



SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT 2023 ANNUAL SERVICE PLAN UPDATE

AUGUST 14, 2023

INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 2019-R09 on January 14, 2019, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On April 12, 2021, the City Council approved Resolution No. 2021-R14 approving the Amended & Restated Petition for The Creation of a Public Improvement District to Finance Improvements to Solms Landing Development.

On November 8, 2021, the City Council approved Ordinance No. 21-1177 which approved the SAP for the District and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District.

On August 22, 2022, the City Council approved Ordinance No. 2022-56 which approved the 2022 Annual Service Plan Update. The 2022 Annual Service Plan Update updated the Assessment Roll for 2022.

The SAP also set forth the 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.

Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the 2023 Annual Service Plan Update. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

PARCEL SUBDIVISION

Improvement Area #1

The following plats and horizontal condo regimes have been recorded within Improvement Area #1:

- The Final Plat of Solms Landing, Unit 1A was filed and recorded with the County on September 15, 2020 and consists of 60 Lots classified as Lot Type Single Family and 4 Lots classified as Non-Benefited Property.
- The Final Plat of Solms Landing, Collector Phase 1 was filed and recorded with the County on July 16, 2021 and consists entirely of Non-Benefited Property.
- The Final Plat of Solms Landing, Unit 1B was filed and recorded with the County on January 13, 2022 and consists of 1 Lot anticipated to be developed into 112 Lots classified as Lot Type Townhome and is attached as **Exhibit C-1**.
- The Final Plat of Solms Landing Collector Phase 1A was filed and recorded with the County on April 4, 2022 and consists entirely of Non-Benefited Property and is attached as **Exhibit C-2**.
- The Declaration of Condominium Regime for Solms Landing Condominiums was filed and recorded with the County on June 24, 2022 and created 37 Parcels classified as Lot Type Townhome. All Area within the Final Plat of Solms Landing, Unit 1B save and except Non-Benefited Property and the Assessed Property created by the Declaration of Condominium Regime for Solms Landing Condominiums (the **“Solms Landing Unit 1B Remainder Parcel”**) is anticipated to be developed into 75 Lots classified as Lot Type Townhome. The Condominium Plat and Plans portion of the Declaration of Condominium Regime for Solms Landing Condominiums is attached as **Exhibit C-3**.

LOT AND HOME SALES UPDATE

Improvement Area #1

Per the Quarterly Report dated March 31, 2023, 40 of the 60 lots classified as Lot Type Single Family have been sold to homebuilders and the remaining 20 lots are under contract with homebuilders. Of the 40 Single Family Lots sold to homebuilders, 20 are under construction and 13 homes have been sold to end-users.

Per the Quarterly Report dated March 31, 2023, all of the 112 lots classified as Lot Type Townhomes have been sold and the remaining 0 lots are under contract with homebuilders. Of the 112 Townhome Lots sold to homebuilders, 112 are under construction and 0 homes have been sold to end-users.

See **Exhibit E** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

The Authorized Improvements were substantially completed in June 2020 and were conveyed to the City in July 2021.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of \$8,670,000.00¹.

ANNUAL INSTALLMENT DUE 1/31/2024

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$557,261.26.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$51,412.00. The breakdown of the Annual Collection Costs is shown below.

¹ Net of \$158,000.00 Improvement Area #1 Bonds principal payment due September 1, 2023 which will be paid using the Annual Installment collected on January 31, 2023.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 31,212.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	200.00
PID Trustee Fees	3,500.00
Draw Request Review	12,000.00
Miscellaneous	1,000.00
Total Annual Collection Costs	\$ 51,412.00

- **Additional Interest** – Additional Interest is collected to fund the Additional Interest Reserve Account. The Additional Interest Reserve Requirement, as defined in the Improvement Area #1 Indenture, has not been met. As such, the Additional Interest Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest for Improvement Area #1 of \$43,350.00.

Improvement Area #1	
Due January 31, 2024	
Principal	\$ 163,000.00
Interest	394,261.26
Annual Collection Costs	51,412.00
Additional Interest	43,350.00
Total Annual Installment	\$ 652,023.26

See **Exhibit B** for the debt service schedule for the Improvement Area #1 Bonds as shown in the official statement.

PREPAYMENT OF ASSESSMENT IN FULL

Improvement Area #1

No full prepayments have occurred within Improvement Area #1.

PARTIAL PREPAYMENT OF ASSESSMENTS

Improvement Area #1

No partial prepayments have occurred within Improvement Area #1.

EXTRAORDINARY OPTIONAL REDEMPTIONS

Improvement Area #1

There have been no extraordinary optional redemptions in Improvement Area #1.

SERVICE PLAN - FIVE YEAR BUDGET FORECAST

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

Improvement Area #1						
Installments Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Improvement Area #1 Bonds						
Principal		\$ 163,000.00	\$ 169,000.00	\$ 175,000.00	\$ 182,000.00	\$ 189,000.00
Interest		394,261.26	388,352.50	382,226.26	375,882.50	368,147.50
	(1)	\$ 557,261.26	\$ 557,352.50	\$ 557,226.26	\$ 557,882.50	\$ 557,147.50
Annual Collection Costs	(2)	\$ 51,412.00	\$ 52,440.24	\$ 53,489.04	\$ 54,558.83	\$ 55,650.00
Additional Interest	(3)	\$ 43,350.00	\$ 42,535.00	\$ 41,690.00	\$ 40,815.00	\$ 39,905.00
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 652,023.26	\$ 652,327.74	\$ 652,405.30	\$ 653,256.33	\$ 652,702.50

ASSESSMENT ROLL

The list of current Parcels within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A** for Improvement Area #1. The Parcels shown on the Assessment Roll will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024.

EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Legal Description	Lot Type	Notes	Improvement Area #1 ^[a]	
				Outstanding Assessment ^[c]	Annual Installment Due 1/31/2024 ^[b]
438546	SOLMS LANDING 1A, BLOCK 1, LOT 1, LIFE ESTATE	Single Family		\$ 20,496.45	\$ 1,541.43
438547	SOLMS LANDING 1A, BLOCK 1, LOT 2	Single Family		\$ 20,496.45	\$ 1,541.43
438548	SOLMS LANDING 1A, BLOCK 1, LOT 3	Single Family		\$ 20,496.45	\$ 1,541.43
438549	SOLMS LANDING 1A, BLOCK 1, LOT 4	Single Family		\$ 20,496.45	\$ 1,541.43
438550	SOLMS LANDING 1A, BLOCK 1, LOT 5	Single Family		\$ 20,496.45	\$ 1,541.43
438551	SOLMS LANDING 1A, BLOCK 1, LOT 6	Single Family		\$ 20,496.45	\$ 1,541.43
438552	SOLMS LANDING 1A, BLOCK 1, LOT 7	Single Family		\$ 20,496.45	\$ 1,541.43
438553	SOLMS LANDING 1A, BLOCK 1, LOT 8	Single Family		\$ 20,496.45	\$ 1,541.43
438554	SOLMS LANDING 1A, BLOCK 1, LOT 9	Single Family		\$ 20,496.45	\$ 1,541.43
438579	SOLMS LANDING 1A, BLOCK 2, LOT 1	Single Family		\$ 20,496.45	\$ 1,541.43
438580	SOLMS LANDING 1A, BLOCK 2, LOT 2	Single Family		\$ 20,496.45	\$ 1,541.43
438581	SOLMS LANDING 1A, BLOCK 2, LOT 3	Single Family		\$ 20,496.45	\$ 1,541.43
438582	SOLMS LANDING 1A, BLOCK 2, LOT 4	Single Family		\$ 20,496.45	\$ 1,541.43
438583	SOLMS LANDING 1A, BLOCK 2, LOT 5	Single Family		\$ 20,496.45	\$ 1,541.43
438592	SOLMS LANDING 1A, BLOCK 3, LOT 1	Single Family		\$ 20,496.45	\$ 1,541.43
438593	SOLMS LANDING 1A, BLOCK 3, LOT 2	Single Family		\$ 20,496.45	\$ 1,541.43
438594	SOLMS LANDING 1A, BLOCK 3, LOT 3	Single Family		\$ 20,496.45	\$ 1,541.43
438607	SOLMS LANDING 1A, BLOCK 3, LOT 16	Single Family		\$ 20,496.45	\$ 1,541.43
438608	SOLMS LANDING 1A, BLOCK 3, LOT 17	Single Family		\$ 20,496.45	\$ 1,541.43
438609	SOLMS LANDING 1A, BLOCK 3, LOT 18	Single Family		\$ 20,496.45	\$ 1,541.43
438595	SOLMS LANDING 1A, BLOCK 3, LOT 4	Single Family		\$ 20,496.45	\$ 1,541.43
438596	SOLMS LANDING 1A, BLOCK 3, LOT 5	Single Family		\$ 20,496.45	\$ 1,541.43
438597	SOLMS LANDING 1A, BLOCK 3, LOT 6	Single Family		\$ 20,496.45	\$ 1,541.43
438598	SOLMS LANDING 1A, BLOCK 3, LOT 7	Single Family		\$ 20,496.45	\$ 1,541.43
438599	SOLMS LANDING 1A, BLOCK 3, LOT 8	Single Family		\$ 20,496.45	\$ 1,541.43
438600	SOLMS LANDING 1A, BLOCK 3, LOT 9	Single Family		\$ 20,496.45	\$ 1,541.43
438601	SOLMS LANDING 1A, BLOCK 3, LOT 10	Single Family		\$ 20,496.45	\$ 1,541.43
438602	SOLMS LANDING 1A, BLOCK 3, LOT 11	Single Family		\$ 20,496.45	\$ 1,541.43
438603	SOLMS LANDING 1A, BLOCK 3, LOT 12	Single Family		\$ 20,496.45	\$ 1,541.43
438604	SOLMS LANDING 1A, BLOCK 3, LOT 13	Single Family		\$ 20,496.45	\$ 1,541.43
438605	SOLMS LANDING 1A, BLOCK 3, LOT 14	Single Family		\$ 20,496.45	\$ 1,541.43
438606	SOLMS LANDING 1A, BLOCK 3, LOT 15	Single Family		\$ 20,496.45	\$ 1,541.43
438584	SOLMS LANDING 1A, BLOCK 2, LOT 6	Single Family		\$ 20,496.45	\$ 1,541.43
438585	SOLMS LANDING 1A, BLOCK 2, LOT 7	Single Family		\$ 20,496.45	\$ 1,541.43
438586	SOLMS LANDING 1A, BLOCK 2, LOT 8	Single Family		\$ 20,496.45	\$ 1,541.43
438587	SOLMS LANDING 1A, BLOCK 2, LOT 9	Single Family		\$ 20,496.45	\$ 1,541.43
438588	SOLMS LANDING 1A, BLOCK 2, LOT 10	Single Family		\$ 20,496.45	\$ 1,541.43
438589	SOLMS LANDING 1A, BLOCK 2, LOT 11	Single Family		\$ 20,496.45	\$ 1,541.43
438590	SOLMS LANDING 1A, BLOCK 2, LOT 903	Non-Benefited Property		\$ -	\$ -
438591	SOLMS LANDING 1A, BLOCK 2, LOT 904	Non-Benefited Property		\$ -	\$ -

Property ID	Legal Description	Lot Type	Notes	Improvement Area #1 ^[a]	
				Outstanding Assessment ^[c]	Annual Installment Due 1/31/2024 ^[b]
438555	SOLMS LANDING 1A, BLOCK 1, LOT 10	Single Family		\$ 20,496.45	\$ 1,541.43
438556	SOLMS LANDING 1A, BLOCK 1, LOT 11	Single Family		\$ 20,496.45	\$ 1,541.43
438557	SOLMS LANDING 1A, BLOCK 1, LOT 12	Single Family		\$ 20,496.45	\$ 1,541.43
438558	SOLMS LANDING 1A, BLOCK 1, LOT 13	Single Family		\$ 20,496.45	\$ 1,541.43
438559	SOLMS LANDING 1A, BLOCK 1, LOT 14	Single Family		\$ 20,496.45	\$ 1,541.43
438560	SOLMS LANDING 1A, BLOCK 1, LOT 15	Single Family		\$ 20,496.45	\$ 1,541.43
438561	SOLMS LANDING 1A, BLOCK 1, LOT 16	Single Family		\$ 20,496.45	\$ 1,541.43
438562	SOLMS LANDING 1A, BLOCK 1, LOT 17	Single Family		\$ 20,496.45	\$ 1,541.43
438563	SOLMS LANDING 1A, BLOCK 1, LOT 18	Single Family		\$ 20,496.45	\$ 1,541.43
438564	SOLMS LANDING 1A, BLOCK 1, LOT 19	Single Family		\$ 20,496.45	\$ 1,541.43
438565	SOLMS LANDING 1A, BLOCK 1, LOT 20	Single Family		\$ 20,496.45	\$ 1,541.43
438566	SOLMS LANDING 1A, BLOCK 1, LOT 21	Single Family		\$ 20,496.45	\$ 1,541.43
438567	SOLMS LANDING 1A, BLOCK 1, LOT 22	Single Family		\$ 20,496.45	\$ 1,541.43
438568	SOLMS LANDING 1A, BLOCK 1, LOT 23	Single Family		\$ 20,496.45	\$ 1,541.43
438569	SOLMS LANDING 1A, BLOCK 1, LOT 24	Single Family		\$ 20,496.45	\$ 1,541.43
438570	SOLMS LANDING 1A, BLOCK 1, LOT 25	Single Family		\$ 20,496.45	\$ 1,541.43
438571	SOLMS LANDING 1A, BLOCK 1, LOT 26	Single Family		\$ 20,496.45	\$ 1,541.43
438572	SOLMS LANDING 1A, BLOCK 1, LOT 27	Single Family		\$ 20,496.45	\$ 1,541.43
438573	SOLMS LANDING 1A, BLOCK 1, LOT 28	Single Family		\$ 20,496.45	\$ 1,541.43
438574	SOLMS LANDING 1A, BLOCK 1, LOT 29	Single Family		\$ 20,496.45	\$ 1,541.43
438575	SOLMS LANDING 1A, BLOCK 1, LOT 30	Single Family		\$ 20,496.45	\$ 1,541.43
438576	SOLMS LANDING 1A, BLOCK 1, LOT 31	Single Family		\$ 20,496.45	\$ 1,541.43
438577	SOLMS LANDING 1A, BLOCK 1, LOT 901	Non-Benefited Property		\$ -	\$ -
438578	SOLMS LANDING 1A, BLOCK 1, LOT 902	Non-Benefited Property		\$ -	\$ -
445863	SOLMS LANDING COLLECTOR PHASE 1, LOT 900	Non-Benefited Property		\$ -	\$ -
445864	SOLMS LANDING COLLECTOR PHASE 1	Non-Benefited Property		\$ -	\$ -
455632	SOLMS LANDING COLLECTOR PHASE 1A, BLOCK 6, LOT 907	Non-Benefited Property		\$ -	\$ -
463581	SOLMS LANDING CONDO, UNIT 1	Townhome		\$ 14,091.31	\$ 1,059.73
463582	SOLMS LANDING CONDO, UNIT 2	Townhome		\$ 14,091.31	\$ 1,059.73
463583	SOLMS LANDING CONDO, UNIT 3	Townhome		\$ 14,091.31	\$ 1,059.73
463584	SOLMS LANDING CONDO, UNIT 4	Townhome		\$ 14,091.31	\$ 1,059.73
463585	SOLMS LANDING CONDO, UNIT 5	Townhome		\$ 14,091.31	\$ 1,059.73
463586	SOLMS LANDING CONDO, UNIT 6	Townhome		\$ 14,091.31	\$ 1,059.73
463587	SOLMS LANDING CONDO, UNIT 7	Townhome		\$ 14,091.31	\$ 1,059.73
463588	SOLMS LANDING CONDO, UNIT 8	Townhome		\$ 14,091.31	\$ 1,059.73
463589	SOLMS LANDING CONDO, UNIT 9	Townhome		\$ 14,091.31	\$ 1,059.73
463590	SOLMS LANDING CONDO, UNIT 10	Townhome		\$ 14,091.31	\$ 1,059.73
463591	SOLMS LANDING CONDO, UNIT 11	Townhome		\$ 14,091.31	\$ 1,059.73
463592	SOLMS LANDING CONDO, UNIT 12	Townhome		\$ 14,091.31	\$ 1,059.73
463593	SOLMS LANDING CONDO, UNIT 13	Townhome		\$ 14,091.31	\$ 1,059.73

Property ID	Legal Description	Lot Type	Notes	Improvement Area #1 ^[a]	
				Outstanding	Annual Installment Due
				Assessment ^[c]	1/31/2024 ^[b]
463594	SOLMS LANDING CONDO, UNIT 14	Townhome		\$ 14,091.31	\$ 1,059.73
463595	SOLMS LANDING CONDO, UNIT 15	Townhome		\$ 14,091.31	\$ 1,059.73
463596	SOLMS LANDING CONDO, UNIT 16	Townhome		\$ 14,091.31	\$ 1,059.73
463597	SOLMS LANDING CONDO, UNIT 17	Townhome		\$ 14,091.31	\$ 1,059.73
463598	SOLMS LANDING CONDO, UNIT 18	Townhome		\$ 14,091.31	\$ 1,059.73
463599	SOLMS LANDING CONDO, UNIT 19	Townhome		\$ 14,091.31	\$ 1,059.73
463600	SOLMS LANDING CONDO, UNIT 20	Townhome		\$ 14,091.31	\$ 1,059.73
463601	SOLMS LANDING CONDO, UNIT 21	Townhome		\$ 14,091.31	\$ 1,059.73
463602	SOLMS LANDING CONDO, UNIT 22	Townhome		\$ 14,091.31	\$ 1,059.73
463603	SOLMS LANDING CONDO, UNIT 23	Townhome		\$ 14,091.31	\$ 1,059.73
463604	SOLMS LANDING CONDO, UNIT 24	Townhome		\$ 14,091.31	\$ 1,059.73
463605	SOLMS LANDING CONDO, UNIT 25	Townhome		\$ 14,091.31	\$ 1,059.73
463606	SOLMS LANDING CONDO, UNIT 26	Townhome		\$ 14,091.31	\$ 1,059.73
463607	SOLMS LANDING CONDO, UNIT 27	Townhome		\$ 14,091.31	\$ 1,059.73
463608	SOLMS LANDING CONDO, UNIT 28	Townhome		\$ 14,091.31	\$ 1,059.73
463609	SOLMS LANDING CONDO, UNIT 29	Townhome		\$ 14,091.31	\$ 1,059.73
463610	SOLMS LANDING CONDO, UNIT 30	Townhome		\$ 14,091.31	\$ 1,059.73
463611	SOLMS LANDING CONDO, UNIT 31	Townhome		\$ 14,091.31	\$ 1,059.73
463612	SOLMS LANDING CONDO, UNIT 32	Townhome		\$ 14,091.31	\$ 1,059.73
463613	SOLMS LANDING CONDO, UNIT 33	Townhome		\$ 14,091.31	\$ 1,059.73
463614	SOLMS LANDING CONDO, UNIT 34	Townhome		\$ 14,091.31	\$ 1,059.73
463615	SOLMS LANDING CONDO, UNIT 35	Townhome		\$ 14,091.31	\$ 1,059.73
463616	SOLMS LANDING CONDO, UNIT 36	Townhome		\$ 14,091.31	\$ 1,059.73
463617	SOLMS LANDING CONDO, UNIT 37	Townhome		\$ 14,091.31	\$ 1,059.73
Direct Bill [d]	Solms Landing Unit 1B Remainder Parcel		[e]	\$ 1,056,848.41	\$ 79,479.79
71838	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 1.8400		[f]	\$ 246,865.65	\$ 18,565.41
411890	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 16.6800		[f]	\$ 2,237,890.77	\$ 168,299.52
425395	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 13.896		[f]	\$ 1,864,372.31	\$ 140,209.24
457700	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 1.1720		[f]	\$ 157,242.68	\$ 11,825.36
457701	A- 1 SUR- 1 A M ESNAURIZAR, ACRES 10.104		[f]	\$ 1,355,614.41	\$ 101,948.34
Total				\$ 8,669,999.70	\$ 652,023.47

Notes:

^[a] Totals may not match the Total Outstanding Assessment or Annual Installment due to rounding.

^[b] The Annual Installment covers the period October 1, 2023 to September 30, 2024, and is due by January 31, 2024.

^[c] Outstanding Assessment prior to the January 31, 2024 Annual Installment.

^[d] A Property ID was not created for the Solms Landing Unit 1B Remainder Parcel by the Comal Appraisal District, and as a result, the Solms Landing Unit 1B Remainder Parcel will not receive a tax bill. Therefore, a direct bill will be sent to the property owner of the Solms Landing Unit 1B Remainder Parcel.

^[e] For billing purposes only, until a horizontal condo regime has been recorded within the Solms Landing Unit 1B Remainder Parcel, the Annual Installment will be billed to each Property ID within the Solms Landing Unit 1B Remainder Parcel based on the acreage of the Property ID as calculated by the Comal Appraisal District.

^[f] For billing purposes only, until a plat has been recorded within the Improvement Area #1 Remainder Parcel, the Annual Installment will be billed to each Property ID within the Improvement Area #1 Remainder Parcel based on the acreage of the Property ID as calculated by the Comal Appraisal District.

Note: Totals may not sum due to rounding.

EXHIBIT B – IMPROVEMENT AREA #1 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

The following table sets forth the debt service requirements for the Bonds:

Year Ending (September 30)	Principal	Interest	Total
2022	\$ -	\$284,436.45	\$284,436.45
2023	158,000.00	399,988.76	557,988.76
2024	163,000.00	394,261.26	557,261.26
2025	169,000.00	388,352.50	557,352.50
2026	175,000.00	382,226.26	557,226.26
2027	182,000.00	375,882.50	557,882.50
2028	189,000.00	368,147.50	557,147.50
2029	198,000.00	360,115.00	558,115.00
2030	206,000.00	351,700.00	557,700.00
2031	215,000.00	342,945.00	557,945.00
2032	224,000.00	333,807.50	557,807.50
2033	234,000.00	323,727.50	557,727.50
2034	245,000.00	313,197.50	558,197.50
2035	256,000.00	302,172.50	558,172.50
2036	268,000.00	290,652.50	558,652.50
2037	280,000.00	278,592.50	558,592.50
2038	293,000.00	265,992.50	558,992.50
2039	307,000.00	252,807.50	559,807.50
2040	321,000.00	238,992.50	559,992.50
2041	336,000.00	224,547.50	560,547.50
2042	352,000.00	209,427.50	561,427.50
2043	369,000.00	192,707.50	561,707.50
2044	387,000.00	175,180.00	562,180.00
2045	406,000.00	156,797.50	562,797.50
2046	426,000.00	137,512.50	563,512.50
2047	447,000.00	117,277.50	564,277.50
2048	469,000.00	96,045.00	565,045.00
2049	493,000.00	73,767.50	566,767.50
2050	517,000.00	50,350.00	567,350.00
2051	543,000.00	25,792.50	568,792.50
Total	<u>\$8,828,000.00</u>	<u>\$7,707,402.73</u>	<u>\$16,535,402.73</u>

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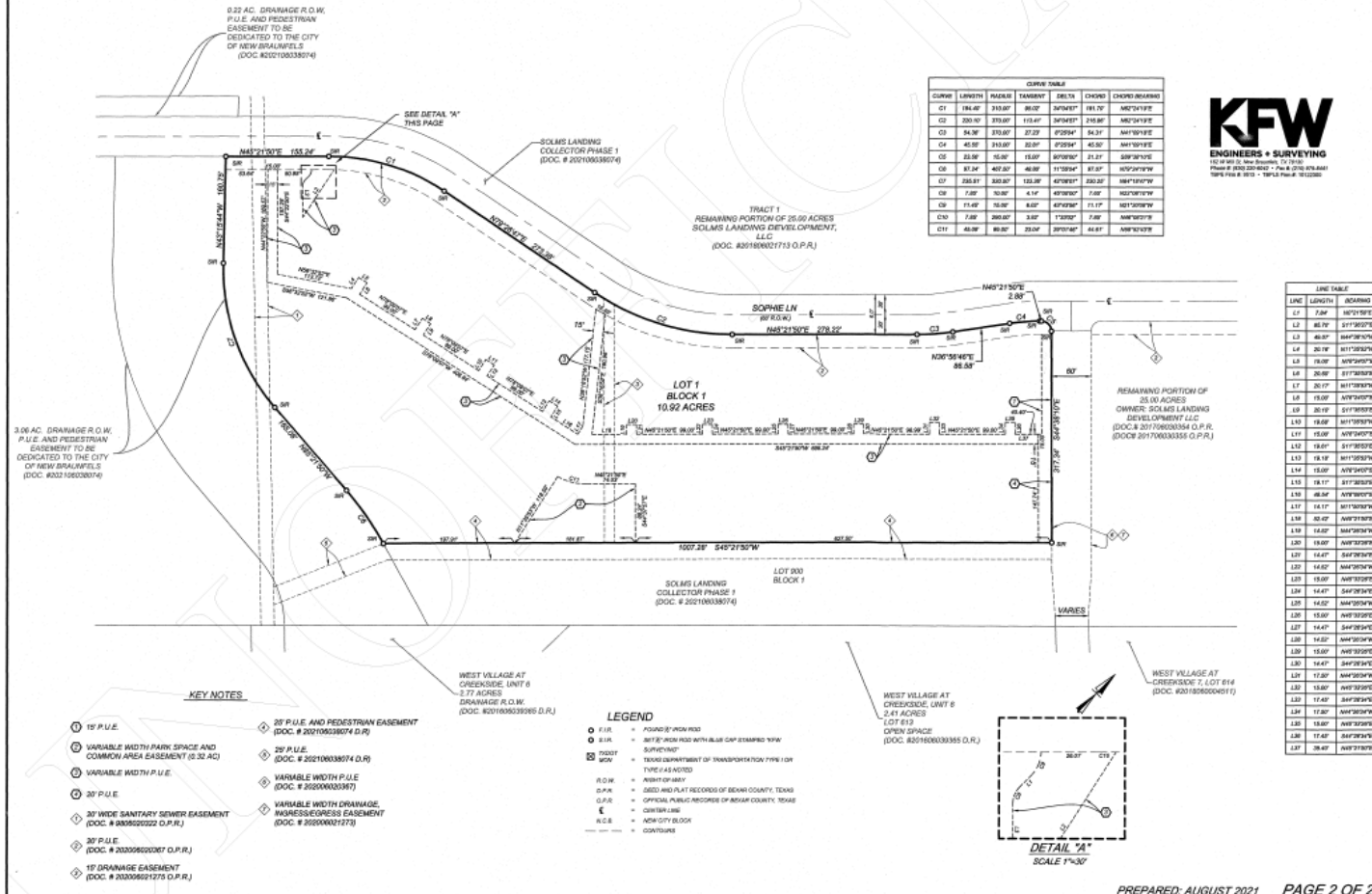
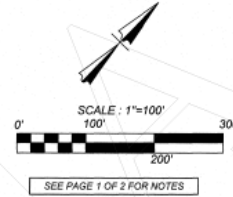
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FINAL PLAT OF SOLMS LANDING, UNIT 1B

A 10.92 ACRE TRACT OF LAND OUT OF THE A.M. ESNAURUZAR SURVEY NO. 1, ABSTRACT 88, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF LAND OUT OF A CALLED 25.00 ACRE TRACT DESCRIBED AS TRACT 1 IN A WARRANTY DEED OF RECORD IN DOCUMENT NO. 201706030354 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A PORTION OF LAND OUT OF A CALLED 25.00 ACRE TRACT DESCRIBED AS TRACT 1 IN A WARRANTY DEED OF RECORD IN DOCUMENT NO. 201806021713 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	186.47	210.87	26.07	247°04'17"	181.72	N27°13'15"E
C2	201.02	219.94	115.47	247°04'17"	249.80	N27°13'15"E
C3	54.30	210.87	27.29	27°29'54"	54.30	N27°13'15"E
C4	45.58	210.87	20.27	27°29'54"	45.58	N27°13'15"E
C5	23.58	15.80	15.80	87°00'00"	21.57	S87°00'00"W
C6	87.34	407.87	48.87	17°03'54"	87.37	N17°03'54"W
C7	158.87	200.87	155.39	87°00'00"	202.22	N87°00'00"W
C8	7.88	10.80	6.17	87°00'00"	7.88	N87°00'00"W
C9	71.48	10.80	8.07	87°00'00"	71.17	N87°00'00"W
C10	7.88	288.87	3.87	17°03'54"	7.88	N17°03'54"E
C11	48.87	88.87	23.87	207°04'17"	48.87	N17°03'54"E

KFW
ENGINEERS + SURVEYING
1111 E. 11th St., Suite 200, New Braunfels, TX 78130
Phone: 833.222.4022 • Fax: 833.270.8741
www.kfw-engineers.com • Email: info@kfw-engineers.com

LINE	LENGTH	BEARING
L1	7.88	N17°03'54"E
L2	88.79	S17°35'27"E
L3	88.37	N47°00'00"W
L4	20.74	N17°03'54"E
L5	15.80	N17°03'54"E
L6	20.48	S17°35'27"E
L7	20.17	N17°03'54"E
L8	15.80	N17°03'54"E
L9	20.17	S17°35'27"E
L10	15.80	N17°03'54"E
L11	15.80	N17°03'54"E
L12	15.80	S17°35'27"E
L13	15.80	N17°03'54"E
L14	15.80	N17°03'54"E
L15	15.17	S17°35'27"E
L16	88.34	N17°03'54"E
L17	15.17	N17°03'54"E
L18	88.42	N47°00'00"W
L19	15.80	N47°00'00"W
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EXHIBIT C-2 – FINAL PLAT OF SOLMS LANDING COLLECTOR, PHASE 1A

STATE OF TEXAS
COUNTY OF COMAL

I, (WE) THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED AS THE SOLMS LANDING COLLECTOR PHASE 1A SUBDIVISION TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DO HEREBY SUBDIVIDE SUCH PROPERTY AND DEDICATE TO THE USE OF THE PUBLIC ALL STREETS, ALLEYS, PARKS, DRAINAGE, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

James Mahan
OWNER: JAMES MAHAN
SOLMS LANDING DEVELOPMENT, LLC
1258 LOOP 337 STE. 300
NEW BRAUNFELS, TX
PHONE: (830) 387-4110

1-27-22
DATE

STATE OF TEXAS
COUNTY OF COMAL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 17 DAY OF JANUARY 2022 BY JAMES MAHAN

[Signature]
NOTARY PUBLIC

STATE OF TEXAS

MY COMMISSION EXPIRES 10/17/2022

[Seal]
CRISTIN HEGGY
Notary Public, State of Texas
Comm. Expires 10-17-2022
Notary ID: 12860731

STATE OF TEXAS
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS:
I, THE UNDERSIGNED TERESA A. SEIDEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE CORNER MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.

[Signature]
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
KFW SURVEYING, LLC
3421 PINEMADE DRIVE, SUITE 101
SAN ANTONIO, TEXAS 78231
PHONE: 210-879-8444
FAX: 210-879-8441

[Seal]
STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
TERESA A. SEIDEL
5672
KFW SURVEYING, LLC
1/26/2022

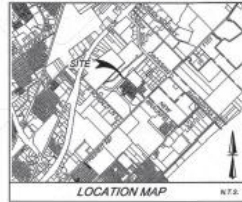
APPROVED THIS 1st DAY OF December 2020 BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

[Signature]
DATE

APPROVED FOR ACCEPTANCE
[Signature]
DATE
[Signature]
DATE
[Signature]
DATE

FINAL PLAT OF
SOLMS LANDING COLLECTOR,
PHASE 1A

A 0.74 ACRE TRACT OF LAND OUT OF THE A.M. EISAHAULZAR SURVEY NO. 1, ABSTRACT 98, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING COMPRISED OF A PORTION OF LAND OUT OF A CALLED 25.00 ACRE TRACT DESCRIBED AS TRACT 1 IN A WARRANTY DEED OF RECORD IN DOCUMENT NO. 20180821773 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



LOCATION MAP
N.T.S.

KFW
ENGINEERS + SURVEYING
1610 West 10th Street, Suite 100
Phone: 210.225.6942 • Fax: 210.274.3440
Toll Free: 877-1111 • Email: info@kfw.com

- THE PROPERTY WILL BE SERVED BY THE FOLLOWING UTILITY PROVIDERS:
NEW BRAUNFELS UTILITIES - WATER, SANITARY SEWER, ELECTRIC
CENTRICENT ENERGY - GAS
SPECTRUM - CABLE
AT&T - TELEPHONE
- THIS PROPERTY IS LOCATED WITHIN THE COMAL INDEPENDENT SCHOOL DISTRICT
- MINIMUM 16 FOOT SIDEWALKS WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF CONSTRUCTION ALONG:
- THE NORTHEAST SIDE OF HIGHWAY 161
AND A HALF 16 FOOT WIDE AND BIKE TRAIL WILL BE CONSTRUCTED BY THE DEVELOPER PER CITY STANDARDS AT THE TIME OF CONSTRUCTION ALONG:
- THE SOUTHWEST SIDE OF HIGHWAY 161
- DRAINAGE EASEMENT MEANS A DEDICATED PORTION OF LAND SET ASIDE FOR THE OVERLAND OR UNDERGROUND TRANSPORT OR STORAGE OF STORM WATER. THIS AREA SHALL NOT HAVE ANY TOWNSHIP STRUCTURES, FENCES, OR OTHER OBSTACLES IMPEDING THE SAFE TRANSPORT OF WATER THROUGH THE EASEMENT. ALL DRAINAGE EASEMENTS AND PRIVATE MAINTENANCE OF DRAINAGE EASEMENTS DESIGNED WITHIN A LOT SHALL BE RESPONSIBILITY OF THE PROPERTY OWNER.
- THIS SUBDIVISION IS SUBJECT TO THE CITY OF NEW BRAUNFELS PARK LAND DEDICATION AND DEVELOPMENT ORDINANCE. AT SUCH TIME THAT ANY CHANGELINE UNITS ARE CONSTRUCTED, THE OWNER OF THE LOTS SHALL CONTACT THE CITY AND COMPLY WITH THE ORDINANCE.
- FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 114 (STREETS, SIDEWALKS, AND OTHER PUBLIC SPACES) OF THE NEW BRAUNFELS CODE OF ORDINANCES.
- SUBDIVISION IS SUBJECT TO THE SOLMS LANDING PC DEVELOPMENT STANDARDS AS ADOPTED BY CITY OF NEW BRAUNFELS ORDINANCE NO. 2021-09
- NO STRUCTURES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT AND LANDSCAPING, FENCES, OR OTHER TYPES OF OBSTRUCTIONS SHALL ALSO BE THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS TO DECREASE THE HYDRAULIC CAPACITY OF THE EASEMENT. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF ACCESS AND EGRESS OVER ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY RECONFIGURATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
- THIS SUBDIVISION IS LOCATED WITHIN THE HORIZONTAL ZONE OF THE AIRPORT HAZARD ZONE OVERLAY DISTRICT FOR BRISBANE. AIRPORT STRUCTURES ARE LIMITED TO A HEIGHT OF 150 FEET ABOVE THE AIRPORT ELEVATION, OR 80 FEET ABOVE MEAN SEA LEVEL. NO PORTION OF THE SITE IS WITHIN THE AIRPORT HAZARD ZONE OVERLAY DISTRICT FOR LAND USE OR DENSITY.
- THE MAINTENANCE OF PEDESTRIAN EASEMENTS, OPEN SPACES, COMMON AREAS, OVERHEAD TX DRAINAGE EASEMENT, ETC. ARE RESPONSIBILITY OF THE PROPERTY OWNER AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS. THESE AREAS ARE DESIGNATED AS LOT AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS.
- LOT AND BLOCK 8 IS DESIGNATED AS A DRAINAGE LOT AND SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNERS SUCCESSORS AND/OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF NEW BRAUNFELS.
- NO PORTION OF ANY LOTS ON THIS PLAT ARE IN THE SPECIAL FLOOD HAZARD ZONE AS SHOWN TO FEMA FLOOD MAP 4503 OF 585, COMMUNITY PANEL NO. 48030104359, DATED SEPTEMBER 2, 2009.

REMARKS

- MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT OR ANY PORTION OF IT, INCLUDING LANDSCAPING OR DRAINAGE FEATURES IS SUBJECT TO AND SHALL NOT CONFLICT WITH THE TERMS AND CONDITIONS IN THE EASEMENT. MUST NOT ENGAGE OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNING BODY. THE PROPERTY OWNER MUST OBTAIN IN ADVANCE WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
- UTILITIES WILL POSSESS A 3600 WIDE SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LINE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
- UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A PERIOD AREA.
- EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNER'S DEVELOPER'S EXPENSE.
- DO NOT COMBINE ANY NEW UTILITY EASEMENTS (NO WITH DRAINAGE EASEMENTS) (NO) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (NO) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.

STATE OF TEXAS
COUNTY OF COMAL

I, Bonnie Kepp, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOCUMENT NO. 202206015653 OF COMAL COUNTY, TEXAS ON THE 4th DAY OF April A.D. 2022 AT 2:30 PM.

WITNESS MY HAND AND OFFICIAL SEAL, THIS THE 4th DAY OF April, 2022.

[Signature]
COUNTY CLERK, COMAL COUNTY, TEXAS
DEPUTY

PREPARED: JANUARY 2022

PHASE 1A

PHASE 1B

PHASE 1C

PHASE 1D

PHASE 1E

PHASE 1F

PHASE 1G

PHASE 1H

PHASE 1I

PHASE 1J

PHASE 1K

PHASE 1L

PHASE 1M

PHASE 1N

PHASE 1O

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PHASE 1Q

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PHASE 1U

PHASE 1V

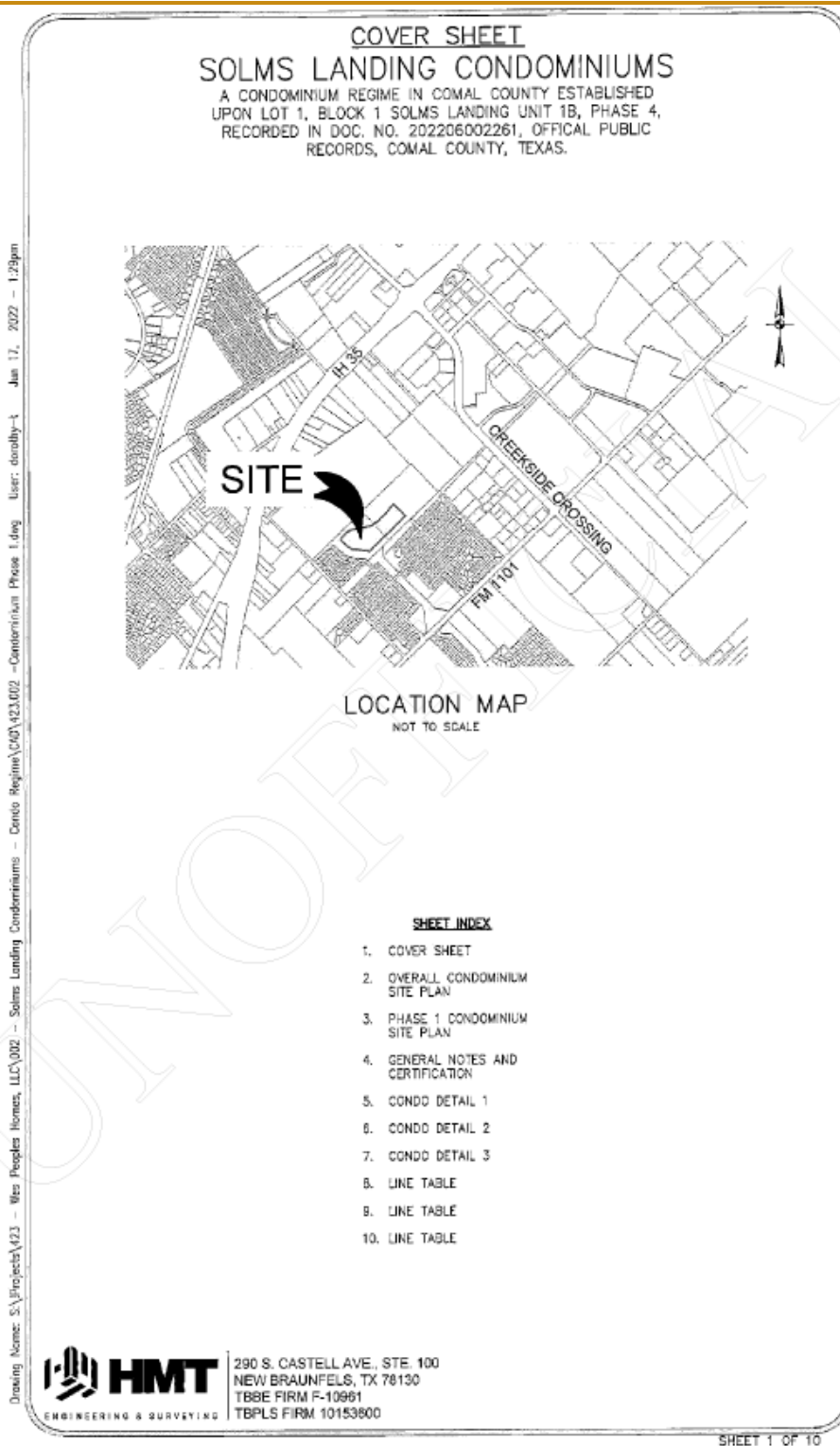
PHASE 1W

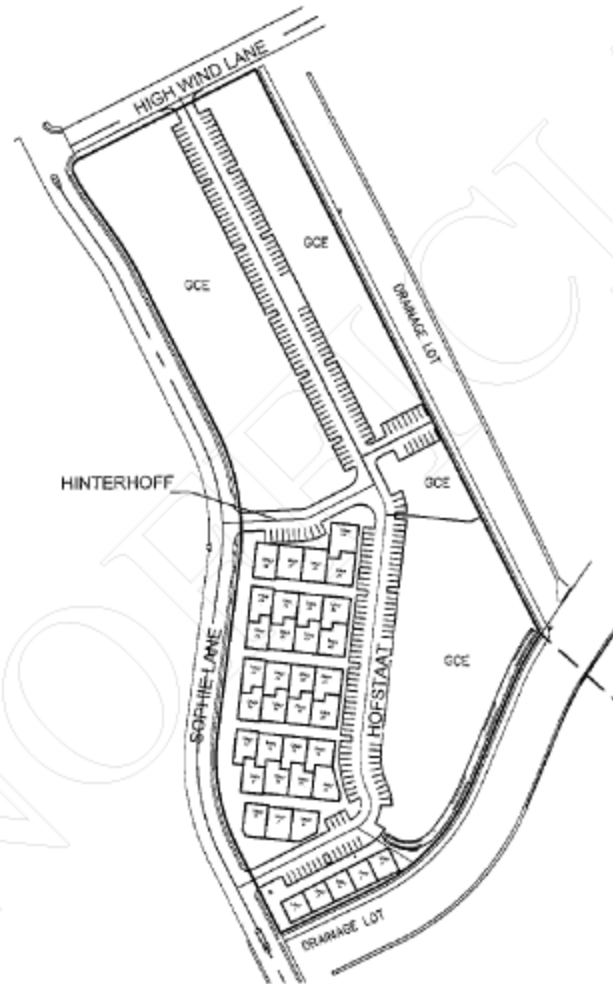
PHASE 1X

PHASE 1Y

PHASE 1Z

EXHIBIT C-3 – CONDOMINIUM PLAT AND PLANS FROM THE DECLARATION OF CONDOMINIUM REGIME FOR SOLMS LANDING CONDOMINIUMS



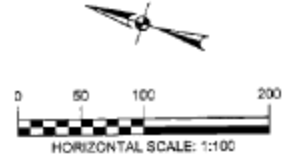


Drawing Name: S:\Projects\423 - Ws Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CON 423.002 - Condominium Phase 1.dwg User: dorothea-t Jun 17, 2022 1:45pm

CONDOMINIUM SITE PLAN SOLMS CONDOMINIUMS PHASE 1

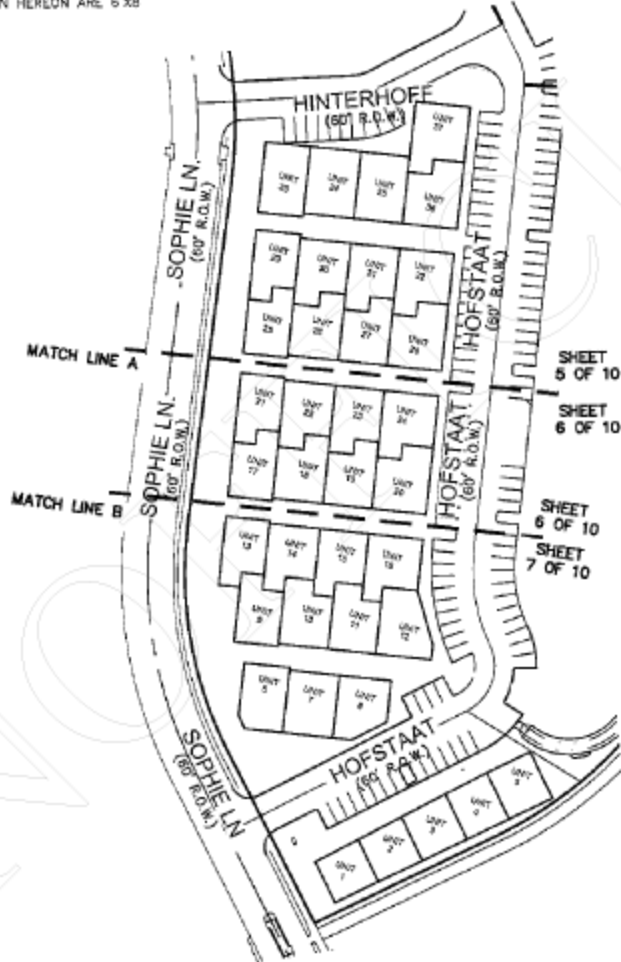
LEGEND:

- = FIND 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
(UNLESS NOTED OTHERWISE)
- o = SET 1/2" IRON PIN W/
PLASTIC CAP STAMPED "HMT"
- = MATCHLINE
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,
COMAL COUNTY, TEXAS
- G.C.E. = GENERAL COMMON ELEMENT
SUBJECT TO DEVELOPMENT RIGHTS



NOTE: THE HOMES SHOWN ARE THE PLANS
WITH THE LARGEST FOOTPRINT. SOME MAY BE
CONSTRUCTED AS A DIFFERENT MODEL AND
MAY NOT MATCH THE PLAN AS SHOWN.

THE SHEDS SHOWN HEREON ARE 6'X8'



SHEET
5 OF 10

SHEET
6 OF 10

SHEET
6 OF 10

SHEET
7 OF 10



280 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBBE FIRM F-10961
TBPLS FIRM 10153600

SHEET 3 OF 10

GENERAL NOTES AND CERTIFICATION
SOLMS LANDING CONDOMINIUMS

GENERAL NOTES AND CERTIFICATION:

1. THIS CONDOMINIUM PLAT WAS PREPARED BY DOROTHY J. TAYLOR, RPLS NO. 6295, OF HMT ENGINEERING & SURVEYING. BY EXECUTING THIS CONDOMINIUM PLAT BELOW, THE SURVEYOR CERTIFIES THAT THIS CONDOMINIUM PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTIONS 62.052 AND 62.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, TEXAS PROPERTY CODE, CH. 62 (THE "ACT"), AS APPLICABLE.
2. CAPITALIZED TERMS USED IN THESE GENERAL NOTES HAVE THE SAME MEANINGS ASSIGNED TO THEM IN THE DECLARATION OF CONDOMINIUM REGIME FOR SOLMS LANDING CONDOMINIUM, ("THE DECLARATION") TO WHICH THIS CONDOMINIUM PLAT IS ATTACHED.
3. ALL IMPROVEMENTS AND LAND REFLECTED ON THE CONDOMINIUM PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS SUBJECT TO DEVELOPMENT RIGHTS (OR "G.C.E."), SAVE AND EXCEPT THE UNITS AND THE PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS (OR "L.C.E.") EITHER IN THE DECLARATION OR ON THE CONDOMINIUM PLAT, OR BOTH.
4. OWNERSHIP AND USE OF THE UNITS IS SUBJECT TO THE ACT AND THE DECLARATION AND ALL OF THE RIGHTS AND RESTRICTIONS CONTAINED THEREIN.
5. CERTAIN EASEMENTS OVER THE REGIME, INCLUDING EASEMENTS OVER THE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS, ARE RESERVED IN THE DECLARATION FOR THE BENEFIT OF THE OWNERS, THE ASSOCIATION, AND DECLARANT.
6. THE UNITS ARE SUBJECT TO ASSESSMENTS AS SET FORTH IN THE DECLARATION, AND THE ASSESSMENTS ARE SECURED BY A LIEN ON EACH OWNER'S UNIT.
7. EACH OWNER HAS CERTAIN MAINTENANCE AND REPAIR OBLIGATIONS WITH RESPECT TO HIS, HER, OR ITS UNIT AS SET FORTH IN THE DECLARATION.
8. THE UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS ARE SUBJECT TO ALL SPECIAL DECLARANT RIGHTS AS SET FORTH IN SECTION 82.003(A)(22) OF THE TEXAS PROPERTY CODE AND CERTAIN ADDITIONAL RIGHTS AND RESERVATIONS IN FAVOR OF THE DECLARANT AS SET FORTH IN THE DECLARATION AND APPENDIX "A" ATTACHED THERETO, INCLUDING WITHOUT LIMITATION, THE RIGHT(S) TO: (I) ADD REAL PROPERTY TO THE CONDOMINIUM REGIME; TO CREATE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS; TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS; AND TO WITHDRAW PROPERTY FROM THE CONDOMINIUM REGIME; (II) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY; (III) USE EASEMENTS THROUGH THE COMMON ELEMENTS FOR THE PURPOSE OF MAKING IMPROVEMENTS WITHIN THE CONDOMINIUM REGIME; AND (IV) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION).



I HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND
UNDER MY SUPERVISION

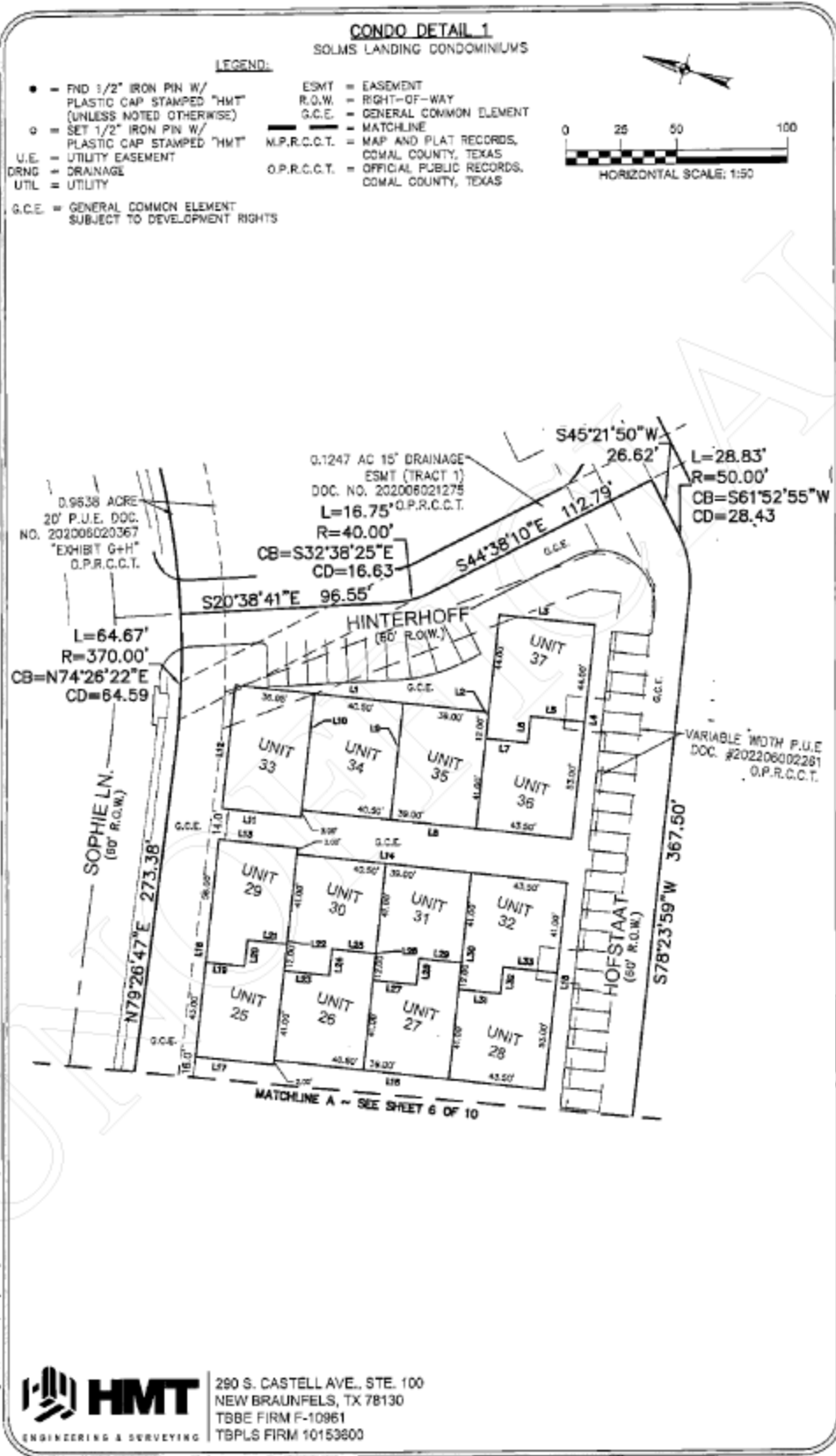
THIS 17 DAY OF June 2022
Dorothy J. Taylor 6-17-22
DOROTHY J. TAYLOR
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295



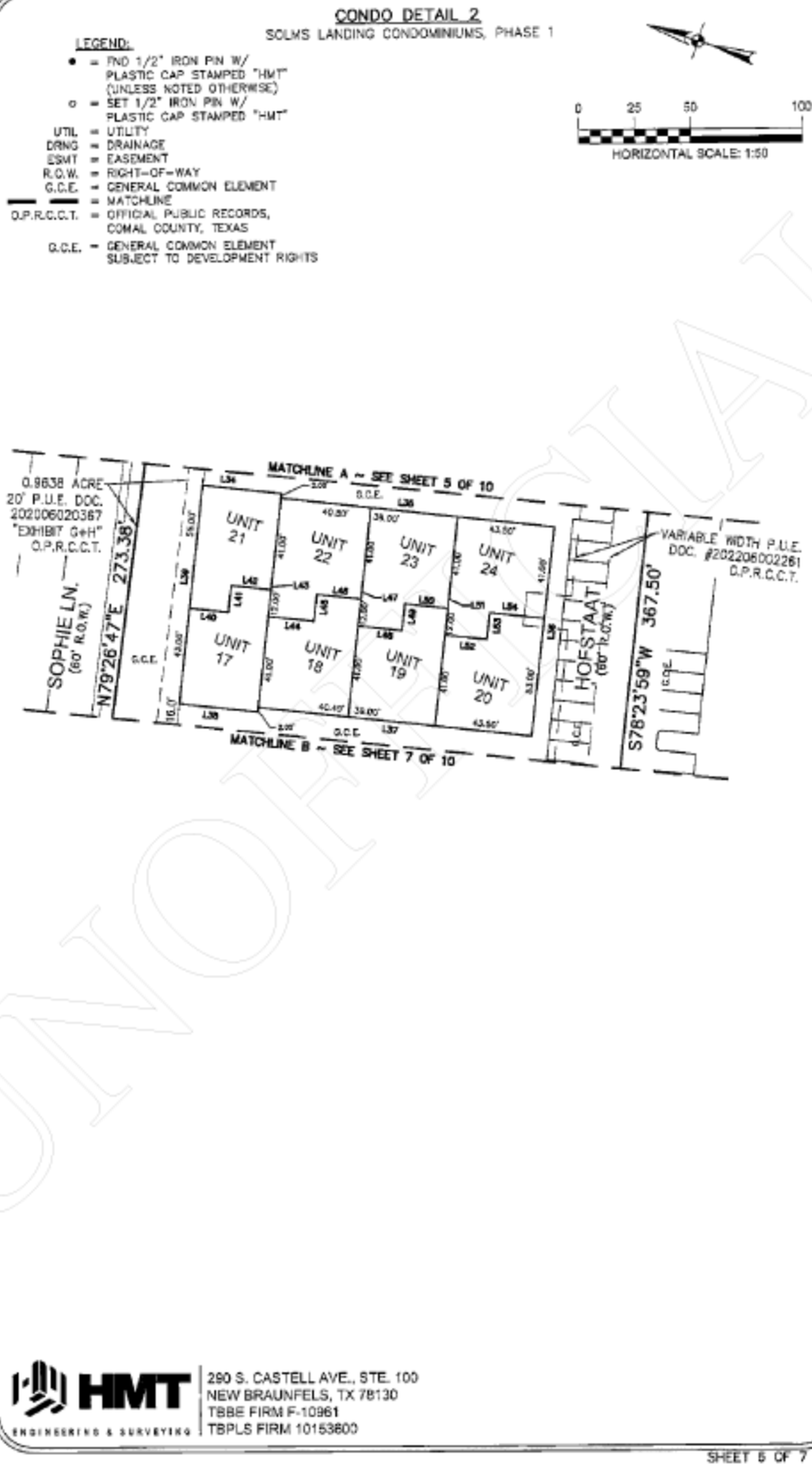
290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TSBE FIRM F-10961
TBPLS FIRM 10153620

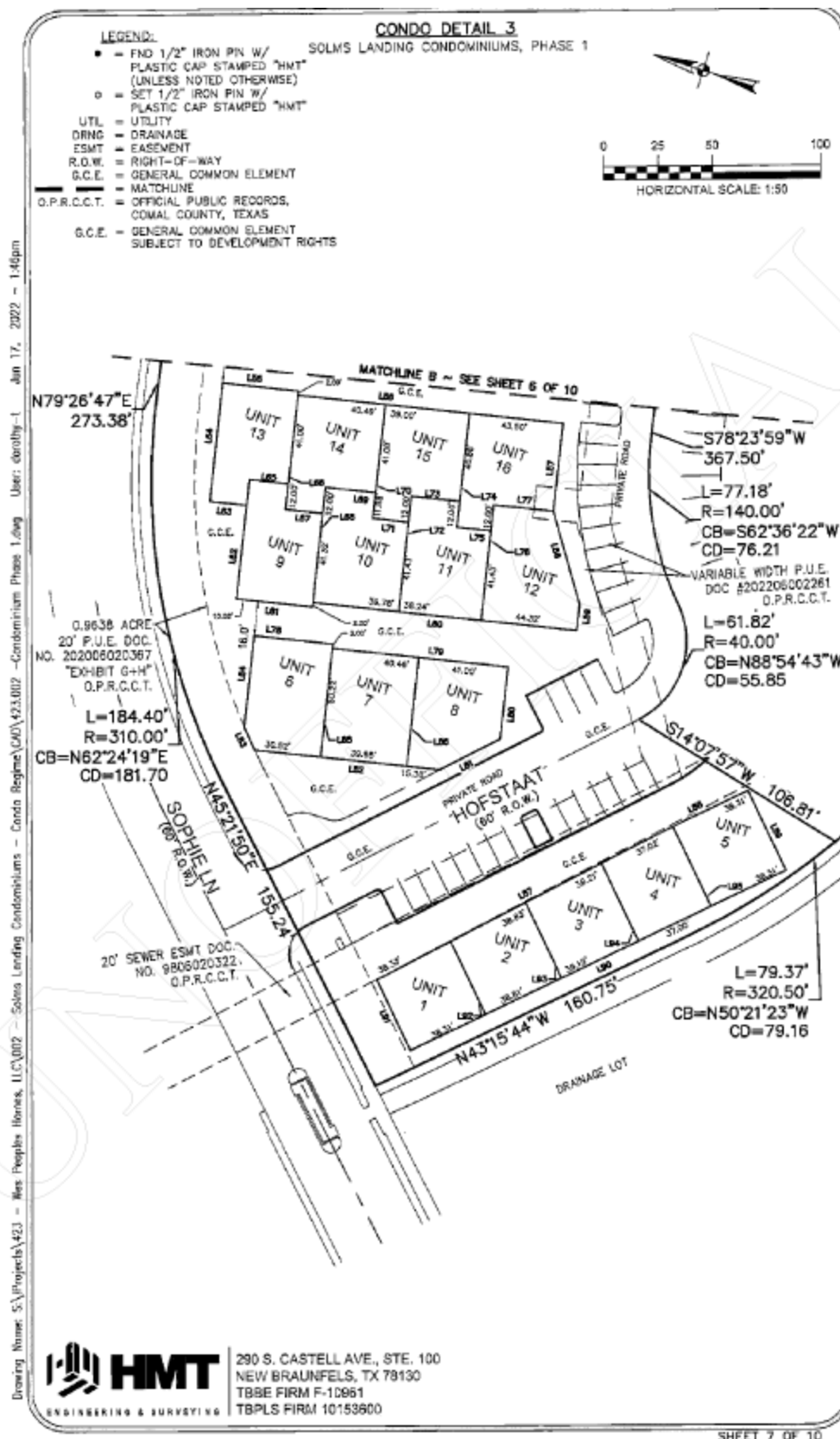
SHEET 4 OF 10

Drawing Name: S:\Projects\423 - Solms Landing Condominiums - Condo Regime\DWG\423.002 - Condominium Phase 1.dwg User: doreilly-1 Jun 17, 2022 = 1:46pm



Drawing Name: S:\Projects\423 - Solms Landing Condominiums - Condo Regime\CA0\423.002 - Condominium Phase 1.dwg User: daniel-1 Jun 17, 2022 - 1:45pm





LINE TABLE
SOLMS LANDING CONDOMINIUMS

Drawing Name: S:\Projects\623 - West Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CDN\423.002 - Condominium Phase 1.dwg User: danny-t Jun 17, 2022 - 1:31pm

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	115.58'	S11°35'53"E
L2	97.00'	N78°24'07"E
L3	43.50'	N11°35'53"W
L4	97.00'	S78°24'07"W
L5	24.52'	N11°35'53"W
L6	12.00'	S78°24'07"W
L7	18.97'	N11°35'53"W
L8	123.00'	N11°35'53"W
L9	53.00'	S78°24'07"W
L10	56.00'	N78°24'07"E
L11	35.89'	N11°35'53"W
L12	56.00'	N78°13'45"E
L13	35.84'	S11°35'53"E
L14	123.00'	S11°35'53"E
L15	94.00'	S78°24'07"W
L16	123.00'	N11°35'53"W
L17	35.55'	N11°35'53"W
L18	99.00'	N78°13'45"E
L19	17.68'	S11°35'53"E
L20	12.00'	S78°24'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	18.00'	S11°35'53"E
L22	99.00'	N78°23'58"E
L23	20.52'	S11°35'53"E
L24	12.00'	S78°24'07"W
L25	19.97'	S11°35'53"E
L26	94.00'	S78°24'07"W
L27	19.74'	S11°35'53"E
L28	12.00'	S78°24'07"W
L29	19.27'	S11°35'53"E
L30	94.00'	S78°24'07"W
L31	18.98'	S11°35'53"E
L32	12.00'	S78°24'07"W
L33	24.52'	S11°35'53"E
L34	35.50'	S11°35'53"E
L35	122.99'	S11°35'53"E
L36	94.00'	S78°24'07"W
L37	122.99'	N11°35'53"W
L38	35.21'	N11°35'53"W
L39	98.00'	N78°13'45"E
L40	17.34'	S11°35'53"E



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBBE FIRM F-10961
TBPLS FIRM 10153600

SHEET 6 OF 10

LINE TABLE
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	12.00'	S78°24'07"W
L42	18.00'	S11°35'53"E
L43	98.00'	N78°23'58"E
L44	20.52'	S11°35'53"E
L45	12.00'	S78°24'07"W
L46	19.97'	S11°35'53"E
L47	94.00'	S78°24'07"W
L48	19.74'	S11°35'53"E
L49	12.00'	S78°24'07"W
L50	19.27'	S11°35'53"E
L51	94.00'	S78°24'07"W
L52	18.98'	S11°35'53"E
L53	12.00'	S78°24'07"W
L54	24.52'	S11°35'53"E
L55	35.16'	S11°35'53"E
L56	122.99'	S11°35'53"E
L57	40.88'	S78°24'07"W
L58	44.65'	S56°31'14"W
L59	12.00'	S78°24'07"W
L60	122.34'	N11°35'53"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	35.30'	N11°35'53"W
L62	55.32'	N78°24'07"E
L63	16.99'	N11°35'53"W
L64	55.00'	N78°13'45"E
L65	18.00'	S11°35'53"E
L66	55.00'	N78°23'58"E
L67	17.29'	N11°35'53"W
L68	55.32'	S78°24'07"W
L69	23.20'	N11°35'53"W
L70	52.88'	S78°24'07"W
L71	16.58'	N11°35'53"W
L72	53.43'	S78°24'07"W
L73	22.43'	N11°35'53"W
L74	52.88'	S78°24'07"W
L75	15.82'	N11°35'53"W
L76	53.43'	S78°24'07"W
L77	27.68'	S11°35'53"E
L78	36.50'	S11°35'53"E
L79	81.46'	S11°35'53"E
L80	33.18'	S78°24'07"W



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBBE FIRM F-10961
TBPLS FIRM 10153600

SHEET 9 OF 10

Drawing Name: S:\Projects\423 - Wiles Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CD\423.002 - Condominium Phase 1.dwg User: doreilly-1 Jan 11, 2022 - 1:32pm

LINE TABLE
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	31.23'	N44°38'09"W
L82	85.90'	N11°36'28"W
L83	11.65'	N48°05'07"E
L84	42.17'	N78°24'07"E
L85	52.22'	N78°24'07"E
L86	50.21'	N78°24'07"E
L87	153.38'	S45°04'50"E
L88	35.31'	S43°15'44"E
L89	40.87'	S48°44'16"W
L90	191.62'	N43°15'44"W
L91	36.00'	N46°44'16"E
L92	37.22'	N46°44'16"E
L93	38.45'	N46°44'16"E
L94	39.69'	N46°44'16"E
L95	40.87'	N46°44'16"E



290 S. CASTELL AVE., STE. 100
NEW BRAUNFELS, TX 78130
TBBE FIRM F-10961
TBPLS FIRM 10153800

SHEET 10 OF 10

EXHIBIT D – LOT TYPE CLASSIFICATION MAP

- | | | |
|--------------------------------|-------------------------|----------------------------|
| SINGLE FAMILY HOMES (60 UNITS) | LIVE / WORK (125 UNITS) | MUSIC VENUE (40,000 SQFT) |
| TOWNHOMES (110 UNITS) | DOG PARK (5,000 SQFT) | RETAIL (15,000 SQFT) |
| CONDOS (190 UNITS) | MARKET (15,000 SQFT) | FOOD AND BEV (52,000 SQFT) |
| APARTMENTS (305 UNITS) | OFFICE (360,000 SQFT) | |
| SENIOR HOUSING (200 UNITS) | HOTEL (110 KEYS) | |

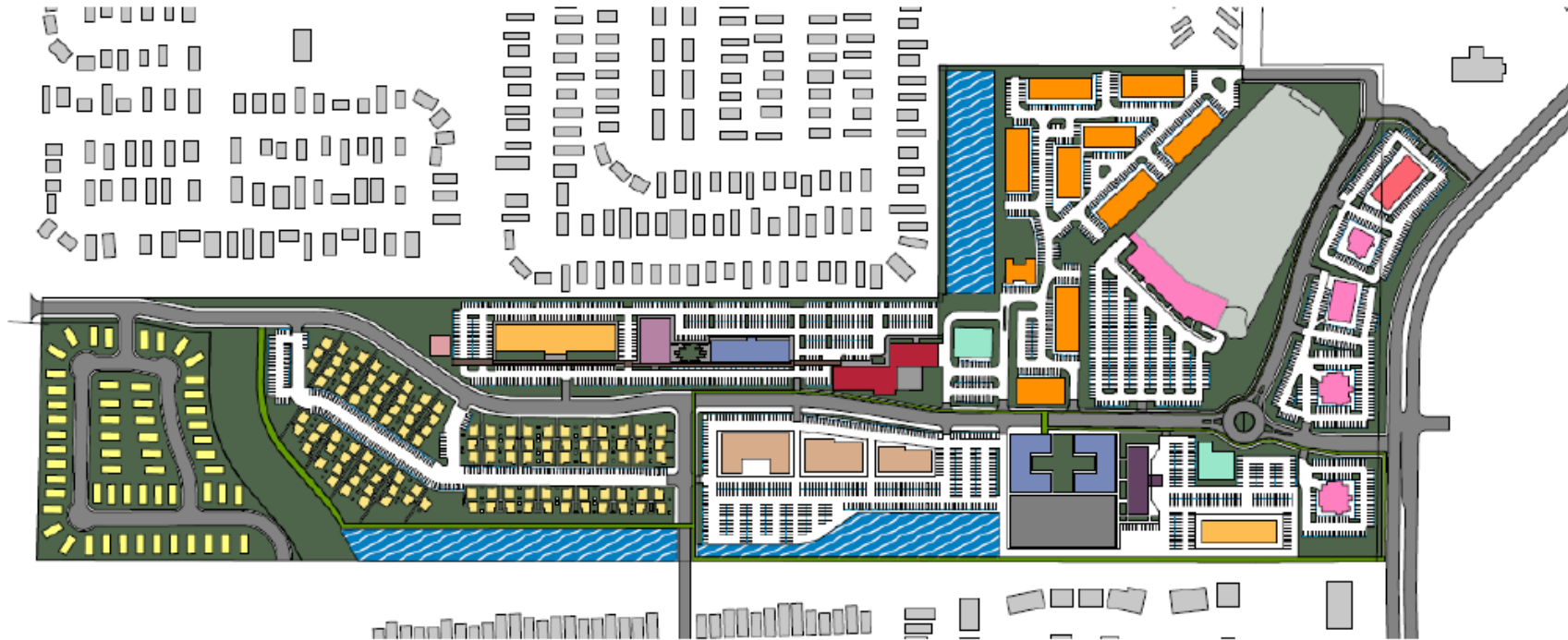


EXHIBIT E – BUYER DISCLOSURES

Buyer Disclosures for the following Lot Types within Improvement Area #1 are found in this Exhibit:

- Lot Type Single Family
- Lot Type Townhome
- Solms Landing Unit 1B Remainder Parcel
- Improvement Area #1 Remainder Parcel

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
LOT TYPE SINGLE FAMILY – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE SINGLE FAMILY PRINCIPAL
ASSESSMENT: \$20,496.45**

As the purchaser of the real property described above, you are obligated to pay assessments to City of New Braunfels, 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 *Solms Landing Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of New Braunfels. The exact amount of each annual installment will be approved each year by the New Braunfels City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of New Braunfels.

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 Comal 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 Comal 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 Comal County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - LOT TYPE SINGLE FAMILY

Improvement Area #1 Bond							
Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Annual Installment	
2024	\$ 385.34	\$ 932.06	\$ -	\$ 102.48	\$ 121.54	\$ 1,541.43	
2025	\$ 399.53	\$ 918.09	\$ -	\$ 100.56	\$ 123.97	\$ 1,542.15	
2026	\$ 413.71	\$ 903.61	\$ -	\$ 98.56	\$ 126.45	\$ 1,542.33	
2027	\$ 430.26	\$ 888.61	\$ -	\$ 96.49	\$ 128.98	\$ 1,544.34	
2028	\$ 446.81	\$ 870.33	\$ -	\$ 94.34	\$ 131.56	\$ 1,543.03	
2029	\$ 468.09	\$ 851.34	\$ -	\$ 92.10	\$ 134.19	\$ 1,545.72	
2030	\$ 487.00	\$ 831.44	\$ -	\$ 89.76	\$ 136.88	\$ 1,545.08	
2031	\$ 508.27	\$ 810.74	\$ -	\$ 87.33	\$ 139.61	\$ 1,545.96	
2032	\$ 529.55	\$ 789.14	\$ -	\$ 84.79	\$ 142.41	\$ 1,545.89	
2033	\$ 553.19	\$ 765.31	\$ -	\$ 82.14	\$ 145.25	\$ 1,545.90	
2034	\$ 579.20	\$ 740.42	\$ -	\$ 79.37	\$ 148.16	\$ 1,547.15	
2035	\$ 605.20	\$ 714.36	\$ -	\$ 76.48	\$ 151.12	\$ 1,547.16	
2036	\$ 633.57	\$ 687.12	\$ -	\$ 73.45	\$ 154.14	\$ 1,548.29	
2037	\$ 661.94	\$ 658.61	\$ -	\$ 70.28	\$ 157.23	\$ 1,548.06	
2038	\$ 692.67	\$ 628.82	\$ -	\$ 66.97	\$ 160.37	\$ 1,548.84	
2039	\$ 725.77	\$ 597.65	\$ -	\$ 63.51	\$ 163.58	\$ 1,550.51	
2040	\$ 758.87	\$ 564.99	\$ -	\$ 59.88	\$ 166.85	\$ 1,550.59	
2041	\$ 794.33	\$ 530.85	\$ -	\$ 56.09	\$ 170.19	\$ 1,551.45	
2042	\$ 832.15	\$ 495.10	\$ -	\$ 52.12	\$ 173.59	\$ 1,552.96	
2043	\$ 872.34	\$ 455.57	\$ -	\$ 47.96	\$ 177.06	\$ 1,552.93	
2044	\$ 914.89	\$ 414.14	\$ -	\$ 43.59	\$ 180.60	\$ 1,553.23	
2045	\$ 959.81	\$ 370.68	\$ -	\$ 39.02	\$ 184.22	\$ 1,553.73	
2046	\$ 1,007.09	\$ 325.09	\$ -	\$ 34.22	\$ 187.90	\$ 1,554.30	
2047	\$ 1,056.74	\$ 277.25	\$ -	\$ 29.18	\$ 191.66	\$ 1,554.83	
2048	\$ 1,108.75	\$ 227.06	\$ -	\$ 23.90	\$ 195.49	\$ 1,555.20	
2049	\$ 1,165.48	\$ 174.39	\$ -	\$ 18.36	\$ 199.40	\$ 1,557.63	
2050	\$ 1,222.22	\$ 119.03	\$ -	\$ 12.53	\$ 203.39	\$ 1,557.17	
2051	\$ 1,283.69	\$ 60.98	\$ -	\$ 6.42	\$ 207.46	\$ 1,558.54	
Total	\$ 20,496.45	\$ 16,602.78	\$ -	\$ 1,781.88	\$ 4,503.25	\$ 43,384.37	

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
LOT TYPE TOWNHOME – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT:
\$14,091.31**

As the purchaser of the real property described above, you are obligated to pay assessments to City of New Braunfels, 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 *Solms Landing Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of New Braunfels. The exact amount of each annual installment will be approved each year by the New Braunfels City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of New Braunfels.

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 Comal 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 Comal 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 Comal County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - LOT TYPE TOWNHOME

Improvement Area #1 Bond							
Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Annual Installment	
2024	\$ 264.92	\$ 640.79	\$ -	\$ 70.46	\$ 83.56	\$ 1,059.73	
2025	\$ 274.67	\$ 631.19	\$ -	\$ 69.13	\$ 85.23	\$ 1,060.23	
2026	\$ 284.43	\$ 621.23	\$ -	\$ 67.76	\$ 86.94	\$ 1,060.35	
2027	\$ 295.80	\$ 610.92	\$ -	\$ 66.34	\$ 88.67	\$ 1,061.73	
2028	\$ 307.18	\$ 598.35	\$ -	\$ 64.86	\$ 90.45	\$ 1,060.83	
2029	\$ 321.81	\$ 585.29	\$ -	\$ 63.32	\$ 92.26	\$ 1,062.68	
2030	\$ 334.81	\$ 571.62	\$ -	\$ 61.71	\$ 94.10	\$ 1,062.24	
2031	\$ 349.44	\$ 557.39	\$ -	\$ 60.04	\$ 95.98	\$ 1,062.85	
2032	\$ 364.07	\$ 542.54	\$ -	\$ 58.29	\$ 97.90	\$ 1,062.80	
2033	\$ 380.32	\$ 526.15	\$ -	\$ 56.47	\$ 99.86	\$ 1,062.80	
2034	\$ 398.20	\$ 509.04	\$ -	\$ 54.57	\$ 101.86	\$ 1,063.66	
2035	\$ 416.08	\$ 491.12	\$ -	\$ 52.58	\$ 103.90	\$ 1,063.67	
2036	\$ 435.58	\$ 472.40	\$ -	\$ 50.50	\$ 105.97	\$ 1,064.45	
2037	\$ 455.08	\$ 452.80	\$ -	\$ 48.32	\$ 108.09	\$ 1,064.29	
2038	\$ 476.21	\$ 432.32	\$ -	\$ 46.04	\$ 110.26	\$ 1,064.83	
2039	\$ 498.97	\$ 410.89	\$ -	\$ 43.66	\$ 112.46	\$ 1,065.98	
2040	\$ 521.72	\$ 388.43	\$ -	\$ 41.17	\$ 114.71	\$ 1,066.03	
2041	\$ 546.10	\$ 364.96	\$ -	\$ 38.56	\$ 117.00	\$ 1,066.62	
2042	\$ 572.10	\$ 340.38	\$ -	\$ 35.83	\$ 119.34	\$ 1,067.66	
2043	\$ 599.73	\$ 313.21	\$ -	\$ 32.97	\$ 121.73	\$ 1,067.64	
2044	\$ 628.99	\$ 284.72	\$ -	\$ 29.97	\$ 124.17	\$ 1,067.84	
2045	\$ 659.87	\$ 254.84	\$ -	\$ 26.83	\$ 126.65	\$ 1,068.19	
2046	\$ 692.38	\$ 223.50	\$ -	\$ 23.53	\$ 129.18	\$ 1,068.58	
2047	\$ 726.51	\$ 190.61	\$ -	\$ 20.06	\$ 131.77	\$ 1,068.95	
2048	\$ 762.26	\$ 156.10	\$ -	\$ 16.43	\$ 134.40	\$ 1,069.20	
2049	\$ 801.27	\$ 119.89	\$ -	\$ 12.62	\$ 137.09	\$ 1,070.87	
2050	\$ 840.28	\$ 81.83	\$ -	\$ 8.61	\$ 139.83	\$ 1,070.56	
2051	\$ 882.54	\$ 41.92	\$ -	\$ 4.41	\$ 142.63	\$ 1,071.50	
Total	\$ 14,091.31	\$ 11,414.41	\$ -	\$ 1,225.04	\$ 3,095.99	\$ 29,826.76	

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –
SOLMS LANDING UNIT 1B REMAINDER PARCEL – BUYER DISCLOSURE**

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 - SOLMS LANDING UNIT 1B REMAINDER PARCEL
PRINCIPAL ASSESSMENT: \$1,056,848.41**

As the purchaser of the real property described above, you are obligated to pay assessments to City of New Braunfels, 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 *Solms Landing Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of New Braunfels. The exact amount of each annual installment will be approved each year by the New Braunfels City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of New Braunfels.

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 Comal 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

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COUNTY OF _____

§

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

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

Notary Public, State of Texas]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 Comal County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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COUNTY OF _____

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

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

Notary Public, State of Texas]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 Comal County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - SOLMS LANDING UNIT 1B REMAINDER PARCEL

Improvement Area #1 Bond						
Installments Due 1/31	Principal	Interest [a]	Capitalized Interest	Additional Interest	Annual Collection Costs	Annual Installment
2024	\$ 19,869.24	\$ 48,059.33	\$ -	\$ 5,284.24	\$ 6,266.98	\$ 79,479.79
2025	\$ 20,600.62	\$ 47,339.07	\$ -	\$ 5,184.90	\$ 6,392.32	\$ 79,516.90
2026	\$ 21,332.00	\$ 46,592.30	\$ -	\$ 5,081.89	\$ 6,520.16	\$ 79,526.36
2027	\$ 22,185.28	\$ 45,819.01	\$ -	\$ 4,975.23	\$ 6,650.57	\$ 79,630.09
2028	\$ 23,038.56	\$ 44,876.14	\$ -	\$ 4,864.31	\$ 6,783.58	\$ 79,562.58
2029	\$ 24,135.64	\$ 43,897.00	\$ -	\$ 4,749.11	\$ 6,919.25	\$ 79,701.00
2030	\$ 25,110.82	\$ 42,871.23	\$ -	\$ 4,628.44	\$ 7,057.63	\$ 79,668.12
2031	\$ 26,207.89	\$ 41,804.02	\$ -	\$ 4,502.88	\$ 7,198.79	\$ 79,713.58
2032	\$ 27,304.96	\$ 40,690.19	\$ -	\$ 4,371.84	\$ 7,342.76	\$ 79,709.76
2033	\$ 28,523.94	\$ 39,461.46	\$ -	\$ 4,235.32	\$ 7,489.62	\$ 79,710.33
2034	\$ 29,864.81	\$ 38,177.89	\$ -	\$ 4,092.70	\$ 7,639.41	\$ 79,774.80
2035	\$ 31,205.67	\$ 36,833.97	\$ -	\$ 3,943.37	\$ 7,792.20	\$ 79,775.22
2036	\$ 32,668.44	\$ 35,429.72	\$ -	\$ 3,787.34	\$ 7,948.04	\$ 79,833.54
2037	\$ 34,131.21	\$ 33,959.64	\$ -	\$ 3,624.00	\$ 8,107.00	\$ 79,821.85
2038	\$ 35,715.87	\$ 32,423.73	\$ -	\$ 3,453.35	\$ 8,269.14	\$ 79,862.09
2039	\$ 37,422.43	\$ 30,816.52	\$ -	\$ 3,274.77	\$ 8,434.53	\$ 79,948.24
2040	\$ 39,128.99	\$ 29,132.51	\$ -	\$ 3,087.66	\$ 8,603.22	\$ 79,952.37
2041	\$ 40,957.45	\$ 27,371.70	\$ -	\$ 2,892.01	\$ 8,775.28	\$ 79,996.44
2042	\$ 42,907.80	\$ 25,528.62	\$ -	\$ 2,687.22	\$ 8,950.79	\$ 80,074.43
2043	\$ 44,980.05	\$ 23,490.50	\$ -	\$ 2,472.68	\$ 9,129.80	\$ 80,073.04
2044	\$ 47,174.20	\$ 21,353.95	\$ -	\$ 2,247.78	\$ 9,312.40	\$ 80,088.33
2045	\$ 49,490.25	\$ 19,113.17	\$ -	\$ 2,011.91	\$ 9,498.65	\$ 80,113.98
2046	\$ 51,928.19	\$ 16,762.38	\$ -	\$ 1,764.46	\$ 9,688.62	\$ 80,143.66
2047	\$ 54,488.03	\$ 14,295.79	\$ -	\$ 1,504.82	\$ 9,882.39	\$ 80,171.04
2048	\$ 57,169.77	\$ 11,707.61	\$ -	\$ 1,232.38	\$ 10,080.04	\$ 80,189.80
2049	\$ 60,095.30	\$ 8,992.05	\$ -	\$ 946.53	\$ 10,281.64	\$ 80,315.52
2050	\$ 63,020.83	\$ 6,137.52	\$ -	\$ 646.05	\$ 10,487.27	\$ 80,291.68
2051	\$ 66,190.16	\$ 3,144.03	\$ -	\$ 330.95	\$ 10,697.02	\$ 80,362.16
Total	\$ 1,056,848.41	\$ 856,081.04	\$ -	\$ 91,878.16	\$ 232,199.08	\$ 2,237,006.68

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1
REMAINDER PARCEL – BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

**IMPROVEMENT AREA #1 REMAINDER PARCEL PRINCIPAL ASSESSMENT:
\$5,861,985.81**

As the purchaser of the real property described above, you are obligated to pay assessments to City of New Braunfels, 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 ***Solms Landing Public Improvement District*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from City of New Braunfels. The exact amount of each annual installment will be approved each year by the New Braunfels City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of New Braunfels.

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 Comal 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 Comal County.

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

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§

COUNTY OF _____

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

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

Notary Public, State of Texas]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 Comal County.

ANNUAL INSTALLMENTS – IMPROVEMENT AREA #1 REMAINDER PARCEL

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2024	\$ 110,208.04	\$ 266,569.08	\$ 29,309.93	\$ 34,760.83	\$ 440,847.88
2025	\$ 114,264.78	\$ 262,574.03	\$ 28,758.89	\$ 35,456.05	\$ 441,053.74
2026	\$ 118,321.51	\$ 258,431.94	\$ 28,187.56	\$ 36,165.17	\$ 441,106.19
2027	\$ 123,054.37	\$ 254,142.78	\$ 27,595.96	\$ 36,888.47	\$ 441,681.58
2028	\$ 127,787.23	\$ 248,912.97	\$ 26,980.69	\$ 37,626.24	\$ 441,307.13
2029	\$ 133,872.34	\$ 243,482.01	\$ 26,341.75	\$ 38,378.77	\$ 442,074.87
2030	\$ 139,281.32	\$ 237,792.43	\$ 25,672.39	\$ 39,146.34	\$ 441,892.49
2031	\$ 145,366.43	\$ 231,872.98	\$ 24,975.98	\$ 39,929.27	\$ 442,144.66
2032	\$ 151,451.54	\$ 225,694.91	\$ 24,249.15	\$ 40,727.86	\$ 442,123.45
2033	\$ 158,212.77	\$ 218,879.59	\$ 23,491.89	\$ 41,542.41	\$ 442,126.66
2034	\$ 165,650.12	\$ 211,760.01	\$ 22,700.83	\$ 42,373.26	\$ 442,484.22
2035	\$ 173,087.47	\$ 204,305.76	\$ 21,872.58	\$ 43,220.73	\$ 442,486.53
2036	\$ 181,200.95	\$ 196,516.82	\$ 21,007.14	\$ 44,085.14	\$ 442,810.05
2037	\$ 189,314.42	\$ 188,362.78	\$ 20,101.13	\$ 44,966.84	\$ 442,745.18
2038	\$ 198,104.02	\$ 179,843.63	\$ 19,154.56	\$ 45,866.18	\$ 442,968.39
2039	\$ 207,569.74	\$ 170,928.95	\$ 18,164.04	\$ 46,783.50	\$ 443,446.23
2040	\$ 217,035.46	\$ 161,588.31	\$ 17,126.19	\$ 47,719.17	\$ 443,469.14
2041	\$ 227,177.30	\$ 151,821.71	\$ 16,041.02	\$ 48,673.56	\$ 443,713.59
2042	\$ 237,995.27	\$ 141,598.74	\$ 14,905.13	\$ 49,647.03	\$ 444,146.16
2043	\$ 249,489.36	\$ 130,293.96	\$ 13,715.15	\$ 50,639.97	\$ 444,138.44
2044	\$ 261,659.57	\$ 118,443.22	\$ 12,467.71	\$ 51,652.77	\$ 444,223.26
2045	\$ 274,505.91	\$ 106,014.39	\$ 11,159.41	\$ 52,685.82	\$ 444,365.53
2046	\$ 288,028.37	\$ 92,975.35	\$ 9,786.88	\$ 53,739.54	\$ 444,530.14
2047	\$ 302,226.95	\$ 79,294.01	\$ 8,346.74	\$ 54,814.33	\$ 444,682.03
2048	\$ 317,101.65	\$ 64,938.23	\$ 6,835.60	\$ 55,910.62	\$ 444,786.10
2049	\$ 333,328.60	\$ 49,875.90	\$ 5,250.09	\$ 57,028.83	\$ 445,483.43
2050	\$ 349,555.56	\$ 34,042.79	\$ 3,583.45	\$ 58,169.41	\$ 445,351.20
2051	\$ 367,134.75	\$ 17,438.90	\$ 1,835.67	\$ 59,332.79	\$ 445,742.12
Total	\$ 5,861,985.81	\$ 4,748,396.14	\$ 509,617.52	\$ 1,287,930.90	\$ 12,407,930.37

[a] Interest is calculated at the actual rate of the PID Bonds.

Note: The figures shown above are estimates only and subject to change in annual service plan updates. Changes in administrative expenses, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment