 2,040.00
M7	31	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$ 144.00	$ 4,464.00
M8	31	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$ 1,000.00	$ 31,000.00
M9	31	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$ 1,400.00	$ 43,400.00
M10	858	LF	PEC Payment to Pull Wire	$ 16.00	$ 13,728.00
M11	31	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$ 3,500.00	$ 108,500.00
M12	31	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$ 3,500.00	$ 108,500.00
			SUBTOTAL FEES		**$ 334,272.59**

BUTLER FARMS PHASE 16 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 69,236.00
B. WASTEWATER IMPROVEMENTS		$ 128,595.00
C. DRAINAGE IMPROVEMENTS		$ 131,457.00
D. POTABLE WATER IMPROVEMENTS		$ 131,730.00
F. STREET IMPROVEMENTS		$ 175,664.25
G. EXCAVATION AND EMBANKMENT		$ 79,422.78
H. SLEEVING		$ 5,856.00
SUBTOTAL		**$ 721,961.03**
ENGINEERING & CONSULTING FEES		$ 180,220.00
FEES		$ 334,272.59
CONTINGENCY	5%	$ 36,098.05
CONSTRUCTION MANAGEMENT FEE	4%	$ 28,878.44
TOTAL		**$ 1,301,430.11**

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APPENDIX 4
IMPROVEMENT AREA #3 MAP: STREETS

LEGEND

R.O.W.

PROPERTY BOUNDARY

ROADWAY

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PH 15

PH 13

PHASE 12

PH 16

PH 16

PHASE 6

PHASE 3

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #3
ROADWAY EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

HRGreen DEVELOPMENT TX
5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 5
IMPROVEMENT AREA #3 MAP: DRAINAGE

LEGEND

R.O.W.

PROPERTY BOUNDARY

DRAINAGE

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PH 15

PH 13

PHASE 12

PH 16

PH 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #3
DRAINAGE EXHIBIT
BUTLER FARMS
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

HRGreen DEVELOPMENT TX
5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 6
IMPROVEMENT AREA #3 MAP: POTABLE WATER

LEGEND

R.O.W.

PROPERTY BOUNDARY

WATERLINE

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PH 15

PH 13

PHASE 12

PH 16

PH 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #3
WATER EXHIBIT
BUTLER FARMS
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

HRGreen
DEVELOPMENT TX

5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 7
IMPROVEMENT AREA #3 MAP: WASTEWATER

LEGEND

R.O.W.

PROPERTY BOUNDARY

WASTEWATER

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PH 15

PH 13

PHASE 12

PH 16

PH 16

PHASE 6

PHASE 3

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #3

WASTEWATER EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

HRGreen
DEVELOPMENT TX

5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 8
IMPROVEMENT AREA #4
LOCATION MAP

LEGEND

R.O.W.

PROPERTY BOUNDARY

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PHASE 15

PHASE 13

PHASE 12

PH 16

PHASE 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #4

OVERALL MAP EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

APRIL 2026

HRGreen.
DEVELOPMENT TX

5508 HIGHWAY 290 W
SUITE 150
AUSTIN, TX 78735
PHONE: 512.872.6696
HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 9
IMPROVEMENT AREA #4
LEGAL DESCRIPTION

FIELD NOTES DESCRIPTION

DESCRIPTION OF 7.971 ACRES OF LAND IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS; BEING A PORTION OF A CERTAIN CALLED 366.4641 ACRE TRACT OF LAND DESCRIBED IN EXHIBIT "A" IN THE WARRANTY DEED WITH VENDOR'S LIEN TO 366 TX 29, LTD, OF RECORD IN DOCUMENT NO. 2021021762, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.971 ACRES ALSO BEING ALL OF A CERTAIN CALLED 7.971 ACRE SAVE AND EXCEPT TRACT DESIGNATED AS TRACT 2 AND DESCRIBED ON BUTLER FARMS PHASE 1, A SUBDIVISION ACCORDING TO THE PLAT OR MAP OF RECORD IN DOCUMENT NO. 2021181212, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 7.971 ACRE AS SURVEYED BY HR GREEN DEVELOPMENT TX, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag-nail with a washer stamped "LANDDEV" set in the south right-of-way line of Butler Farms Boulevard, a variable-width right-of-way, as shown on said Butler Farms Phase 1, for the northwest corner of the said 7.971 acre Tract 2, for the northeast corner of Lot 2, Block D, said Butler Farms Phase 1, for the northwest corner and **POINT OF BEGINNING** of the tract described herein;

THENCE, leaving the northeast corner of said Lot 2, Block D, Butler Farms Phase 1, with the south right-of-way line of said Butler Farms Boulevard and the north line of the said 7.971 acre Tract 2, with the north line of the tract described herein, the following nine (9) courses and distances:

1. N 78°49'19" E, a distance of 18.23 feet to a mag-nail with a washer stamped "LANDDEV" set for an angle point,

2. N 88°17'37" E, a distance of 9.26 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

3. N 87°07'20" E, a distance of 87.48 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-curvature,

4. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 17.79 feet, and a chord which bears S 46°32'08" E, a distance of 15.92 feet to a mag-nail with a washer stamped "LANDDEV" set for a non-tangent end-of-curve,

5. N 85°56'39" E, a distance of 50.11 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a non-tangent point-of-curvature,

6. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 16.76 feet, and a chord which bears N 43°27'52" E, a distance of 15.19 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-tangency,

7. N 87°07'20" E, a distance of 56.32 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-curvature,

8. With the arc of a curve to the right, having a radius of 187.00 feet, an arc distance of 7.39 feet, and a chord which bears N 88°15'14" E, a distance of 7.39 feet to a mag-nail with a washer stamped "LANDDEV" set for a point of reverse-curvature, and

9. With the arc of a curve to the left, having a radius of 505.00 feet, an arc distance of 287.48 feet, and a chord which bears N 73°04'38" E, a distance of 283.61 feet to a mag-nail with a washer stamped "LANDDEV" set at the intersection of the south right-of-way line of said Butler Farms Boulevard, and the southwest right-of-way line of Lazy Mountain Street, a 50-foot right-of-way as shown on said Butler Farms Phase 1, for the northerly northeast corner and a point of reverse-curvature of the said 7.971 acre Tract 2, same being the northerly northeast corner and a point-of-reverse curvature of the tract described herein;

THENCE leaving the south right-of-way line of said Butler Farms Boulevard, with the southwest right-of-way line of said Lazy Mountain Street, with the northeast line of the said 7.971 acre Tract 2, same being the northeast line of the tract described herein, the following three (3) courses and distances:

1. With the arc of a curve to the right, having a radius of 11.00 feet, an arc distance of 16.66 feet, and a chord which bears S 79°50'42" E, a distance of 15.11 feet to a mag-nail with a washer stamped "LANDDEV" set for a point-of-tangency and the easterly northeast corner of the tract described herein,

2. S 36°27'32" E, a distance of 196.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a point-of-curvature, and

3. With the arc of a curve to the left, having a radius of 375.00 feet, an arc distance of 170.11 feet, and a chord which bears S 49°27'15" E, a distance of 168.65 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a north corner of Lot 1, Block D, said Butler Farms Phase 1, for an east corner of the said 7.971 acre Tract 2, and for the east corner of the tract described herein;

THENCE leaving the southwest right-of-way line of said Lazy Mountain Street, with a north and east line of said Lot 1, Block D, Butler Farms Phase 1, with the south and west lines of the said 7.971 acre Tract 2, with the south and west lines of the tract described herein, the following fifteen (15) courses and distances:

1. S 49°14'01" W, a distance of 151.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

2. S 85°21'48" W, a distance of 185.25 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

3. S 71°41'40" W, a distance of 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

4. S 64°46'20" W, a distance of 60.44 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

5. S 21°06'32" W, a distance of 67.21 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

6. S 20°44'51" E, a distance of 61.75 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

7. S 01°43'22" E, a distance of 60.48 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

8. S 11°51'19" W, a distance of 56.78 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

9. S 34°04'49" W, a distance of 75.85 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

10. S 59°26'16" W, a distance of 74.46 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

11. S 80°48'38" W, a distance of 76.19 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

12. N 72°47'20" W, a distance of 74.18 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

13. N 52°39'00" W, a distance of 69.58 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

14. N 29°02'40" W, a distance of 98.27 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and

15. N 08°12'00" E, a distance of 62.20 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for a northeast corner of said Lot 1, Block D, Butler Farms Phase 1, for a southeast corner said Lot 2, Block D, Butler Farms Phase 1, for an angle point in the west line of the said 7.971 acre Tract 2, same being an angle point in the west line of the tract described herein;

THENCE with the east line of said Lot 2, Block D, Butler Farms Phase 1, with the west line of the said 7.971 acre Tract 2, same being the west line of the tract described herein, the following four (4) courses and distances:

1. N 09°11'02" E, a distance of 155.31 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

2. N 15°18'39" E, a distance of 120.13 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point,

3. N 01°26'39" W, a distance of 176.69 feet to a 1/2-inch iron rod with a plastic cap stamped "LANDDEV" set for an angle point, and

4. N 08°21'15" W, a distance of 42.33 feet to the **POINT OF BEGINNING** and containing 7.971 acres of land, more or less.

BEARING BASIS: Texas Coordinate System, Central Zone, NAD83, Grid.

THE STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS

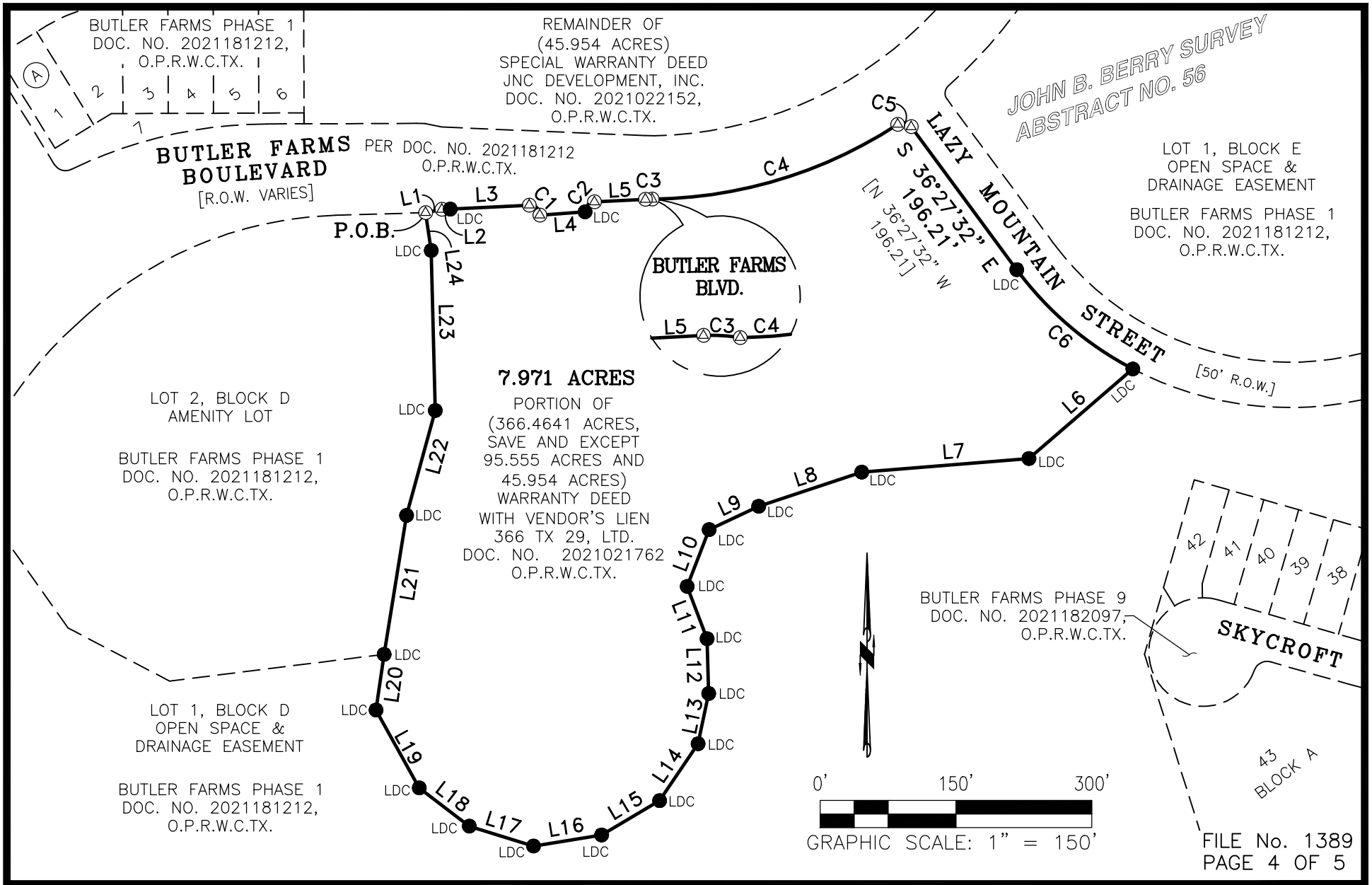
That I, Ernesto Navarrete, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the parcel of land described herein is based upon a survey performed upon the ground under my direct supervision during the months of April and May, 2020, and March, 2022.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this 3rd day of April 2026 A.D.

HR GREEN DEVELOPMENT TX, LLC
5508 Highway 290 West, Suite 150
Austin, Texas 78735

Ernesto Navarrete
Registered Professional Land Surveyor
No. 6642 – State of Texas





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DEVELOPMENT TX
5508 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TX 78735
512.872.6696
HRGREEN.COM
TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

7.971 ACRES IN THE JOHN B. BERRY SURVEY, ABSTRACT NO. 56, WILLIAMSON COUNTY, TEXAS

L:\Projects\1389-Butler Farms Platting\600-Survey\607-CADD\Exhibits\Phase descriptions PID sketches\2026\1389-Butler Farms Phase 10_Out Boundary.dwg
PLOT DATE: Apr 03,2026-1:56pm

LEGEND

● LDC	1/2" IRON ROD WITH PLASTIC CAP STAMPED "LANDDEV" PREVIOUSLY SET
△	MAG NAIL WITH A WASHER STAMPED "LANDDEV" PREVIOUSLY SET
O.P.R.W.C.TX.	OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
[ ]	RECORD INFORMATION PER DOC. NO. 2021181212, O.P.R.W.C.TX.
( )	ADDITIONAL RECORD INFORMATION
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT-OF-WAY

CURVE TABLE

CURVE #	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	11.00' [11.00']	17.79' [17.79']	S 46°32'08" E [N 46°32'08" W]	15.92' [15.92']
C2	11.00' [11.00']	16.76' [16.76']	N 43°27'52" E [S 43°27'52" W]	15.19' [15.19']
C3	187.00' [187.00']	7.39' [7.39']	N 88°15'14" E [S 88°15'14" W]	7.39' [7.39']
C4	505.00' [505.00']	287.48' [287.48']	N 73°04'38" E [S 73°04'38" W]	283.61' [283.61']
C5	11.00' [11.00']	16.66' [16.66']	S 79°50'42" E [N 79°50'42" W]	15.11' [15.11']
C6	375.00' [375.00']	170.11' [170.11']	S 49°27'15" E [S 49°27'15" E]	168.65' [168.65']

LINE TABLE

LINE #	BEARING	DISTANCE
L1	N 78°49'19" E [S 78°49'19" W]	18.23' [18.23']
L2	N 88°17'37" E [S 88°17'37" W]	9.26' [9.26']
L3	N 87°07'20" E [S 87°07'20" W]	87.48' [87.48']
L4	N 85°56'39" E [S 85°56'39" W]	50.11' [50.11']
L5	N 87°07'20" E [S 87°07'20" W]	56.32' [56.32']
L6	S 49°14'01" W [N 49°14'01" E]	151.48' [151.48']
L7	S 85°21'48" W [N 85°21'48" E]	185.25' [185.25']
L8	S 71°41'40" W [N 71°41'40" E]	120.00' [120.00']
L9	S 64°46'20" W [N 64°46'20" E]	60.44' [60.44']
L10	S 21°06'32" W [N 21°06'32" E]	67.21' [67.21']

LINE TABLE

LINE #	BEARING	DISTANCE
L11	S 20°44'51" E [N 20°44'51" W]	61.75' [61.75']
L12	S 01°43'22" E [N 01°43'22" W]	60.48' [60.48']
L13	S 11°51'19" W [N 11°51'19" E]	56.78' [56.78']
L14	S 34°04'49" W [N 34°04'49" E]	75.85' [75.85']
L15	S 59°26'16" W [N 59°26'16" E]	74.46' [74.46']
L16	S 80°48'38" W [N 80°48'38" E]	76.19' [76.19']
L17	N 72°47'20" W [S 72°47'20" E]	74.18' [74.18']
L18	N 52°39'00" W [S 52°39'00" E]	69.58' [69.58']
L19	N 29°02'40" W [S 29°02'40" E]	98.27' [98.27']
L20	N 08°12'00" E [S 08°12'00" W]	62.20' [62.20']

LINE TABLE

LINE #	BEARING	DISTANCE
L21	N 09°11'02" E [S 09°11'02" W]	155.31' [155.31']
L22	N 15°18'39" E [S 15°18'39" W]	120.13' [120.13']
L23	N 01°26'39" W [S 01°26'39" E]	176.69' [176.69']
L24	N 08°21'15" W [S 08°21'15" E]	42.33' [42.33']

NOTES:

1. BEARING BASIS IS TEXAS COORDINATE SYSTEM, CENTRAL ZONE, NAD83, GRID.
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS, TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.999846.

FILE No. 1389
PAGE 5 OF 5

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TBPE NO: 16384
TBPLS NO: 10194101

SURVEY SKETCH to Accompany Description:

7.971 ACRES IN THE
JOHN B. BERRY SURVEY, ABSTRACT NO. 56,
WILLIAMSON COUNTY, TEXAS

APPENDIX 10
IMPROVEMENT AREA #4
ENGINEER'S OPINION OF PROBABLE COST (OPC)

OPINION OF PROBABLE COST
BUTLER FARMS PHASE 10 - JANUARY 2026

	Approx. Qty	Unit	Description of Item	Unit Price	Amount
A. EROSION CONTROLS & MISCELLANEOUS ITEMS					
A1	1	EA	Furnish and Install stabilized construction entrance - complete in place. Maintain during construction.	$ 2,500.00	$ 2,500.00
A2	4	EA	Furnish and Install Inlet Protection - complete in place. Maintain during construction.	$ 120.00	$ 480.00
A3	1,657	LF	Furnish and Install temporary silt fence within limits of construction - complete in place. Maintain during construction.	$ 4.75	$ 7,870.75
A4	1	LS	Furnish and Install Temporary Staging/Storage/Spoils/Concrete Wash Out Area. Secure area with Chain Link Fence and (1) Entry / Exit Gate. Install Silt Fence around perimeter. Remove upon completion of construction, grade to drain and hydromulch.	$ 5,175.00	$ 5,175.00
A6	2,590	SY	Furnish and Install topsoil (6" depth) within landscaped tract areas and within R.O.W. - complete in place	$ 3.25	$ 8,417.50
A7	2,590	SY	Furnish and Install permanent erosion control by hydromulch planting in all disturbed areas and within R.O.W., including deconstruction area - complete in place	$ 0.75	$ 1,942.50
A11	2	EA	Furnish and Install Mailbox unit including but not limited to Cluster Box Unit(s) per plan, foundation, sidewalk to curb connection, pedestal, side panels for end units and coordination with USPS for key delivery (contact number: 512-419-7504) - complete in place	$ 4,500.00	$ 9,000.00
A12	1	LS	Demolition	$ 3,750.00	$ 3,750.00
A13	1	LS	Mobilization	$ 35,000.00	$ 35,000.00
			SUBTOTAL EROSION CONTROLS & MISCELLANEOUS ITEMS		**$ 74,135.75**
B. WASTEWATER IMPROVEMENTS					
B1	805	LF	Furnish and Install 8-inch SDR-26 PVC gravity wastewater pipe (all depths) - complete in place	$ 50.00	$ 40,250.00
B4	2	EA	Furnish and Install 4-ft diameter wastewater manhole - complete in place	$ 5,250.00	$ 10,500.00
B5	5	EA	Furnish and Install 5-ft diameter wastewater manhole - complete in place	$ 6,500.00	$ 32,500.00
B7	805	LF	Trench Safety System for wastewater line	$ 2.00	$ 1,610.00
B8	11	EA	Furnish and Install double service connection, per detail - complete in place	$ 1,750.00	$ 19,250.00
B9	4	EA	Furnish and Install single service connection, per detail - complete in place	$ 1,250.00	$ 5,000.00
B10	1	EA	Connect to Wastewater Stub or Existing Wastewater Manhole	$ 4,500.00	$ 4,500.00
			SUBTOTAL WASTEWATER IMPROVEMENTS		**$ 113,610.00**
C. DRAINAGE IMPROVEMENTS					
C1	347	LF	Furnish and Install 18-inch Class III RCP storm sewer including pipe, joints, and all other appurtenances (all depths) - complete in place	$ 75.00	$ 26,025.00
C2	175	LF	Furnish and Install 24-inch Class III RCP storm sewer (all depths) including pipe, joints, and all other appurtenances - complete in place	$ 95.00	$ 16,625.00
C23	4	EA	Furnish and Install 10' Curb Inlet (5'-10' depths), Type I, per City of Round Rock Standard detail - complete in place	$ 7,500.00	$ 30,000.00
C28	1	EA	Furnish and Install 18" Headwall Outlet Structure	$ 4,050.00	$ 4,050.00
C50	23	SY	Rock Rip Rap	$ 55.00	$ 1,265.00
C51	522	LF	Trench Safety Systems for storm sewers	$ 1.50	$ 783.00
			SUBTOTAL DRAINAGE IMPROVEMENTS		**$ 78,748.00**
D. POTABLE WATER IMPROVEMENTS					
D1	1064	LF	Furnish and Install 8-inch C-900 PVC DR-14 water line including pipe, fittings, restraints, and all other appurtenances (all depths) - complete in place	$ 60.50	$ 64,372.00
D4	2	EA	Furnish and Install 8" Gate Valve, including any necessary appurtenances - complete in place	$ 3,350.00	$ 6,700.00
D12	3	EA	Furnish and Install Standard Fire Hydrant Assembly, including pipe, fittings, restraints, valves, hydrant, and all required appurtenances, as shown on plans - complete in place	$ 8,650.00	$ 25,950.00
D15	12	EA	Furnish and Install Standard potable water double service connection with meter boxes, per plans - complete in place	$ 2,950.00	$ 35,400.00
D16	2	EA	Furnish and Install Standard potable water single service connection with meter box, per plans - complete in place	$ 2,100.00	$ 4,200.00
D17	1,064	LF	Trench Safety Systems for water line	$ 0.75	$ 798.00
D18	2	EA	Furnish and Install 8-inch Plug	$ 350.00	$ 700.00
D21	1	EA	Connect to existing waterline	$ 2,150.00	$ 2,150.00
D22	1,064	LF	Pressure Pipe Hydrostatic Testing	$ 2.25	$ 2,394.00
D23	1	EA	Furnish and Install 3/4" Irrigation Service	$ 2,750.00	$ 2,750.00
			SUBTOTAL POTABLE WATER IMPROVEMENTS		**$ 145,414.00**

F. STREET IMPROVEMENTS

F1	6,185	SY	Subgrade Preparation per City of Round Rock Standard Specification 201	$ 2.00	$ 12,370.00
F2	3,093	SY	Furnish and Install 10" Lime Stabilized Subgrade to 36" beyond back of curb - complete in place. *Lime stabilization limits to be adjusted and verified during construction*	$ 12.00	$ 37,110.00
F3	3,093	SY	Furnish and Install 8" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 12.00	$ 37,110.00
F4	3,093	SY	Furnish and Install 10" Crushed Limestone Base Material to 36" beyond back of curb - complete in place.	$ 15.50	$ 47,933.75
F6	4,760	SY	Furnish and Install CoRR Item 340 Type D HMAC, 1.5" depth - complete in place	$ 20.00	$ 95,200.00
F9	2,578	LF	Furnish and Install Standard 6" Concrete Curb and Gutter - complete in place.	$ 18.50	$ 47,693.00
F10	655	LF	Furnish and Install Concrete Sidewalks, 4' wide - complete in place	$ 33.00	$ 21,615.00
F12	5	EA	Furnish and Install curb ramp (All Types) per details - complete in place	$ 1,250.00	$ 6,250.00
F13	1	LS	Furnish and Install Pavement Marking and Signage – complete and in place	$ 2,750.00	$ 2,750.00
F14	1	LS	Provide temporary traffic control during construction, including barricades, construction signs, temporary pavement markings, and channelizing devices - complete in place	$ 2,500.00	$ 2,500.00
F16	500	SF	Furnish and Install Concrete Valley Gutter - complete in place	$ 15.00	$ 7,500.00
			SUBTOTAL STREET IMPROVEMENTS		**$ 318,031.75**

G. EXCAVATION AND EMBANKMENT

G1	1.64	AC	Clear and Grub (ROW)	$ 1,750.00	$ 2,870.00
G3	5,213	CY	Excavation (ROW & Lots)	$ 9.00	$ 46,916.67
G4	1,564	CY	Embankment - (Use Material from On-Site Stockpile, ROW & Lots. Material placed on residential lots shall meet the requirements of FHA Data Sheet 79G.	$ 3.25	$ 5,082.64
G5	3,649	CY	Excess spoils, stockpile	$ 5.00	$ 18,245.37
			SUBTOTAL EXCAVATION AND EMBANKMENT		**$ 73,114.68**

H. SLEEVING

H1	200	LF	Furnish and Install 4" Schedule 40 PVC utility sleeves - complete in place	$ 28.00	$ 5,600.00
H2	50	LF	Furnish and Install 8" Schedule 40 PVC utility sleeves - complete in place	$ 40.00	$ 2,000.00
			SUBTOTAL IRRIGATION SLEEVING		**$ 7,600.00**

I. STREET LIGHTS

I2	4	EA	Furnish and Install Street Lights	$ 2,950.00	$ 11,800.00
			SUBTOTAL STREET LIGHTS		**$ 11,800.00**

L. ENGINEERING & CONSULTING FEES

L3	1	LS	Eng-Bidding	$ 7,500.00	$ 7,500.00
L4	1	LS	Eng-Civil Design	$ 89,000.00	$ 89,000.00
L5	1	LS	Eng-Final Plat	$ 6,000.00	$ 6,000.00
L6	1	LS	Eng-Construction Phase Services	$ 30,000.00	$ 30,000.00
L7	0	LS	Eng-Structural	$ 5,000.00	$ 0.00
L8	1	EA	Environ-SWPPP/Inspection	$ 9,600.00	$ 9,600.00
L9	1	EA	Environ-SWPPP Prep/NOI	$ 500.00	$ 500.00
L10	26	LOTS	Geotech-CMT	$ 400.00	$ 10,400.00
L11	8.0	AC	Geotech-Soils Testing	$ 600.00	$ 4,800.00
L12	0	LS	Landscape Design (8% of const)	$ 0.00	$ 0.00
L13	1.0	LS	Survey-Final Plat	$ 9,000.00	$ 9,000.00
L15	1.0	LS	Survey-Misc	$ 7,500.00	$ 7,500.00
L16	1	LS	Utility Coordination	$ 5,000.00	$ 5,000.00
			SUBTOTAL ENGINEERING & CONSULTING FEES		**$ 179,300.00**

M. FEES

M1	26	LOTS	Preliminary Plat Review Fee - ($750 + $20/Lot)	$ 20.00	$ 1,270.00
M2	1	LS	Plan Review Fee - Liberty Hill	$ 1,500.00	$ 1,500.00
M3	484,822.65	%	Inspection Fee - Liberty Hill (% construction cost due at Construction Plan submittal)	% 0.5%	$ 2,424.11
M4	484,822.65	%	Inspection Fee - Liberty Hill (% construction cost due before Pre-Construction Meeting)	% 3.0%	$ 14,544.68
M5	7.98	AC	TCEQ - CZP	$ 3,000.00	$ 3,000.00
M6	1	EA	Plat Review Fee - Liberty Hill	$ 2,040.00	$ 2,040.00
M7	26	LOTS	City of Liberty Hill Park Fee (Due at Final Plat; Builder Cost $144/LOT)	$ 144.00	$ 3,744.00
M8	26	LOTS	PID Bond Fees (Due at Final Plat; Builder Cost $1000/lot)	$ 1,000.00	$ 26,000.00
M9	26	LOTS	Building Permit Fee (Builder Cost $1,400/lot)	$ 1,400.00	$ 36,400.00
M10	1,015	LF	PEC Payment to Pull Wire	$ 16.00	$ 16,240.00
M11	26	LOTS	Liberty Hill Impact Fees (Wastewater, Builder Cost $3,500/lot)	$ 3,500.00	$ 91,000.00
M12	26	LOTS	Liberty Hill Impact Fees (Water, Builder Cost $3,500/lot)	$ 3,500.00	$ 91,000.00
			SUBTOTAL FEES		**$ 289,162.79**

BUTLER FARMS PHASE 10 - JANUARY 2026		
A. EROSION CONTROLS & MISCELLANEOUS ITEMS		$ 74,135.75
B. WASTEWATER IMPROVEMENTS		$ 113,610.00
C. DRAINAGE IMPROVEMENTS		$ 78,748.00
D. POTABLE WATER IMPROVEMENTS		$ 145,414.00
F. STREET IMPROVEMENTS		$ 318,031.75
G. EXCAVATION AND EMBANKMENT		$ 73,114.68
H. SLEEVING		$ 7,600.00
I. STREET LIGHTS		$ 11,800.00
SUBTOTAL		**$ 822,454.18**
ENGINEERING & CONSULTING FEES		$ 179,300.00
FEES		$ 289,162.79
CONTINGENCY	5%	$ 41,122.71
CONSTRUCTION MANAGEMENT FEE	4%	$ 32,898.17
TOTAL		**$ 1,364,937.84**

1 This Engineer's Opinion of Probable Cost (OPC) is not prepared by a contractor or professional cost estimator. Actual construction costs may vary significantly due to not having engineering construction documents, geotechnical conditions, timing of construction, changed conditions, the competitive nature of the market, labor rate changes, or other factors.

2 Unit prices based on Five Star Civil, June 2024.

3 High PI limits to be determined during construction subgrade investigation by Geotech testing lab. This OPC assumes 50% of the pavement sections will be high PI, utilizing alternate pavement section design. Pavement quantities are subject to change based on field testing.

4 Hardscape and Landscaping costs are not included. Fencing/walls and gates not included.

5 Only the Developer sidewalk has been included as the sidewalk quantity.

6 Detailed dry utility costs are not included.

APPENDIX 11
IMPROVEMENT AREA #4 MAP: STREETS

LEGEND

R.O.W.

PROPERTY BOUNDARY

ROADWAY

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PHASE 15

PHASE 13

PHASE 12

PH 16

PHASE 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #4

ROADWAY EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

APRIL 2026

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HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 12
IMPROVEMENT AREA #4 MAP: DRAINAGE

LEGEND

R.O.W.

PROPERTY BOUNDARY

DRAINAGE

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PHASE 15

PHASE 13

PHASE 12

PH 16

PHASE 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #4

DRAINAGE EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

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HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 13
IMPROVEMENT AREA #4 MAP: POTABLE WATER

LEGEND

R.O.W.

PROPERTY BOUNDARY

WATERLINE

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PHASE 15

PHASE 13

PHASE 12

PH 16

PHASE 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #4
WATER EXHIBIT
BUTLER FARMS
LIBERTY HILL, WILLIAMSON COUNTY, TEXAS
APRIL 2026

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HRGreen.com

TBPE NO: 16384
TBPLS NO: 10194101

APPENDIX 14
IMPROVEMENT AREA #4 MAP: WASTEWATER

LEGEND

R.O.W.

PROPERTY BOUNDARY

WASTEWATER

0 400' 800'

SCALE: 1" = 400'

PHASE 14

PHASE 15

PHASE 13

PHASE 12

PH 16

PHASE 16

PHASE 3

PHASE 6

PHASE 2

PHASE 4

PHASE 5

PHASE 1

PHASE 7

PHASE 11
(AMENITY CENTER)

PHASE 10

PHASE 8

PHASE 9

173
LIFT STATION ANNEX
2.00 AC.

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IMPROVEMENT AREA #4

WASTEWATER EXHIBIT

BUTLER FARMS

LIBERTY HILL, WILLIAMSON COUNTY, TEXAS

APRIL 2026

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TBPE NO: 16384
TBPLS NO: 10194101

AGENDA ITEM 6.B

Public hearing, discussion, consideration and possible action regarding Resolution No. 2026-R-014 approving and authorizing the Mayor to execute the "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #3)" and "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #4)" between the City and 366 TX 29 Ltd., a Texas limited partnership.

City Council Meeting Date: June 24, 2026

Requested By: Butler Farms PID

Submitted/Prepared By: Bond Counsel

Type: (Action/Discussion Only /Consent/Exec. Session/Public Hearing): Action.

AGENDA ITEM COVER SHEET

ITEM/TITLE: Resolution approving and authorizing the Mayor to execute reimbursement agreements related to Improvement Area #3 and Improvement Area #4 of the Butler Farms Public Improvement District

AGENDA ITEM WORDING: Discussion, consideration and possible action regarding Resolution No. _____ approving and authorizing the Mayor to execute the "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Areas #3 and #4)" between the City and 366 TX 29 Ltd., a Texas limited partnership

EXECUTIVE SUMMARY: This Resolution allows the Mayor to Execute the Reimbursement Agreement for the Butler Farms PID. The Agreements for Improvement Area #3 and Improvement Area #4 have been combined.

FISCAL NOTES/FINANCIAL BACKGROUND/FINANCIAL IMPACT: All costs related to this reimbursement agreement are the obligation of the owners of the property.

SUGGESTED WORDING FOR MOTION(S) REGARDING *ORDINANCES OR RESOLUTIONS (if City staff is making a recommendation):*

MOVANT: I move that the City Council adopt Resolution No. _____ approving and authorizing the Mayor to execute the "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #3)" and "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #4)" between the City and 366 TX 29 Ltd., a Texas limited partnership, which is before the Council.

SECOND: I second the motion.

The Mayor may allow discussion of the item and, following any remarks of the members of Council, the Mayor should call for a vote on the Resolution.

ATTACHMENTS: Resolution No. _____ approving and authorizing the Mayor to execute the "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #3)" and "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #4)" between the City and 366 TX 29 Ltd., a Texas limited partnership

List Responsible staff, contractors, and vendors for Follow-Through, Follow-Up of Implementation.

Upon adoption, City staff should have all necessary documents executed (based on instructions in execution packet of tabbed documents sent by Bond Counsel). Once all documents are executed, City staff should mail all executed documents to Bond Counsel, as noted in the execution packet instructions.

CERTIFICATE OF CITY SECRETARY

THE STATE OF TEXAS §
§
COUNTY OF WILLIAMSON §

THE UNDERSIGNED HEREBY CERTIFIES that:

The City Council of said City (the "City Council") convened in a REGULAR MEETING on June 24, 2026, at the City Council Chambers, 2801 Ranch Road 1869, Liberty Hill, Texas 78642 and the roll was called of the duly constituted officers and members of said City Council, to-wit:

Crystal Mancilla	Mayor
Diane Williams	Mayor Pro Tem, Councilmember, Place 3
Jacquetta Thayer	Councilmember, Place 1
Michael Helbing	Councilmember, Place 2
Elisabeth Brown	Councilmember, Place 4
Wade Ashley	Councilmember, Place 5
Tim Hennessy	Councilmember, Place 6
Beatrice Canseco	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 resolution (the "Resolution") entitled:

> A RESOLUTION OF THE CITY OF LIBERTY HILL, TEXAS APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE "BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #3)" AND "BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #4)" BETWEEN THE CITY OF LIBERTY HILL, TEXAS AND 366 TX 29 LTD., A TEXAS LIMITED PARTNERSHIP

was duly introduced for the consideration of said City Council and read in full. It was then duly moved and seconded that said Resolution be passed; and, after due discussion, said motion carrying with it the passage of said Resolution, 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 Resolution passed at the meeting described in the above and foregoing paragraph is attached to and follows this Certificate; that said Resolution 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 Resolution; 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 Resolution 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 Resolution; that the Mayor and the City Secretary of said City have duly signed said Resolution; 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 Resolution for all purposes.

SIGNED AND SEALED this _____, 2026.

City Secretary	Mayor

(SEAL)

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF LIBERTY HILL, TEXAS APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE THE "BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #3)" AND "BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT REIMBURSEMENT AGREEMENT (IMPROVEMENT AREA #4)" BETWEEN THE CITY OF LIBERTY HILL, TEXAS AND 366 TX 29 LTD., A TEXAS LIMITED PARTNERSHIP

WHEREAS, on December 10, 2018, the governing body (the "City Council") of the City of Liberty Hill, Texas (the "City"), pursuant to and in accordance with the terms, provisions and requirements of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, authorized the creation of the "Butler Farms Public Improvement District" (the "District"); and

WHEREAS, on June 10, 2026, the City Council adopted a resolution determining the costs of certain public improvements benefiting property in Improvement Area #3 and Improvement Area #4 of the District to be financed through the District and called a public hearing regarding the levy of assessments against benefited property located in Improvement Area #3 and Improvement Area #4 of the District (the "Assessment Public Hearing"); and

WHEREAS, after convening the Assessment Public Hearing regarding the levy of the assessments against benefited property located in Improvement Area #3 and Improvement Area #4 of the District at the June 24, 2026 meeting of the City Council, and after hearing testimony at such public hearing, the City Council closed the public hearing and adopted an ordinance (the "Assessment Ordinance") on June 24, 2026; and

WHEREAS, in the Assessment Ordinance, the City Council approved and accepted the Butler Farms Public Improvement District 2026 Amended and Restated Service and Assessment Plan (as defined and described in the Assessment Ordinance, the "Service and Assessment Plan") relating to the District and levied the Assessments (as defined in the Assessment Ordinance) against the Improvement Area #3 Assessed Property and the Improvement Area #4 Assessed Property, respectively, (as defined and described in the Service and Assessment Plan); and

WHEREAS, in connection with the development of the property within the District, including Improvement Area #3 and Improvement Area #4, the City Council hereby finds and determines to approve the forms, terms, and provisions of the Reimbursement Agreements, which are defined and described more fully below, and authorizes the Mayor to execute and deliver all instruments, documents, and agreements that may be required to effect the purposes of this Resolution; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LIBERTY HILL, TEXAS AS FOLLOWS:

SECTION 1. Findings. The recitals set forth above in this Resolution are 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. Approval of Improvement Area #3 Reimbursement Agreement. That certain "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #3)" (the "Improvement Area #3 Reimbursement Agreement"), between the City and 366 TX 29 LTD., a Texas limited partnership, is hereby authorized and approved in substantially the form attached hereto as **Exhibit A**, which is incorporated herein as a part hereof for all purposes. The Mayor, or such person's designee, is hereby authorized and directed to execute and deliver the Improvement Area #3 Reimbursement Agreement.

SECTION 3. Approval of Improvement Area #4 Reimbursement Agreement. That certain "Butler Farms Public Improvement District Reimbursement Agreement (Improvement Area #4)" (the "Improvement Area #4 Reimbursement Agreement" and together with the Improvement Area #3 Reimbursement Agreement, collectively referred to herein as the "Reimbursement Agreements"), between the City and 366 TX 29 LTD., a Texas limited partnership, is hereby authorized and approved in substantially the form attached hereto as **Exhibit B**, which is incorporated herein as a part hereof for all purposes. The Mayor, or such person's designee, is hereby authorized and directed to execute and deliver the Improvement Area #4 Reimbursement Agreement.

SECTION 4. Power to Revise Form of Documents. Notwithstanding any other provision of this Resolution, the Mayor is hereby authorized to make or approve such revisions in the form of the documents approved hereby as, in the opinion of the City Attorney, Baker Robertson & O'Brien, and Bond Counsel to the City, Orrick, Herrington & Sutcliffe LLP, may be necessary or convenient to carry out or assist in carrying out the purposes of this Resolution; approval of such changes by the City shall be indicated by the execution of the documents.

SECTION 5. Additional Actions. The Mayor, City Manager, and City Secretary are hereby authorized and directed to take any and all actions on behalf of the City necessary or desirable to carry out the intent and purposes of this Resolution.

SECTION 6. Severability. If any section, paragraph, clause, or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 7. Effective Date. This Resolution and the authorization herein shall be and become effective upon passage and execution hereof.

[*Signature page follows*]

PASSED AND APPROVED on this _____, 2026.

CITY OF LIBERTY HILL, TEXAS

By: _____
Mayor

ATTEST:

_____
City Secretary

EXHIBIT A

BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT
(IMPROVEMENT AREA #3)

EXHIBIT B

BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT
(IMPROVEMENT AREA #4)

BUTLER FARMS PUBLIC IMPROVEMENT DISTRICT
REIMBURSEMENT AGREEMENT
(IMPROVEMENT AREAS #3 AND #4)

This Butler Farms Public Improvement District Reimbursement Agreement (Improvement Areas #3 and #4) (this "Reimbursement Agreement") is executed between the City of Liberty Hill, Texas ("City") and 366 TX 29, Ltd., a Texas limited partnership (the "Developer") (each individually referred to as a "Party" and collectively as the "Parties") effective June 24, 2026. Capitalized terms not defined herein shall have the meaning ascribed to them in the PID Financing Agreement (defined below).

RECITALS

WHEREAS, on December 10, 2018, the City Council of the City (the "City Council") passed and approved Resolution No. 18-R-118 (the "Creation Resolution") authorizing the creation of the Butler Farms Public Improvement District (the "District") covering approximately 366 acres of land shown on a map thereof in the Creation Resolution (the "District Property"); and

WHEREAS, on or about December 10, 2021, the City Council approved that certain Butler Farms Public Improvement District Acquisition, Financing and Reimbursement Agreement by and between Developer and City and consented to by JNC Development, Inc., a Texas Corporation and Meritage Homes of Texas, LLC, an Arizona Limited Liability Company (as amended from time to time, the "PID Financing Agreement"); and

WHEREAS, the purpose of the District is to finance certain improvements authorized by Chapter 372, Texas Local Government Code (as may be amended, the "PID Act") that promote the interests of the City and confer a special benefit on the Assessed Property within the District; and

WHEREAS, the District Property is contemplated to be developed in phases and the Developer intends that certain Public Improvements be constructed over time to serve District Property (or portions thereof); and

WHEREAS, contemporaneously herewith, the City Council passed and approved an assessment ordinance determining, among other things, (i) the costs of the Public Improvements allocable to Improvement Area #3 (the "Improvement Area #3 Improvements") and levied assessments against certain District Property within Improvement Area #3 (the "Improvement Area #3 Assessments") in accordance with the Improvement Area #3 Assessment Roll attached as Exhibit L to the Butler Farms Public Improvement District 2026 Amended and Restated Service and Assessment Plan (as the same may be amended or updated from time to time, the "Service and Assessment Plan") within the District and (ii) the costs of the Public Improvements allocable to Improvement Area #4 (the "Improvement Area #4 Improvements") and levied assessments against certain District Property within Improvement Area #4 (the "Improvement Area #4 Assessments") in accordance with the Improvement Area #4 Assessment Roll attached as Exhibit N to the Service and Assessment Plan within the District; and

WHEREAS, the Parties intend for all or a portion of the Actual Costs (as defined in the Service and Assessment Plan) of the Improvement Area #3 Improvements (the "Improvement Area #3 Improvement Costs") and for all or a portion of the Actual Costs of the Improvement Area #4 Improvements (the "Improvement Area #4 Improvement Costs") to be reimbursed to Developer, in accordance with the terms of this Reimbursement Agreement, the PID Financing Agreement, and, if bonds are issued to finance the costs of Improvement Area #3 Improvements and Improvement Area #4 Improvements ("PID Bonds"), the indenture of trust for Improvement Area #3 and Improvement Area #4 (the "Indenture"), from (i) Improvement Area #3 Assessments and Improvement Area #4 Assessments on deposit in the Improvement Area #3 City Project Fund (as defined below) and the Improvement Area #4 City Project Fund (as defined below), as applicable, (ii) the proceeds of PID Bonds issued by the City on deposit in the Improvement Area #3 Improvement Account and Improvement Area #4 Improvement Account, as applicable, of the Project Fund and the Reimbursement Fund established pursuant to the Indenture, or (iii) a combination of (i) and (ii), above; and

WHEREAS, if PID Bonds are issued, the City will deposit, or cause to be deposited, the Improvement Area #3 Assessments and Improvement Area #4 Assessments into the Pledged Revenue Fund held by the trustee under the Indenture (the "Bond Trustee") for further transfer to the appropriate accounts pursuant to the Indenture, including accounts for the payment of debt service on the PID Bonds; and

WHEREAS, after the levy of the Improvement Area #3 Assessments, the City will create a separate segregated account into which Improvement Area #3 Assessments will be deposited for Improvement Area #3 (the "Improvement Area #3 City Project Fund"); and

WHEREAS, after the levy of the Improvement Area #4 Assessments, the City will create a separate segregated account into which the Improvement Area #4 Assessments will be deposited for Improvement Area #4 (the "Improvement Area #4 City Project Fund"); and

WHEREAS, the City's obligation to reimburse the Developer for the Improvement Area #3 Improvement Costs shall only be paid from (i) Improvement Area #3 Assessments collected from the Improvement Area #3 Assessed Property (as defined in the Service and Assessment Plan) and deposited into the Improvement Area #3 City Project Fund, (ii) the net proceeds of PID Bonds, if issued by the City, and deposited into the Improvement Area #3 Improvement Account of the Project Fund and the Reimbursement Fund held by the Bond Trustee, or (iii) a combination of (i) and (ii); and

WHEREAS, the City's obligation to reimburse the Developer for the Improvement Area #4 Improvement Costs shall only be paid from (i) Improvement Area #4 Assessments collected from the Improvement Area #4 Assessed Property (as defined in the Service and Assessment Plan) and deposited into the Improvement Area #4 City Project Fund, (ii) the net proceeds of PID Bonds, if issued by the City, and deposited into the Improvement Area #4 Improvement Account of the Project Fund and the Reimbursement Fund held by the Bond Trustee, or (iii) a combination of (i) and (ii), above.

NOW THEREFORE, FOR VALUABLE CONSIDERATION THE RECEIPT AND ADEQUACY OF WHICH ARE ACKNOWLEDGED, THE PARTIES AGREE AS FOLLOWS:

1. Recitals. The recitals to this Reimbursement Agreement are true and correct, and are incorporated as part of this Reimbursement Agreement for all purposes.

2. City Deposit of Improvement Area #3 Assessments and Improvement Area #4 Assessments.

    a. After the levy of the Improvement Area #3 Assessments, the City will deposit, or cause to be deposited, the Improvement Area #3 Assessments into the Improvement Area #3 City Project Fund. Prior to the issuance of PID Bonds, the Improvement Area #3 Reimbursement Obligation (as defined herein) is payable solely from Improvement Area #3 Assessments on deposit in the Improvement Area #3 City Project Fund.

    b. After the levy of the Improvement Area #4 Assessments, the City will deposit, or cause to be deposited, the Improvement Area #4 Assessments into the Improvement Area #4 City Project Fund. Prior to the issuance of PID Bonds, the Improvement Area #4 Reimbursement Obligation (as defined herein) is payable solely from Improvement Area #4 Assessments on deposit in the Improvement Area #4 City Project Fund.

    c. If PID Bonds are issued, the City will transfer, or cause to be transferred, the Improvement Area #3 Assessments on deposit in the Improvement Area #3 City Project Fund and the Improvement Area #4 Assessments on deposit in the Improvement Area #4 City Project Fund to the Bond Trustee for deposit to the Pledged Revenue Fund in accordance with the provisions of the Indenture. Any Improvement Area #3 Reimbursement Obligation or Improvement Area #4 Reimbursement Obligation remaining after the issuance of the PID Bonds is payable, after depletion of the proceeds of the PID Bonds on deposit in the Project Fund established under the Indenture, from Improvement Area #3 Assessments and Improvement Area #4 Assessments on deposit in the Reimbursement Fund held by the Bond Trustee in accordance with the Indenture and this Reimbursement Agreement on a basis subordinate to the payment of debt service on the PID Bonds.

3. Payment of Improvement Area #3 Improvement Costs and Improvement Area #4 Improvement Costs prior to the Issuance of PID Bonds. Prior to the issuance of PID Bonds, the Developer may elect to make advances to pay the Improvement Area #3 Improvement Costs and the Improvement Area #4 Improvement Costs. The Improvement Area #3 Reimbursement Obligation shall be payable to the Developer pursuant to executed and approved Certifications for Payment, in accordance with the PID Financing Agreement, solely from the Improvement Area #3 Assessments on deposit in the Improvement Area #3 City Project Fund. The Improvement Area #4 Reimbursement Obligation shall be payable to the Developer pursuant to executed and

approved Certifications for Payment, in accordance with the PID Financing Agreement, solely from the Improvement Area #4 Assessments on deposit in the Improvement Area #4 City Project Fund.

4. Payment of Improvement Area #3 Improvement Costs and Improvement Area #4 Improvement Costs after Issuance of PID Bonds.

    a. Following the issuance of PID Bonds, the Improvement Area #3 Reimbursement Obligation shall be payable to the Developer solely from (i) the net proceeds (after payment of costs of issuance and deposits into any reserve fund and administrative fund that may be created under the Indenture) of the PID Bonds issued by the City; (ii) the Improvement Area #3 Assessments deposited in the Reimbursement Fund created by the Indenture; or (iii) a combination of items (i) and (ii), above.

    b. Following the issuance of PID Bonds, the Improvement Area #4 Reimbursement Obligation shall be payable to the Developer solely from (i) the net proceeds (after payment of costs of issuance and deposits into any reserve fund and administrative fund that may be created under the Indenture) of the PID Bonds issued by the City; (ii) the Improvement Area #4 Assessments deposited in the Reimbursement Fund created by the Indenture; or (iii) a combination of items (i) and (ii), above.

    c. The PID Bonds, if issued, will be secured by and paid solely from the Trust Estate (as defined in the Indenture) established pursuant to the Indenture, consisting primarily of the Improvement Area #3 Assessments and Improvement Area #4 Assessments transferred to the Bond Trustee for deposit as provided in the Indenture.

    d. After PID Bonds are issued, the Bond Trustee shall pay the Developer for the Improvement Area #3 Improvement Costs and Improvement Area #4 Improvement Costs pursuant to executed and approved Certifications for Payment, in accordance with the PID Financing Agreement, from the appropriate account or fund as provided for in the Indenture and this Reimbursement Agreement.

5. Improvement Area #3 Reimbursement Obligation. Subject to the terms, conditions, and requirements contained herein, the City agrees to reimburse the Developer, and the Developer shall be entitled to receive from the City the lesser of $12,135,000 and the amount deposited by the Bond Trustee into the Improvement Account of the Project Fund pursuant to the Indenture (the "Improvement Area #3 Reimbursement Obligation"), in accordance with the terms of this Reimbursement Agreement, until February 1, 2056, or the issuance of the PID Bonds, whichever is earlier (the "Maturity Date"). It is hereby acknowledged that the City is not responsible hereunder for any amount in excess of the Improvement Area #3 Reimbursement Obligation. The Improvement Area #3 Reimbursement Obligation shall be payable to the Developer,

plus accrued and unpaid interest, which interest shall begin to accrue upon the date of the City's execution of such Certification for Payment and will continue to accrue until amounts due under such Certification for Payment are paid by the City to the Developer, solely from either of the City Project Fund or the Improvement Area #3 Improvement Account of the Project Fund, as applicable. The unpaid Improvement Area #3 Reimbursement Obligation shall bear simple interest per annum at the rate of (x) 5.75% for years one through five and (y) 5.75% for years six through the Maturity Date. The unpaid Improvement Area #3 Reimbursement Obligation, together with accrued but unpaid interest is referred to herein as the "Improvement Area #3 Reimbursement Balance." Notwithstanding the foregoing, if any portion of the Improvement Area #3 Reimbursement Balance is refinanced by the issuance of the PID Bonds, any remaining unpaid principal portion of the Improvement Area #3 Reimbursement Balance after such issuance shall accrue interest at the same interest rate as the PID Bonds. The Improvement Area #3 Reimbursement Obligation is authorized by the PID Act, was approved by the City Council, and represents the total allowable costs to be assessed against Improvement Area #3 for the Improvement Area #3 Improvements that are paid through the levy of Improvement Area #3 Assessments and/or issuance of PID Bonds, as applicable. Notwithstanding anything herein to the contrary, the City shall be under no obligation to reimburse the Owner for any Improvement Area #3 Improvement Costs that are not accepted by the City or another governmental entity with the City's approval. The interest rate(s) has been approved by the City Council and comply with the PID Act. Interest on the Improvement Area #3 Assessments will accrue from the date of the levy of the Improvement Area #3 Assessments and shall be calculated on the basis of a 360-day year, comprised of twelve 30-day months.

6. Improvement Area #4 Reimbursement Obligation. Subject to the terms, conditions, and requirements contained herein, the City agrees to reimburse the Developer, and the Developer shall be entitled to receive from the City the lesser of $715,000 and the amount deposited by the Bond Trustee into the Improvement Account of the Project Fund pursuant to the Indenture (the "Improvement Area #4 Reimbursement Obligation"), in accordance with the terms of this Reimbursement Agreement, until February 1, 2056, or the issuance of the PID Bonds, whichever is earlier (the "Maturity Date"). It is hereby acknowledged that the City is not responsible hereunder for any amount in excess of the Improvement Area #4 Reimbursement Obligation. The Improvement Area #4 Reimbursement Obligation shall be payable to the Developer, plus accrued and unpaid interest, which interest shall begin to accrue upon the date of the City's execution of such Certification for Payment and will continue to accrue until amounts due under such Certification for Payment are paid by the City to the Developer, solely from either of the City Project Fund or the Improvement Area #4 Improvement Account of the Project Fund, as applicable. The unpaid Improvement Area #4 Reimbursement Obligation shall bear simple interest per annum at the rate of (x) 5.75% for years one through five and (y) 5.75% for years six through the Maturity Date. The unpaid Improvement Area #4 Reimbursement Obligation, together with accrued but unpaid interest is referred to herein as the "Improvement Area #4 Reimbursement Balance." Notwithstanding the foregoing, if any portion of the

Improvement Area #4 Reimbursement Balance is refinanced by the issuance of the PID Bonds, any remaining unpaid principal portion of the Improvement Area #4 Reimbursement Balance after such issuance shall accrue interest at the same interest rate as the PID Bonds. The Improvement Area #4 Reimbursement Obligation is authorized by the PID Act, was approved by the City Council, and represents the total allowable costs to be assessed against Improvement Area #4 for the Improvement Area #4 Improvements that are paid through the levy of Improvement Area #4 Assessments and/or issuance of PID Bonds, as applicable. Notwithstanding anything herein to the contrary, the City shall be under no obligation to reimburse the Owner for any Improvement Area #4 Improvement Costs that are not accepted by the City or another governmental entity with the City's approval. The interest rate(s) has been approved by the City Council and comply with the PID Act. Interest on the Improvement Area #4 Assessments will accrue from the date of the levy of the Improvement Area #4 Assessments and shall be calculated on the basis of a 360-day year, comprised of twelve 30-day months.

7. Obligated Payment Sources. The Improvement Area #3 Reimbursement Balance and the Improvement Area #4 Reimbursement Balance are payable to the Developer and secured under this Reimbursement Agreement solely as described herein. No other City funds, revenue, taxes, income, or property shall be used even if the Improvement Area #3 Reimbursement Balance and the Improvement Area #4 Reimbursement Balance are not paid in full at the Maturity Date, and neither the Improvement Area #3 Reimbursement Balance nor the Improvement Area #4 Reimbursement Balance is a debt of the City, within the meaning of Article XI, Section 5, of the Constitution of the State of Texas. The City acknowledges and agrees that until the Improvement Area #3 Reimbursement Obligation and accrued and unpaid interest is paid in full, the obligation of the City to use amounts on deposit in either of the City Project Fund or to direct the Bond Trustee to use amounts on deposit in the Improvement Area #3 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, to pay the Improvement Area #3 Reimbursement Balance to the Developer is absolute and unconditional and the City does not have, and will not assert, any defenses to such obligation. The City acknowledges and agrees that until the Improvement Area #4 Reimbursement Obligation and accrued and unpaid interest is paid in full, the obligation of the City to use amounts on deposit in either of the City Project Fund or to direct the Bond Trustee to use amounts on deposit in the Improvement Area #4 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, to pay the Improvement Area #4 Reimbursement Balance to the Developer is absolute and unconditional and the City does not have, and will not assert, any defenses to such obligation.

8. City Collection Efforts. For so long as any of the PID Bonds issued by the City related to the District are outstanding or an Improvement Area #3 Reimbursement Balance or an Improvement Area #4 Reimbursement Balance remains due and payable hereunder, the City will use all reasonable efforts to receive and collect, or cause to be received and collected by the Williamson Central Appraisal District, Improvement Area #3 Assessments and Improvement Area #4 Assessments (including the foreclosure of liens

resulting from the nonpayment of the Improvement Area #3 Assessments or Improvement Area #4 Assessments or other charges due and owing under the Service and Assessment Plan) in the manner described in Section 2.03 of the PID Financing Agreement.

9. Process for Payment for the Improvement Area #3 Reimbursement Obligation.

    a. Prior to the issuance of PID Bonds, but after completion of construction of an Improvement Area #3 Improvements (or a segment thereof) the Developer may submit a Certification for Payment, to the City Representative substantially in the form shown on Exhibit D attached to the PID Financing Agreement, for payment of the Improvement Area #3 Improvement Cost (or segment thereof) from funds then available in the Improvement Area #3 City Project Fund. After the initial request, the Developer may deliver additional Certifications for Payment to the City Representative but not more than one (1) per month. This process will continue until (i) payment in full of the Improvement Area #3 Reimbursement Obligation or (ii) issuance of PID Bonds (at which time the repayment process shall be in accordance with subpart (b) below). Each payment from the Improvement Area #3 City Project Fund shall be accompanied by a written accounting that certifies the Reimbursement Agreement Balance as of the date of the payment and itemizes all deposits to and disbursement from such Improvement Area #3 City Project Fund since the last payment date.

    b. If PID Bonds are issued, the Developer may submit to the City a Certification for Payment of any funds then available in the Improvement Area #3 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, as provided for in the Indenture. Upon receipt of the Certification for Payment, the City shall cause funds within the Improvement Area #3 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, to be transferred to the Developer pursuant to the terms of the Indenture. This process will continue until the Improvement Area #3 Reimbursement Balance is paid in full.

    c. The City Representative shall make payments under this Reimbursement Agreement or direct the Bond Trustee to make payments under the Indenture solely to the Developer. The City Representative and the City are not responsible and shall not be required to make payments to any third party, including the other owners of the property within Improvement Area #3.

10. Process for Payment for the Improvement Area #4 Reimbursement Obligation.

    a. Prior to the issuance of PID Bonds, but after completion of construction of an Improvement Area #4 Improvements (or a segment thereof) the Developer may submit a Certification for Payment, to the City Representative substantially in the form shown on Exhibit D attached to the PID Financing Agreement, for

payment of the Improvement Area #4 Improvement Cost (or segment thereof) from funds then available in the Improvement Area #4 City Project Fund. After the initial request, the Developer may deliver additional Certifications for Payment to the City Representative but not more than one (1) per month. This process will continue until (i) payment in full of the Improvement Area #4 Reimbursement Obligation or (ii) issuance of PID Bonds (at which time the repayment process shall be in accordance with subpart (b) below). Each payment from the Improvement Area #4 City Project Fund shall be accompanied by a written accounting that certifies the Reimbursement Agreement Balance as of the date of the payment and itemizes all deposits to and disbursement from such Improvement Area #4 City Project Fund since the last payment date.

b. If PID Bonds are issued, the Developer may submit to the City a Certification for Payment of any funds then available in the Improvement Area #4 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, as provided for in the Indenture. Upon receipt of the Certification for Payment, the City shall cause funds within the Improvement Area #4 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable, to be transferred to the Developer pursuant to the terms of the Indenture. This process will continue until the Improvement Area #4 Reimbursement Balance is paid in full.

c. The City Representative shall make payments under this Reimbursement Agreement or direct the Bond Trustee to make payments under the Indenture solely to the Developer. The City Representative and the City are not responsible and shall not be required to make payments to any third party, including the other owners of the property within Improvement Area #4.

11. Termination. This Reimbursement Agreement shall terminate immediately at the earlier of (i) the date all payments paid to the Developer under this Reimbursement Agreement equal the sum of the Improvement Area #3 Reimbursement Balance and Improvement Area #4 Reimbursement Balance, (ii) the date that all the Improvement Area #3 Assessments and Improvement Area #4 Assessments are pledged to PID Bonds, or (iii) the Maturity Date; provided, however that if on the Maturity Date, any portion of the Improvement Area #3 Reimbursement Balance or the Improvement Area #4 Reimbursement Balance remains unpaid, such Improvement Area #3 Reimbursement Balance or Improvement Area #4 Reimbursement Balance shall be canceled and for all purposes of this Reimbursement Agreement shall be deemed to have been conclusively and irrevocably PAID IN FULL; provided further, that if any Improvement Area #3 Assessments or Improvement Area #4 Assessments remain due and payable and are uncollected on the Maturity Date, such Improvement Area #3 Assessments or Improvement Area #4 Assessments, when, as, and if collected after the Maturity Date, shall be applied to any amounts due in connection with outstanding PID Bonds, and then paid to the Developer and applied, respectively, to the outstanding

Improvement Area #3 Reimbursement Balance or Improvement Area #4 Reimbursement Balance remaining, if any.

12. Non-Recourse Obligation. The obligations of the City under this Reimbursement Agreement are non-recourse and payable only from either of the Improvement Area #3 City Project Fund, the Improvement Area #4 City Project Fund, the Improvement Area #3 Improvement Account of the Project Fund, or the Improvement Area #4 Improvement Account of the Project Fund, as applicable, and such obligations do not create a debt or other obligation payable from any other City revenues, taxes, income, or property as provided for in Section 2.05(b) of the PID Financing Agreement. Neither the City nor any of its elected or appointed officials nor any of its employees shall incur any liability hereunder to the Developer or any other party in their individual capacities by reason of this Reimbursement Agreement or their acts or omission under this Reimbursement Agreement.

13. Mandatory Prepayments. Notwithstanding any provision of this Reimbursement Agreement to the contrary, and provided that PID Bonds have not been issued, the Parties hereby acknowledge and agree that to the extent a prepayment of an Improvement Area #3 Assessment or Improvement Area #4 Assessment is due pursuant to the provisions of Section VI of the Service and Assessment Plan (including the requirement to provide notice to Developer pursuant to the provisions thereof) in effect as of the date of this Agreement and remains unpaid for ninety (90) days after such notice, the City, upon providing written notice to the Developer, may reduce the amount of the Improvement Area #3 Reimbursement Obligation or Improvement Area #4 Reimbursement Obligation, as applicable, by a corresponding amount provided, however, any reduction shall never result in a reduction in the amount of the Improvement Area #3 Reimbursement Obligation or the Improvement Area #4 Reimbursement Obligation to be less than zero.

14. No Waiver. Nothing in this Reimbursement Agreement is intended to constitute a waiver by the City of any remedy the City may otherwise have outside this Reimbursement Agreement against any person or entity involved in the design, construction, or installation of the Improvement Area #3 Improvements or the Improvement Area #4 Improvements.

15. Governing Law, Venue. This Reimbursement Agreement is being executed and delivered, and is intended to be performed in the State of Texas. Except to the extent that the laws of the United States may apply to the terms hereof, the substantive laws of the State of Texas shall govern the validity, construction, enforcement, and interpretation of this Reimbursement Agreement. In the event of a dispute involving this Reimbursement Agreement, venue for such dispute shall lie in any court of competent jurisdiction in Williamson County, Texas.

16. Notice. Any notice required or contemplated by this Reimbursement Agreement shall be deemed given at the addresses shown below: (i) one (1) business day after deposit with a reputable overnight courier service for overnight delivery such as FedEx or UPS;

or (ii) one (1) business day after deposit with the United States Postal Service, Certified Mail, Return Receipt Requested. Any Party may change its address by delivering written notice of such change in accordance with this section.

If to City:	City of Liberty Hill 926 Loop 332 (physical address) P.O. Box 1920 (mailing address) Liberty Hill, Texas 78642 Attn: Mayor and City Council of Liberty Hill Facsimile: (512) 778-5418
With a copy to:	Laura Mueller Baker Robertson & O'Brien 171 Benney Lane, Building II Dripping Springs, Texas 78620
If to Developer:	366 TX 29, LTD. Attn: Wyatt Henderson 15443 Knoll Trail Drive, Suite 130 Dallas, Texas 75248
With a copy to:	Metcalfe Wolff Stuart & Williams, LLP Attn: Steven C. Metcalfe 221 W. 6th, Suite 1300 Austin, Texas 78701

17. Invalid Provisions; Severability. If any provision of this Reimbursement Agreement is held invalid by any court, such holding shall not affect the validity of the remaining provisions, and the remainder of this Reimbursement Agreement shall remain in full force and effect. If any provision of this Reimbursement Agreement directly conflicts with the terms of the Indenture the Indenture shall control.

18. Exclusive Rights of Developer. Developer's right, title and interest into the payments of Improvement Area #3 Reimbursement Balance and Improvement Area #4 Reimbursement Balance, as described herein, shall be the sole and exclusive property of Developer (or its Transferee) and no other third party shall have any claim or right to such funds unless Developer transfers its rights to its Improvement Area #3 Reimbursement Balance or Improvement Area #4 Reimbursement Balance to a Transferee in writing and otherwise in accordance with the requirements set forth herein. Developer has the right to convey, transfer, assign, mortgage, pledge, or otherwise encumber, in whole or in part, all or any portion of Developer's right, title, or interest under this Reimbursement Agreement including, but not limited to, any right, title or interest of Developer in and to payment of its Improvement Area #3 Reimbursement Obligation or Improvement Area #4 Reimbursement Obligation and accrued and unpaid interest thereon (a "Transfer," and the person or entity to whom the transfer is made, a "Transferee"). Notwithstanding the foregoing, no Transfer shall be

effective until written notice of the Transfer, including (A) the name and address of the Transferee and (B) a representation by the Developer that the Transfer does not and will not result in the issuance of municipal securities by any other state of the United States or political subdivision thereof is provided to the City. The Developer agrees that the City may rely conclusively on any written notice of a Transfer provided by Developer without any obligation to investigate or confirm the Transfer.

19. Assignment.

a. Subject to subparagraph (b) below, Developer may, in its sole and absolute discretion, assign this Reimbursement Agreement with respect to all or part of the Project (as defined in the PID Financing Agreement) from time to time to any party in connection with the sale of the Project or any portion thereof and in connection with a corresponding assignment of the rights and obligations in the PID Financing Agreement to any party, so long as the assignee has demonstrated to the City's satisfaction that the assignee has the financial, technical, and managerial capacity, the experience, and expertise to perform any duties or obligations so assigned and so long as the assigned rights and obligations are assumed without modifications to this Reimbursement Agreement or the PID Financing Agreement. Developer shall provide the City thirty (30) days prior written notice of any such assignment. Upon such assignment or partial assignment, Developer shall be fully released from any and all obligations under this Reimbursement Agreement and shall have no further liability with respect to this Reimbursement Agreement for the part of the Project so assigned.

b. Any sale of a portion of the Property or assignment of any right hereunder shall not be deemed a sale or assignment to a Designated Successor or Assign unless the conveyance or transfer instrument effecting such sale or assignment expressly states that the sale or assignment is to a Designated Successor or Assign.

c. Any sale of a portion of the Property or assignment of any right hereunder shall not be deemed a Transfer unless the conveyance or transfer instrument effecting such sale or assignment expressly states that the sale or assignment is deemed to be a Transfer.

d. Notwithstanding anything to the contrary contained herein, this Section 19 shall not apply to Transfers which shall be governed by Section 18 above.

e. It is hereby acknowledged that the limitations on the ability to make a Transfer as described in Section 18 above shall also apply to the Designated Successors and Assigns.

20. Failure; Default; Remedies.

a. If either Party fails to perform an obligation imposed on such Party by this Reimbursement Agreement (a "Failure") and such Failure is not cured after written notice and the expiration of the cure periods provided in this section, then such Failure shall constitute a "Default." Upon the occurrence of a Failure by a non-performing Party, the other Party shall notify the non-performing Party in writing specifying in reasonable detail the nature of the Failure. The non-performing Party to whom notice of a Failure is given shall have at least 30 days from receipt of the notice within which to cure the Failure; however, if the Failure cannot reasonably be cured within 30 days and the non-performing Party has diligently pursued a cure within such 30-day period and has provided written notice to the other Party that additional time is needed, then the cure period shall be extended for an additional period (not to exceed 90 days) so long as the non-performing Party is diligently pursuing a cure.

b. If the Developer is in Default, the City's sole and exclusive remedy shall be to seek specific enforcement of this Reimbursement Agreement. No Default by the Developer, however, shall: (1) affect the obligations of the City to use the Improvement Area #3 Assessments on deposit in the Improvement Area #3 City Project Fund or PID Bond proceeds on deposit in the Improvement Area #3 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable; (2) affect the obligations of the City to use the Improvement Area #4 Assessments on deposit in the Improvement Area #4 City Project Fund or PID Bond proceeds on deposit in the Improvement Area #4 Improvement Account of the Project Fund or the Reimbursement Fund, as applicable; or (3) entitle the City to terminate this Reimbursement Agreement. In addition to specific enforcement, the City shall be entitled to attorney's fees, court costs, and other costs of the City to obtain specific enforcement.

c. If the City is in Default, the Developer's sole and exclusive remedies shall be to: (1) seek a writ of mandamus to compel performance by the City; or (2) seek specific enforcement of this Reimbursement Agreement.

21. Estoppel Certificate. Within thirty (30) days after the receipt of a written request by Developer or any Transferee, the City will certify in a written instrument duly executed and acknowledged to any person, firm or corporation specified in such request as to (i) the validity and force and effect of this Reimbursement Agreement in accordance with its terms, (ii) modifications or amendments to this Reimbursement Agreement and the substance of such modification or amendments; (iii) the existence of any default to the best of the City's knowledge; and (iv) such other factual matters that may be reasonably requested.

22. Verifications of Statutory Representations and Covenants. The Developer makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as heretofore amended (the "Government Code"), in entering into this Reimbursement Agreement. As used in such verifications, "affiliate" means an entity that controls, is controlled by, or is under common control with the

Developer within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such verification during the term of this Reimbursement Agreement shall survive until barred by the applicable statute of limitations, and shall not be liquidated or otherwise limited by any provision of this Reimbursement Agreement, notwithstanding anything in this Reimbursement Agreement to the contrary.

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

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

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

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

23. Form 1295. If required, Developer shall complete Form 1295 in connection with the Developer's participation in the execution of this Reimbursement Agreement generated by the Texas Ethics Commission's (the "TEC") electronic filing application in accordance with the provisions of Section 2252.908 of the Texas Government Code and the rules promulgated by the TEC (the "Form 1295"). If required, the City shall confirm receipt of the Form 1295 once received from the Developer, and the City agrees to acknowledge such form with the TEC through its electronic filing application

not later than the 30th day after the receipt of such form. The Developer and the City understand and agree that, with the exception of information identifying the City and the contract identification number, neither the City nor its consultants are responsible for the information contained in the Form 1295; that the information contained in the Form 1295 shall be provided solely by the Developer; and, neither the City nor its consultants shall have verified such information.

24. Miscellaneous.

a. The failure by a Party to insist upon the strict performance of any provision of this Reimbursement Agreement by the other Party, or the failure by a Party to exercise its rights upon a Default by the other Party shall not constitute a waiver of such Party's right to insist and demand strict compliance by such other Party with the provisions of this Reimbursement Agreement.

b. The City does not waive or surrender any of its governmental powers, immunities, or rights except to the extent permitted by law and necessary to allow the Developer to enforce its remedies under this Reimbursement Agreement.

c. Nothing in this Reimbursement Agreement, expressed or implied, is intended to or shall be construed to confer upon or to give to any person or entity other than the City and the Developer any rights, remedies, or claims under or by reason of this Reimbursement Agreement, and all covenants, conditions, promises, and agreements in this Reimbursement Agreement shall be for the sole and exclusive benefit of the City and the Developer.

d. This Reimbursement Agreement may be amended only by written agreement of the Parties.

e. This Reimbursement Agreement may be executed in counterparts, each of which shall be deemed an original.

[Signature pages to follow]

IN WITNESS WHEREOF, the Parties have executed this Reimbursement Agreement to be effective as of the date written on the first page of this Reimbursement Agreement.

CITY OF LIBERTY HILL, TEXAS

By: _____
Name: Crystal Mancilla
Title: Mayor

THE STATE OF TEXAS

COUNTY OF WILLIAMSON

BEFORE ME, a Notary Public, on this day personally appeared, Crystal Mancilla, Mayor of the City of Liberty Hill, a Texas municipal corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed on behalf of that municipal corporation.
GIVEN UNDER MY HAND AND SEAL of office this ____ day of _____, 2026.

(SEAL)

_____
Notary Public, State of Texas

[Signatures Continue on Next Page]

366 TX 29, LTD.,
a Texas limited partnership (as Developer)

By: MA Butler Farms, LLC
a Texas limited liability company, its
General Partner

By:_____
Name: Wyatt Henderson
Its: Manager

THE STATE OF TEXAS

COUNTY OF _____

THIS INSTRUMENT is acknowledged before me on this ___ day of _____, 2026, by Wyatt Henderson, Manager of MA Butler Farms, LLC, a Texas limited liability company, on behalf of said entity.

(SEAL)

_____
Notary Public, State of Texas

AGENDA ITEM 7.A

Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), the City Council shall convene into closed executive session to seek the advice of legal counsel regarding pending and potential litigation.

AGENDA ITEM 7.B

Pursuant to Texas Government Code Section 551.071 (Consultation with Attorney), the City Council shall convene into closed executive session to seek the advice of legal counsel regarding Boards and Commissions.