



SOLMS LANDING  
PUBLIC IMPROVEMENT DISTRICT  
2025 ANNUAL SERVICE PLAN UPDATE

JULY 28, 2025

## INTRODUCTION

Capitalized terms used in this 2024 Annual Service Plan Update shall have the meanings set forth in the 2021 Service and Assessment Plan (the “2021 SAP”), used for the benefit of the property in the District.

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.

On August 28, 2023, the City approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-59 which updated the Assessment Roll for 2023.

On August 15, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-61 which updated the Assessment Roll for 2024.

The 2021 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2021 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2024.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2021 SAP. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

## 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 117 Lots classified as Lot Type Townhome.
- 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.
- 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.
- The Final Plat of Solms Senior Living was filed and recorded with the County on January 25, 2023 and consists of 1 Lot anticipated to developed into 200 Lots classified as Lot Type Senior Housing.
- The Final Plat of Solms Landing Subdivision Unit 1C was filed and recorded with the County on January 25, 2023 and consists of 4 Lots anticipated to developed into 95 Lots classified as Lot Type Condos, 1 Lot Type Dog Park Cantina, 15,000 square feet of Lot Type Market, 75,000 square feet of Lot Type Office and 40,000 square feet of Lot Type Music Venue.
- The Final Plat of Solms Landing, Tract 49 was filed and recorded with the County on January 26, 2023 and consists of 1 Lot anticipated to developed into 305 Lots classified as Lot Type Multi-Family and 50 Lots classified as Lot Type Live Work.
- The First Amendment to Declaration of Condominium Regime for Solms Landing

Condominiums was filed and recorded with the County on June 26, 2023 and created a total of 117 Parcels classified as Lot Type Townhome, including the Parcels already created by the Declaration of Condominium Regime for Solms Landing Condominiums.

See the anticipated Lot Type classification summary within Improvement Area #1 below:

<b>Improvement Area #1</b>	
<b>Lot Type</b>	<b>Number of Units/Square Feet</b>
Multi-Family	305
Townhomes	117
Single Family	60
Condos	95
Live Work	50
<b>Total Residential</b>	<b>627</b>
Office	75,000
Music Venue	40,000
Market	15,000
Dog Park Cantina	1

See **Exhibit C** for the Lot Type classification map.

**LOT AND HOME SALES UPDATE**

Improvement Area #1

Per the quarterly report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type Single Family: 0 Lots
  - Lot Type Townhome: 0 Lots
- Homebuilder Owned:
  - Lot Type Single Family: 43 Lots
  - Lot Type Townhome: 96 Lots

- End-User Owner:
  - Lot Type Single Family: 17 Lots
  - Lot Type Townhome: 21 Lots

See **Exhibit D** 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

Net of the principal bond payment due September 1, 2025, Improvement Area #1 has an outstanding Assessment of \$8,338,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2026

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$557,226.26.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$458,590.00 and has not been met. As such, the Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$41,690.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for Improvement Area #1 is \$37,636.24. The breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 31,836.24
City Auditor	2,500.00
Filing Fees	1,000.00
PID Trustee Fees	3,500.00
Draw Request Review	3,800.00
P3 Works Dev/Issuer CDA Review	3,500.00
Collection Costs Maintenance Balance	10,000.00
Less CCMB Credit from Prior Years	(20,000.00)
Arbitrage Calculation	1,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 37,636.24</b>

Improvement Area #1	
Due January 31, 2026	
Principal	\$ 175,000.00
Interest	382,226.26
Annual Collection Costs	37,636.24
Additional Interest	41,690.00
<b>Total Annual Installment</b>	<b>\$ 636,552.50</b>

See the limited offering memorandum for the pay period. See **Exhibit B** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

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

		Improvement Area #1				
Installments Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 175,000.00	\$ 182,000.00	\$ 189,000.00	\$ 198,000.00	\$ 206,000.00
Interest		382,226.26	375,882.50	368,147.50	360,115.00	351,700.00
	(1)	\$ 557,226.26	\$ 557,882.50	\$ 557,147.50	\$ 558,115.00	\$ 557,700.00
Annual Collection Costs	(2)	\$ 37,636.24	\$ 38,388.96	\$ 39,156.74	\$ 39,939.88	\$ 40,738.68
Additional Interest	(3)	\$ 41,690.00	\$ 40,815.00	\$ 39,905.00	\$ 38,960.00	\$ 37,970.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 636,552.50</b>	<b>\$ 637,086.46</b>	<b>\$ 636,209.24</b>	<b>\$ 637,014.88</b>	<b>\$ 636,408.68</b>

## TRUE-UP OF ASSESSMENTS IF MAXIMUM ASSESSMENT EXCEEDED

Upon submission of a preliminary plat and/or site plan by the Owner to the City, the Owner shall provide the City the gross building square footage and use type for land included in the preliminary plat and/or site plan for each Lot anticipated to be created by the preliminary plat and/or site plan considering factors that may impact value. The Administrator will review the preliminary plat and/or site plan to determine if such plat and/or site plan will or will not result in the Improvement Area #1 Assessment per Lot for any Lot Type within the preliminary plat and/or site plan exceeding the Maximum Assessment. If the Administrator determines the preliminary plat and/or site plan results in an Improvement Area #1 Assessment per Lot for any Lot Type exceeding the Maximum Assessment, prior to the City issuing any building permit for any such Lot described in the reviewed preliminary plat or site plan, the Owner will make a Prepayment in an amount sufficient to reduce the Improvement Area #1 Assessment for each Lot within such preliminary plat and/or site plan to the Maximum Assessment (defined as Improvement Area #1 True-Up). The City's approval of an Annual Service Plan Update, a preliminary plat, or a site plan without payment of such Prepayment amounts does not eliminate the obligation of the Owner to pay such amounts.

The total Estimated Buildout Value for Improvement Area #1 as shown in Exhibit H of the 2020 Service and Assessment Plan, will not change, and the Estimated Buildout Value per Unit/Square Foot will not change for the purposes of the Improvement Area #1 True-Up.

## 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 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

## EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID [a]	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2026
438546	Single Family		\$ 19,552.69	\$ 1,492.72
438547	Single Family		\$ 19,552.69	\$ 1,492.72
438548	Single Family		\$ 19,552.69	\$ 1,492.72
438549	Single Family		\$ 19,552.69	\$ 1,492.72
438550	Single Family		\$ 19,552.69	\$ 1,492.72
438551	Single Family		\$ 19,552.69	\$ 1,492.72
438552	Single Family		\$ 19,552.69	\$ 1,492.72
438553	Single Family		\$ 19,552.69	\$ 1,492.72
438554	Single Family		\$ 19,552.69	\$ 1,492.72
438579	Single Family		\$ 19,552.69	\$ 1,492.72
438580	Single Family		\$ 19,552.69	\$ 1,492.72
438581	Single Family		\$ 19,552.69	\$ 1,492.72
438582	Single Family		\$ 19,552.69	\$ 1,492.72
438583	Single Family		\$ 19,552.69	\$ 1,492.72
438592	Single Family		\$ 19,552.69	\$ 1,492.72
438593	Single Family		\$ 19,552.69	\$ 1,492.72
438594	Single Family		\$ 19,552.69	\$ 1,492.72
438607	Single Family		\$ 19,552.69	\$ 1,492.72
438608	Single Family		\$ 19,552.69	\$ 1,492.72
438609	Single Family		\$ 19,552.69	\$ 1,492.72
438595	Single Family		\$ 19,552.69	\$ 1,492.72
438596	Single Family		\$ 19,552.69	\$ 1,492.72
438597	Single Family		\$ 19,552.69	\$ 1,492.72
438598	Single Family		\$ 19,552.69	\$ 1,492.72
438599	Single Family		\$ 19,552.69	\$ 1,492.72
438600	Single Family		\$ 19,552.69	\$ 1,492.72
438601	Single Family		\$ 19,552.69	\$ 1,492.72
438602	Single Family		\$ 19,552.69	\$ 1,492.72
438603	Single Family		\$ 19,552.69	\$ 1,492.72
438604	Single Family		\$ 19,552.69	\$ 1,492.72
438605	Single Family		\$ 19,552.69	\$ 1,492.72
438606	Single Family		\$ 19,552.69	\$ 1,492.72
438584	Single Family		\$ 19,552.69	\$ 1,492.72
438585	Single Family		\$ 19,552.69	\$ 1,492.72
438586	Single Family		\$ 19,552.69	\$ 1,492.72
438587	Single Family		\$ 19,552.69	\$ 1,492.72
438588	Single Family		\$ 19,552.69	\$ 1,492.72
438589	Single Family		\$ 19,552.69	\$ 1,492.72
438590	Non-Benefited Property		\$ -	\$ -
438591	Non-Benefited Property		\$ -	\$ -

Property ID [a]	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2026
438555	Single Family		\$ 19,552.69	\$ 1,492.72
438556	Single Family		\$ 19,552.69	\$ 1,492.72
438557	Single Family		\$ 19,552.69	\$ 1,492.72
438558	Single Family		\$ 19,552.69	\$ 1,492.72
438559	Single Family		\$ 19,552.69	\$ 1,492.72
438560	Single Family		\$ 19,552.69	\$ 1,492.72
438561	Single Family		\$ 19,552.69	\$ 1,492.72
438562	Single Family		\$ 19,552.69	\$ 1,492.72
438563	Single Family		\$ 19,552.69	\$ 1,492.72
438564	Single Family		\$ 19,552.69	\$ 1,492.72
438565	Single Family		\$ 19,552.69	\$ 1,492.72
438566	Single Family		\$ 19,552.69	\$ 1,492.72
438567	Single Family		\$ 19,552.69	\$ 1,492.72
438568	Single Family		\$ 19,552.69	\$ 1,492.72
438569	Single Family		\$ 19,552.69	\$ 1,492.72
438570	Single Family		\$ 19,552.69	\$ 1,492.72
438571	Single Family		\$ 19,552.69	\$ 1,492.72
438572	Single Family		\$ 19,552.69	\$ 1,492.72
438573	Single Family		\$ 19,552.69	\$ 1,492.72
438574	Single Family		\$ 19,552.69	\$ 1,492.72
438575	Single Family		\$ 19,552.69	\$ 1,492.72
438576	Single Family		\$ 19,552.69	\$ 1,492.72
438577	Non-Benefited Property		\$ -	\$ -
438578	Non-Benefited Property		\$ -	\$ -
445863	Non-Benefited Property		\$ -	\$ -
445864	Non-Benefited Property		\$ -	\$ -
468037	Multi-Family, Live Work	[b]	\$ 2,321,881.88	\$ 177,260.70
466969	Music Venue	[c]	\$ 367,590.56	\$ 28,063.17
466968	Office	[d]	\$ 487,595.19	\$ 37,224.75
466967	Market	[e]	\$ 122,448.72	\$ 9,348.17
466966	Condo, Dog Park Cantina	[f]	\$ 1,187,825.86	\$ 90,682.84
466192	Senior Housing	[g]	\$ 1,104,726.95	\$ 84,338.77
463581	Townhome		\$ 13,442.47	\$ 1,026.25
463582	Townhome		\$ 13,442.47	\$ 1,026.25
463583	Townhome		\$ 13,442.47	\$ 1,026.25
463584	Townhome		\$ 13,442.47	\$ 1,026.25
463585	Townhome		\$ 13,442.47	\$ 1,026.25
463586	Townhome		\$ 13,442.47	\$ 1,026.25
463587	Townhome		\$ 13,442.47	\$ 1,026.25
463588	Townhome		\$ 13,442.47	\$ 1,026.25

Property ID [a]	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2026
463589	Townhome		\$ 13,442.47	\$ 1,026.25
463590	Townhome		\$ 13,442.47	\$ 1,026.25
463591	Townhome		\$ 13,442.47	\$ 1,026.25
463592	Townhome		\$ 13,442.47	\$ 1,026.25
463593	Townhome		\$ 13,442.47	\$ 1,026.25
463594	Townhome		\$ 13,442.47	\$ 1,026.25
463595	Townhome		\$ 13,442.47	\$ 1,026.25
463596	Townhome		\$ 13,442.47	\$ 1,026.25
463597	Townhome		\$ 13,442.47	\$ 1,026.25
463598	Townhome		\$ 13,442.47	\$ 1,026.25
463599	Townhome		\$ 13,442.47	\$ 1,026.25
463600	Townhome		\$ 13,442.47	\$ 1,026.25
463601	Townhome		\$ 13,442.47	\$ 1,026.25
463602	Townhome		\$ 13,442.47	\$ 1,026.25
463603	Townhome		\$ 13,442.47	\$ 1,026.25
463604	Townhome		\$ 13,442.47	\$ 1,026.25
463605	Townhome		\$ 13,442.47	\$ 1,026.25
463606	Townhome		\$ 13,442.47	\$ 1,026.25
463607	Townhome		\$ 13,442.47	\$ 1,026.25
463608	Townhome		\$ 13,442.47	\$ 1,026.25
463609	Townhome		\$ 13,442.47	\$ 1,026.25
463610	Townhome		\$ 13,442.47	\$ 1,026.25
463611	Townhome		\$ 13,442.47	\$ 1,026.25
463612	Townhome		\$ 13,442.47	\$ 1,026.25
463613	Townhome		\$ 13,442.47	\$ 1,026.25
463614	Townhome		\$ 13,442.47	\$ 1,026.25
463615	Townhome		\$ 13,442.47	\$ 1,026.25
463616	Townhome		\$ 13,442.47	\$ 1,026.25
463617	Townhome		\$ 13,442.47	\$ 1,026.25
472360	Townhome		\$ 13,442.47	\$ 1,026.25
472361	Townhome		\$ 13,442.47	\$ 1,026.25
472362	Townhome		\$ 13,442.47	\$ 1,026.25
472363	Townhome		\$ 13,442.47	\$ 1,026.25
472364	Townhome		\$ 13,442.47	\$ 1,026.25
472365	Townhome		\$ 13,442.47	\$ 1,026.25
472366	Townhome		\$ 13,442.47	\$ 1,026.25
472367	Townhome		\$ 13,442.47	\$ 1,026.25
472368	Townhome		\$ 13,442.47	\$ 1,026.25
472369	Townhome		\$ 13,442.47	\$ 1,026.25
472370	Townhome		\$ 13,442.47	\$ 1,026.25

Property ID [a]	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2026
472371	Townhome		\$ 13,442.47	\$ 1,026.25
472372	Townhome		\$ 13,442.47	\$ 1,026.25
472373	Townhome		\$ 13,442.47	\$ 1,026.25
472374	Townhome		\$ 13,442.47	\$ 1,026.25
472375	Townhome		\$ 13,442.47	\$ 1,026.25
472376	Townhome		\$ 13,442.47	\$ 1,026.25
472377	Townhome		\$ 13,442.47	\$ 1,026.25
472378	Townhome		\$ 13,442.47	\$ 1,026.25
472379	Townhome		\$ 13,442.47	\$ 1,026.25
472380	Townhome		\$ 13,442.47	\$ 1,026.25
472381	Townhome		\$ 13,442.47	\$ 1,026.25
472382	Townhome		\$ 13,442.47	\$ 1,026.25
472383	Townhome		\$ 13,442.47	\$ 1,026.25
472384	Townhome		\$ 13,442.47	\$ 1,026.25
472385	Townhome		\$ 13,442.47	\$ 1,026.25
472386	Townhome		\$ 13,442.47	\$ 1,026.25
472387	Townhome		\$ 13,442.47	\$ 1,026.25
472388	Townhome		\$ 13,442.47	\$ 1,026.25
472389	Townhome		\$ 13,442.47	\$ 1,026.25
472390	Townhome		\$ 13,442.47	\$ 1,026.25
472391	Townhome		\$ 13,442.47	\$ 1,026.25
472392	Townhome		\$ 13,442.47	\$ 1,026.25
472393	Townhome		\$ 13,442.47	\$ 1,026.25
472394	Townhome		\$ 13,442.47	\$ 1,026.25
472395	Townhome		\$ 13,442.47	\$ 1,026.25
472396	Townhome		\$ 13,442.47	\$ 1,026.25
472397	Townhome		\$ 13,442.47	\$ 1,026.25
472398	Townhome		\$ 13,442.47	\$ 1,026.25
472399	Townhome		\$ 13,442.47	\$ 1,026.25
472400	Townhome		\$ 13,442.47	\$ 1,026.25
472401	Townhome		\$ 13,442.47	\$ 1,026.25
472402	Townhome		\$ 13,442.47	\$ 1,026.25
472403	Townhome		\$ 13,442.47	\$ 1,026.25
472404	Townhome		\$ 13,442.47	\$ 1,026.25
472405	Townhome		\$ 13,442.47	\$ 1,026.25
472406	Townhome		\$ 13,442.47	\$ 1,026.25
472407	Townhome		\$ 13,442.47	\$ 1,026.25
472408	Townhome		\$ 13,442.47	\$ 1,026.25
472409	Townhome		\$ 13,442.47	\$ 1,026.25
472410	Townhome		\$ 13,442.47	\$ 1,026.25

Property ID [a]	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2026
472411	Townhome		\$ 13,442.47	\$ 1,026.25
472412	Townhome		\$ 13,442.47	\$ 1,026.25
472413	Townhome		\$ 13,442.47	\$ 1,026.25
472414	Townhome		\$ 13,442.47	\$ 1,026.25
472415	Townhome		\$ 13,442.47	\$ 1,026.25
472416	Townhome		\$ 13,442.47	\$ 1,026.25
472417	Townhome		\$ 13,442.47	\$ 1,026.25
472418	Townhome		\$ 13,442.47	\$ 1,026.25
472419	Townhome		\$ 13,442.47	\$ 1,026.25
472420	Townhome		\$ 13,442.47	\$ 1,026.25
472421	Townhome		\$ 13,442.47	\$ 1,026.25
472422	Townhome		\$ 13,442.47	\$ 1,026.25
472423	Townhome		\$ 13,442.47	\$ 1,026.25
472424	Townhome		\$ 13,442.47	\$ 1,026.25
472425	Townhome		\$ 13,442.47	\$ 1,026.25
472426	Townhome		\$ 13,442.47	\$ 1,026.25
472427	Townhome		\$ 13,442.47	\$ 1,026.25
472428	Townhome		\$ 13,442.47	\$ 1,026.25
472429	Townhome		\$ 13,442.47	\$ 1,026.25
472430	Townhome		\$ 13,442.47	\$ 1,026.25
472431	Townhome		\$ 13,442.47	\$ 1,026.25
472432	Townhome		\$ 13,442.47	\$ 1,026.25
472433	Townhome		\$ 13,442.47	\$ 1,026.25
472434	Townhome		\$ 13,442.47	\$ 1,026.25
472435	Townhome		\$ 13,442.47	\$ 1,026.25
472436	Townhome		\$ 13,442.47	\$ 1,026.25
472437	Townhome		\$ 13,442.47	\$ 1,026.25
472438	Townhome		\$ 13,442.47	\$ 1,026.25
472439	Townhome		\$ 13,442.47	\$ 1,026.25
<b>Total</b>			<b>\$ 8,337,999.55</b>	<b>\$ 636,552.85</b>

Notes:

[a] Property IDs preliminary and subject to change based on the final certified rolls provided by the County prior to billing.

[b] Parcel is anticipated to be developed to contain 305 Lot Type Multi-Family Lots and 50 Lot Type Live Work Lots and has been allocated the Assessment associated with this development.

[c] Parcel is anticipated to be developed to contain 40,000 square feet of Lot Type Music Venue and has been allocated the Assessment associated with this development.

[d] Parcel is anticipated to be developed to contain 75,000 square feet of Lot Type Office and has been allocated the Assessment associated with this development.

[e] Parcel is anticipated to be developed to contain 15,000 square feet of Lot Type Market and has been allocated the Assessment associated with this development.

[f] Parcel is anticipated to be developed to contain 95 Lot Type Condo Lots and 1 Lot Type Dog Park Cantina Lot and has been allocated the Assessment associated with this development.

[g] Parcel is anticipated to be developed to contain 200 Lot Type Senior Housing Lots and has been allocated the Assessment associated with this development.

*Note: Totals may not sum due to rounding.*

# EXHIBIT B – IMPROVEMENT AREA #1 BONDS DEBT SERVICE SCHEDULE

## DEBT SERVICE REQUIREMENTS

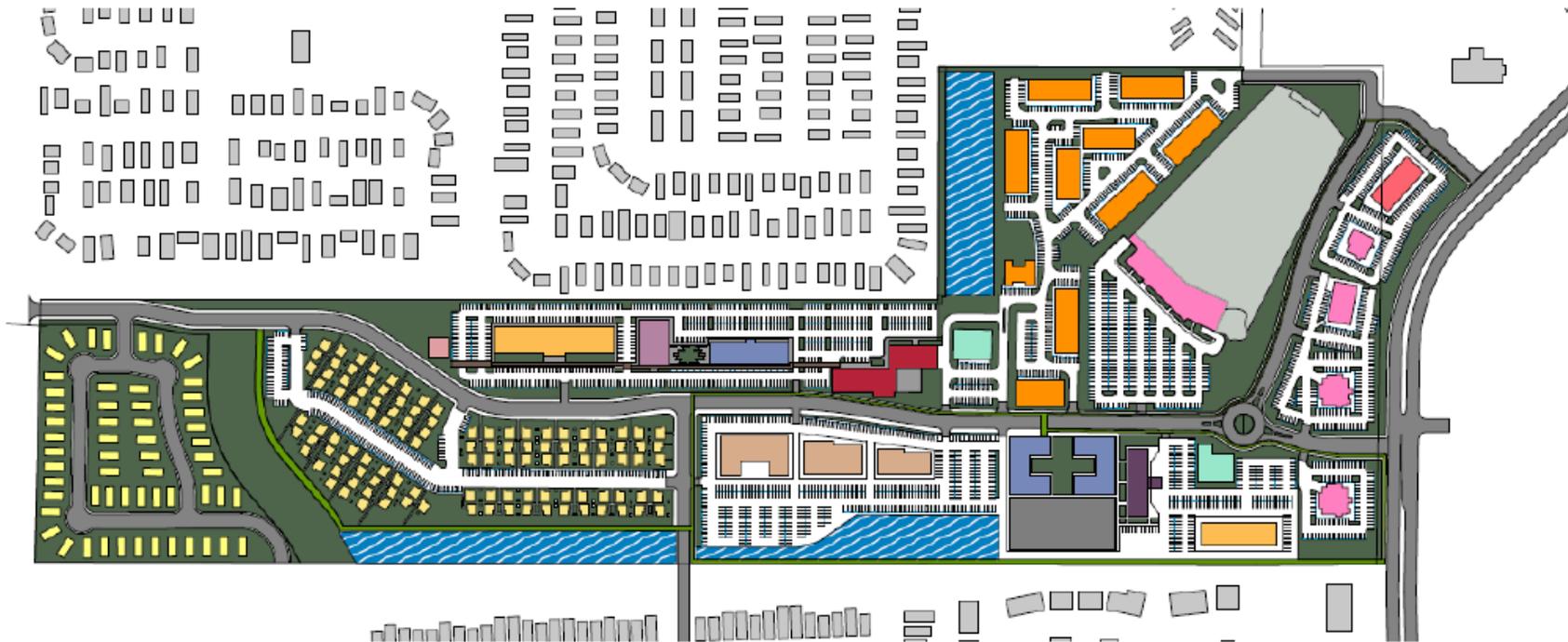
The following table sets forth the debt service requirements for the Bonds:

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
<b>Total</b>	<b><u>\$8,828,000.00</u></b>	<b><u>\$7,707,402.73</u></b>	<b><u>\$16,535,402.73</u></b>

(REMAINDER OF PAGE IS INTENTIONALLY LEFT BLANK)

## EXHIBIT C – LOT TYPE CLASSIFICATION MAP

- |   |  |  |
|---|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> SINGLE FAMILY HOMES (60 UNITS) | <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> LIVE / WORK (125 UNITS) | <span style="display: inline-block; width: 15px; height: 15px; background-color: darkred; border: 1px solid black;"></span> MUSIC VENUE (40,000 SQFT)  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: gold; border: 1px solid black;"></span> TOWNHOMES (110 UNITS)            | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> DOG PARK (5,000 SQFT)         | <span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> RETAIL (15,000 SQFT)           |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> CONDOS (190 UNITS)             | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> MARKET (15,000 SQFT)        | <span style="display: inline-block; width: 15px; height: 15px; background-color: magenta; border: 1px solid black;"></span> FOOD AND BEV (52,000 SQFT) |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: darkorange; border: 1px solid black;"></span> APARTMENTS (305 UNITS)     | <span style="display: inline-block; width: 15px; height: 15px; background-color: blue; border: 1px solid black;"></span> OFFICE (360,000 SQFT)         |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> SENIOR HOUSING (200 UNITS)      | <span style="display: inline-block; width: 15px; height: 15px; background-color: purple; border: 1px solid black;"></span> HOTEL (110 KEYS)            |  |



## EXHIBIT D – 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
- Parcel 468037
- Parcel 466969
- Parcel 466968
- Parcel 466967
- Parcel 466966
- Parcel 466192

**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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE SINGLE FAMILY PRINCIPAL  
ASSESSMENT: \$19,552.69**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

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

Improvement Area #1 Bond						
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment	
2026	\$ 410.38	\$ 896.32	\$ 97.76	\$ 88.26	\$ 1,492.72	
2027	\$ 426.79	\$ 881.45	\$ 95.71	\$ 90.02	\$ 1,493.97	
2028	\$ 443.21	\$ 863.31	\$ 93.58	\$ 91.82	\$ 1,491.92	
2029	\$ 464.31	\$ 844.47	\$ 91.36	\$ 93.66	\$ 1,493.81	
2030	\$ 483.07	\$ 824.74	\$ 89.04	\$ 95.53	\$ 1,492.38	
2031	\$ 504.18	\$ 804.21	\$ 86.62	\$ 97.44	\$ 1,492.45	
2032	\$ 525.28	\$ 782.78	\$ 84.10	\$ 99.39	\$ 1,491.56	
2033	\$ 548.73	\$ 759.14	\$ 81.48	\$ 101.38	\$ 1,490.73	
2034	\$ 574.53	\$ 734.45	\$ 78.73	\$ 103.41	\$ 1,491.12	
2035	\$ 600.32	\$ 708.60	\$ 75.86	\$ 105.48	\$ 1,490.26	
2036	\$ 628.46	\$ 681.58	\$ 72.86	\$ 107.59	\$ 1,490.49	
2037	\$ 656.60	\$ 653.30	\$ 69.72	\$ 109.74	\$ 1,489.36	
2038	\$ 687.09	\$ 623.75	\$ 66.43	\$ 111.93	\$ 1,489.21	
2039	\$ 719.92	\$ 592.84	\$ 63.00	\$ 114.17	\$ 1,489.92	
2040	\$ 752.75	\$ 560.44	\$ 59.40	\$ 116.45	\$ 1,489.04	
2041	\$ 787.92	\$ 526.57	\$ 55.64	\$ 118.78	\$ 1,488.91	
2042	\$ 825.44	\$ 491.11	\$ 51.70	\$ 121.16	\$ 1,489.41	
2043	\$ 865.31	\$ 451.90	\$ 47.57	\$ 123.58	\$ 1,488.36	
2044	\$ 907.52	\$ 410.80	\$ 43.24	\$ 126.05	\$ 1,487.61	
2045	\$ 952.07	\$ 367.69	\$ 38.70	\$ 128.57	\$ 1,487.04	
2046	\$ 998.97	\$ 322.47	\$ 33.94	\$ 131.15	\$ 1,486.53	
2047	\$ 1,048.22	\$ 275.02	\$ 28.95	\$ 133.77	\$ 1,485.95	
2048	\$ 1,099.81	\$ 225.23	\$ 23.71	\$ 136.44	\$ 1,485.19	
2049	\$ 1,156.09	\$ 172.99	\$ 18.21	\$ 139.17	\$ 1,486.46	
2050	\$ 1,212.37	\$ 118.07	\$ 12.43	\$ 141.96	\$ 1,484.83	
2051	\$ 1,273.34	\$ 60.48	\$ 6.37	\$ 144.80	\$ 1,484.99	
<b>Total</b>	<b>\$ 19,552.69</b>	<b>\$ 14,633.71</b>	<b>\$ 1,566.11</b>	<b>\$ 2,971.70</b>	<b>\$ 38,724.22</b>	

[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.

**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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 - LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT:  
\$13,442.47**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 - LOT TYPE TOWNHOME

Improvement Area #1 Bond						
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment	
2026	\$ 282.13	\$ 616.22	\$ 67.21	\$ 60.68	\$ 1,026.25	
2027	\$ 293.42	\$ 606.00	\$ 65.80	\$ 61.89	\$ 1,027.11	
2028	\$ 304.70	\$ 593.53	\$ 64.33	\$ 63.13	\$ 1,025.69	
2029	\$ 319.21	\$ 580.58	\$ 62.81	\$ 64.39	\$ 1,026.99	
2030	\$ 332.11	\$ 567.01	\$ 61.22	\$ 65.68	\$ 1,026.01	
2031	\$ 346.62	\$ 552.89	\$ 59.55	\$ 66.99	\$ 1,026.06	
2032	\$ 361.13	\$ 538.16	\$ 57.82	\$ 68.33	\$ 1,025.45	
2033	\$ 377.25	\$ 521.91	\$ 56.02	\$ 69.70	\$ 1,024.88	
2034	\$ 394.99	\$ 504.94	\$ 54.13	\$ 71.09	\$ 1,025.14	
2035	\$ 412.72	\$ 487.16	\$ 52.15	\$ 72.51	\$ 1,024.55	
2036	\$ 432.07	\$ 468.59	\$ 50.09	\$ 73.96	\$ 1,024.71	
2037	\$ 451.41	\$ 449.15	\$ 47.93	\$ 75.44	\$ 1,023.93	
2038	\$ 472.37	\$ 428.83	\$ 45.67	\$ 76.95	\$ 1,023.83	
2039	\$ 494.94	\$ 407.57	\$ 43.31	\$ 78.49	\$ 1,024.32	
2040	\$ 517.51	\$ 385.30	\$ 40.84	\$ 80.06	\$ 1,023.72	
2041	\$ 541.70	\$ 362.01	\$ 38.25	\$ 81.66	\$ 1,023.62	
2042	\$ 567.49	\$ 337.64	\$ 35.54	\$ 83.30	\$ 1,023.97	
2043	\$ 594.90	\$ 310.68	\$ 32.70	\$ 84.96	\$ 1,023.25	
2044	\$ 623.92	\$ 282.42	\$ 29.73	\$ 86.66	\$ 1,022.73	
2045	\$ 654.55	\$ 252.79	\$ 26.61	\$ 88.39	\$ 1,022.34	
2046	\$ 686.79	\$ 221.70	\$ 23.34	\$ 90.16	\$ 1,021.99	
2047	\$ 720.65	\$ 189.07	\$ 19.90	\$ 91.97	\$ 1,021.59	
2048	\$ 756.12	\$ 154.84	\$ 16.30	\$ 93.81	\$ 1,021.07	
2049	\$ 794.81	\$ 118.93	\$ 12.52	\$ 95.68	\$ 1,021.94	
2050	\$ 833.50	\$ 81.17	\$ 8.54	\$ 97.60	\$ 1,020.82	
2051	\$ 875.42	\$ 41.58	\$ 4.38	\$ 99.55	\$ 1,020.93	
Total	\$ 13,442.47	\$ 10,060.68	\$ 1,076.70	\$ 2,043.05	\$ 26,622.90	

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 468037 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 468037 PRINCIPAL ASSESSMENT:  
\$2,321,881.88**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 468037**

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 48,732.23	\$ 106,438.50	\$ 11,609.41	\$ 10,480.56	\$ 177,260.70
2027	\$ 50,681.52	\$ 104,671.96	\$ 11,365.75	\$ 10,690.17	\$ 177,409.39
2028	\$ 52,630.81	\$ 102,517.99	\$ 11,112.34	\$ 10,903.97	\$ 177,165.11
2029	\$ 55,137.04	\$ 100,281.18	\$ 10,849.19	\$ 11,122.05	\$ 177,389.46
2030	\$ 57,364.80	\$ 97,937.86	\$ 10,573.50	\$ 11,344.49	\$ 177,220.65
2031	\$ 59,871.02	\$ 95,499.85	\$ 10,286.68	\$ 11,571.38	\$ 177,228.94
2032	\$ 62,377.25	\$ 92,955.34	\$ 9,987.32	\$ 11,802.81	\$ 177,122.72
2033	\$ 65,161.95	\$ 90,148.36	\$ 9,675.44	\$ 12,038.87	\$ 177,024.62
2034	\$ 68,225.12	\$ 87,216.07	\$ 9,349.63	\$ 12,279.65	\$ 177,070.46
2035	\$ 71,288.29	\$ 84,145.94	\$ 9,008.50	\$ 12,525.24	\$ 176,967.97
2036	\$ 74,629.93	\$ 80,937.97	\$ 8,652.06	\$ 12,775.74	\$ 176,995.70
2037	\$ 77,971.57	\$ 77,579.62	\$ 8,278.91	\$ 13,031.26	\$ 176,861.36
2038	\$ 81,591.68	\$ 74,070.90	\$ 7,889.05	\$ 13,291.88	\$ 176,843.51
2039	\$ 85,490.25	\$ 70,399.27	\$ 7,481.09	\$ 13,557.72	\$ 176,928.34
2040	\$ 89,388.83	\$ 66,552.21	\$ 7,053.64	\$ 13,828.88	\$ 176,823.56
2041	\$ 93,565.88	\$ 62,529.72	\$ 6,606.70	\$ 14,105.45	\$ 176,807.75
2042	\$ 98,021.40	\$ 58,319.25	\$ 6,138.87	\$ 14,387.56	\$ 176,867.08
2043	\$ 102,755.39	\$ 53,663.23	\$ 5,648.76	\$ 14,675.31	\$ 176,742.70
2044	\$ 107,767.84	\$ 48,782.35	\$ 5,134.98	\$ 14,968.82	\$ 176,654.00
2045	\$ 113,058.77	\$ 43,663.38	\$ 4,596.15	\$ 15,268.20	\$ 176,586.50
2046	\$ 118,628.17	\$ 38,293.09	\$ 4,030.85	\$ 15,573.56	\$ 176,525.67
2047	\$ 124,476.04	\$ 32,658.25	\$ 3,437.71	\$ 15,885.03	\$ 176,457.03
2048	\$ 130,602.38	\$ 26,745.64	\$ 2,815.33	\$ 16,202.73	\$ 176,366.08
2049	\$ 137,285.65	\$ 20,542.03	\$ 2,162.32	\$ 16,526.79	\$ 176,516.78
2050	\$ 143,968.93	\$ 14,020.96	\$ 1,475.89	\$ 16,857.32	\$ 176,323.10
2051	\$ 151,209.15	\$ 7,182.43	\$ 756.05	\$ 17,194.47	\$ 176,342.10
<b>Total</b>	<b>\$ 2,321,881.88</b>	<b>\$ 1,737,753.37</b>	<b>\$ 185,976.11</b>	<b>\$ 352,889.93</b>	<b>\$ 4,598,501.29</b>

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 466969 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 466969 PRINCIPAL ASSESSMENT: \$367,590.56**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

**ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 466969**

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 7,715.08	\$ 16,850.90	\$ 1,837.95	\$ 1,659.24	\$ 28,063.17
2027	\$ 8,023.68	\$ 16,571.22	\$ 1,799.38	\$ 1,692.42	\$ 28,086.71
2028	\$ 8,332.29	\$ 16,230.22	\$ 1,759.26	\$ 1,726.27	\$ 28,048.03
2029	\$ 8,729.06	\$ 15,876.09	\$ 1,717.60	\$ 1,760.80	\$ 28,083.55
2030	\$ 9,081.75	\$ 15,505.11	\$ 1,673.95	\$ 1,796.01	\$ 28,056.83
2031	\$ 9,478.53	\$ 15,119.13	\$ 1,628.54	\$ 1,831.93	\$ 28,058.14
2032	\$ 9,875.30	\$ 14,716.30	\$ 1,581.15	\$ 1,868.57	\$ 28,041.32
2033	\$ 10,316.17	\$ 14,271.91	\$ 1,531.77	\$ 1,905.94	\$ 28,025.79
2034	\$ 10,801.11	\$ 13,807.68	\$ 1,480.19	\$ 1,944.06	\$ 28,033.05
2035	\$ 11,286.06	\$ 13,321.63	\$ 1,426.19	\$ 1,982.94	\$ 28,016.82
2036	\$ 11,815.10	\$ 12,813.76	\$ 1,369.76	\$ 2,022.60	\$ 28,021.21
2037	\$ 12,344.13	\$ 12,282.08	\$ 1,310.68	\$ 2,063.05	\$ 27,999.95
2038	\$ 12,917.25	\$ 11,726.59	\$ 1,248.96	\$ 2,104.32	\$ 27,997.12
2039	\$ 13,534.46	\$ 11,145.32	\$ 1,184.38	\$ 2,146.40	\$ 28,010.55
2040	\$ 14,151.66	\$ 10,536.27	\$ 1,116.70	\$ 2,189.33	\$ 27,993.96
2041	\$ 14,812.96	\$ 9,899.44	\$ 1,045.94	\$ 2,233.12	\$ 27,991.46
2042	\$ 15,518.34	\$ 9,232.86	\$ 971.88	\$ 2,277.78	\$ 28,000.85
2043	\$ 16,267.80	\$ 8,495.74	\$ 894.29	\$ 2,323.33	\$ 27,981.16
2044	\$ 17,061.35	\$ 7,723.02	\$ 812.95	\$ 2,369.80	\$ 27,967.12
2045	\$ 17,898.99	\$ 6,912.60	\$ 727.64	\$ 2,417.20	\$ 27,956.43
2046	\$ 18,780.71	\$ 6,062.40	\$ 638.15	\$ 2,465.54	\$ 27,946.80
2047	\$ 19,706.52	\$ 5,170.32	\$ 544.24	\$ 2,514.85	\$ 27,935.93
2048	\$ 20,676.42	\$ 4,234.26	\$ 445.71	\$ 2,565.15	\$ 27,921.53
2049	\$ 21,734.49	\$ 3,252.13	\$ 342.33	\$ 2,616.45	\$ 27,945.39
2050	\$ 22,792.55	\$ 2,219.74	\$ 233.66	\$ 2,668.78	\$ 27,914.73
2051	\$ 23,938.80	\$ 1,137.09	\$ 119.69	\$ 2,722.16	\$ 27,917.74
<b>Total</b>	<b>\$ 367,590.56</b>	<b>\$ 275,113.79</b>	<b>\$ 29,442.95</b>	<b>\$ 55,868.05</b>	<b>\$ 728,015.36</b>

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 466968 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 466968 PRINCIPAL ASSESSMENT: \$487,595.19**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 466968

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 10,233.77	\$ 22,352.09	\$ 2,437.98	\$ 2,200.92	\$ 37,224.75
2027	\$ 10,643.12	\$ 21,981.11	\$ 2,386.81	\$ 2,244.94	\$ 37,255.97
2028	\$ 11,052.47	\$ 21,528.78	\$ 2,333.59	\$ 2,289.83	\$ 37,204.67
2029	\$ 11,578.78	\$ 21,059.05	\$ 2,278.33	\$ 2,335.63	\$ 37,251.79
2030	\$ 12,046.61	\$ 20,566.95	\$ 2,220.44	\$ 2,382.34	\$ 37,216.34
2031	\$ 12,572.92	\$ 20,054.97	\$ 2,160.20	\$ 2,429.99	\$ 37,218.08
2032	\$ 13,099.22	\$ 19,520.62	\$ 2,097.34	\$ 2,478.59	\$ 37,195.77
2033	\$ 13,684.01	\$ 18,931.16	\$ 2,031.84	\$ 2,528.16	\$ 37,175.17
2034	\$ 14,327.28	\$ 18,315.37	\$ 1,963.42	\$ 2,578.73	\$ 37,184.80
2035	\$ 14,970.54	\$ 17,670.65	\$ 1,891.79	\$ 2,630.30	\$ 37,163.27
2036	\$ 15,672.28	\$ 16,996.97	\$ 1,816.93	\$ 2,682.91	\$ 37,169.10
2037	\$ 16,374.03	\$ 16,291.72	\$ 1,738.57	\$ 2,736.56	\$ 37,140.88
2038	\$ 17,134.25	\$ 15,554.89	\$ 1,656.70	\$ 2,791.30	\$ 37,137.14
2039	\$ 17,952.95	\$ 14,783.85	\$ 1,571.03	\$ 2,847.12	\$ 37,154.95
2040	\$ 18,771.65	\$ 13,975.96	\$ 1,481.26	\$ 2,904.06	\$ 37,132.95
2041	\$ 19,648.83	\$ 13,131.24	\$ 1,387.41	\$ 2,962.15	\$ 37,129.63
2042	\$ 20,584.49	\$ 12,247.04	\$ 1,289.16	\$ 3,021.39	\$ 37,142.09
2043	\$ 21,578.63	\$ 11,269.28	\$ 1,186.24	\$ 3,081.82	\$ 37,115.97
2044	\$ 22,631.25	\$ 10,244.29	\$ 1,078.35	\$ 3,143.45	\$ 37,097.34
2045	\$ 23,742.34	\$ 9,169.31	\$ 965.19	\$ 3,206.32	\$ 37,083.16
2046	\$ 24,911.92	\$ 8,041.55	\$ 846.48	\$ 3,270.45	\$ 37,070.39
2047	\$ 26,139.97	\$ 6,858.23	\$ 721.92	\$ 3,335.86	\$ 37,055.98
2048	\$ 27,426.50	\$ 5,616.58	\$ 591.22	\$ 3,402.57	\$ 37,036.88
2049	\$ 28,829.99	\$ 4,313.83	\$ 454.09	\$ 3,470.63	\$ 37,068.52
2050	\$ 30,233.48	\$ 2,944.40	\$ 309.94	\$ 3,540.04	\$ 37,027.85
2051	\$ 31,753.92	\$ 1,508.31	\$ 158.77	\$ 3,610.84	\$ 37,031.84
Total	\$ 487,595.19	\$ 364,928.21	\$ 39,054.98	\$ 74,106.88	\$ 965,685.27

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 466967 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 466967 PRINCIPAL ASSESSMENT: \$122,448.72**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 466967

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 2,569.98	\$ 5,613.23	\$ 612.24	\$ 552.71	\$ 9,348.17
2027	\$ 2,672.78	\$ 5,520.07	\$ 599.39	\$ 563.77	\$ 9,356.01
2028	\$ 2,775.58	\$ 5,406.48	\$ 586.03	\$ 575.04	\$ 9,343.13
2029	\$ 2,907.75	\$ 5,288.51	\$ 572.15	\$ 586.54	\$ 9,354.96
2030	\$ 3,025.24	\$ 5,164.93	\$ 557.61	\$ 598.27	\$ 9,346.06
2031	\$ 3,157.41	\$ 5,036.36	\$ 542.49	\$ 610.24	\$ 9,346.49
2032	\$ 3,289.58	\$ 4,902.17	\$ 526.70	\$ 622.44	\$ 9,340.89
2033	\$ 3,436.44	\$ 4,754.14	\$ 510.25	\$ 634.89	\$ 9,335.72
2034	\$ 3,597.98	\$ 4,599.50	\$ 493.07	\$ 647.59	\$ 9,338.14
2035	\$ 3,759.52	\$ 4,437.59	\$ 475.08	\$ 660.54	\$ 9,332.73
2036	\$ 3,935.75	\$ 4,268.41	\$ 456.28	\$ 673.75	\$ 9,334.19
2037	\$ 4,111.97	\$ 4,091.30	\$ 436.60	\$ 687.23	\$ 9,327.11
2038	\$ 4,302.89	\$ 3,906.27	\$ 416.04	\$ 700.97	\$ 9,326.17
2039	\$ 4,508.49	\$ 3,712.64	\$ 394.53	\$ 714.99	\$ 9,330.64
2040	\$ 4,714.08	\$ 3,509.75	\$ 371.99	\$ 729.29	\$ 9,325.12
2041	\$ 4,934.37	\$ 3,297.62	\$ 348.42	\$ 743.88	\$ 9,324.28
2042	\$ 5,169.34	\$ 3,075.57	\$ 323.74	\$ 758.75	\$ 9,327.41
2043	\$ 5,418.99	\$ 2,830.03	\$ 297.90	\$ 773.93	\$ 9,320.85
2044	\$ 5,683.34	\$ 2,572.63	\$ 270.80	\$ 789.41	\$ 9,316.17
2045	\$ 5,962.36	\$ 2,302.67	\$ 242.39	\$ 805.20	\$ 9,312.61
2046	\$ 6,256.08	\$ 2,019.46	\$ 212.57	\$ 821.30	\$ 9,309.41
2047	\$ 6,564.47	\$ 1,722.29	\$ 181.29	\$ 837.73	\$ 9,305.79
2048	\$ 6,887.56	\$ 1,410.48	\$ 148.47	\$ 854.48	\$ 9,300.99
2049	\$ 7,240.01	\$ 1,083.32	\$ 114.03	\$ 871.57	\$ 9,308.94
2050	\$ 7,592.47	\$ 739.42	\$ 77.83	\$ 889.00	\$ 9,298.72
2051	\$ 7,974.29	\$ 378.78	\$ 39.87	\$ 906.78	\$ 9,299.73
Total	\$ 122,448.72	\$ 91,643.62	\$ 9,807.79	\$ 18,610.30	\$ 242,510.44

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 466966 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 466966 PRINCIPAL ASSESSMENT:  
\$1,187,825.86**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 466966

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 24,930.38	\$ 54,451.70	\$ 5,939.13	\$ 5,361.63	\$ 90,682.84
2027	\$ 25,927.60	\$ 53,547.97	\$ 5,814.48	\$ 5,468.87	\$ 90,758.91
2028	\$ 26,924.81	\$ 52,446.04	\$ 5,684.84	\$ 5,578.24	\$ 90,633.94
2029	\$ 28,206.95	\$ 51,301.74	\$ 5,550.22	\$ 5,689.81	\$ 90,748.71
2030	\$ 29,346.62	\$ 50,102.94	\$ 5,409.18	\$ 5,803.60	\$ 90,662.35
2031	\$ 30,628.76	\$ 48,855.71	\$ 5,262.45	\$ 5,919.68	\$ 90,666.59
2032	\$ 31,910.89	\$ 47,553.99	\$ 5,109.30	\$ 6,038.07	\$ 90,612.25
2033	\$ 33,335.48	\$ 46,118.00	\$ 4,949.75	\$ 6,158.83	\$ 90,562.06
2034	\$ 34,902.53	\$ 44,617.90	\$ 4,783.07	\$ 6,282.01	\$ 90,585.52
2035	\$ 36,469.59	\$ 43,047.29	\$ 4,608.56	\$ 6,407.65	\$ 90,533.09
2036	\$ 38,179.10	\$ 41,406.16	\$ 4,426.21	\$ 6,535.80	\$ 90,547.27
2037	\$ 39,888.61	\$ 39,688.10	\$ 4,235.32	\$ 6,666.52	\$ 90,478.54
2038	\$ 41,740.58	\$ 37,893.11	\$ 4,035.87	\$ 6,799.85	\$ 90,469.42
2039	\$ 43,735.01	\$ 36,014.79	\$ 3,827.17	\$ 6,935.84	\$ 90,512.81
2040	\$ 45,729.44	\$ 34,046.71	\$ 3,608.49	\$ 7,074.56	\$ 90,459.21
2041	\$ 47,866.33	\$ 31,988.89	\$ 3,379.85	\$ 7,216.05	\$ 90,451.12
2042	\$ 50,145.68	\$ 29,834.90	\$ 3,140.52	\$ 7,360.37	\$ 90,481.47
2043	\$ 52,567.49	\$ 27,452.98	\$ 2,889.79	\$ 7,507.58	\$ 90,417.84
2044	\$ 55,131.76	\$ 24,956.02	\$ 2,626.95	\$ 7,657.73	\$ 90,372.47
2045	\$ 57,838.49	\$ 22,337.27	\$ 2,351.29	\$ 7,810.89	\$ 90,337.93
2046	\$ 60,687.67	\$ 19,589.94	\$ 2,062.10	\$ 7,967.11	\$ 90,306.81
2047	\$ 63,679.32	\$ 16,707.27	\$ 1,758.66	\$ 8,126.45	\$ 90,271.70
2048	\$ 66,813.42	\$ 13,682.51	\$ 1,440.26	\$ 8,288.98	\$ 90,225.17
2049	\$ 70,232.45	\$ 10,508.87	\$ 1,106.20	\$ 8,454.76	\$ 90,302.27
2050	\$ 73,651.47	\$ 7,172.83	\$ 755.03	\$ 8,623.85	\$ 90,203.18
2051	\$ 77,355.41	\$ 3,674.38	\$ 386.78	\$ 8,796.33	\$ 90,212.90
Total	\$ 1,187,825.86	\$ 888,998.02	\$ 95,141.46	\$ 180,531.05	\$ 2,352,496.39

[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.

**SOLMS LANDING PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 –  
PARCEL 466192 – 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 RECORDING<sup>1</sup> RETURN TO:

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

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

\_\_\_\_\_  
STREET ADDRESS

**IMPROVEMENT AREA #1 – PARCEL 466192 PRINCIPAL ASSESSMENT:  
\$1,104,726.95**

As the purchaser of the real property described above, you are obligated to pay assessments to the 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 the 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 the 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.

<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>2</sup>

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

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

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

COUNTY OF \_\_\_\_\_

§

§

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

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

Notary Public, State of Texas]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of 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]<sup>4</sup>

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

## ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 – PARCEL 466192

Improvement Area #1 Bond					
Installments Due 1/31	Principal	Interest [a]	Additional Interest	Annual Collection Costs	Annual Installment
2026	\$ 23,186.28	\$ 50,642.32	\$ 5,523.63	\$ 4,986.54	\$ 84,338.77
2027	\$ 24,113.73	\$ 49,801.81	\$ 5,407.70	\$ 5,086.27	\$ 84,409.52
2028	\$ 25,041.18	\$ 48,776.98	\$ 5,287.13	\$ 5,188.00	\$ 84,293.30
2029	\$ 26,233.62	\$ 47,712.73	\$ 5,161.93	\$ 5,291.76	\$ 84,400.04
2030	\$ 27,293.57	\$ 46,597.80	\$ 5,030.76	\$ 5,397.59	\$ 84,319.72
2031	\$ 28,486.00	\$ 45,437.83	\$ 4,894.29	\$ 5,505.54	\$ 84,323.66
2032	\$ 29,678.44	\$ 44,227.17	\$ 4,751.86	\$ 5,615.65	\$ 84,273.13
2033	\$ 31,003.37	\$ 42,891.64	\$ 4,603.47	\$ 5,727.97	\$ 84,226.45
2034	\$ 32,460.79	\$ 41,496.49	\$ 4,448.45	\$ 5,842.53	\$ 84,248.26
2035	\$ 33,918.22	\$ 40,035.75	\$ 4,286.15	\$ 5,959.38	\$ 84,199.50
2036	\$ 35,508.13	\$ 38,509.43	\$ 4,116.56	\$ 6,078.56	\$ 84,212.69
2037	\$ 37,098.05	\$ 36,911.57	\$ 3,939.02	\$ 6,200.14	\$ 84,148.77
2038	\$ 38,820.46	\$ 35,242.15	\$ 3,753.53	\$ 6,324.14	\$ 84,140.28
2039	\$ 40,675.36	\$ 33,495.23	\$ 3,559.43	\$ 6,450.62	\$ 84,180.64
2040	\$ 42,530.27	\$ 31,664.84	\$ 3,356.05	\$ 6,579.63	\$ 84,130.79
2041	\$ 44,517.66	\$ 29,750.98	\$ 3,143.40	\$ 6,711.23	\$ 84,123.26
2042	\$ 46,637.55	\$ 27,747.69	\$ 2,920.81	\$ 6,845.45	\$ 84,151.49
2043	\$ 48,889.93	\$ 25,532.40	\$ 2,687.62	\$ 6,982.36	\$ 84,092.31
2044	\$ 51,274.81	\$ 23,210.13	\$ 2,443.17	\$ 7,122.01	\$ 84,050.11
2045	\$ 53,792.17	\$ 20,774.58	\$ 2,186.80	\$ 7,264.45	\$ 84,018.00
2046	\$ 56,442.03	\$ 18,219.45	\$ 1,917.84	\$ 7,409.74	\$ 83,989.06
2047	\$ 59,224.39	\$ 15,538.45	\$ 1,635.63	\$ 7,557.93	\$ 83,956.40
2048	\$ 62,139.24	\$ 12,725.29	\$ 1,339.50	\$ 7,709.09	\$ 83,913.12
2049	\$ 65,319.07	\$ 9,773.68	\$ 1,028.81	\$ 7,863.27	\$ 83,984.83
2050	\$ 68,498.90	\$ 6,671.02	\$ 702.21	\$ 8,020.54	\$ 83,892.67
2051	\$ 71,943.72	\$ 3,417.33	\$ 359.72	\$ 8,180.95	\$ 83,901.71
<b>Total</b>	<b>\$ 1,104,726.95</b>	<b>\$ 826,804.76</b>	<b>\$ 88,485.48</b>	<b>\$ 167,901.31</b>	<b>\$ 2,187,918.50</b>

[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.