



SOLMS LANDING  
PUBLIC IMPROVEMENT DISTRICT  
2024 ANNUAL SERVICE PLAN UPDATE

JULY 22, 2024

## 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.

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 2024 Annual Service Plan Update also updates the Assessment Roll for 2024.

## 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 and is attached as **Exhibit C-1**.
- 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 and is attached as **Exhibit C-2**.
- 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 and is attached as **Exhibit C-3**.

- 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. The Condominium Plat and Plans portion of the First Amendment to Declaration of Condominium Regime for Solms Landing Condominiums is attached as **Exhibit C-4**.

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

Improvement Area #1	
Lot Type	Number of Units/Square Feet
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 D** for the Lot Type classification map.

## LOT AND HOME SALES UPDATE

### Improvement Area #1

Per the quarterly report dated March 31, 2024, the lot ownership composition is provided below:

- Developer Owned:
  - Lot Type Single Family: 20 Lots
  - Lot Type Townhome: 0 Lots
- Homebuilder Owned:
  - Lot Type Single Family: 25 Lots
  - Lot Type Townhome: 117 Lots

- End-User Owner:
  - Lot Type Single Family: 15 Lots
  - Lot Type Townhome: 0 Lots

See **Exhibit E** for buyer disclosures.

## AUTHORIZED IMPROVEMENTS

### Improvement Area #1

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

## OUTSTANDING ASSESSMENT

### Improvement Area #1

Net of the principal bond payment due September 1, 2024, Improvement Area #1 has an outstanding Assessment of \$8,507,000.00.

## ANNUAL INSTALLMENT DUE 1/31/2025

### Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$557,352.50.
- **Additional Interest** – The total Delinquency and Prepayment Reserve Requirement, as defined in the Indenture, is equal to \$467,885.00 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 \$42,535.00.
- **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 \$57,853.07. The breakdown of the Annual Collection Costs is shown below.

Improvement Area #1	
Annual Collection Costs Breakdown	
Administration	\$ 31,212.00
City Auditor	2,500.00
Filing Fees	1,000.00
County Collection	189.00
Miscellaneous	1,000.00
PID Trustee Fees	3,500.00
Draw Request Review	12,000.00
Past Due P3Works Invoices	3,952.07
Arbitrage Calculation	2,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 57,853.07</b>

Improvement Area #1	
Due January 31, 2025	
Principal	\$ 169,000.00
Interest	388,352.50
Annual Collection Costs	57,853.07
Additional Interest	42,535.00
<b>Total Annual Installment</b>	<b>\$ 657,740.57</b>

See the limited offering memorandum for the pay period. **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 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		1/31/2025	1/31/2026	1/31/2027	1/31/2028	1/31/2029
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 169,000.00	\$ 175,000.00	\$ 182,000.00	\$ 189,000.00	\$ 198,000.00
Interest		388,352.50	382,226.26	375,882.50	368,147.50	360,115.00
	(1)	\$ 557,352.50	\$ 557,226.26	\$ 557,882.50	\$ 557,147.50	\$ 558,115.00
Annual Collection Costs	(2)	\$ 57,853.07	\$ 59,010.13	\$ 60,190.33	\$ 61,394.14	\$ 62,622.02
Additional Interest	(3)	\$ 42,535.00	\$ 41,690.00	\$ 40,815.00	\$ 39,905.00	\$ 38,960.00
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 657,740.57</b>	<b>\$ 657,926.39</b>	<b>\$ 658,887.83</b>	<b>\$ 658,446.64</b>	<b>\$ 659,697.02</b>

## 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 2024 Annual Installments which will be delinquent if not paid by January 31, 2025.

## EXHIBIT A – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2025
438546	Single Family		\$ 19,949.00	\$ 1,542.41
438547	Single Family		\$ 19,949.00	\$ 1,542.41
438548	Single Family		\$ 19,949.00	\$ 1,542.41
438549	Single Family		\$ 19,949.00	\$ 1,542.41
438550	Single Family		\$ 19,949.00	\$ 1,542.41
438551	Single Family		\$ 19,949.00	\$ 1,542.41
438552	Single Family		\$ 19,949.00	\$ 1,542.41
438553	Single Family		\$ 19,949.00	\$ 1,542.41
438554	Single Family		\$ 19,949.00	\$ 1,542.41
438579	Single Family		\$ 19,949.00	\$ 1,542.41
438580	Single Family		\$ 19,949.00	\$ 1,542.41
438581	Single Family		\$ 19,949.00	\$ 1,542.41
438582	Single Family		\$ 19,949.00	\$ 1,542.41
438583	Single Family		\$ 19,949.00	\$ 1,542.41
438592	Single Family		\$ 19,949.00	\$ 1,542.41
438593	Single Family		\$ 19,949.00	\$ 1,542.41
438594	Single Family		\$ 19,949.00	\$ 1,542.41
438607	Single Family		\$ 19,949.00	\$ 1,542.41
438608	Single Family		\$ 19,949.00	\$ 1,542.41
438609	Single Family		\$ 19,949.00	\$ 1,542.41
438595	Single Family		\$ 19,949.00	\$ 1,542.41
438596	Single Family		\$ 19,949.00	\$ 1,542.41
438597	Single Family		\$ 19,949.00	\$ 1,542.41
438598	Single Family		\$ 19,949.00	\$ 1,542.41
438599	Single Family		\$ 19,949.00	\$ 1,542.41
438600	Single Family		\$ 19,949.00	\$ 1,542.41
438601	Single Family		\$ 19,949.00	\$ 1,542.41
438602	Single Family		\$ 19,949.00	\$ 1,542.41
438603	Single Family		\$ 19,949.00	\$ 1,542.41
438604	Single Family		\$ 19,949.00	\$ 1,542.41
438605	Single Family		\$ 19,949.00	\$ 1,542.41
438606	Single Family		\$ 19,949.00	\$ 1,542.41
438584	Single Family		\$ 19,949.00	\$ 1,542.41
438585	Single Family		\$ 19,949.00	\$ 1,542.41
438586	Single Family		\$ 19,949.00	\$ 1,542.41
438587	Single Family		\$ 19,949.00	\$ 1,542.41
438588	Single Family		\$ 19,949.00	\$ 1,542.41
438589	Single Family		\$ 19,949.00	\$ 1,542.41
438590	Non-Benefited Property		\$ -	\$ -
438591	Non-Benefited Property		\$ -	\$ -



Property ID	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2025
438555	Single Family		\$ 19,949.00	\$ 1,542.41
438556	Single Family		\$ 19,949.00	\$ 1,542.41
438557	Single Family		\$ 19,949.00	\$ 1,542.41
438558	Single Family		\$ 19,949.00	\$ 1,542.41
438559	Single Family		\$ 19,949.00	\$ 1,542.41
438560	Single Family		\$ 19,949.00	\$ 1,542.41
438561	Single Family		\$ 19,949.00	\$ 1,542.41
438562	Single Family		\$ 19,949.00	\$ 1,542.41
438563	Single Family		\$ 19,949.00	\$ 1,542.41
438564	Single Family		\$ 19,949.00	\$ 1,542.41
438565	Single Family		\$ 19,949.00	\$ 1,542.41
438566	Single Family		\$ 19,949.00	\$ 1,542.41
438567	Single Family		\$ 19,949.00	\$ 1,542.41
438568	Single Family		\$ 19,949.00	\$ 1,542.41
438569	Single Family		\$ 19,949.00	\$ 1,542.41
438570	Single Family		\$ 19,949.00	\$ 1,542.41
438571	Single Family		\$ 19,949.00	\$ 1,542.41
438572	Single Family		\$ 19,949.00	\$ 1,542.41
438573	Single Family		\$ 19,949.00	\$ 1,542.41
438574	Single Family		\$ 19,949.00	\$ 1,542.41
438575	Single Family		\$ 19,949.00	\$ 1,542.41
438576	Single Family		\$ 19,949.00	\$ 1,542.41
438577	Non-Benefited Property		\$ -	\$ -
438578	Non-Benefited Property		\$ -	\$ -
445863	Non-Benefited Property		\$ -	\$ -
445864	Non-Benefited Property		\$ -	\$ -
468037	Multi-Family, Live Work	[a]	\$ 2,368,943.30	\$ 183,160.94
466969	Music Venue	[b]	\$ 375,041.13	\$ 28,997.27
466968	Office	[c]	\$ 497,478.09	\$ 38,463.80
466967	Market	[d]	\$ 124,930.59	\$ 9,659.33
466966	Condo, Dog Park Cantina	[e]	\$ 1,211,901.49	\$ 93,701.28
466192	Senior Housing	[f]	\$ 1,127,118.28	\$ 87,146.05
463581	Townhome		\$ 13,714.93	\$ 1,060.41
463582	Townhome		\$ 13,714.93	\$ 1,060.41
463583	Townhome		\$ 13,714.93	\$ 1,060.41
463584	Townhome		\$ 13,714.93	\$ 1,060.41
463585	Townhome		\$ 13,714.93	\$ 1,060.41
463586	Townhome		\$ 13,714.93	\$ 1,060.41
463587	Townhome		\$ 13,714.93	\$ 1,060.41

Property ID	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2025
463588	Townhome		\$ 13,714.93	\$ 1,060.41
463589	Townhome		\$ 13,714.93	\$ 1,060.41
463590	Townhome		\$ 13,714.93	\$ 1,060.41
463591	Townhome		\$ 13,714.93	\$ 1,060.41
463592	Townhome		\$ 13,714.93	\$ 1,060.41
463593	Townhome		\$ 13,714.93	\$ 1,060.41
463594	Townhome		\$ 13,714.93	\$ 1,060.41
463595	Townhome		\$ 13,714.93	\$ 1,060.41
463596	Townhome		\$ 13,714.93	\$ 1,060.41
463597	Townhome		\$ 13,714.93	\$ 1,060.41
463598	Townhome		\$ 13,714.93	\$ 1,060.41
463599	Townhome		\$ 13,714.93	\$ 1,060.41
463600	Townhome		\$ 13,714.93	\$ 1,060.41
463601	Townhome		\$ 13,714.93	\$ 1,060.41
463602	Townhome		\$ 13,714.93	\$ 1,060.41
463603	Townhome		\$ 13,714.93	\$ 1,060.41
463604	Townhome		\$ 13,714.93	\$ 1,060.41
463605	Townhome		\$ 13,714.93	\$ 1,060.41
463606	Townhome		\$ 13,714.93	\$ 1,060.41
463607	Townhome		\$ 13,714.93	\$ 1,060.41
463608	Townhome		\$ 13,714.93	\$ 1,060.41
463609	Townhome		\$ 13,714.93	\$ 1,060.41
463610	Townhome		\$ 13,714.93	\$ 1,060.41
463611	Townhome		\$ 13,714.93	\$ 1,060.41
463612	Townhome		\$ 13,714.93	\$ 1,060.41
463613	Townhome		\$ 13,714.93	\$ 1,060.41
463614	Townhome		\$ 13,714.93	\$ 1,060.41
463615	Townhome		\$ 13,714.93	\$ 1,060.41
463616	Townhome		\$ 13,714.93	\$ 1,060.41
463617	Townhome		\$ 13,714.93	\$ 1,060.41
472360	Townhome		\$ 13,714.93	\$ 1,060.41
472361	Townhome		\$ 13,714.93	\$ 1,060.41
472362	Townhome		\$ 13,714.93	\$ 1,060.41
472363	Townhome		\$ 13,714.93	\$ 1,060.41
472364	Townhome		\$ 13,714.93	\$ 1,060.41
472365	Townhome		\$ 13,714.93	\$ 1,060.41
472366	Townhome		\$ 13,714.93	\$ 1,060.41
472367	Townhome		\$ 13,714.93	\$ 1,060.41
472368	Townhome		\$ 13,714.93	\$ 1,060.41
472369	Townhome		\$ 13,714.93	\$ 1,060.41

Property ID	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2025
472370	Townhome		\$ 13,714.93	\$ 1,060.41
472371	Townhome		\$ 13,714.93	\$ 1,060.41
472372	Townhome		\$ 13,714.93	\$ 1,060.41
472373	Townhome		\$ 13,714.93	\$ 1,060.41
472374	Townhome		\$ 13,714.93	\$ 1,060.41
472375	Townhome		\$ 13,714.93	\$ 1,060.41
472376	Townhome		\$ 13,714.93	\$ 1,060.41
472377	Townhome		\$ 13,714.93	\$ 1,060.41
472378	Townhome		\$ 13,714.93	\$ 1,060.41
472379	Townhome		\$ 13,714.93	\$ 1,060.41
472380	Townhome		\$ 13,714.93	\$ 1,060.41
472381	Townhome		\$ 13,714.93	\$ 1,060.41
472382	Townhome		\$ 13,714.93	\$ 1,060.41
472383	Townhome		\$ 13,714.93	\$ 1,060.41
472384	Townhome		\$ 13,714.93	\$ 1,060.41
472385	Townhome		\$ 13,714.93	\$ 1,060.41
472386	Townhome		\$ 13,714.93	\$ 1,060.41
472387	Townhome		\$ 13,714.93	\$ 1,060.41
472388	Townhome		\$ 13,714.93	\$ 1,060.41
472389	Townhome		\$ 13,714.93	\$ 1,060.41
472390	Townhome		\$ 13,714.93	\$ 1,060.41
472391	Townhome		\$ 13,714.93	\$ 1,060.41
472392	Townhome		\$ 13,714.93	\$ 1,060.41
472393	Townhome		\$ 13,714.93	\$ 1,060.41
472394	Townhome		\$ 13,714.93	\$ 1,060.41
472395	Townhome		\$ 13,714.93	\$ 1,060.41
472396	Townhome		\$ 13,714.93	\$ 1,060.41
472397	Townhome		\$ 13,714.93	\$ 1,060.41
472398	Townhome		\$ 13,714.93	\$ 1,060.41
472399	Townhome		\$ 13,714.93	\$ 1,060.41
472400	Townhome		\$ 13,714.93	\$ 1,060.41
472401	Townhome		\$ 13,714.93	\$ 1,060.41
472402	Townhome		\$ 13,714.93	\$ 1,060.41
472403	Townhome		\$ 13,714.93	\$ 1,060.41
472404	Townhome		\$ 13,714.93	\$ 1,060.41
472405	Townhome		\$ 13,714.93	\$ 1,060.41
472406	Townhome		\$ 13,714.93	\$ 1,060.41
472407	Townhome		\$ 13,714.93	\$ 1,060.41
472408	Townhome		\$ 13,714.93	\$ 1,060.41
472409	Townhome		\$ 13,714.93	\$ 1,060.41

Property ID	Lot Type	Notes	Improvement Area #1	
			Outstanding Assessment	Annual Installment Due 1/31/2025
472410	Townhome		\$ 13,714.93	\$ 1,060.41
472411	Townhome		\$ 13,714.93	\$ 1,060.41
472412	Townhome		\$ 13,714.93	\$ 1,060.41
472413	Townhome		\$ 13,714.93	\$ 1,060.41
472414	Townhome		\$ 13,714.93	\$ 1,060.41
472415	Townhome		\$ 13,714.93	\$ 1,060.41
472416	Townhome		\$ 13,714.93	\$ 1,060.41
472417	Townhome		\$ 13,714.93	\$ 1,060.41
472418	Townhome		\$ 13,714.93	\$ 1,060.41
472419	Townhome		\$ 13,714.93	\$ 1,060.41
472420	Townhome		\$ 13,714.93	\$ 1,060.41
472421	Townhome		\$ 13,714.93	\$ 1,060.41
472422	Townhome		\$ 13,714.93	\$ 1,060.41
472423	Townhome		\$ 13,714.93	\$ 1,060.41
472424	Townhome		\$ 13,714.93	\$ 1,060.41
472425	Townhome		\$ 13,714.93	\$ 1,060.41
472426	Townhome		\$ 13,714.93	\$ 1,060.41
472427	Townhome		\$ 13,714.93	\$ 1,060.41
472428	Townhome		\$ 13,714.93	\$ 1,060.41
472429	Townhome		\$ 13,714.93	\$ 1,060.41
472430	Townhome		\$ 13,714.93	\$ 1,060.41
472431	Townhome		\$ 13,714.93	\$ 1,060.41
472432	Townhome		\$ 13,714.93	\$ 1,060.41
472433	Townhome		\$ 13,714.93	\$ 1,060.41
472434	Townhome		\$ 13,714.93	\$ 1,060.41
472435	Townhome		\$ 13,714.93	\$ 1,060.41
472436	Townhome		\$ 13,714.93	\$ 1,060.41
472437	Townhome		\$ 13,714.93	\$ 1,060.41
472438	Townhome		\$ 13,714.93	\$ 1,060.41
472439	Townhome		\$ 13,714.93	\$ 1,060.41
<b>Total</b>			<b>\$ 8,506,999.69</b>	<b>\$ 657,741.24</b>

Notes:

[a] 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.

[b] 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.

[c] 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.

[d] 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.

[e] 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.

[f] 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

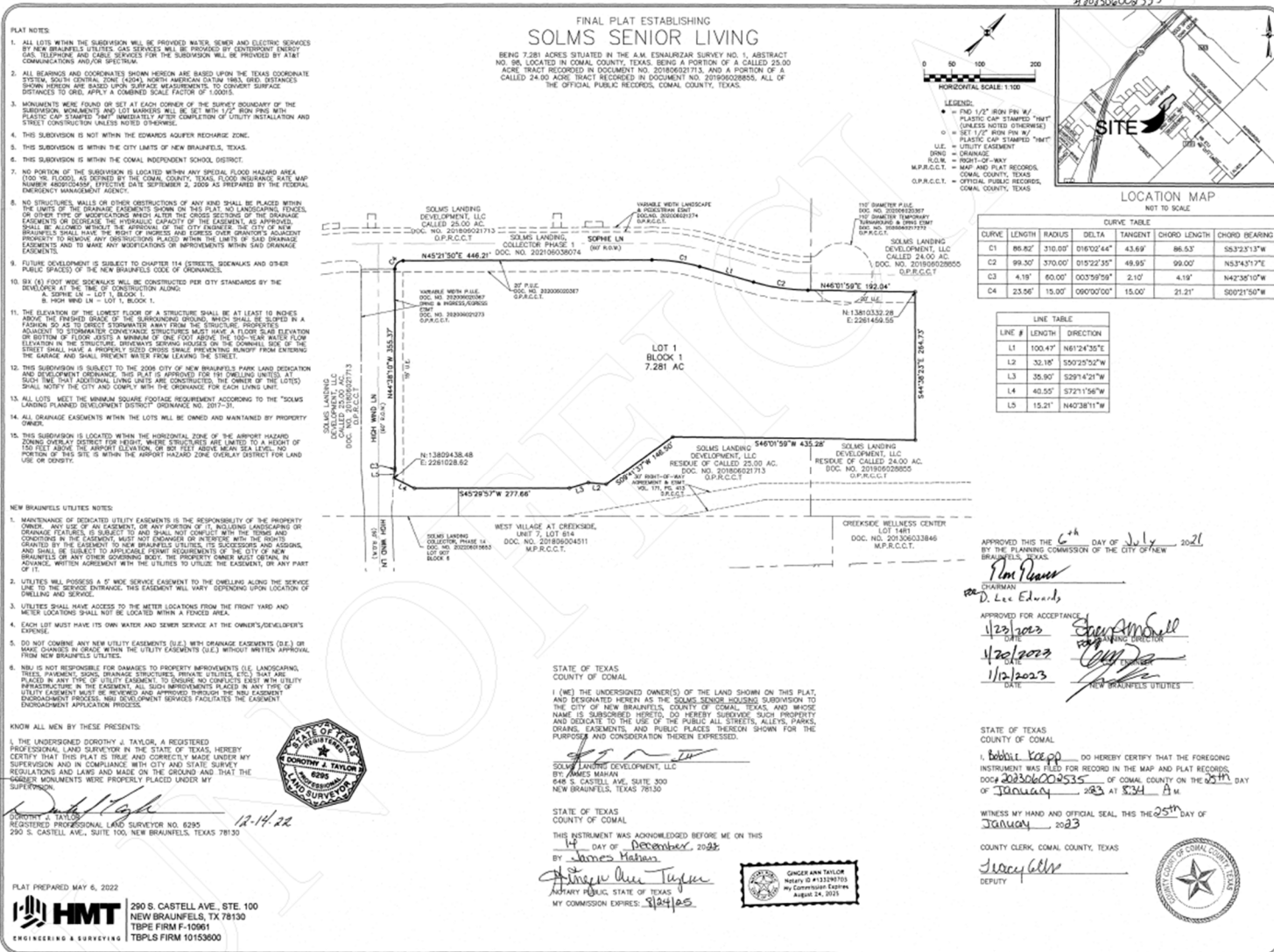
## DEBT SERVICE REQUIREMENTS

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

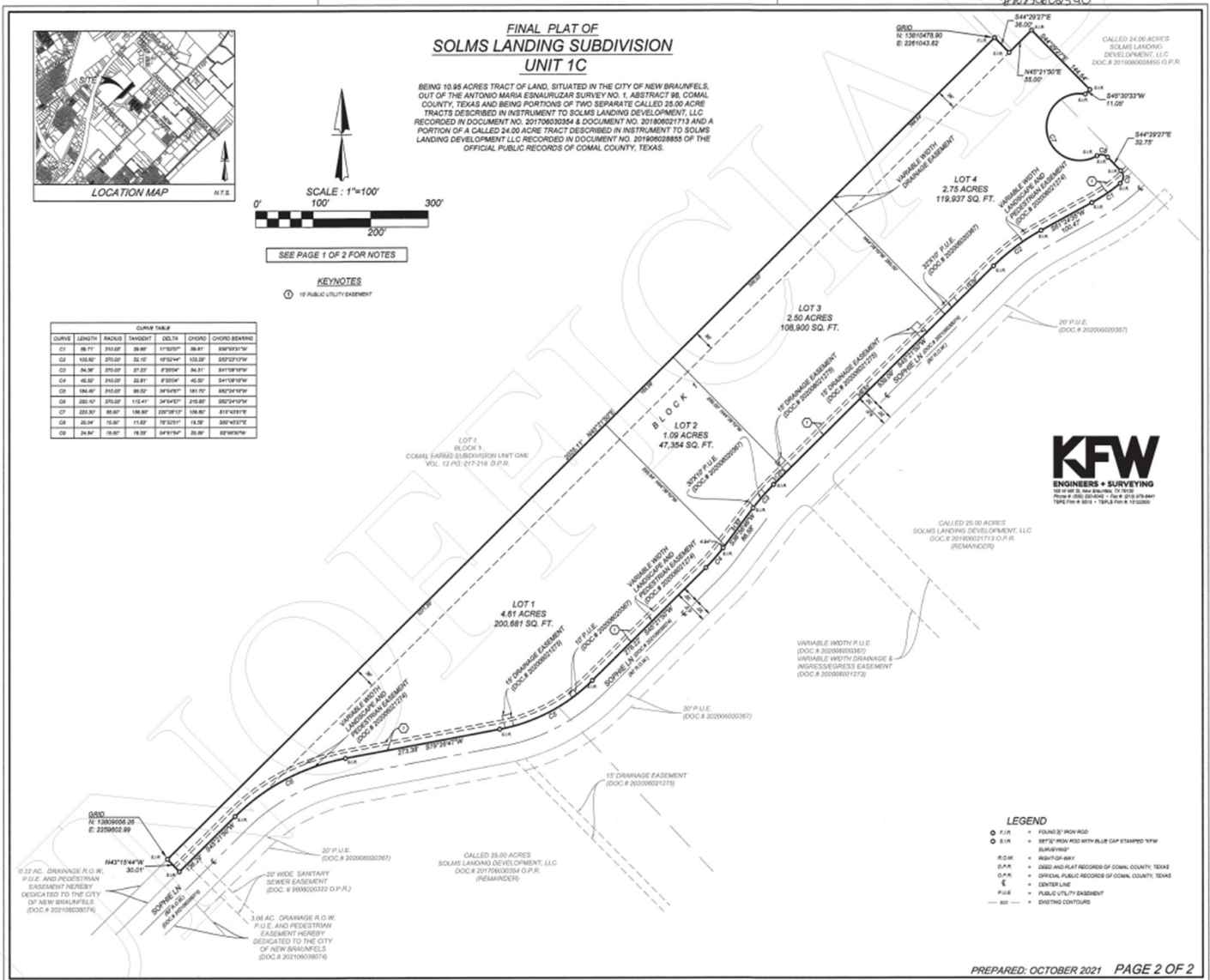
Year Ending (September 30)	Principal	Interest	Total
2022	\$ -	\$284,436.45	\$284,436.45
2023	158,000.00	399,988.76	557,988.76
2024	163,000.00	394,261.26	557,261.26
2025	169,000.00	388,352.50	557,352.50
2026	175,000.00	382,226.26	557,226.26
2027	182,000.00	375,882.50	557,882.50
2028	189,000.00	368,147.50	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>

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# EXHIBIT C-1 – FINAL PLAT OF SOLMS SENIOR LIVING









# EXHIBIT C-3 – FINAL PLAT OF SOLMS LANDING, TRACT 49

#20230602715

## FINAL PLAT ESTABLISHING

# SOLMS LANDING, TRACT 49

BEING A TOTAL OF A 14.526 ACRE TRACT OF LAND, ESTABLISHING A 11.276 ACRE LOT 1, BLOCK 1, A 2.90 ACRE LOT 2, BLOCK 1 AND A 0.3504 OF AN ACRE RIGHT-OF-WAY DEDICATION, SITUATED IN THE A.M. ESNAURIZAR SURVEY NO. 1, ABSTRACT 98, CITY OF NEW BRAUNFELS, COMAL COUNTY, TEXAS, BEING OUT OF A 10.104 ACRE TRACT OF LAND, CALLED TRACT 1, AND A 1.1720 ACRE TRACT OF LAND, CALLED TRACT 2, AS CONVEYED TO AHC SOLMS MANAGER, LLC OF RECORD IN DOCUMENT NO. 202206041306 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, THE REMAINING PORTION OF A 24.00 ACRE TRACT OF LAND, CALLED TRACT 1, AS CONVEYED TO SOLMS LANDING DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 201906028855 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS, AND A REMAINING PORTION OF A 25.00 ACRE TRACT OF LAND CALLED TRACT 1, AS CONVEYED TO SOLMS LANDING DEVELOPMENT, LLC OF RECORD IN DOCUMENT NO. 201906021713 OF THE OFFICIAL PUBLIC RECORDS OF COMAL COUNTY, TEXAS.



3021 Parkway Plaza, Ste. 100, San Antonio, TX 78217  
Phone # (210) 979-8444 • Fax # (210) 979-8441  
TSPS Form # 9013 - TSPS Form # 10/2010

### GENERAL NOTES

1. PLAT ESTABLISHING ONE MULTIFAMILY LOT AND A PUBLIC STREET RIGHT-OF-WAY.
2. MONUMENTS WERE FOUND OR SET AT EACH CORNER OF THE SURVEY BOUNDARY OF THE SUBDIVISION MONUMENTS AND LOT MARKERS WILL BE SET AT 10' FROM THE FRONT WITH A BLUE PLASTIC CAP TAMPED WITH SURVEY TINE AFTER COMPLETION OF UTILITY INSTALLATION AND STREET CONSTRUCTION UNLESS NOTED OTHERWISE.
3. THIS PROPERTY LIES WITHIN THE COMAL LEO.
4. UTILITY PROVIDERS:  
ELECTRIC - NEW BRAUNFELS UTILITIES (N.B.U.)  
SEWER - NEW BRAUNFELS UTILITIES (N.B.U.)  
WATER - NEW BRAUNFELS UTILITIES (N.B.U.)  
GAS - SPECTRUM  
PHONE - AT&T
5. THIS PLAT PREPARED JULY 14, 2023.
6. NO DRAINAGE IMPROVEMENTS OR STRUCTURES ARE TO BE CONSTRUCTED OR LOCATED IN SUCH A MANNER AS TO COMFLICT WITH EXISTING OR PROPOSED UTILITY IMPROVEMENTS.
7. NO PORTION OF ANY LOT ON THIS PLAT IS WITHIN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO THE ADOPTED FLOOD MAPS OF THE CITY OF NEW BRAUNFELS, ZONING PANEL NO. 402 OF 2016, MAP NO. 4002000007.
8. FUTURE DEVELOPMENT IS SUBJECT TO CHAPTER 116.051, STREET, SIDEWALKS AND OTHER PUBLIC SPACES OF THE NEW BRAUNFELS CODE OF ORDINANCE.

### GENERAL NOTES CONTD.

9. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF DRAINAGE EASEMENTS SHOWN ON THIS PLAT NO LANDSCAPING, FRANCES OR OTHER TYPES OF VEGETATION WHICH MAY VIEW THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS OR OBSCURE THE PHYSICAL CAPACITY OF THE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE CITY ENGINEER. THE CITY OF NEW BRAUNFELS SHALL HAVE THE RIGHT OF SURVEY AND EGRESS OVER ADJACENT PROPERTY TO REMOVED ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY RECONSTRUCTION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
10. A 4" RADIUS ROUNDOFF WILL BE CONSTRUCTED BY THE PROPERTY OWNER AND/OR DEVELOPER AT TIME OF CONSTRUCTION ALONG SLOPE LN. AND DRIVWAY 2ND.
11. THIS DEVELOPMENT IS NOT WITHIN THE EDWARDS ACQUIFER RECHARGE ZONE.
12. THIS SUBDIVISION IS SUBJECT TO THE AIRPORT HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS OF THE CITY OF NEW BRAUNFELS ZONING ORDINANCE. IT IS LOCATED WITHIN THE HORIZONTAL ZONE, WHERE STRUCTURES ARE LIMITED TO A HEIGHT OF 10 FEET ABOVE THE AIRPORT ELEVATION, OR 8 FEET ABOVE MEAN SEA LEVEL.
13. LOT 1, BLOCK 1 IS A NON-RESIDABLE DRAINAGE LOT AND SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER AND/OR DEVELOPER OF ITS IMPROVEMENTS.
14. COORDINATES ARE IN WGS 84.

### NEW BRAUNFELS UTILITIES NOTES

1. MAINTENANCE OF DEDICATED UTILITY EASEMENTS IS THE RESPONSIBILITY OF THE PROPERTY OWNER. ANY USE OF AN EASEMENT OR ANY PORTION OF IT INCLUDING LANDSCAPING OR DRAINAGE FEATURES, IS SUBJECT TO AND SHALL NOT COMFLICT WITH THE TERMS AND CONDITIONS OF THE DRAINAGE EASEMENT OR INTERFERE WITH THE RIGHTS GRANTED BY THE EASEMENT TO NEW BRAUNFELS UTILITIES. ITS SUCCESSORS AND HEIRSEL, AND SHALL BE SUBJECT TO APPLICABLE PERMIT REQUIREMENTS OF THE CITY OF NEW BRAUNFELS OR ANY OTHER GOVERNMENT BODY. THE PROPERTY OWNER MUST OBTAIN AN ADVANCE WRITTEN AGREEMENT WITH THE UTILITIES TO UTILIZE THE EASEMENT, OR ANY PART OF IT.
2. UTILITIES WILL POSSESS A 30" RADIUS SERVICE EASEMENT TO THE BUILDING STRUCTURE ALONG THE SERVICE LANE TO THE SERVICE ENTRANCE. THIS EASEMENT WILL VARY DEPENDING UPON LOCATION OF BUILDING STRUCTURE AND SERVICE.
3. UTILITIES SHALL HAVE ACCESS TO THE METER LOCATIONS FROM THE FRONT YARD AND METER LOCATIONS SHALL NOT BE LOCATED WITHIN A PAVED AREA.
4. EACH LOT MUST HAVE ITS OWN WATER AND SEWER SERVICE AT THE OWNERS/DEVELOPERS EXPENSE.
5. DO NOT COMBINE ANY NEW UTILITY EASEMENTS (IED) WITH DRAINAGE EASEMENTS (DE) OR MAKE CHANGES IN GRADE WITHIN THE UTILITY EASEMENTS (IED) WITHOUT WRITTEN APPROVAL FROM NEW BRAUNFELS UTILITIES.
6. NBU IS NOT RESPONSIBLE FOR DAMAGE TO PROPERTY IMPROVEMENTS (E.E. LANDSCAPING, TREES, FURNITURE, BOLLARDS, DRAINAGE STRUCTURE, FINISHES UTILIZED, ETC.) THAT ARE PLACED IN ANY TYPE OF UTILITY EASEMENT TO ENSURE NO CONFLICTS EXIST WITH UTILITIES INFRASTRUCTURE IN THE EASEMENT. ALL SUCH IMPROVEMENTS PLACED IN ANY TYPE OF UTILITY EASEMENT MUST BE REVIEWED AND APPROVED THROUGH THE WRITTEN AGREEMENT PROCESS OF NEW BRAUNFELS UTILITIES DEVELOPMENT SERVICES FACILITATES THE EASEMENT ENCROACHMENT APPLICATION PROCESS.

### FINISHED FLOOR ELEVATION NOTE

1. MUST BE A MINIMUM OF TEN (10) INCHES ABOVE FINAL ADJACENT GRADE AND THE LOT GRADE IN ACCORDANCE WITH THE APPROVED GRADING PLAN.

### OTHER AND APPROVED NOTES

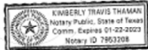
1. THIS SUBDIVISION IS SUBJECT TO THE ZONE CITY OF NEW BRAUNFELS HAZARD ZONING DISTRICT STANDARDS AND REGULATIONS. THIS PLAT IS APPROVED FOR A MINIMUM OF 10' DRAINAGE LIMITS AT SUCH TIME THAT ANY ADDITIONAL RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED WITHIN THIS SUBDIVISION, THE OWNERS SHALL CONTACT THE CITY OF NEW BRAUNFELS AND COMPLY WITH THE DRAINAGE FOR SUCH MINIMUM DRAINAGE.

STATE OF TEXAS  
COUNTY OF COMAL  
I, THE UNDERSIGNED (OWNER) OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS THE AGENT, DO HEREBY SUBMIT TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS AND HEREBY WAIVE TO SURRENDER, REPEAL, OR WAIVER OF ANY RIGHTS, CLAIMS, DEMANDS, OR DAMAGES OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE RIGHT OF REDEMPTION, TO THE CITY OF NEW BRAUNFELS, COUNTY OF COMAL, TEXAS, FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

### OWNER'S DECLARATION

AHC SOLMS MANAGER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: AHC SOLMS SP, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: AHC GENERAL PARTNER HOLDINGS & LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: MITCHELL HANZL - VICE PRESIDENT  
DATE: 10/27/2023

STATE OF TEXAS  
COUNTY OF COMAL  
I, THE UNDERSIGNED, DO HEREBY ACKNOWLEDGE BEFORE ME ON THIS 27th day of October, A.D. 2023, that Mitchell Hanzl is the duly authorized signatory of the above-named entity.  
Notary Public, State of Texas  
My Commission Expires 01-22-2023



STATE OF TEXAS  
COUNTY OF COMAL

KNOW ALL MEN BY THESE PRESENTS, I, THE UNDERSIGNED, TERESA A. SEIDEL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE UNDER MY SUPERVISION AND IN COMPLIANCE WITH CITY AND STATE SURVEY REGULATIONS AND LAWS AND MADE ON THE GROUND AND THAT THE BOUNDARY MONUMENTS WERE PROPERLY PLACED UNDER MY SUPERVISION.  
TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 9072  
1709 S. UNIVERSITY, LLC  
1709 UNIVERSITY PARKWAY, SUITE 101  
SAN ANTONIO, TEXAS 78217  
PHONE: 710-979-8444  
FAX: 710-979-8441



APPROVED THIS 27th day of October, A.D. 2023, BY THE PLANNING COMMISSION OF THE CITY OF NEW BRAUNFELS, TEXAS.

DATE: 10/27/2023  
DATE: 10/27/2023  
DATE: 10/27/2023

STATE OF TEXAS  
FOR COMAL COUNTY

DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENTS ARE FILED FOR RECORD IN THE MAP AND PLAT RECORDS, DOC # 20230602715, COUNTY OF COMAL, TEXAS, AT 10:00 AM, OCTOBER 27, 2023, IN MY HAND OFFICIAL SEAL, THIS THE 27th day of October, A.D. 2023.



COMAL COUNTY CLERK, COMAL COUNTY, TEXAS  
Tracy J. Wells  
DUPLY

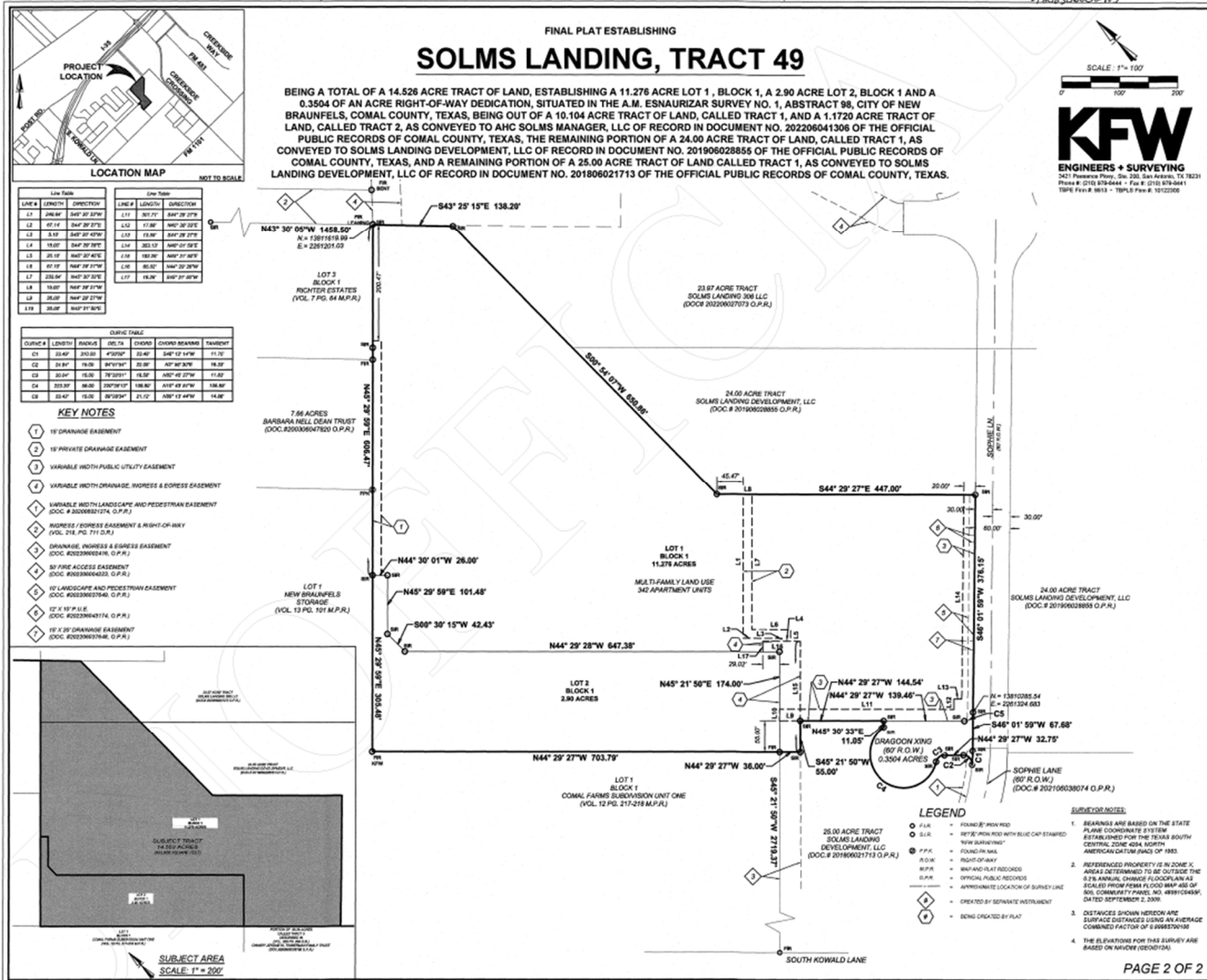
### APPLICANT

AHC SOLMS MANAGER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: AHC SOLMS SP, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: AHC GENERAL PARTNER HOLDINGS & LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: MITCHELL HANZL - VICE PRESIDENT  
RECORD TITLE & ADDRESS:  
AHC SOLMS MANAGER, LLC  
A TEXAS LIMITED LIABILITY COMPANY  
BY: AHC SOLMS SP, LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: AHC GENERAL PARTNER HOLDINGS & LLC  
A TEXAS LIMITED LIABILITY COMPANY,  
ITS MANAGER  
BY: MITCHELL HANZL - VICE PRESIDENT

PREPARED: OCTOBER 2022

PAGE 1 OF 2

#20230602715



**EXHIBIT C-4 – CONDOMINIUM PLAT AND PLANS FROM FIRST AMENDMENT TO THE DECLARATION OF CONDOMINIUM REGIME FOR SOLMS LANDING CONDOMINIUMS**

**COVER SHEET**  
**SOLMS LANDING CONDOMINIUMS**  
 A CONDOMINIUM REGIME IN COMAL COUNTY ESTABLISHED UPON LOT 1, BLOCK 1 SOLMS LANDING UNIT 1B, RECORDED IN DOC. NO. 202206002261, OFFICAL PUBLIC RECORDS, COMAL COUNTY, TEXAS.

**LOCATION MAP**  
NOT TO SCALE

**SHEET INDEX**

1. COVER SHEET
2. OVERALL CONDOMINIUM SITE PLAN
3. GENERAL NOTES & CERTIFICATION
4. CONDO DETAI 1
5. CONDO DETAIL 2
6. CONDO DETAIL 3
7. CONDO DETAIL 4
8. CONDO DETAIL 5
9. CONDO DETAIL 6
10. CONDO DETAIL 7
11. CONDO DETAIL 8
12. CONDO DETAIL 9
13. CONDO DETAIL 10
14. CONDO DETAIL 11
15. LINE TABLE
16. LINE TABLE
17. LINE TABLE
18. LINE TABLE

**HMT**  
ENGINEERING & SURVEYING

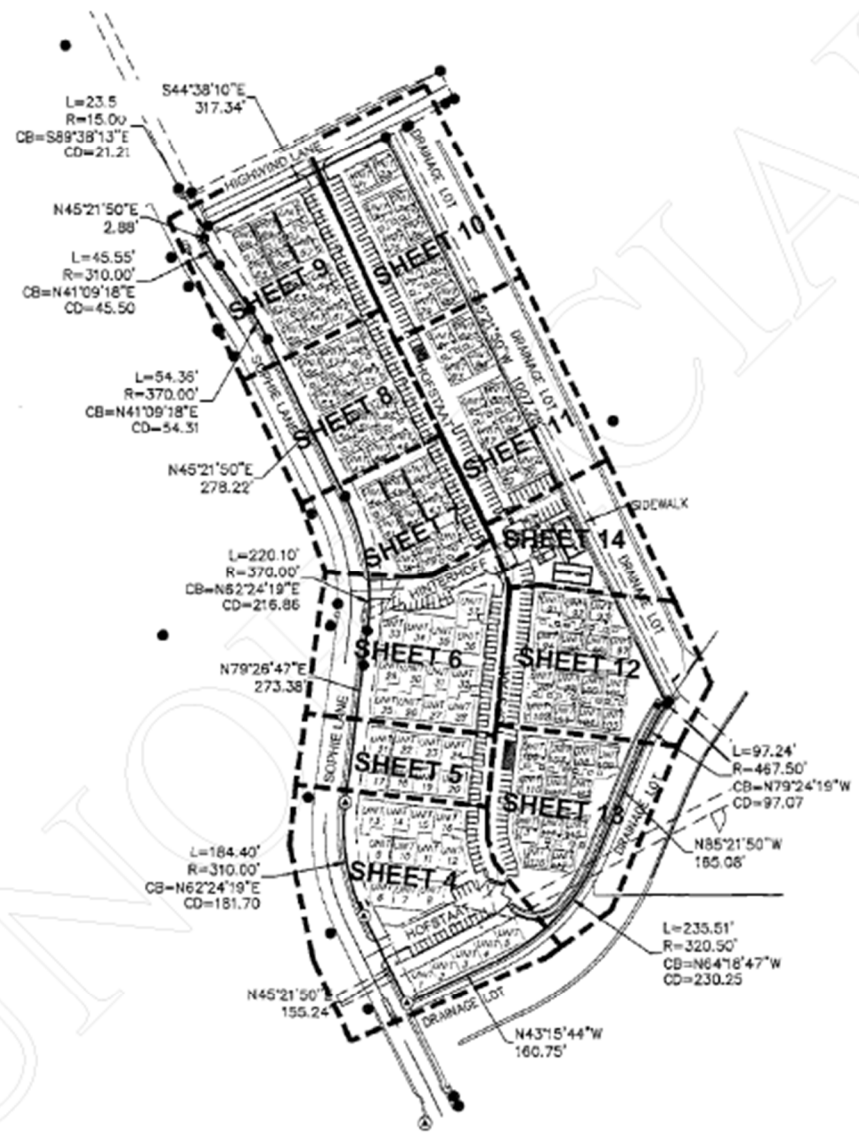
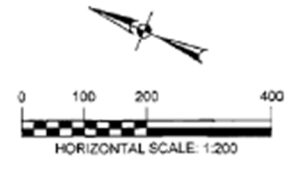
290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10961  
 TBPLS FIRM 10153600

SHEET 1 OF 18

Drawing Name: S:\Projects\423 - Wils Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CA0\423.002-REVISED COMBINED PHASES INTD 1 PHASE.dwg User: doreby-1 May 04, 2023 - 9:56am

**CONDOMINIUM SITE PLAN**  
**SOLMS LANDING CONDOMINIUMS**  
 OVERALL

- LEGEND:**
- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
  - = MATCHLINE
  - M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS



280 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10951  
 TBPLS FIRM 10153500

**GENERAL NOTES AND CERTIFICATION**  
SOLMS LANDING CONDOMINIUMS

GENERAL NOTES AND CERTIFICATION:

1. THIS CONDOMINIUM PLAT WAS PREPARED BY DOROTHY J. TAYLOR, RPLS NO. 6295, OF HMT ENGINEERING & SURVEYING. BY EXECUTING THIS CONDOMINIUM PLAT BELOW, THE SURVEYOR CERTIFIES THAT THIS CONDOMINIUM PLAT CONTAINS ALL OF THE INFORMATION REQUIRED BY SECTIONS 82.052 AND 82.059 OF THE TEXAS UNIFORM CONDOMINIUM ACT, TEXAS PROPERTY CODE, CH. 82 (THE "ACT"), AS APPLICABLE.
2. CAPITALIZED TERMS USED IN THESE GENERAL NOTES HAVE THE SAME MEANINGS ASSIGNED TO THEM IN THE DECLARATION OF CONDOMINIUM REGIME FOR SOLMS LANDING CONDOMINIUMS, ("THE DECLARATION") TO WHICH THIS CONDOMINIUM PLAT IS ATTACHED.
3. ALL IMPROVEMENTS AND LAND REFLECTED ON THE CONDOMINIUM PLAT ARE DESIGNATED AS GENERAL COMMON ELEMENTS SUBJECT TO DEVELOPMENT RIGHTS (OR "G.C.E."), SAVE AND EXCEPT THE UNITS AND THE PORTIONS OF THE REGIME DESIGNATED AS LIMITED COMMON ELEMENTS (OR "L.C.E.") EITHER IN THE DECLARATION OR ON THE CONDOMINIUM PLAT, OR BOTH.
4. OWNERSHIP AND USE OF THE UNITS IS SUBJECT TO THE ACT AND THE DECLARATION AND ALL OF THE RIGHTS AND RESTRICTIONS CONTAINED THEREIN.
5. CERTAIN EASEMENTS OVER THE REGIME, INCLUDING EASEMENTS OVER THE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS, ARE RESERVED IN THE DECLARATION FOR THE BENEFIT OF THE OWNERS, THE ASSOCIATION, AND DECLARANT.
6. THE UNITS ARE SUBJECT TO ASSESSMENTS AS SET FORTH IN THE DECLARATION, AND THE ASSESSMENTS ARE SECURED BY A LIEN ON EACH OWNER'S UNIT.
7. EACH OWNER HAS CERTAIN MAINTENANCE AND REPAIR OBLIGATIONS WITH RESPECT TO HIS, HER, OR ITS UNIT AS SET FORTH IN THE DECLARATION.
8. THE UNITS, LIMITED COMMON ELEMENTS AND GENERAL COMMON ELEMENTS ARE SUBJECT TO ALL SPECIAL DECLARANT RIGHTS AS SET FORTH IN SECTION 82.003(A)(22) OF THE TEXAS PROPERTY CODE AND CERTAIN ADDITIONAL RIGHTS AND RESERVATIONS IN FAVOR OF THE DECLARANT AS SET FORTH IN THE DECLARATION AND APPENDIX "A" ATTACHED THERETO, INCLUDING WITHOUT LIMITATION, THE RIGHT(S) TO: (I) ADD REAL PROPERTY TO THE CONDOMINIUM REGIME; TO CREATE UNITS, GENERAL COMMON ELEMENTS, AND LIMITED COMMON ELEMENTS; TO SUBDIVIDE UNITS OR CONVERT UNITS INTO COMMON ELEMENTS; AND TO WITHDRAW PROPERTY FROM THE CONDOMINIUM REGIME; (II) USE UNITS OWNED OR LEASED BY DECLARANT AS MODELS, STORAGE AREAS, AND OFFICES FOR THE MARKETING, MANAGEMENT, MAINTENANCE, CUSTOMER SERVICE, CONSTRUCTION, AND LEASING OF THE PROPERTY; (III) USE EASEMENTS THROUGH THE COMMON ELEMENTS FOR THE PURPOSE OF MAKING IMPROVEMENTS WITHIN THE CONDOMINIUM REGIME; AND (IV) APPOINT OR REMOVE ANY DECLARANT-APPOINTED OFFICER OR DIRECTOR OF THE ASSOCIATION DURING THE DECLARANT CONTROL PERIOD (AS DEFINED IN THE DECLARATION).

REVISED: 5/4/2023 COMBINED 5 SEPARATE PHASES INTO ONE

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

THIS 4 DAY OF May 2023

DOROTHY J. TAYLOR  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6295



290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBBE FIRM F-10661  
TBPLS FIRM 10153600

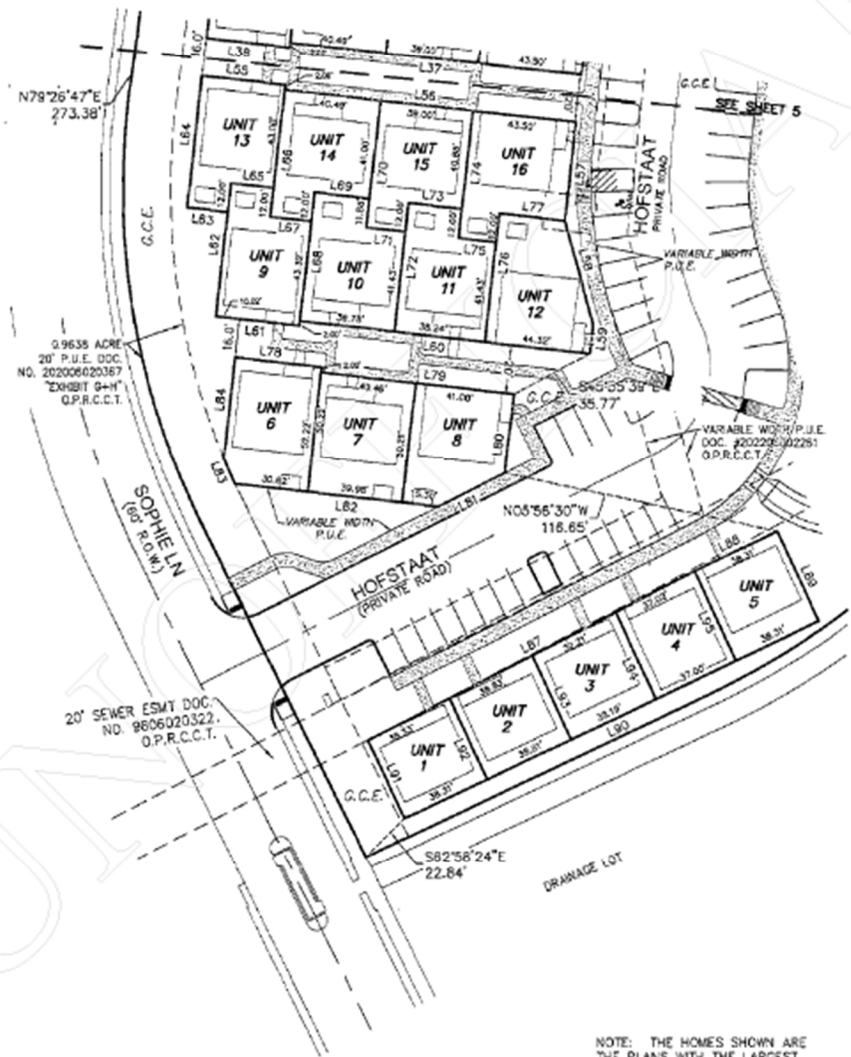
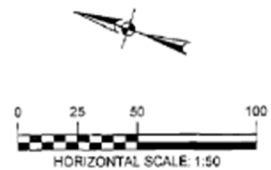
SHEET 3 OF 18

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**CONDO DETAIL 1**  
 SOLMS LANDING CONDOMINIUMS, PHASE 1

- LEGEND:**
- = FIND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
  - UTL = UTILITY
  - DRNG = DRAINAGE
  - ESMT = EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - G.C.E. = GENERAL COMMON ELEMENT
  - = MATCHLINE
  - D.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS
  - G.C.E. = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT RIGHTS



NOTE: THE HOMES SHOWN ARE THE PLANS WITH THE LARGEST FOOTPRINT. HOMES AND OTHER IMPROVEMENTS DO NOT EXIST AT THE TIME OF SURVEY. SOME MAY BE CONSTRUCTED AS A DIFFERENT MODEL AND MAY NOT MAY NOT MATCH THE PLAN AS SHOWN HEREON.

THE SHEDS SHOWN HEREON ARE PLANNED TO BE 6'X8' TYPICAL.


**HMT**  
 ENGINEERING & SURVEYING

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

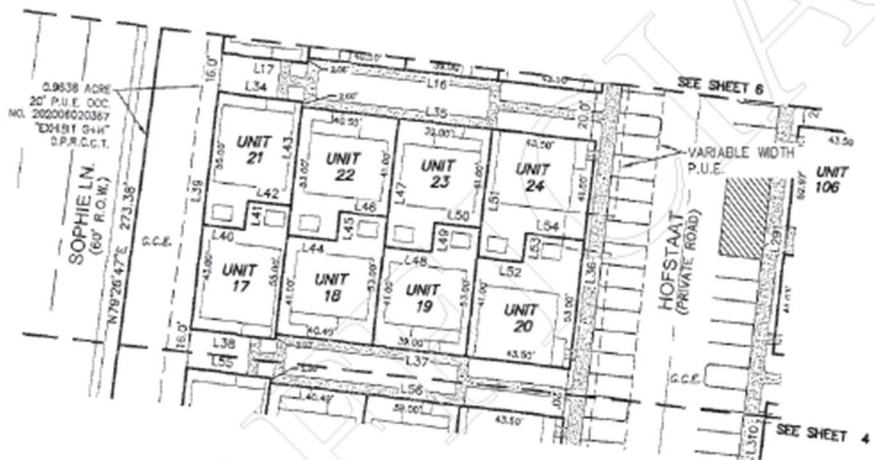
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**CONDO DETAIL 2**

SOLMS LANDING CONDOMINIUMS, PHASE 1

**LEGEND:**

- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- UTIL = UTILITY
- DRNG = DRAINAGE
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- = MATCHLINE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS



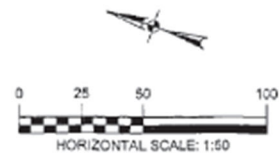
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 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10961  
 TBPLS FIRM 10153600

**CONDO DETAIL 3**

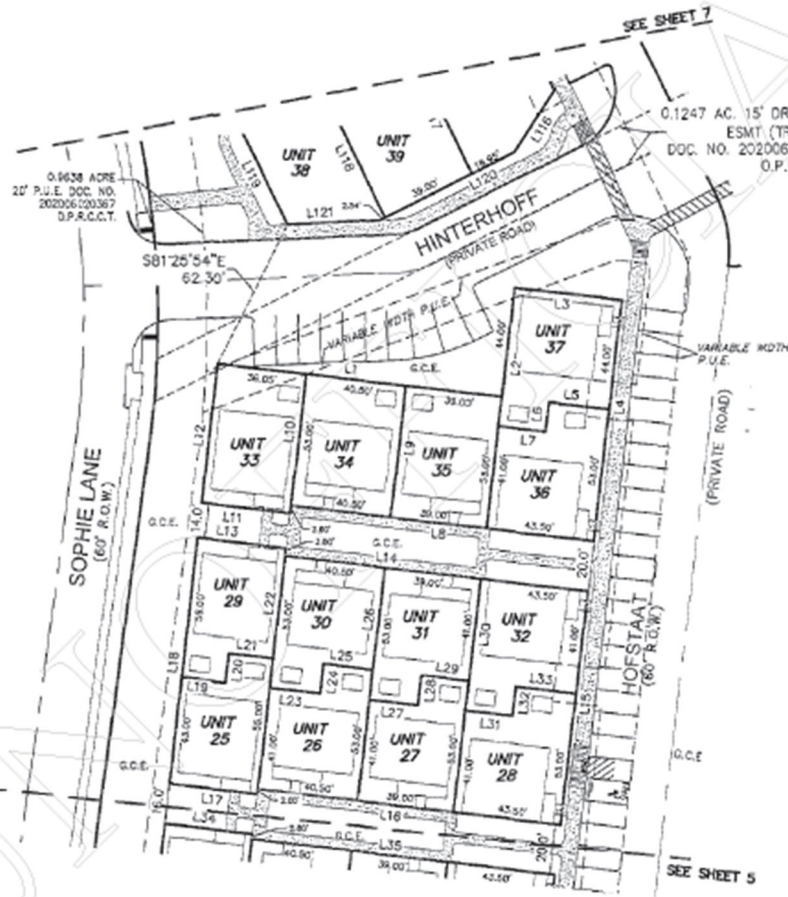
SOLMS LANDING CONDOMINIUMS

**LEGEND:**

- = FND 1/2" IRON PIN W/  
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(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- UTIL = UTILITY
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS



Drawing Name: S:\Projects\423 - Weis Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CAD\423.002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: dcothly-1 May 01, 2023 - 8:30am



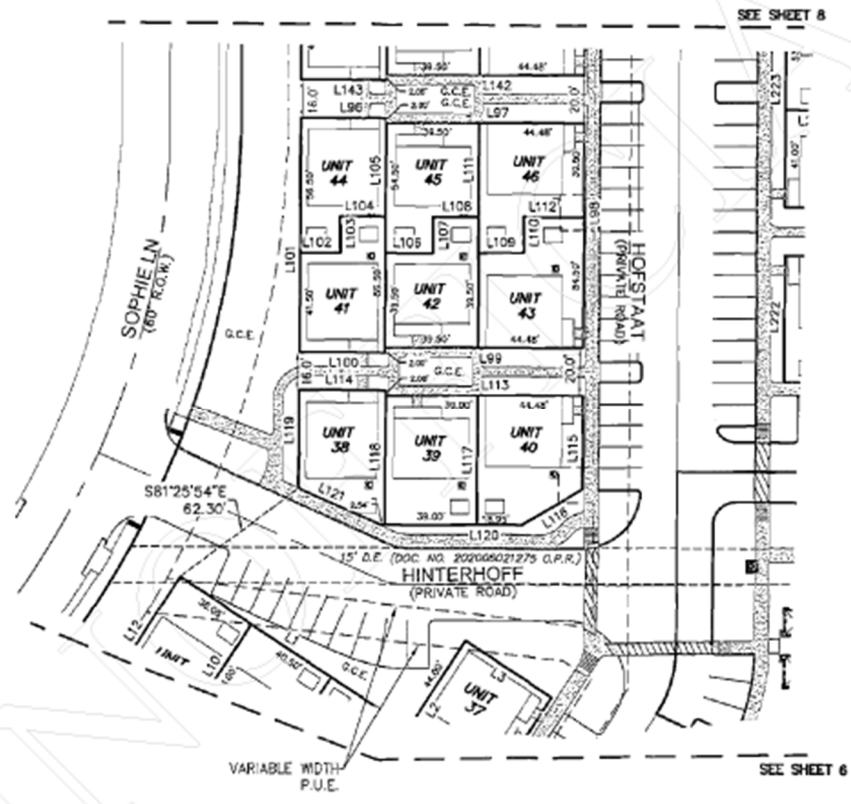
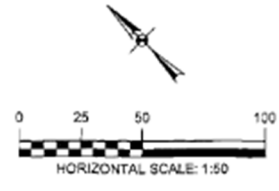

**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10981  
 TBPLS FIRM 10153600



Drawing Name: S:\Projects\423 - Solms Landing Condominiums - Condo Regime\CAD\423.002-REVISED COMBINED PHASES INFO 1 PHASE.dwg User: derryby-1 May 04, 2023 8:30am

- LEGEND:**
- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
  - UTIL = UTILITY
  - DRNG = DRAINAGE
  - ESMT = EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - G.C.E. = GENERAL COMMON ELEMENT
  - = MATCHLINE
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS
  - G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS

**CONDO DETAIL 4**  
SOLMS LANDING CONDOMINIUMS

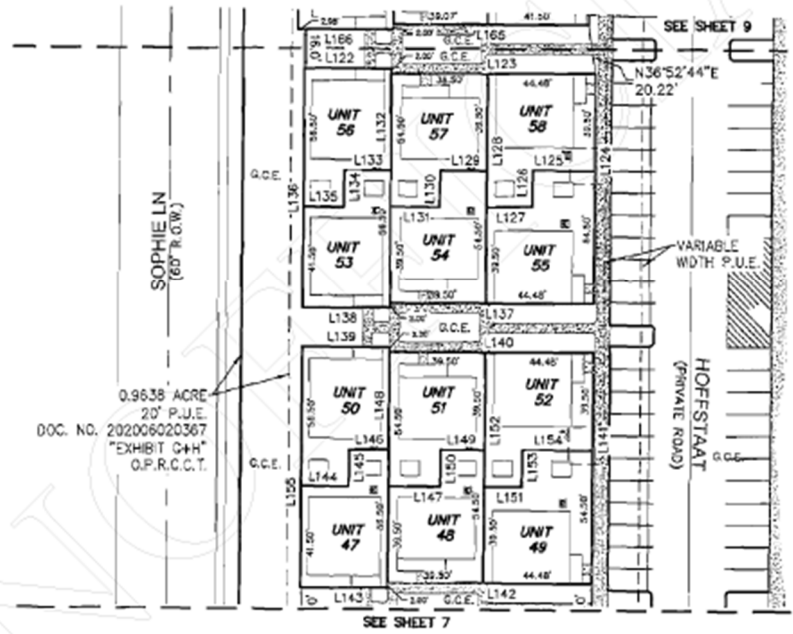
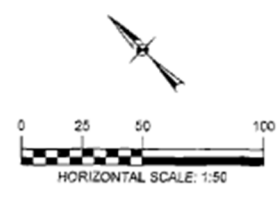


**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBSE FIRM F-10961  
 TBPLS FIRM 10153600

Drawing Name: S:\Projects\423 - West Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CAD\423.002-REVISED COMBMD PHASES INTO 1 PHASE.dwg User: donnelly-t May 04, 2023 - 8:31am

- LEGEND:**
- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
  - = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
  - UTIL = UTILITY
  - DRNC = DRAINAGE
  - ESMT = EASEMENT
  - R.O.W. = RIGHT-OF-WAY
  - G.C.E. = GENERAL COMMON ELEMENT
  - = MATCHLINE
  - O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS
  - G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS

**CONDO DETAIL 5**  
SOLMS LANDING CONDOMINIUMS

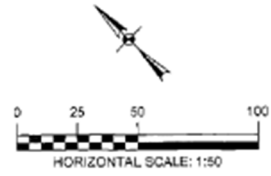



**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10561  
 TBPLS FIRM 10153600

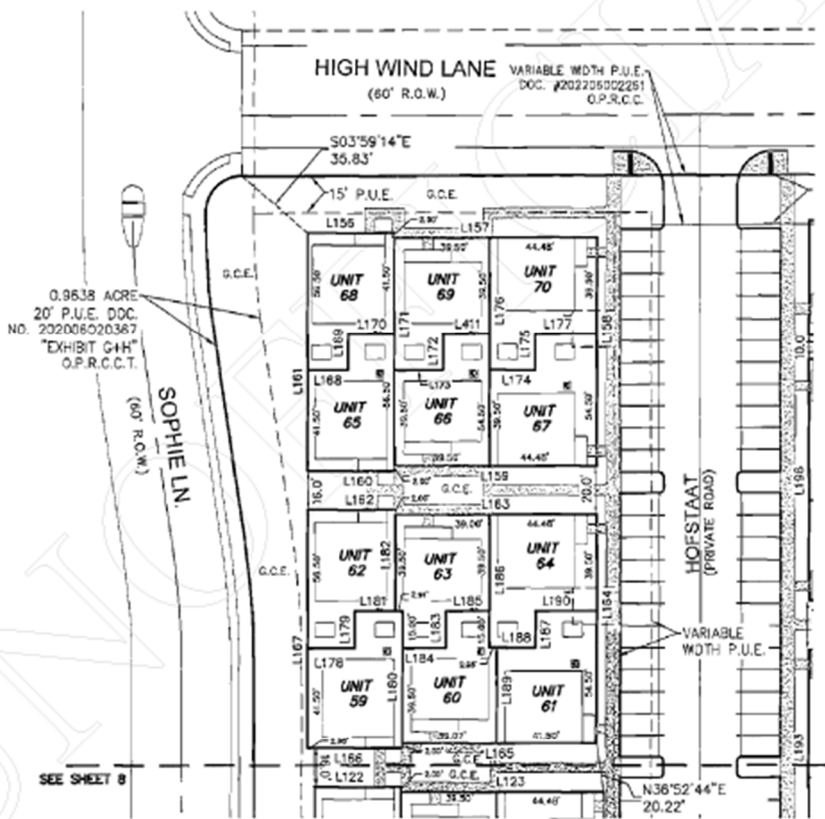
**CONDO DETAIL 6**  
**SOLMS LANDING CONDOMINIUMS**

**LEGEND:**

- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- UTIL = UTILITY
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- M.P.R.C.C.T. = MATCHLINE
- O.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS



Drawing Name: S:\Projects\423 - Hrs Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\001\021002-REVISED COMBINED PHASES INTD 1 PHASE.dwg User: daralhy-1 May 04, 2023 - 8:31am

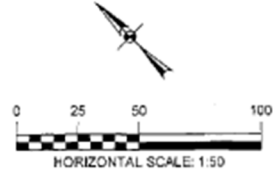



**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBSE FIRM F-10961  
 TBPLS FIRM 10153800

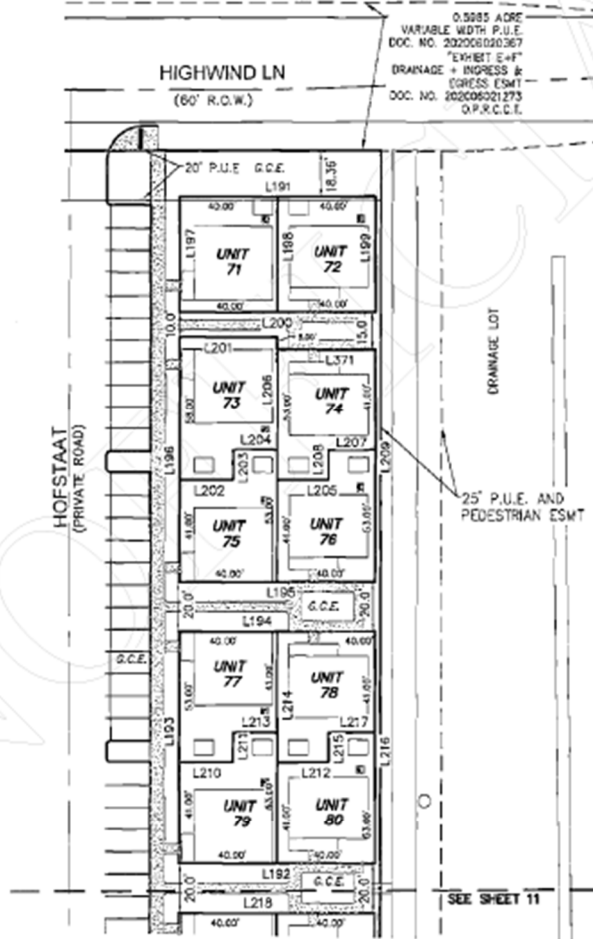
**CONDO DETAIL 7**  
**SOLMS LANDING CONDOMINIUMS**

**LEGEND:**

- - FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- - SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- UTIL = UTILITY
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- M.P.L.C.C.T. = MATCHLINE
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS



Drawing Name: S:\Projects\473 - Wes Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Register\Cad\493.002-REVISED COMBED PHASES INTO 1 PHASE.dwg User: dcrathby-1 May 04, 2023 - 8:31am

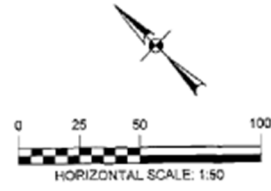


290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10961  
 TBPLS FIRM 10153600

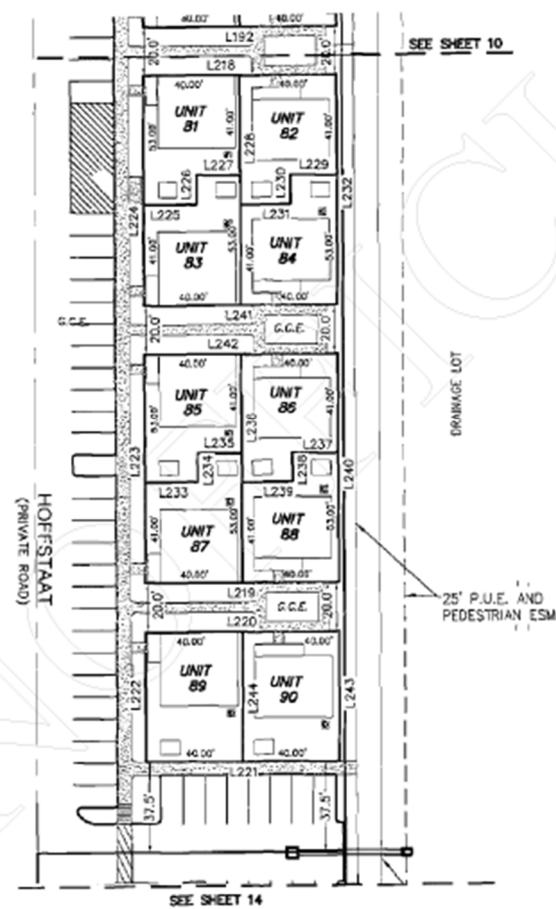
**CONDO DETAIL 8**  
**SOLMS LANDING CONDOMINIUMS**

**LEGEND:**

- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- UTIL = UTILITY
- DRNG = DRAINAGE
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- = MATCH-LINE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS

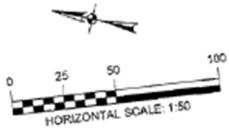


Drawing Name: S:\Projects\423 - 3888 Peoples Homes, LLC\02 - Solms Landing Condominiums - Condo Regime\DWG\423.002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: dorethy-t  
 May 04, 2023 - 8:31am




**HMT**  
 ENGINEERING & SURVEYING  
 290 S. CASTELL AVE., STE. 100  
 NEW BRAUNFELS, TX 78130  
 TBBE FIRM F-10961  
 TBPLS FIRM 10153600

**CONDO DETAIL 9**  
SOLMS LANDING CONDOMINIUMS

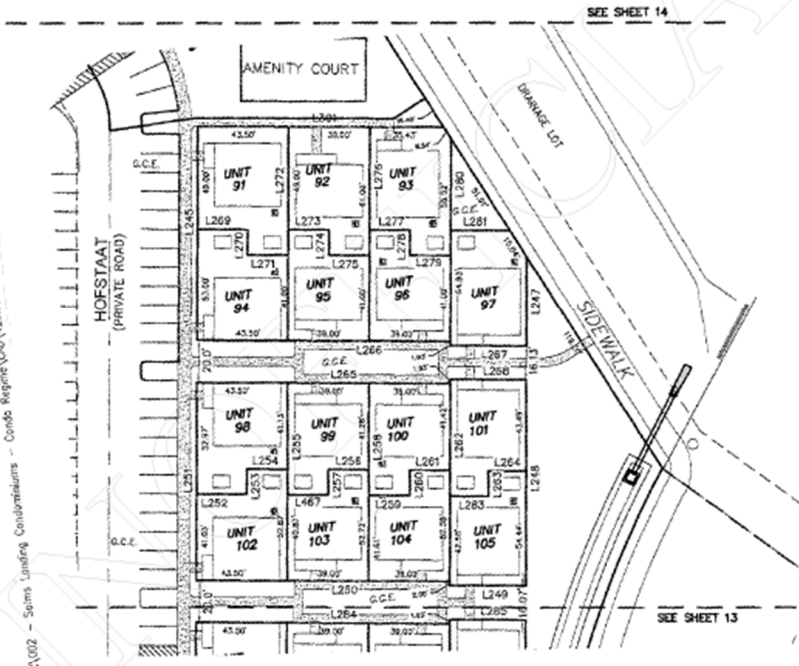


**LEGEND:**

- = FND 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT" (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/ PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- L7/L = UTILITY
- G.C.E. = GENERAL COMMON ELEMENT SUBJECT TO DEVELOPMENT RIGHTS
- ESWT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- M.C.L. = MATCHLINE
- M.P.R.C.C.T. = MAP AND PLAT RECORDS, COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COMAL COUNTY, TEXAS

2023 - 6:32am  
User: curahy-1  
May 04

Drawing Name: S:\Projects\23 - West Peoples Homes, LLC\02 - Solms Landing Condominiums - Condo Regime\001\23-REVISED COMBINED PHASES INTO 1 PHASE.dwg



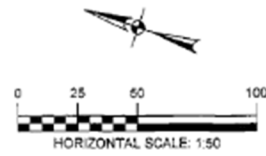
290 S. CASTELL AVE., STE. 100  
NEW BRAUNFELS, TX 78130  
TBPE FIRM F-10661  
TBPLS FIRM 10153600

SHEET 12 OF 18

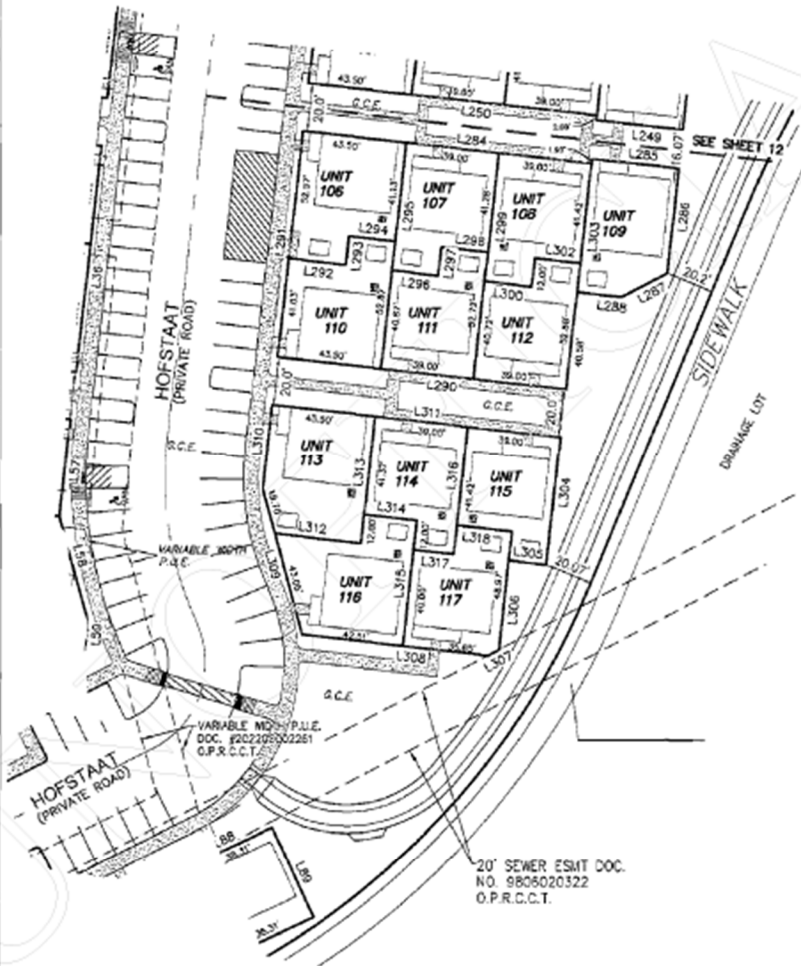
**CONDO DETAIL 10**  
**SOLMS LANDING CONDOMINIUMS**

**LEGEND:**

- = END 1/2" IRON PIN W/  
 PLASTIC CAP STAMPED "HMT"  
 (UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
 PLASTIC CAP STAMPED "HMT"
- UTIL = UTILITY
- DRNG = DRAINAGE
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- = MATCH-LINE
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
 COMAL COUNTY, TEXAS
- G.C.E. = GENERAL COMMON ELEMENT  
 SUBJECT TO DEVELOPMENT RIGHTS



Drawing Name: S:\Projects\423 - Wils Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CONDO\423-002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: dorothy-1 May 04, 2023 - 8:37am



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

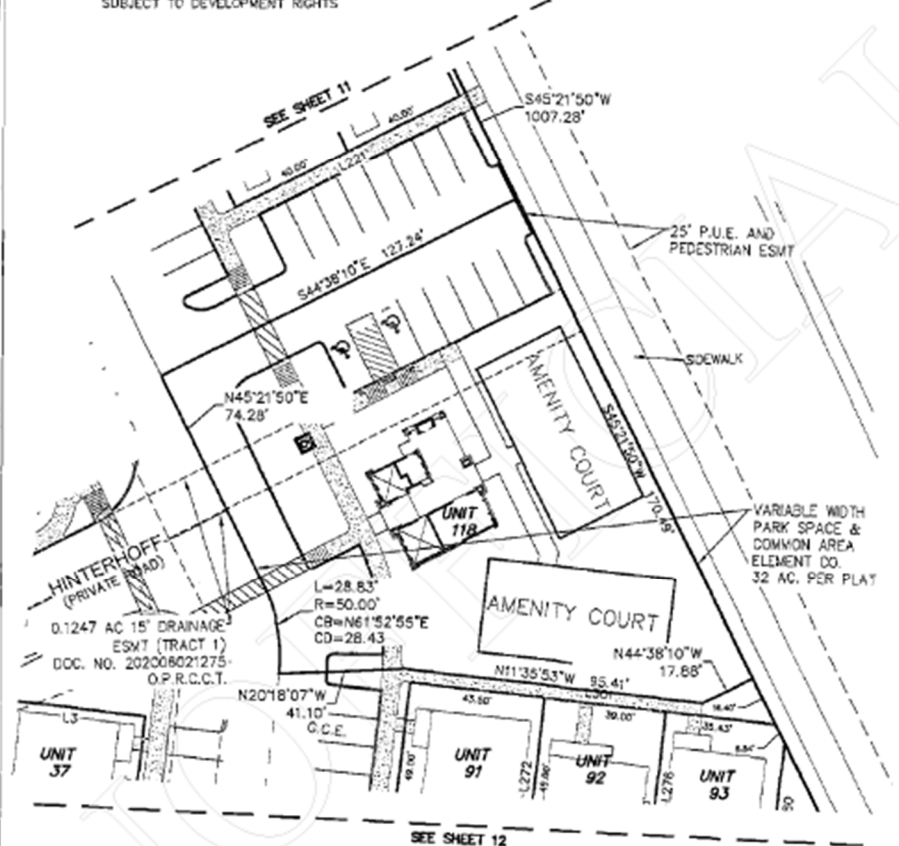
**CONDO DETAIL 11**  
SOLMS LANDING CONDOMINIUMS

**LEGEND:**

- = FND 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"  
(UNLESS NOTED OTHERWISE)
- = SET 1/2" IRON PIN W/  
PLASTIC CAP STAMPED "HMT"
- U.E. = UTILITY EASEMENT
- DRNG = DRAINAGE
- UTL = UTILITY
- G.C.E. = GENERAL COMMON ELEMENT  
SUBJECT TO DEVELOPMENT RIGHTS
- ESMT = EASEMENT
- R.O.W. = RIGHT-OF-WAY
- G.C.E. = GENERAL COMMON ELEMENT
- = MATCHLINE
- M.P.R.C.C.T. = MAP AND PLAT RECORDS,  
COMAL COUNTY, TEXAS
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS,  
COMAL COUNTY, TEXAS



Drawing Name: S:\Projects\423 - Wes Peoples Homes, L.L.C.\002 - Solms Landing Condominiums - Condo Regime\CD\123.002-REVISED COMBINED PHASES RHO 1 PHASE.dwg User: dorethy-l May 04, 2023 - 8:32am




**HMT**  
 ENGINEERING & SURVEYING

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



**LINE TABLE**  
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	115.58'	S11°35'53"E
L2	58.00'	N78°24'07"E
L3	43.50'	N11°35'53"W
L4	97.00'	S78°24'07"W
L5	24.52'	N11°35'53"W
L6	12.00'	S78°24'07"W
L7	18.97'	N11°35'53"W
L8	123.00'	N11°35'53"W
L9	53.00'	S78°24'07"W
L10	58.00'	N78°24'07"E
L11	35.89'	N11°35'53"W
L12	56.00'	N78°13'45"E
L13	35.84'	S11°35'53"E
L14	123.00'	S11°35'53"E
L15	94.00'	S78°24'07"W
L16	123.00'	N11°35'53"W
L17	35.55'	N11°35'53"W
L18	99.00'	N78°13'45"E
L19	17.68'	S11°35'53"E
L20	12.00'	S78°24'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	18.00'	S11°35'53"E
L22	44.00'	N78°23'58"E
L23	20.52'	S11°35'53"E
L24	12.00'	S78°24'07"W
L25	19.97'	S11°35'53"E
L26	41.00'	S78°24'07"W
L27	19.74'	S11°35'53"E
L28	12.00'	S78°24'07"W
L29	19.27'	S11°35'53"E
L30	53.00'	S78°24'07"W
L31	18.98'	S11°35'53"E
L32	12.00'	S78°24'07"W
L33	24.52'	S11°35'53"E
L34	35.50'	S11°35'53"E
L35	122.99'	S11°35'53"E
L36	94.00'	S78°24'07"W
L37	122.99'	N11°35'53"W
L38	35.21'	N11°35'53"W
L39	98.00'	N78°13'45"E
L40	17.34'	S11°35'53"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	12.00'	S78°24'07"W
L42	18.00'	S11°35'53"E
L43	43.00'	N78°24'21"E
L44	20.52'	S11°35'53"E
L45	12.00'	S78°24'07"W
L46	19.97'	S11°35'53"E
L47	53.00'	S78°24'07"W
L48	19.74'	S11°35'53"E
L49	12.00'	S78°24'07"W
L50	19.27'	S11°35'53"E
L51	53.00'	S78°24'07"W
L52	18.98'	S11°35'53"E
L53	12.00'	S78°24'07"W
L54	24.52'	S11°35'53"E
L55	35.16'	S11°35'53"E
L56	122.99'	S11°35'53"E
L57	40.88'	S78°24'07"W
L58	44.65'	S56°31'14"W
L59	12.00'	S78°24'07"W
L60	122.34'	N11°35'53"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L61	35.30'	N11°35'53"W
L62	55.32'	N78°24'07"E
L63	15.99'	N11°35'53"W
L64	55.00'	N78°13'45"E
L65	18.00'	S11°35'53"E
L66	53.00'	N78°23'58"E
L67	17.29'	N11°35'53"W
L68	53.32'	S78°24'07"W
L69	23.20'	N11°35'53"W
L70	52.88'	S78°24'07"W
L71	16.58'	N11°35'53"W
L72	53.43'	S78°24'07"W
L73	22.43'	N11°35'53"W
L74	52.88'	S78°24'07"W
L75	15.82'	N11°35'53"W
L76	53.43'	S78°24'07"W
L77	27.68'	S11°35'53"E
L78	36.50'	S11°35'53"E
L79	81.46'	S11°35'53"E
L80	33.18'	S78°24'07"W

Drawing Name: S:\Projects\423 - West Peoples Homes, LLC\DD2 - Solms Landing Condominiums - Condo Regime\DWG\423.002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: derolffy-1 May 04, 2023 - 8:33am



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

**LINE TABLE**  
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L81	31.23'	N44°38'09"W
L82	85.90'	N11°36'28"W
L83	11.65'	N48°05'07"E
L84	42.17'	N78°24'07"E
L87	153.39'	S45°04'50"E
L88	38.31'	S43°15'44"E
L89	40.87'	S46°44'16"W
L90	191.62'	N43°15'44"W
L91	36.00'	N48°44'16"E
L92	37.22'	N48°44'16"E
L93	38.45'	N48°44'16"E
L94	39.69'	N48°44'16"E
L95	40.87'	N48°44'16"E
L96	36.00'	S44°38'10"E
L97	83.98'	S44°38'10"E
L98	94.00'	S45°21'50"W
L99	83.98'	N44°38'10"W
L100	36.00'	N44°38'10"W
L101	98.00'	N45°21'50"E
L102	16.84'	S44°38'10"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L103	15.00'	N45°21'50"E
L104	19.16'	S44°38'10"E
L105	39.50'	S45°21'50"W
L106	20.25'	S44°38'10"E
L107	15.00'	N45°21'50"E
L108	19.25'	S44°38'10"E
L109	18.95'	S44°38'10"E
L110	15.00'	N45°21'50"E
L111	39.50'	S45°21'50"W
L112	25.53'	S44°38'10"E
L113	83.48'	S44°38'10"E
L114	36.50'	S44°38'10"E
L115	36.50'	S45°21'50"W
L116	29.61'	N75°04'23"W
L117	54.50'	N45°21'50"E
L118	56.50'	N45°21'50"E
L119	41.39'	N45°21'50"E
L120	60.49'	N44°38'10"W
L121	37.17'	N20°38'41"W
L122	36.00'	S44°38'10"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L123	83.98'	S44°38'10"E
L124	94.00'	S45°21'50"W
L125	25.53'	S44°38'10"E
L126	15.00'	N45°21'50"E
L127	18.95'	S44°38'10"E
L128	54.50'	S45°21'50"W
L129	19.25'	S44°38'10"E
L130	15.00'	N45°21'50"E
L131	20.25'	S44°38'10"E
L132	41.50'	S45°21'50"W
L133	19.16'	N44°38'10"W
L134	15.00'	S45°21'50"W
L135	16.84'	S44°38'10"E
L136	98.00'	N45°21'50"E
L137	83.98'	N44°38'10"W
L138	36.00'	N44°38'10"W
L139	36.00'	S44°38'10"E
L140	83.98'	S44°38'10"E
L141	94.00'	S45°21'50"W
L142	83.98'	N44°38'10"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L143	36.00'	N44°38'10"W
L144	19.56'	S44°38'10"E
L145	15.00'	N45°21'50"E
L146	16.44'	S44°38'10"E
L147	21.42'	S44°38'10"E
L148	41.50'	S45°21'50"W
L149	18.08'	S44°38'10"E
L150	15.00'	N45°21'50"E
L151	15.55'	S44°38'10"E
L152	54.50'	N45°21'50"E
L153	15.00'	S45°21'50"W
L154	28.94'	S44°38'10"E
L155	98.00'	N45°21'50"E
L156	36.00'	S44°38'10"E
L157	83.98'	S44°38'10"E
L158	94.00'	S45°21'50"W
L159	83.98'	N44°38'10"W
L160	36.00'	N44°38'10"W
L161	98.00'	N45°21'50"E
L162	36.50'	S44°38'10"E

Drawing Name: S:\Projects\423 - Wes Peoples Homes, LLC\002 - Solms Landing Condominiums - Condo Regime\CAD\423.002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: dorely-1 May 04, 2023 - 8:33am



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

**LINE TABLE**  
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L163	83.48'	S44°38'10"E
L164	94.00'	S45°21'50"W
L165	80.57'	N44°38'10"W
L166	39.41'	N44°38'10"W
L167	98.00'	N45°21'50"E
L168	16.84'	S44°38'10"E
L169	15.00'	N45°21'50"E
L170	19.16'	N44°38'10"W
L171	54.50'	S45°21'50"W
L172	15.00'	N45°21'50"E
L173	20.25'	S44°38'10"E
L174	18.95'	S44°38'10"E
L175	15.00'	N45°21'50"E
L176	54.50'	S45°21'50"W
L177	25.53'	S44°38'10"E
L178	19.55'	S44°38'10"E
L179	15.00'	N45°21'50"E
L180	56.50'	N45°21'50"E
L181	16.94'	S44°38'10"E
L182	41.50'	N45°21'50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L183	15.00'	N45°21'50"E
L184	18.01'	S44°38'10"E
L185	18.08'	S44°38'10"E
L186	54.50'	N45°21'50"E
L187	15.00'	N45°21'50"E
L188	18.95'	S44°38'10"E
L189	39.50'	S45°21'50"W
L190	25.53'	S44°38'10"E
L191	80.00'	S44°38'10"E
L192	80.00'	N44°38'10"W
L193	94.00'	N45°21'50"E
L194	80.00'	S44°38'10"E
L195	80.00'	N44°38'10"W
L196	99.00'	N45°21'50"E
L197	47.00'	N45°21'50"E
L198	47.00'	S45°21'50"W
L199	47.00'	S45°21'50"W
L200	80.00'	N44°38'10"W
L201	40.00'	S44°38'10"E
L202	21.87'	S44°38'10"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L203	12.00'	S45°21'50"W
L204	18.13'	S44°38'10"E
L205	20.87'	S44°38'10"E
L206	46.00'	S45°21'50"W
L207	19.13'	S44°38'10"E
L208	12.00'	S45°21'50"W
L209	94.00'	S45°21'50"W
L210	21.87'	S44°38'10"E
L211	12.00'	S45°21'50"W
L212	20.87'	S44°38'10"E
L213	18.13'	S44°38'10"E
L214	53.00'	S45°21'50"W
L215	12.00'	S45°21'50"W
L216	94.00'	S45°21'50"W
L217	19.13'	S44°38'10"E
L218	80.00'	S44°38'10"E
L219	80.00'	N44°38'10"W
L220	80.00'	S44°38'10"E
L221	80.00'	N44°38'10"W
L222	53.00'	N45°21'50"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L223	94.00'	N45°21'50"E
L224	94.00'	N45°21'50"E
L225	21.87'	S44°38'10"E
L226	12.00'	S45°21'50"W
L227	18.13'	S44°38'10"E
L228	53.00'	S45°21'50"W
L229	19.13'	S44°38'10"E
L230	12.00'	S45°21'50"W
L231	20.87'	S44°38'10"E
L232	94.00'	S45°21'50"W
L233	21.87'	S44°38'10"E
L234	12.00'	S45°21'50"W
L235	18.13'	S44°38'10"E
L236	53.00'	S45°21'50"W
L237	19.13'	S44°38'10"E
L238	12.00'	S45°21'50"W
L239	20.87'	S44°38'10"E
L240	94.00'	S45°21'50"W
L241	80.00'	N44°38'10"W
L242	80.00'	S44°38'10"E

Drawing Name: S:\Projects\423 - Wes Peoples Homes, LLC\022 - Solms Landing Condominiums - Condo Regime\DWG\423.002-REVISED COMBINED PHASES INTO 1 PHASE.dwg User: daroflyr-1 May 04, 2023 - 8:33am



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

**LINE TABLE**  
SOLMS LANDING CONDOMINIUMS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L243	53.00'	S45°21'50"W
L244	53.00'	S45°21'50"W
L245	102.00'	N78°24'07"E
L247	42.33'	S78°24'07"W
L248	97.93'	S78°24'07"W
L249	36.50'	N11°35'53"W
L250	121.50'	N11°35'53"W
L251	94.00'	N78°24'07"E
L252	24.00'	S11°23'02"E
L253	12.00'	S78°36'58"W
L254	19.48'	S11°23'02"E
L255	53.13'	N78°24'07"E
L256	19.48'	S11°23'02"E
L257	12.00'	S78°36'58"W
L258	53.28'	N78°24'07"E
L259	19.80'	S11°23'02"E
L260	12.00'	S78°36'58"W
L261	19.15'	S11°23'02"E
L262	55.36'	S78°24'07"W
L263	12.00'	S78°36'58"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L264	18.00'	S11°23'02"E
L265	121.50'	S11°35'53"E
L266	121.50'	N11°35'53"W
L267	36.50'	N11°35'53"W
L268	36.50'	S11°35'53"E
L269	24.00'	S11°35'53"E
L270	12.00'	N78°24'07"E
L271	19.50'	S11°35'53"E
L272	61.00'	N78°24'07"E
L273	19.50'	S11°35'53"E
L274	12.00'	N78°24'07"E
L275	19.50'	S11°35'53"E
L276	49.00'	N78°24'07"E
L277	19.50'	S11°35'53"E
L278	12.00'	N78°24'07"E
L279	19.50'	S11°35'53"E
L280	43.52'	S78°24'07"W
L281	28.30'	S11°35'53"E
L283	18.48'	S11°23'02"E
L284	121.50'	S11°35'53"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L285	36.50'	S11°35'53"E
L286	43.49'	S78°22'21"W
L287	21.63'	N45°04'22"W
L288	18.48'	N11°23'02"W
L290	121.50'	N11°35'53"W
L291	94.00'	N78°24'07"E
L292	24.00'	S11°23'02"E
L293	12.00'	S78°36'58"W
L294	19.48'	S11°23'02"E
L295	53.13'	N78°24'07"E
L296	19.48'	S11°23'02"E
L297	12.00'	S78°36'58"W
L298	19.48'	S11°23'02"E
L299	53.28'	N78°24'07"E
L300	19.80'	S11°23'02"E
L302	19.15'	S11°23'02"E
L303	55.36'	S78°24'07"W
L304	53.48'	S78°24'07"W
L305	15.66'	N11°30'53"W
L306	36.97'	S78°24'07"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L307	5.44'	N45°20'53"W
L308	78.16'	N11°30'53"W
L309	62.77'	N56°44'51"E
L310	35.00'	N78°24'07"E
L311	121.50'	S11°35'53"E
L312	36.23'	N11°30'53"W
L313	53.37'	N78°24'07"E
L314	22.25'	N11°30'53"W
L315	52.00'	N78°29'07"E
L316	53.42'	N78°24'07"E
L317	16.77'	N11°30'53"W
L318	23.34'	N11°30'53"W
L371	40.00'	S44°38'10"E

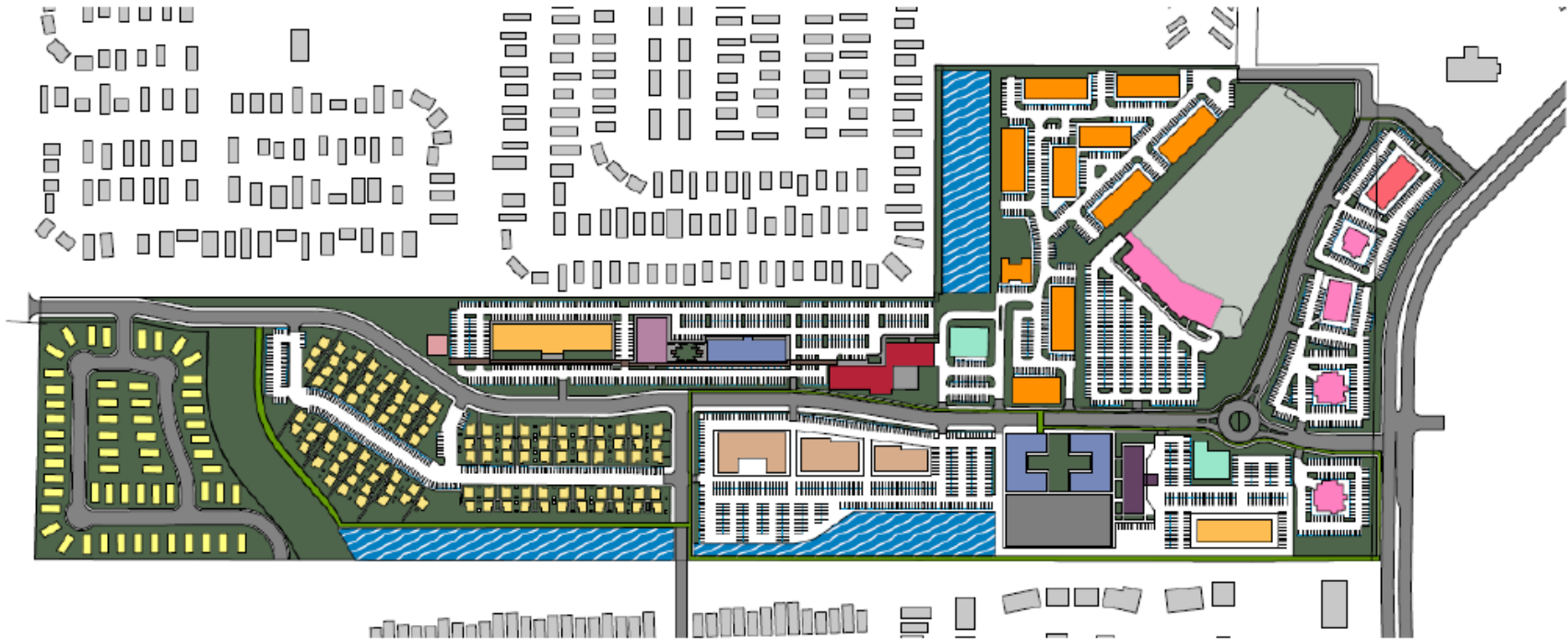
Drawing Name: S:\Projects\423 - Wes Peoples Homes, LLC\02 - Solms Landing Condominiums - Coords Regime\A01\423.002-REVISED-COMBINED PHASES INFO 1 PHASE.dwg User: dtrally-1 May 04, 2023 - 8:33am



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

## EXHIBIT D – LOT TYPE CLASSIFICATION MAP

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



## EXHIBIT E – BUYER DISCLOSURES

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

- Lot Type Single Family
- Lot Type Townhome
- 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: \$19,949.00**

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

§

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

§

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

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

Notary Public, State of Texas]<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
2025	\$ 396.31	\$ 910.69	\$ 99.74	\$ 135.67	\$ 1,542.41
2026	\$ 410.38	\$ 896.32	\$ 97.76	\$ 138.38	\$ 1,542.84
2027	\$ 426.79	\$ 881.45	\$ 95.71	\$ 141.15	\$ 1,545.10
2028	\$ 443.21	\$ 863.31	\$ 93.58	\$ 143.97	\$ 1,544.06
2029	\$ 464.31	\$ 844.47	\$ 91.36	\$ 146.85	\$ 1,547.00
2030	\$ 483.07	\$ 824.74	\$ 89.04	\$ 149.79	\$ 1,546.64
2031	\$ 504.18	\$ 804.21	\$ 86.62	\$ 152.78	\$ 1,547.79
2032	\$ 525.28	\$ 782.78	\$ 84.10	\$ 155.84	\$ 1,548.01
2033	\$ 548.73	\$ 759.14	\$ 81.48	\$ 158.95	\$ 1,548.31
2034	\$ 574.53	\$ 734.45	\$ 78.73	\$ 162.13	\$ 1,549.85
2035	\$ 600.32	\$ 708.60	\$ 75.86	\$ 165.38	\$ 1,550.16
2036	\$ 628.46	\$ 681.58	\$ 72.86	\$ 168.68	\$ 1,551.59
2037	\$ 656.60	\$ 653.30	\$ 69.72	\$ 172.06	\$ 1,551.68
2038	\$ 687.09	\$ 623.75	\$ 66.43	\$ 175.50	\$ 1,552.78
2039	\$ 719.92	\$ 592.84	\$ 63.00	\$ 179.01	\$ 1,554.76
2040	\$ 752.75	\$ 560.44	\$ 59.40	\$ 182.59	\$ 1,555.18
2041	\$ 787.92	\$ 526.57	\$ 55.64	\$ 186.24	\$ 1,556.36
2042	\$ 825.44	\$ 491.11	\$ 51.70	\$ 189.97	\$ 1,558.21
2043	\$ 865.31	\$ 451.90	\$ 47.57	\$ 193.76	\$ 1,558.54
2044	\$ 907.52	\$ 410.80	\$ 43.24	\$ 197.64	\$ 1,559.20
2045	\$ 952.07	\$ 367.69	\$ 38.70	\$ 201.59	\$ 1,560.06
2046	\$ 998.97	\$ 322.47	\$ 33.94	\$ 205.62	\$ 1,561.01
2047	\$ 1,048.22	\$ 275.02	\$ 28.95	\$ 209.74	\$ 1,561.92
2048	\$ 1,099.81	\$ 225.23	\$ 23.71	\$ 213.93	\$ 1,562.68
2049	\$ 1,156.09	\$ 172.99	\$ 18.21	\$ 218.21	\$ 1,565.49
2050	\$ 1,212.37	\$ 118.07	\$ 12.43	\$ 222.57	\$ 1,565.44
2051	\$ 1,273.34	\$ 60.48	\$ 6.37	\$ 227.03	\$ 1,567.22
Total	\$ 19,949.00	\$ 15,544.40	\$ 1,665.86	\$ 4,795.02	\$ 41,954.28

[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:  
\$13,714.93**

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 \_\_\_\_\_

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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	
2025	\$ 272.46	\$ 626.10	\$ 68.57	\$ 93.27	\$ 1,060.41	
2026	\$ 282.13	\$ 616.22	\$ 67.21	\$ 95.14	\$ 1,060.71	
2027	\$ 293.42	\$ 606.00	\$ 65.80	\$ 97.04	\$ 1,062.26	
2028	\$ 304.70	\$ 593.53	\$ 64.33	\$ 98.98	\$ 1,061.54	
2029	\$ 319.21	\$ 580.58	\$ 62.81	\$ 100.96	\$ 1,063.56	
2030	\$ 332.11	\$ 567.01	\$ 61.22	\$ 102.98	\$ 1,063.31	
2031	\$ 346.62	\$ 552.89	\$ 59.55	\$ 105.04	\$ 1,064.11	
2032	\$ 361.13	\$ 538.16	\$ 57.82	\$ 107.14	\$ 1,064.25	
2033	\$ 377.25	\$ 521.91	\$ 56.02	\$ 109.28	\$ 1,064.46	
2034	\$ 394.99	\$ 504.94	\$ 54.13	\$ 111.47	\$ 1,065.52	
2035	\$ 412.72	\$ 487.16	\$ 52.15	\$ 113.70	\$ 1,065.73	
2036	\$ 432.07	\$ 468.59	\$ 50.09	\$ 115.97	\$ 1,066.72	
2037	\$ 451.41	\$ 449.15	\$ 47.93	\$ 118.29	\$ 1,066.78	
2038	\$ 472.37	\$ 428.83	\$ 45.67	\$ 120.66	\$ 1,067.53	
2039	\$ 494.94	\$ 407.57	\$ 43.31	\$ 123.07	\$ 1,068.90	
2040	\$ 517.51	\$ 385.30	\$ 40.84	\$ 125.53	\$ 1,069.18	
2041	\$ 541.70	\$ 362.01	\$ 38.25	\$ 128.04	\$ 1,070.00	
2042	\$ 567.49	\$ 337.64	\$ 35.54	\$ 130.60	\$ 1,071.27	
2043	\$ 594.90	\$ 310.68	\$ 32.70	\$ 133.21	\$ 1,071.50	
2044	\$ 623.92	\$ 282.42	\$ 29.73	\$ 135.88	\$ 1,071.95	
2045	\$ 654.55	\$ 252.79	\$ 26.61	\$ 138.59	\$ 1,072.54	
2046	\$ 686.79	\$ 221.70	\$ 23.34	\$ 141.37	\$ 1,073.19	
2047	\$ 720.65	\$ 189.07	\$ 19.90	\$ 144.19	\$ 1,073.82	
2048	\$ 756.12	\$ 154.84	\$ 16.30	\$ 147.08	\$ 1,074.34	
2049	\$ 794.81	\$ 118.93	\$ 12.52	\$ 150.02	\$ 1,076.28	
2050	\$ 833.50	\$ 81.17	\$ 8.54	\$ 153.02	\$ 1,076.24	
2051	\$ 875.42	\$ 41.58	\$ 4.38	\$ 156.08	\$ 1,077.46	
Total	\$ 13,714.93	\$ 10,686.78	\$ 1,145.28	\$ 3,296.58	\$ 28,843.57	

[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:  
\$2,368,943.30**

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
2025	\$ 47,061.41	\$ 108,144.48	\$ 11,844.72	\$ 16,110.34	\$ 183,160.94
2026	\$ 48,732.23	\$ 106,438.50	\$ 11,609.41	\$ 16,432.54	\$ 183,212.69
2027	\$ 50,681.52	\$ 104,671.96	\$ 11,365.75	\$ 16,761.20	\$ 183,480.42
2028	\$ 52,630.81	\$ 102,517.99	\$ 11,112.34	\$ 17,096.42	\$ 183,357.56
2029	\$ 55,137.04	\$ 100,281.18	\$ 10,849.19	\$ 17,438.35	\$ 183,705.75
2030	\$ 57,364.80	\$ 97,937.86	\$ 10,573.50	\$ 17,787.11	\$ 183,663.27
2031	\$ 59,871.02	\$ 95,499.85	\$ 10,286.68	\$ 18,142.86	\$ 183,800.41
2032	\$ 62,377.25	\$ 92,955.34	\$ 9,987.32	\$ 18,505.71	\$ 183,825.63
2033	\$ 65,161.95	\$ 90,148.36	\$ 9,675.44	\$ 18,875.83	\$ 183,861.58
2034	\$ 68,225.12	\$ 87,216.07	\$ 9,349.63	\$ 19,253.34	\$ 184,044.16
2035	\$ 71,288.29	\$ 84,145.94	\$ 9,008.50	\$ 19,638.41	\$ 184,081.14
2036	\$ 74,629.93	\$ 80,937.97	\$ 8,652.06	\$ 20,031.18	\$ 184,251.14
2037	\$ 77,971.57	\$ 77,579.62	\$ 8,278.91	\$ 20,431.80	\$ 184,261.90
2038	\$ 81,591.68	\$ 74,070.90	\$ 7,889.05	\$ 20,840.44	\$ 184,392.07
2039	\$ 85,490.25	\$ 70,399.27	\$ 7,481.09	\$ 21,257.25	\$ 184,627.87
2040	\$ 89,388.83	\$ 66,552.21	\$ 7,053.64	\$ 21,682.39	\$ 184,677.08
2041	\$ 93,565.88	\$ 62,529.72	\$ 6,606.70	\$ 22,116.04	\$ 184,818.34
2042	\$ 98,021.40	\$ 58,319.25	\$ 6,138.87	\$ 22,558.36	\$ 185,037.88
2043	\$ 102,755.39	\$ 53,663.23	\$ 5,648.76	\$ 23,009.53	\$ 185,076.91
2044	\$ 107,767.84	\$ 48,782.35	\$ 5,134.98	\$ 23,469.72	\$ 185,154.90
2045	\$ 113,058.77	\$ 43,663.38	\$ 4,596.15	\$ 23,939.11	\$ 185,257.41
2046	\$ 118,628.17	\$ 38,293.09	\$ 4,030.85	\$ 24,417.90	\$ 185,370.01
2047	\$ 124,476.04	\$ 32,658.25	\$ 3,437.71	\$ 24,906.25	\$ 185,478.25
2048	\$ 130,602.38	\$ 26,745.64	\$ 2,815.33	\$ 25,404.38	\$ 185,567.73
2049	\$ 137,285.65	\$ 20,542.03	\$ 2,162.32	\$ 25,912.47	\$ 185,902.47
2050	\$ 143,968.93	\$ 14,020.96	\$ 1,475.89	\$ 26,430.72	\$ 185,896.50
2051	\$ 151,209.15	\$ 7,182.43	\$ 756.05	\$ 26,959.33	\$ 186,106.96
<b>Total</b>	<b>\$ 2,368,943.30</b>	<b>\$ 1,845,897.84</b>	<b>\$ 197,820.83</b>	<b>\$ 569,408.99</b>	<b>\$ 4,982,070.96</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: \$375,041.13**

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

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

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

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

Notary Public, State of Texas]<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

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

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

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

Notary Public, State of Texas]<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
2025	\$ 7,450.56	\$ 17,120.98	\$ 1,875.21	\$ 2,550.52	\$ 28,997.27
2026	\$ 7,715.08	\$ 16,850.90	\$ 1,837.95	\$ 2,601.53	\$ 29,005.46
2027	\$ 8,023.68	\$ 16,571.22	\$ 1,799.38	\$ 2,653.56	\$ 29,047.85
2028	\$ 8,332.29	\$ 16,230.22	\$ 1,759.26	\$ 2,706.63	\$ 29,028.40
2029	\$ 8,729.06	\$ 15,876.09	\$ 1,717.60	\$ 2,760.77	\$ 29,083.52
2030	\$ 9,081.75	\$ 15,505.11	\$ 1,673.95	\$ 2,815.98	\$ 29,076.80
2031	\$ 9,478.53	\$ 15,119.13	\$ 1,628.54	\$ 2,872.30	\$ 29,098.51
2032	\$ 9,875.30	\$ 14,716.30	\$ 1,581.15	\$ 2,929.75	\$ 29,102.50
2033	\$ 10,316.17	\$ 14,271.91	\$ 1,531.77	\$ 2,988.34	\$ 29,108.19
2034	\$ 10,801.11	\$ 13,807.68	\$ 1,480.19	\$ 3,048.11	\$ 29,137.10
2035	\$ 11,286.06	\$ 13,321.63	\$ 1,426.19	\$ 3,109.07	\$ 29,142.95
2036	\$ 11,815.10	\$ 12,813.76	\$ 1,369.76	\$ 3,171.25	\$ 29,169.86
2037	\$ 12,344.13	\$ 12,282.08	\$ 1,310.68	\$ 3,234.68	\$ 29,171.57
2038	\$ 12,917.25	\$ 11,726.59	\$ 1,248.96	\$ 3,299.37	\$ 29,192.18
2039	\$ 13,534.46	\$ 11,145.32	\$ 1,184.38	\$ 3,365.36	\$ 29,229.51
2040	\$ 14,151.66	\$ 10,536.27	\$ 1,116.70	\$ 3,432.67	\$ 29,237.30
2041	\$ 14,812.96	\$ 9,899.44	\$ 1,045.94	\$ 3,501.32	\$ 29,259.66
2042	\$ 15,518.34	\$ 9,232.86	\$ 971.88	\$ 3,571.34	\$ 29,294.42
2043	\$ 16,267.80	\$ 8,495.74	\$ 894.29	\$ 3,642.77	\$ 29,300.60
2044	\$ 17,061.35	\$ 7,723.02	\$ 812.95	\$ 3,715.63	\$ 29,312.94
2045	\$ 17,898.99	\$ 6,912.60	\$ 727.64	\$ 3,789.94	\$ 29,329.17
2046	\$ 18,780.71	\$ 6,062.40	\$ 638.15	\$ 3,865.74	\$ 29,347.00
2047	\$ 19,706.52	\$ 5,170.32	\$ 544.24	\$ 3,943.05	\$ 29,364.14
2048	\$ 20,676.42	\$ 4,234.26	\$ 445.71	\$ 4,021.91	\$ 29,378.30
2049	\$ 21,734.49	\$ 3,252.13	\$ 342.33	\$ 4,102.35	\$ 29,431.30
2050	\$ 22,792.55	\$ 2,219.74	\$ 233.66	\$ 4,184.40	\$ 29,430.35
2051	\$ 23,938.80	\$ 1,137.09	\$ 119.69	\$ 4,268.09	\$ 29,463.67
<b>Total</b>	<b>\$ 375,041.13</b>	<b>\$ 292,234.77</b>	<b>\$ 31,318.16</b>	<b>\$ 90,146.43</b>	<b>\$ 788,740.49</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: \$497,478.09**

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
2025	\$ 9,882.90	\$ 22,710.34	\$ 2,487.39	\$ 3,383.17	\$ 38,463.80
2026	\$ 10,233.77	\$ 22,352.09	\$ 2,437.98	\$ 3,450.83	\$ 38,474.66
2027	\$ 10,643.12	\$ 21,981.11	\$ 2,386.81	\$ 3,519.85	\$ 38,530.89
2028	\$ 11,052.47	\$ 21,528.78	\$ 2,333.59	\$ 3,590.25	\$ 38,505.09
2029	\$ 11,578.78	\$ 21,059.05	\$ 2,278.33	\$ 3,662.05	\$ 38,578.21
2030	\$ 12,046.61	\$ 20,566.95	\$ 2,220.44	\$ 3,735.29	\$ 38,569.29
2031	\$ 12,572.92	\$ 20,054.97	\$ 2,160.20	\$ 3,810.00	\$ 38,598.09
2032	\$ 13,099.22	\$ 19,520.62	\$ 2,097.34	\$ 3,886.20	\$ 38,603.38
2033	\$ 13,684.01	\$ 18,931.16	\$ 2,031.84	\$ 3,963.92	\$ 38,610.93
2034	\$ 14,327.28	\$ 18,315.37	\$ 1,963.42	\$ 4,043.20	\$ 38,649.27
2035	\$ 14,970.54	\$ 17,670.65	\$ 1,891.79	\$ 4,124.07	\$ 38,657.04
2036	\$ 15,672.28	\$ 16,996.97	\$ 1,816.93	\$ 4,206.55	\$ 38,692.74
2037	\$ 16,374.03	\$ 16,291.72	\$ 1,738.57	\$ 4,290.68	\$ 38,695.00
2038	\$ 17,134.25	\$ 15,554.89	\$ 1,656.70	\$ 4,376.49	\$ 38,722.33
2039	\$ 17,952.95	\$ 14,783.85	\$ 1,571.03	\$ 4,464.02	\$ 38,771.85
2040	\$ 18,771.65	\$ 13,975.96	\$ 1,481.26	\$ 4,553.30	\$ 38,782.19
2041	\$ 19,648.83	\$ 13,131.24	\$ 1,387.41	\$ 4,644.37	\$ 38,811.85
2042	\$ 20,584.49	\$ 12,247.04	\$ 1,289.16	\$ 4,737.26	\$ 38,857.95
2043	\$ 21,578.63	\$ 11,269.28	\$ 1,186.24	\$ 4,832.00	\$ 38,866.15
2044	\$ 22,631.25	\$ 10,244.29	\$ 1,078.35	\$ 4,928.64	\$ 38,882.53
2045	\$ 23,742.34	\$ 9,169.31	\$ 965.19	\$ 5,027.21	\$ 38,904.06
2046	\$ 24,911.92	\$ 8,041.55	\$ 846.48	\$ 5,127.76	\$ 38,927.70
2047	\$ 26,139.97	\$ 6,858.23	\$ 721.92	\$ 5,230.31	\$ 38,950.43
2048	\$ 27,426.50	\$ 5,616.58	\$ 591.22	\$ 5,334.92	\$ 38,969.22
2049	\$ 28,829.99	\$ 4,313.83	\$ 454.09	\$ 5,441.62	\$ 39,039.52
2050	\$ 30,233.48	\$ 2,944.40	\$ 309.94	\$ 5,550.45	\$ 39,038.26
2051	\$ 31,753.92	\$ 1,508.31	\$ 158.77	\$ 5,661.46	\$ 39,082.46
Total	\$ 497,478.09	\$ 387,638.54	\$ 41,542.37	\$ 119,575.89	\$ 1,046,234.90

[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 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: \$124,930.59**

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

§

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

§

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

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

Notary Public, State of Texas]<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

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

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

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

Notary Public, State of Texas]<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
2025	\$ 9,882.90	\$ 22,710.34	\$ 2,487.39	\$ 3,383.17	\$ 38,463.80
2026	\$ 10,233.77	\$ 22,352.09	\$ 2,437.98	\$ 3,450.83	\$ 38,474.66
2027	\$ 10,643.12	\$ 21,981.11	\$ 2,386.81	\$ 3,519.85	\$ 38,530.89
2028	\$ 11,052.47	\$ 21,528.78	\$ 2,333.59	\$ 3,590.25	\$ 38,505.09
2029	\$ 11,578.78	\$ 21,059.05	\$ 2,278.33	\$ 3,662.05	\$ 38,578.21
2030	\$ 12,046.61	\$ 20,566.95	\$ 2,220.44	\$ 3,735.29	\$ 38,569.29
2031	\$ 12,572.92	\$ 20,054.97	\$ 2,160.20	\$ 3,810.00	\$ 38,598.09
2032	\$ 13,099.22	\$ 19,520.62	\$ 2,097.34	\$ 3,886.20	\$ 38,603.38
2033	\$ 13,684.01	\$ 18,931.16	\$ 2,031.84	\$ 3,963.92	\$ 38,610.93
2034	\$ 14,327.28	\$ 18,315.37	\$ 1,963.42	\$ 4,043.20	\$ 38,649.27
2035	\$ 14,970.54	\$ 17,670.65	\$ 1,891.79	\$ 4,124.07	\$ 38,657.04
2036	\$ 15,672.28	\$ 16,996.97	\$ 1,816.93	\$ 4,206.55	\$ 38,692.74
2037	\$ 16,374.03	\$ 16,291.72	\$ 1,738.57	\$ 4,290.68	\$ 38,695.00
2038	\$ 17,134.25	\$ 15,554.89	\$ 1,656.70	\$ 4,376.49	\$ 38,722.33
2039	\$ 17,952.95	\$ 14,783.85	\$ 1,571.03	\$ 4,464.02	\$ 38,771.85
2040	\$ 18,771.65	\$ 13,975.96	\$ 1,481.26	\$ 4,553.30	\$ 38,782.19
2041	\$ 19,648.83	\$ 13,131.24	\$ 1,387.41	\$ 4,644.37	\$ 38,811.85
2042	\$ 20,584.49	\$ 12,247.04	\$ 1,289.16	\$ 4,737.26	\$ 38,857.95
2043	\$ 21,578.63	\$ 11,269.28	\$ 1,186.24	\$ 4,832.00	\$ 38,866.15
2044	\$ 22,631.25	\$ 10,244.29	\$ 1,078.35	\$ 4,928.64	\$ 38,882.53
2045	\$ 23,742.34	\$ 9,169.31	\$ 965.19	\$ 5,027.21	\$ 38,904.06
2046	\$ 24,911.92	\$ 8,041.55	\$ 846.48	\$ 5,127.76	\$ 38,927.70
2047	\$ 26,139.97	\$ 6,858.23	\$ 721.92	\$ 5,230.31	\$ 38,950.43
2048	\$ 27,426.50	\$ 5,616.58	\$ 591.22	\$ 5,334.92	\$ 38,969.22
2049	\$ 28,829.99	\$ 4,313.83	\$ 454.09	\$ 5,441.62	\$ 39,039.52
2050	\$ 30,233.48	\$ 2,944.40	\$ 309.94	\$ 5,550.45	\$ 39,038.26
2051	\$ 31,753.92	\$ 1,508.31	\$ 158.77	\$ 5,661.46	\$ 39,082.46
<b>Total</b>	<b>\$ 497,478.09</b>	<b>\$ 387,638.54</b>	<b>\$ 41,542.37</b>	<b>\$ 119,575.89</b>	<b>\$ 1,046,234.90</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 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:  
\$1,211,901.49**

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

§

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

§

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

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

Notary Public, State of Texas]<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
2025	\$ 24,075.63	\$ 55,324.44	\$ 6,059.51	\$ 8,241.71	\$ 93,701.28
2026	\$ 24,930.38	\$ 54,451.70	\$ 5,939.13	\$ 8,406.54	\$ 93,727.75
2027	\$ 25,927.60	\$ 53,547.97	\$ 5,814.48	\$ 8,574.67	\$ 93,864.72
2028	\$ 26,924.81	\$ 52,446.04	\$ 5,684.84	\$ 8,746.17	\$ 93,801.86
2029	\$ 28,206.95	\$ 51,301.74	\$ 5,550.22	\$ 8,921.09	\$ 93,979.99
2030	\$ 29,346.62	\$ 50,102.94	\$ 5,409.18	\$ 9,099.51	\$ 93,958.26
2031	\$ 30,628.76	\$ 48,855.71	\$ 5,262.45	\$ 9,281.50	\$ 94,028.42
2032	\$ 31,910.89	\$ 47,553.99	\$ 5,109.30	\$ 9,467.13	\$ 94,041.32
2033	\$ 33,335.48	\$ 46,118.00	\$ 4,949.75	\$ 9,656.48	\$ 94,059.71
2034	\$ 34,902.53	\$ 44,617.90	\$ 4,783.07	\$ 9,849.61	\$ 94,153.12
2035	\$ 36,469.59	\$ 43,047.29	\$ 4,608.56	\$ 10,046.60	\$ 94,172.04
2036	\$ 38,179.10	\$ 41,406.16	\$ 4,426.21	\$ 10,247.53	\$ 94,259.00
2037	\$ 39,888.61	\$ 39,688.10	\$ 4,235.32	\$ 10,452.48	\$ 94,264.51
2038	\$ 41,740.58	\$ 37,893.11	\$ 4,035.87	\$ 10,661.53	\$ 94,331.10
2039	\$ 43,735.01	\$ 36,014.79	\$ 3,827.17	\$ 10,874.76	\$ 94,451.73
2040	\$ 45,729.44	\$ 34,046.71	\$ 3,608.49	\$ 11,092.26	\$ 94,476.90
2041	\$ 47,866.33	\$ 31,988.89	\$ 3,379.85	\$ 11,314.10	\$ 94,549.17
2042	\$ 50,145.68	\$ 29,834.90	\$ 3,140.52	\$ 11,540.38	\$ 94,661.48
2043	\$ 52,567.49	\$ 27,452.98	\$ 2,889.79	\$ 11,771.19	\$ 94,681.45
2044	\$ 55,131.76	\$ 24,956.02	\$ 2,626.95	\$ 12,006.61	\$ 94,721.35
2045	\$ 57,838.49	\$ 22,337.27	\$ 2,351.29	\$ 12,246.75	\$ 94,773.79
2046	\$ 60,687.67	\$ 19,589.94	\$ 2,062.10	\$ 12,491.68	\$ 94,831.39
2047	\$ 63,679.32	\$ 16,707.27	\$ 1,758.66	\$ 12,741.52	\$ 94,886.77
2048	\$ 66,813.42	\$ 13,682.51	\$ 1,440.26	\$ 12,996.35	\$ 94,932.54
2049	\$ 70,232.45	\$ 10,508.87	\$ 1,106.20	\$ 13,256.27	\$ 95,103.79
2050	\$ 73,651.47	\$ 7,172.83	\$ 755.03	\$ 13,521.40	\$ 95,100.73
2051	\$ 77,355.41	\$ 3,674.38	\$ 386.78	\$ 13,791.83	\$ 95,208.40
<b>Total</b>	<b>\$ 1,211,901.49</b>	<b>\$ 944,322.45</b>	<b>\$ 101,200.97</b>	<b>\$ 291,297.64</b>	<b>\$ 2,548,722.55</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 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:  
\$1,127,118.28**

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
2025	\$ 22,391.32	\$ 51,454.00	\$ 5,635.59	\$ 7,665.13	\$ 87,146.05
2026	\$ 23,186.28	\$ 50,642.32	\$ 5,523.63	\$ 7,818.43	\$ 87,170.67
2027	\$ 24,113.73	\$ 49,801.81	\$ 5,407.70	\$ 7,974.80	\$ 87,298.05
2028	\$ 25,041.18	\$ 48,776.98	\$ 5,287.13	\$ 8,134.30	\$ 87,239.60
2029	\$ 26,233.62	\$ 47,712.73	\$ 5,161.93	\$ 8,296.98	\$ 87,405.26
2030	\$ 27,293.57	\$ 46,597.80	\$ 5,030.76	\$ 8,462.92	\$ 87,385.05
2031	\$ 28,486.00	\$ 45,437.83	\$ 4,894.29	\$ 8,632.18	\$ 87,450.30
2032	\$ 29,678.44	\$ 44,227.17	\$ 4,751.86	\$ 8,804.82	\$ 87,462.30
2033	\$ 31,003.37	\$ 42,891.64	\$ 4,603.47	\$ 8,980.92	\$ 87,479.40
2034	\$ 32,460.79	\$ 41,496.49	\$ 4,448.45	\$ 9,160.54	\$ 87,566.28
2035	\$ 33,918.22	\$ 40,035.75	\$ 4,286.15	\$ 9,343.75	\$ 87,583.87
2036	\$ 35,508.13	\$ 38,509.43	\$ 4,116.56	\$ 9,530.62	\$ 87,664.75
2037	\$ 37,098.05	\$ 36,911.57	\$ 3,939.02	\$ 9,721.24	\$ 87,669.87
2038	\$ 38,820.46	\$ 35,242.15	\$ 3,753.53	\$ 9,915.66	\$ 87,731.80
2039	\$ 40,675.36	\$ 33,495.23	\$ 3,559.43	\$ 10,113.97	\$ 87,844.00
2040	\$ 42,530.27	\$ 31,664.84	\$ 3,356.05	\$ 10,316.25	\$ 87,867.41
2041	\$ 44,517.66	\$ 29,750.98	\$ 3,143.40	\$ 10,522.58	\$ 87,934.62
2042	\$ 46,637.55	\$ 27,747.69	\$ 2,920.81	\$ 10,733.03	\$ 88,039.08
2043	\$ 48,889.93	\$ 25,532.40	\$ 2,687.62	\$ 10,947.69	\$ 88,057.65
2044	\$ 51,274.81	\$ 23,210.13	\$ 2,443.17	\$ 11,166.65	\$ 88,094.75
2045	\$ 53,792.17	\$ 20,774.58	\$ 2,186.80	\$ 11,389.98	\$ 88,143.53
2046	\$ 56,442.03	\$ 18,219.45	\$ 1,917.84	\$ 11,617.78	\$ 88,197.10
2047	\$ 59,224.39	\$ 15,538.45	\$ 1,635.63	\$ 11,850.13	\$ 88,248.60
2048	\$ 62,139.24	\$ 12,725.29	\$ 1,339.50	\$ 12,087.14	\$ 88,291.17
2049	\$ 65,319.07	\$ 9,773.68	\$ 1,028.81	\$ 12,328.88	\$ 88,450.44
2050	\$ 68,498.90	\$ 6,671.02	\$ 702.21	\$ 12,575.46	\$ 88,447.60
2051	\$ 71,943.72	\$ 3,417.33	\$ 359.72	\$ 12,826.97	\$ 88,547.73
<b>Total</b>	<b>\$ 1,127,118.28</b>	<b>\$ 878,258.76</b>	<b>\$ 94,121.07</b>	<b>\$ 270,918.80</b>	<b>\$ 2,370,416.91</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.