



TRAVIS COUNTY, TEXAS

An order of the Commissioners Court of Travis County, Texas (1) accepting and approving an amended and restated service and assessment plan, including an updated assessment roll and updated buyer disclosures for Improvement Area #1 and an assessment roll and buyer disclosures for Improvement Area #2 of the Longview 71 Public Improvement District; (2) making a finding of special benefit to the property within Improvement Area #2 of the District to be assessed; (3) levying assessments against certain property within Improvement Area #2 of the District and establishing a lien on such property; (4) providing for method of assessment and the payment of the assessment in accordance with Chapter 372, Texas Local Government Code, as amended; (5) providing for penalties and interest on delinquent assessments; (6) providing for severability; (7) resolving all matters incident and related thereto; and (8) providing an effective date

RECITALS

A. On October 29, 2019, the Commissioners Court (the "Commissioners Court") of Travis County, Texas (the "County") passed and approved a resolution (the "Authorization Resolution") that authorized the creation of the Longview 71 Public Improvement District (the "District") pursuant to Chapter 372, Texas Local Government Code, as amended (the "PID Act"), which Authorization Resolution was published in a newspaper of general circulation in the County and the extraterritorial jurisdiction of the City of Austin (the "City") in which the District was to be located on November 8, 2019.

B. The City did not object to the establishment of the District within 30 days of the County's action approving the Authorization Resolution.

C. No written protests regarding the creation of the District from any owners of record of property within the District were filed with the County Clerk within 20 days of November 8, 2019.

D. The County authorized the creation of the District to finance certain public improvements authorized by the PID Act for the benefit of the property within the District (the "Authorized Improvements").

E. The County has contracted with the Travis County Development Authority ("TCDA") to manage and administer public improvement districts created by the County, including the District.

F. TCDA has selected a third-party administrator to assist TCDA in the management and administration of public improvement districts.

G. On March 19, 2024, in connection with the development of the first improvement area within the District ("Improvement Area #1"), the Commissioners Court adopted an order approving and accepting the Longview 71 Public Improvement District Service and Assessment Plan (as updated and amended from time to time, the "Original SAP"), including the assessment roll for Improvement Area #1 (the "Improvement Area #1 Assessment Roll") and the forms of notice required by Section 5.014 of the Texas Property Code, as amended (the "Buyer Disclosures") for Improvement Area #1.

H. On December 3, 2024, in connection with the issuance of bonds to finance the costs of the Authorized Improvements benefitting Improvement Area #1, the Commissioners Court adopted an order approving and accepting the Longview 71 Public Improvement District 2024 Amended and Restated Service and Assessment Plan (as updated and amended from time to time, the "2024 A&R SAP"), which amended and restated the Original SAP in its entirety.

I. Pursuant to the PID Act, the Commissioners Court is required to at least annually update the 2024 A&R SAP, including the Improvement Area #1 Assessment Roll and the Buyer Disclosures for Improvement Area #1 (each, an "Annual Service Plan Update").

J. On August 26, 2025, the Commissioners Court adopted an order accepting and approving an Annual Service Plan Update for 2025, including an updated Improvement Area #1 Assessment Roll and updated Buyer Disclosures for Improvement Area #1.

K. On January 20, 2026, the Commissioners Court adopted a resolution determining the costs of certain Authorized Improvements to be financed at this time within Improvement Area #2 (defined therein as the "Improvement Area #2 Authorized Improvements") to be financed through the District, approving the preliminary Longview 71 Public Improvement District 2026 Amended and Restated Service and Assessment Plan, including the proposed assessment roll for Improvement Area #2 (the "Improvement Area #2 Roll"), calling for a public hearing to consider an order levying assessments on property within Improvement Area #2 of the District (the "Improvement Area #2 Assessments"), authorizing the publication and mailing of notice of a public hearing (the "Assessment Hearing") to consider the levying of the Improvement Area #2 Assessments for financing the costs of the Improvement Area #2 Authorized Improvements benefitting Improvement Area #2 in a newspaper of general circulation in the County and the extraterritorial jurisdiction of the City.

L. On January 21, 2026, the Commissioners Court caused the Improvement Area #2 Assessment Roll identifying the Improvement Area #2 Assessments to be filed with the Tax Assessor-Collector and such assessment roll was made available for public inspection.

M. Pursuant to Section 372.016(b) of the PID Act, the Commissioners Court caused the notice of the Assessment Hearing to be published on January 27, 2026, in *The Austin American Statesman*, a newspaper of general circulation in the County and the extraterritorial jurisdiction of the City in which the district is to be located.

N. Pursuant to Section 372.016(c) of the PID Act, the Commissioners Court caused the notice of the Assessment Hearing to be mailed to the last known address of the owners of the property liable for the Improvement Area #2 Assessments.

O. The Commissioners Court convened the Assessment Hearing February 10, 2026, at which all persons who appeared, or requested to appear, in person or by their representative, were given the opportunity to contend for or contest inclusion of the Assessment on the Improvement Area #2 Assessment Roll and the proposed Improvement Area #2 Assessments, and to offer testimony pertinent to any issue presented on the amount of the Improvement Area #2 Assessments, the allocation of costs of the Improvement Area #2 Authorized Improvements to Improvement Area #2, the purposes of the Improvement Area #2 Assessments, the special benefits of the Improvement Area #2 Assessments, and the penalties and interest on annual installments and on delinquent annual installments of the Improvement Area #2 Assessments.

P. The Commissioners Court finds and determines that the Longview 71 Public Improvement District 2026 Amended and Restated Service and Assessment Plan (the "Service and Assessment Plan"), including the updated Improvement Area #1 Assessment Roll, the Improvement Area #2 Assessment Roll, the updated Buyer Disclosures for Improvement Area #1 and the Buyer Disclosures for Improvement Area #2, in a form substantially similar to the attached **Exhibit A**, and which is incorporated herein for all purposes, should be approved and that the Improvement Area #2 Assessments should be levied as provided in this Order and the Service and Assessment Plan and the Improvement Area #2 Assessment Roll.

Q. The Commissioners Court further finds that there were no written objections or evidence submitted to the County Clerk or the Tax Assessor-Collector in opposition to the Service and Assessment Plan, the allocation of the costs of the Improvement Area #2 Authorized Improvements to Improvement Area #2, the Improvement Area #2 Assessment Roll, and the levy of the Improvement Area #2 Assessments.

R. Concurrent herewith, the owner of the taxable real property located within Improvement Area #2 of the District (the "Landowner"), to be assessed pursuant to this

Order, has executed and presented to the Commissioners Court for approval and acceptance a landowner agreement (the "Landowner Agreement") in the form and substance acceptable to the County, in which the Landowner approves and accepts the Service and Assessment Plan, approve the Improvement Area #2 Assessment Roll, approves this Order, approves the levy of the Improvement Area #2 Assessments against their property located within Improvement Area #2, and agrees to pay the Improvement Area #2 Assessments when due and payable.

S. The Commissioners Court closed the Assessment Hearing, and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the County, determined to proceed with levy of the Improvement Area #2 Assessments and the adoption of this Order in conformity with the requirements of the PID Act.

T. The Service and Assessment Plan, when accepted and approved by the Commissioners Court, will serve as the Annual Service Plan Update for 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSIONERS COURT OF TRAVIS COUNTY, TEXAS:

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

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

SECTION 3. Findings Related to Improvement Area #1. The Commissioners Court hereby finds, determines and orders, as follows:

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

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

SECTION 4. Findings Relating to Improvement Area #2. The Commissioners Court hereby finds, determines, and orders, as follows:

(a) The apportionment of the Actual Costs of the Improvement Area #2 Authorized Improvements (as reflected in the Service and Assessment Plan) is fair and reasonable, reflects an accurate presentation of the special benefit each Assessed Property in Improvement Area #2 will receive from the construction of

the Improvement Area #2 Authorized Improvements identified in the Service and Assessment Plan, and is hereby approved;

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

(c) The Service and Assessment Plan apportions the costs of the Improvement Area #2 Authorized Improvements to be assessed against the Assessed Property in Improvement Area #2 of the District, and such apportionment is made on the basis of special benefits accruing to the real property because of the Improvement Area #2 Authorized Improvements;

(d) All of the real property in Improvement Area #2 of the District, which is being assessed in the amounts shown in the Improvement Area #2 Assessment Roll, will be benefited by the Improvement Area #2 Authorized Improvements constructed as described in the Service and Assessment Plan, and Improvement Area #2 will receive special benefits in each year equal to or greater than each annual installment of Assessment and will receive special benefits during the term of the Assessment equal to or greater than the total amount assessed;

(e) The method of apportionment of the costs of the Improvement Area #2 Authorized Improvements and Annual Collection Costs set forth in the Service and Assessment Plan results in imposing equal shares of the costs of the Improvement Area #2 Authorized Improvements and Annual Collection Costs on real property similarly benefited, and results in a reasonable classification and formula for the apportionment of the Actual Costs;

(f) The Improvement Area #2 Assessment Roll should be approved as the assessment roll for Improvement Area #2 of the District; and

(g) The provisions of the Service and Assessment Plan relating to due and delinquency dates for the Improvement Area #2 Assessments, interest on Annual Installments, interest and penalties on delinquent Improvement Area #2 Assessments and delinquent Annual Installments, and procedures in connection with the imposition and collection of the Improvement Area #2 Assessments should be approved and will expedite collection of the Improvement Area #2 Assessments in a timely manner in order to provide the services and improvements needed and required for the area within Improvement Area #2 of the District.

SECTION 5. Service and Assessment Plan. The Service and Assessment Plan is hereby accepted and approved pursuant to Sections 372.013 and 372.014 of the PID Act

as the Service and Assessment Plan for the District. The Service and Assessment Plan amends and restates the 2024 A&R SAP, as updated, in its entirety. The Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

SECTION 6. Improvement Area #1 Assessment Roll and Buyer Disclosures. The updated Improvement Area #1 Assessment Roll, attached as Exhibit F-1, and the updated Buyer Disclosures for Improvement Area #1, attached as Exhibit O, to the Service and Assessment Plan, are hereby accepted and approved pursuant to the PID Act.

SECTION 7. Levy and Payment of Improvement Area #2 Assessments for Actual Costs.

(a) The Commissioners Court hereby levies an assessment on the Assessed Property located within Improvement Area #2 of the District, as shown and described in the Service and Assessment Plan and the Improvement Area #2 Assessment Roll, in the amount shown on the Improvement Area #2 Assessment Roll as a special assessment on the property within Improvement Area #2 set forth in the Improvement Area #2 Assessment Roll.

(b) The levy of the Improvement Area #2 Assessments shall be effective on the date of execution of this Order levying the Improvement Area #2 Assessments and strictly in accordance with the terms of the Service and Assessment Plan and the PID Act.

(c) The collection of the Improvement Area #2 Assessments shall be as described in the Service and Assessment Plan and the PID Act.

(d) The Improvement Area #2 Assessments may be paid in a lump sum at any time or may be paid in Annual Installments pursuant to the terms of the Service and Assessment Plan.

(e) The Improvement Area #2 Assessments shall bear interest at the rate or rates specified in the Service and Assessment Plan, as such rates may be updated from time to time including for the issuance of PID Bonds.

(f) Each Annual Installment of Improvement Area #2 Assessments shall be collected each year in the manner set forth in the Service and Assessment Plan.

(g) The Annual Collection Costs for Improvement Area #2 of the District shall be calculated pursuant to the terms of the Service and Assessment Plan.

SECTION 8. Improvement Area #2 Assessment Roll and Buyer Disclosures. The Improvement Area #2 Assessment Roll, attached as Exhibit F-2 and the Buyer

Disclosures for Improvement Area #2, attached as Exhibit O, to the Service and Assessment Plan, are hereby accepted and approved pursuant to Section 372.016 of the PID Act as the assessment roll for Improvement Area #2.

SECTION 9. Method of Assessment of Costs of Improvement Area #2 Authorized Improvements. The method of apportioning the costs of the Improvement Area #2 Authorized Improvements and the Annual Collection Costs is set forth in the Service and Assessment Plan.

SECTION 10. Penalties and Interest on Delinquent Improvement Area #2 Assessments. Delinquent Improvement Area #2 Assessments shall be subject to the penalties, interest, procedures, and foreclosure sales set forth in the Service and Assessment Plan and as allowed by law.

SECTION 11. Prepayments of Improvement Area #2 Assessments. As provided in Section VI.E. of the Service and Assessment Plan, the owners of any Assessed Property in Improvement Area #2 of the District may prepay the Improvement Area #2 Assessments levied by this Order.

SECTION 12. Lien Priority of Improvement Area #2 Assessments. The Commissioners Court and the Landowner intend for the obligations, covenants, and burdens on the landowners of Improvement Area #2 of the District, including without limitation such landowner's obligations related to payment of the Improvement Area #2 Assessments and the Annual Installments thereof, to constitute covenants that shall run with the land. The Improvement Area #2 Assessments and the Annual Installments thereof which are levied hereby shall be binding upon the Landowner and all future owners of any Assessed Property in Improvement Area #2 and their respective transferees, legal representatives, heirs, devisees, successors, and assigns in the same manner and for the same period as such parties would be personally liable for the payment of ad valorem taxes under applicable law. The Improvement Area #2 Assessments shall have lien priority as specified in the Service and Assessment Plan and the PID Act.

SECTION 13. Applicability of Tax Code. To the extent not inconsistent with this Order, and not inconsistent with the PID Act or the other laws governing public improvement districts, the provisions of the Texas Tax Code shall be applicable to the imposition and collection of Improvement Area #2 Assessments by the County.

SECTION 14. Posting and Filing of the Service and Assessment Plan.

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

County not later than the seventh day after the date the Commissioners Court adopts this Order approving the Service and Assessment Plan; and

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

SECTION 15. Submission of the Assessment Rolls. County staff is directed to cause a copy of the assessment rolls for the District, including the updated Improvement Area #1 Assessment Roll and the Improvement Area #2 Assessment Roll, to be submitted to the Travis Central Appraisal District not later than the seventh day after the date the Commissioners Court adopts this Order approving the Service and Assessment Plan.

SECTION 16. Additional Actions. County staff is hereby authorized and directed to take any and all actions on behalf of the County necessary or desirable to carry out the intent and purposes of this Order.

SECTION 17. Severability. If any provision, section, subsection, sentence, clause, or phrase of this Order, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Order or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Commissioners Court that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity or any other portion hereof, and all provisions of this Order are declared to be severable for that purpose.

SECTION 18. Section Headings. The Section headings herein are for convenience only and shall not affect the construction hereof.

SECTION 19. Notice under Open Meetings Act. A written notice of the date, hour, place, and subject of this meeting of the Commissioners Court was posted at a place convenient to the public for the time required by law preceding this meeting, as required by the Open Meetings Act, Chapter 551, Texas Government Code, as amended, and that this meeting has been open to the public as required by law at all times during which this Order and the subject matter hereof has been discussed, considered, and formally acted upon.

SECTION 20. Effective Date. This Order shall take effect, and the levy of the Improvement Area #2 Assessments, and the provisions and terms of the Service and Assessment Plan shall be and become effective upon passage hereof.

PASSED AND APPROVED on this, the 10th day of February, 2026.

COMMISSIONERS COURT
TRAVIS COUNTY, TEXAS

ATTEST

DYANA LIMON-MERCADO
County Clerk and Ex-Officio Clerk
of the Commissioners' Court of
Travis County, Texas



By: _____

Lola Ogunro

EXHIBIT A
SERVICE AND ASSESSMENT PLAN

Longview 71 Public Improvement District

2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT
PLAN

FEBRUARY 10, 2026



AUSTIN, TX | NORTH RICHLAND HILLS, TX

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INTRODUCTION

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

On October 29, 2019, the Commissioners Court passed and approved a resolution authorizing the establishment of the Longview 71 Public Improvement District in accordance with the PID Act, which authorization was effective upon publication as required by the then-effective provisions of the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 426.702 acres located entirely within the County and the extraterritorial jurisdiction of the City, as described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Improvement Area #1 contains approximately 116.7671 acres and is legally described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Improvement Area #2 contains approximately 59.958 acres and is legally described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-2**.

On March 19, 2024, the Commissioners Court passed and approved the Original Service and Assessment Plan and the Improvement Area #1 Assessment Order which levied the Improvement Area #1 Assessments and approved the Improvement Area #1 Assessment Roll.

On March 19, 2024, the County and the TCDA approved and authorized the Improvement Area #1 Funding Agreement.

On October 22, 2024, the Commissioners Court passed and approved the 2024 Annual Service Plan Update which served to (1) reclassify the Lot Type of three Lots in Improvement Area #1, (2) reallocate the Improvement Area #1 Assessments accordingly among the platted Lots, consisting of Lot Type 1, Lot Type 2, and Lot Type 3, (3) revise the Improvement Area #1 Assessment Roll accordingly and (4) revise the Buyer Disclosures for Lot Type 1, Lot Type 2 and Lot Type 3 accordingly.

On December 3, 2024, the Commissioners Court passed and approved the 2024 Amended and Restated Service and Assessment Plan, which amended and restated the Original Service and Assessment Plan in its entirety for the purposes of (1) issuing the Improvement Area #1 Bonds and (2) updating the Improvement Area #1 Assessment Roll.

On August 26, 2025, the Commissioners Court approved by order the 2025 Annual Service Plan Update which updated the Assessment Rolls.

Pursuant to the PID Act, a service and assessment plan must be reviewed and updated at least annually. This document is the 2026 Amended and Restated Service and Assessment Plan which amends and restates the 2024 Amended and Restated Service and Assessment Plan for the purposes of (1) updating the Improvement Area #1 Assessment Roll for 2026, (2) levying the Improvement Area #2 Assessments, and (3) approving the Improvement Area #2 Assessment Roll. This 2026 Amended and Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026.

On February 10, 2026, the County and the TCDA approved and authorized the Improvement Area #2 Funding Agreement.

The PID Act requires a service plan covering a period of at least five years and defining the annual indebtedness and projected cost of the Authorized Improvements. The Service Plan is contained in **Section IV**.

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

The PID Act requires an Assessment Roll that states the assessment against each Assessed Property determined by the method chosen by the Commissioners Court. The Assessment against each Assessed Property must be sufficient to pay the share of the Actual Costs apportioned to the Assessed Property and cannot exceed the special benefit conferred on the Assessed Property by the Authorized Improvements. The Assessment Roll for Improvement Area #1 is included as **Exhibit F-1**. The Assessment Roll for Improvement Area #2 is included as **Exhibit F-2**.

The PID Act permits the Commissioners Court to enter into an agreement with a corporation created by the County under the Texas Constitution or other law that provides for payment of amounts pledged under the PID Act, which may be assessment revenues, to such corporation to secure indebtedness issued by the corporation to finance an improvement project, including indebtedness to pay capitalized interest, fund a reserve fund permitted by the PID Act , and pay the corporation's costs of issuance. Additionally, the Commissioners Court may enter into an agreement with a corporation to manage one or more of the County's public improvement districts. Pursuant to the LGC Act, the County has created the TCDA to aid, assist and act on behalf of the County in the performance of the County's general functions, including but not limited to managing public improvement districts created by the County under the PID Act. Pursuant to the

PID Act and the LGC Act, the County and the TCDA have entered into the Management Contract pursuant to which the TCDA agreed to provide management and administrative services for public improvement districts created by the Commissioners Court and, when requested by the County, consider the issuance of PID Bonds. Pursuant to the PID Act and the LGC Act, the County and the TCDA intend to enter into one or more Funding Agreements for the transfer of Assessment Revenues to the TCDA for the payment of the Actual Costs of the Authorized Improvements or, if PID Bonds are issued by the TCDA, the payment thereof.

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SECTION I: DEFINITIONS

“2024 Amended and Restated Service and Assessment Plan” means the 2024 Amended and Restated Service and Assessment Plan approved by the Commissioners Court on December 3, 2024, which amended and restated the Original Service and Assessment Plan in its entirety for the purposes of (1) issuing the Improvement Area #1 Bonds and (2) updating the Improvement Area #1 Assessment Roll.

“2024 Annual Service Plan Update” means the Annual Service Plan update approved by the Commissioners Court on October 22, 2024.

“2025 Annual Service Plan Update” means the Annual Service Plan update approved by the Commissioners Court on August 26, 2025.

“2026 Amended and Restated Service and Assessment Plan” means this 2026 Amended and Restated Service and Assessment Plan as updated, amended, and supplemented from time to time.

“Actual Cost(s)” means, with respect to each Authorized Improvement, the Managing Developer's demonstrated, reasonable, allocable, and allowable costs of constructing the Authorized Improvement, as specified in a payment request in a form that has been reviewed and approved by the County and (a) in an amount not to exceed the amount for the Authorized Improvement as set forth in this 2026 Amended and Restated Service and Assessment Plan and (b) do not include the costs for any change orders that affect a Community Benefit listed in Exhibit “F” of the Financing Agreement that have not been approved by either the County and the TCDA or by an Applicable Entity, but may include the following costs incurred by or on behalf of the Managing Developer (either directly or through affiliates):

- (1) the cost to plan, design, acquire, construct, install and dedicate the Authorized Improvements to the Applicable Entity,
- (2) the cost to prepare plans, specifications (including bid packages), contracts, and as-built drawings,
- (3) the cost to obtain zoning, licenses, plan approvals, permits, inspections, and other government approvals,
- (4) the cost to acquire easements and other right-of-way,
- (5) the cost to relocate a utility when the relocation costs are not the responsibility of the utility owner,

(6) the costs for third-party professional consulting services including, but not limited to, engineering, geotechnical, surveying, land planning, architectural, landscaping, legal, accounting and appraisal services,

(7) the costs of labor, materials, equipment, fixtures, payment and performance bonds and other construction security, and insurance premiums,

(8) fees charged by an Applicable Entity or any other political subdivision or governmental authority, and

(9) a Construction Management Fee to implement, administer, and manage the activities described in Paragraphs (1) through (8) above and equal to 4% of the costs incurred by or on behalf of the Managing Developer for the construction of such Authorized Improvements, but excluding (A) the costs described in Paragraphs (3), (6) and (8) and (B) taxes, insurance premiums, and financing costs.

“Additional Interest” means the amount collected by application of the Additional Interest Rate.

“Additional Interest Rate” means the interest rate, not to exceed 0.50%, charged on an Assessment securing PID Bonds, as authorized by Section 372.018 of the PID Act.

“Administrative Reserves” mean the estimated first year Annual Collection Costs.

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

“Annual Collection Costs” mean the actual or budgeted costs and expenses related to collecting the Annual Installments, including, but not limited to, costs and expenses for:

(1) the Administrator;

(2) County staff;

(3) TCDA staff;

(4) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the County or TCDA;

(5) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments;

(6) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates;

(7) investing or depositing Assessments and Annual Installments;

(8) complying with this 2026 Amended and Restated Service and Assessment Plan and the PID Act;

(9) the TCDA Depository Bank in connection with reimbursement of the Actual Costs, including their legal counsel; and

(10) administering the construction of the Authorized Improvements.

“Annual Installment” means the annual installment payment on the Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, if applicable.

“Annual Service Plan Update” means an update to this 2026 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the Commissioners Court.

“Applicable Entity” has the meaning given in the Financing Agreement.

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

“Assessment” means an assessment levied against a Parcel within the District and imposed pursuant to an Assessment Order and the provisions herein of this 2026 Amended and Restated Service and Assessment Plan, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

“Assessment Order” means an order adopted by the Commissioners Court in accordance with the PID Act that levies an Assessment.

“Assessment Plan” assesses the Actual Costs of the Authorized Improvements against the District based on the special benefits conferred on the District by the Authorized Improvements, more specifically described in **Section V**.

“Assessment Revenues” mean money collected by or on behalf of the County from any one or more of the following: (1) an Assessment levied against the Assessed Property, or Annual Installment payment thereof, including any interest on such Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

“Assessment Roll” means any Assessment Roll approved by an Assessment Order that levies Assessments on property within the District, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the Act, including updates prepared in connection with the issuance of PID Bonds, or in connection with any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2026 Amended and

Restated Service and Assessment Plan as **Exhibit F-1**. The Improvement Area #2 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-2**.

“Authorized Improvements” means improvements authorized by Section 372.003 of the PID Act as described in **Section III** and depicted on **Exhibit I, Exhibit J, and Exhibit K**.

“Bond Issuance Costs” mean the costs associated with issuing PID Bonds, if issued, including but not limited to attorney fees, financial advisory fees, consultant fees, initial trustee fee, appraisal fees, printing costs, publication costs, County costs, capitalized interest, reserve fund requirements, underwriter’s discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

“City” means the City of Austin, Texas.

“Commissioners Court” means the governing body of the County.

“Community Benefit” has the meaning given in the Financing Agreement.

“Construction Costs” mean the actual cost for a selected construction contractor to construct an Authorized Improvement, excluding Preconstruction Costs, Construction Management Fees, and Non-Eligible Costs.

“Construction Management Fee” means the costs, incurred by or on behalf of Managing Developer or a third party construction manager, for general oversight of preconstruction and construction of an Authorized Improvement, including testing and materials, inspection, quality assurance/quality control, permitting, change order and claim investigations and resolutions, warranty period monitoring and reporting of deficiencies, and other construction management services and is equal to no more than 4% of Construction Costs.

“Contract Assessment Revenues” mean the Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of one or more Funding Agreements for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of Authorized Improvements or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

“County” means Travis County, Texas, a political subdivision of the State of Texas.

“Delinquent Collection Costs” mean, costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2026 Amended and Restated Service and Assessment Plan including penalties and reasonable attorney’s fees actually paid, but excluding amounts representing interest and penalty interest.

“District” means the Longview 71 Public Improvement District containing approximately 426.702 acres located within the County and the extraterritorial jurisdiction of the City and shown on **Exhibit B-1** and more specifically described in **Exhibit A-1**.

“Estimated Buildout Value” means the estimated buildout value of an Assessed Property, and shall be determined by the Administrator and confirmed by the Commissioners Court by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other information that may impact value.

“Financing Agreement” means the Longview 71 Public Improvement District Financing Agreement by and among the County, the TCDA, and the Managing Developer dated November 14, 2023, that provides for construction and dedication of an Authorized Improvement to the County or the City, as applicable, as such agreement may be amended from time to time.

“Foreclosure Proceeds” mean the proceeds, including interest and penalty interest, received by the County from the enforcement of the Assessments against any Assessed Property, by foreclosure of lien or otherwise, but excluding and net of all Delinquent Collection Costs.

“Funding Agreements” mean any Funding Agreement by and between the County and the TCDA under which the County will make or cause to be made payments of Assessment Revenues to the TCDA who will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Authorized Improvements paid by the Managing Developer or, if PID Bonds are issued by the TCDA, in a segregated fund held by the Trustee to be used for the payment of such PID Bonds.

“Future Improvement Areas” mean one or more Improvement Areas to be created within the Remainder Area.

“Improvement Area” or **“Improvement Areas”** means a definable development area within the District, including Improvement Area #1, Improvement Area #2, and the Future Improvement Areas.

“Improvement Area #1” means approximately 116.7671 acres of land located within the District and shown on **Exhibit B-2** and more specifically described in **Exhibit A-2**.

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

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

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

“Improvement Area #1 Assessment Order” means the order adopted by the Commissioners Court on March 19, 2024 that levied the Improvement Area #1 Assessments.

“Improvement Area #1 Assessment Revenues” mean money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #1 Assessment levied against the Improvement Area #1 Assessed Property as defined in this 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #1 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #1 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

“Improvement Area #1 Assessment Roll” means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-1**.

“Improvement Area #1 Authorized Improvements” mean the Improvement Area #1 Projects, and the Administrative Reserves and Bond Issuance Costs related to the Improvement Area #1 Bonds.

“Improvement Area #1 Bonds” mean those certain “Travis County Development Authority Contract Assessment Revenue Bonds, Series 2024 (Longview 71 Public Improvement District Improvement Area #1 Project)” that are secured by Improvement Area #1 Contract Assessment Revenues in accordance with the Indenture relating to the Improvement Area #1 Bonds.

“Improvement Area #1 Contract Assessment Revenues” mean Improvement Area #1 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #1 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #1 Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #1 Bonds, if issued.

“Improvement Area #1 Funding Agreement” means that certain Longview 71 Public Improvement District Improvement Area #1 Funding Agreement by and between the County and the TCDA relating to Improvement Area #1, as such agreement may be amended from time to time.

“Improvement Area #1 Improvements” mean the Authorized Improvements that solely benefit Improvement Area #1 Assessed Property, as more specifically described in **Section III.B** and shown on **Exhibit C** and depicted on **Exhibit J**.

“Improvement Area #1 Major Improvements” mean Improvement Area #1’s allocable share of the Major Improvements.

“Improvement Area #1 Projects” mean, collectively, the Improvement Area #1 Improvements and the Improvement Area #1 Major Improvements.

“Improvement Area #2” means approximately 59.958 acres of land located within the District and shown on **Exhibit B-2** and more specifically described in **Exhibit A-3**.

“Improvement Area #2 Acquisition and Reimbursement Agreement” means that certain “Longview 71 Public Improvement Area #2 Acquisition and Reimbursement Agreement” effective February 10, 2026, entered into by and among the County, the TCDA, and Managing Developer, pursuant to which all or a portion of Actual Costs, plus interest thereon as provided in the agreement, of the Improvement Area #2 Projects will be paid to the Managing Developer from Improvement Area #2 Assessment Revenues or proceeds of the Improvement Area #2 Bonds, if issued, as such agreement may be amended from time to time.

“Improvement Area #2 Annual Installment” means the annual installment payment on the Improvement Area #2 Assessment as calculated by the Administrator and confirmed and approved by the Commissioners Court, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest, as applicable. Additional Interest is not charged on the Improvement Area #2 Assessments which secure the Improvement Area #2 Reimbursement Obligation, but will be included in future Improvement Area #2 Annual Installments in the event Improvement Area #2 Bonds are issued.

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

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

“Improvement Area #2 Assessment Order” means the order adopted by the Commissioners Court on February 10, 2026 that levied the Improvement Area #2 Assessments.

“Improvement Area #2 Assessment Revenues” mean money collected by or on behalf of the County from any one or more of the following: (1) an Improvement Area #2 Assessment levied against the Improvement Area #2 Assessed Property as defined in this 2026 Amended and Restated Service and Assessment Plan, or Annual Installment payment thereof, including any interest on such Improvement Area #2 Assessment or Annual Installment thereof during any period of delinquency, (2) a Prepayment of Improvement Area #2 Assessments, (3) Delinquent Collection Costs, and (4) Foreclosure Proceeds.

“Improvement Area #2 Assessment Roll” means the Assessment Roll for the Improvement Area #2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Improvement Area #2 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-2**.

“Improvement Area #2 Authorized Improvements” mean the Improvement Area #2 Projects, and the Administrative Reserves and Bond Issuance Costs related to the Improvement Area #2 Bonds.

“Improvement Area #2 Bonds” means any PID Bonds issued in the future that are payable from Assessment Revenues from Improvement Area #2 or Improvement Area #2 Contract Assessment Revenues and are issued to refinance the Improvement Area #2 Reimbursement Obligation.

“Improvement Area #2 Contract Assessment Revenues” mean Improvement Area #2 Assessment Revenues required to be paid by the County to the TCDA pursuant to the provisions of the Improvement Area #2 Funding Agreement for deposit into a segregated fund held by the TCDA Depository Bank for the payment of the Actual Costs of the Improvement Area #2 Projects or for deposit into a segregated fund held by the Trustee for the payment of the Improvement Area #2 Bonds, if issued.

“Improvement Area #2 Funding Agreement” means that certain Longview 71 Public Improvement District Improvement Area #2 Funding Agreement by and between the County and the TCDA relating to Improvement Area #2, as such agreement may be amended from time to time.

“Improvement Area #2 Improvements” mean the Authorized Improvements that solely benefit Improvement Area #2 Assessed Property, as more specifically described in **Section III.C** and shown on **Exhibit C-1** and depicted on **Exhibit K**.

“Improvement Area #2 Major Improvements” mean Improvement Area #2’s allocable share of the Major Improvements.

“Improvement Area #2 Projects” mean, collectively, the Improvement Area #2 Improvements and the Improvement Area #2 Major Improvements.

“Improvement Area #2 Reimbursement Obligation” means an amount not to exceed \$9,303,000 secured by Improvement Area #2 Contract Assessment Revenues to be paid to the Managing Developer pursuant to the Improvement Area #2 Acquisition and Reimbursement Agreement. The Annual Installments for the Improvement Area #2 Reimbursement Obligation are shown on **Exhibit G-2**.

“Improvement Area #2 Unplatted Parcel” means the property within Improvement Area #2 save and except Non-Benefited Property.

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

“LGC Act” means subchapter D of Chapter 431, Texas Transportation Code, as amended.

“Lot” means (1) for any portion of the District for which a subdivision plat has been recorded in the official public records of the County, a tract of land described as a “lot” in such subdivision plat, and (2) for any portion of the District for which a subdivision plat has not been recorded in the official public records of the County, a tract of land anticipated to be described as a “lot” in a final recorded subdivision plat.

“Lot Type” means a classification of final building Lots with similar characteristics (e.g., commercial, light industrial, multi-family, single family residential, etc.), as determined by the Administrator and approved and confirmed by the Commissioners Court. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as determined by the Administrator and approved and confirmed by the Commissioners Court.

“Lot Type 1” means a lot in Improvement Area #1 designated as a 40’ alley lot by the Managing Developer, as shown on **Exhibit N**.

“Lot Type 2” means a lot in Improvement Area #1 designated as a 40’ lot by the Managing Developer, as shown on **Exhibit N**.

“Lot Type 3” means a lot in Improvement Area #1 designated as a 50’ lot by the Managing Developer, as shown on **Exhibit N**.

“Lot Type 4” means a lot in Improvement Area #2 designated as a 40’ lot by the Managing Developer, as shown on **Exhibit N**.

“Lot Type 5” means a lot in Improvement Area #2 designated as a 50’ lot by the Managing Developer, as shown on **Exhibit N**.

“Major Improvements” mean the Authorized Improvements that benefit the entire District and are more specifically described in **Section III.A**.

“Management Contract” means that certain Contract for Management and Administrative Services dated April 24, 2018, between the County and the TCDA, relating to the management and administration of public improvement districts created by the Commissioners Court, as such contract may be amended from time to time.

“Managing Developer” means WLH Communities – Texas, LLC, a Delaware limited liability company and their designated successors and assigns.

“Maximum Assessment” means, for each Lot Type, an Assessment equal to the lesser of: (1) the amount calculated pursuant to **Section VI.A**, and (2) the amount shown on **Exhibit H**. The Maximum Assessment shall be reduced annually by the principal portion of the Annual Installment.

“Non-Benefited Property” means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements.

“Non-Eligible Costs” means the cost of improvements that are not Authorized Improvements.

“Original Service and Assessment Plan” means the Service and Assessment Plan approved by the Commissioners Court on March 19, 2024.

“Parcel” or **“Parcels”** means specific property, within the boundaries of the District, identified by either a tax map identification number assigned by the Travis Central Appraisal District for real property tax purpose, by metes and bounds description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the County.

“Phase 1 Plat” means the Longview Phase 1 Final Plat attached hereto as **Exhibit L**.

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

“PID Bonds” mean the Improvement Area #1 Bonds and any future bonds issued by the County or TCDA, upon the consent and direction of the County, to finance the Actual Costs of the Authorized Improvements, if such bonds are issued.

“Preconstruction Costs” mean those costs determined by the County to be reasonably necessary to complete the engineering, geotechnical, environmental, survey, utility adjustment, right-of-way-acquisition, submittal fees, recording fees, inspection fees, stormwater pollution prevention plan costs, and similar costs and services that are required before construction of an Authorized Improvement can begin.

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

“Prepayment Costs” mean accrued interest and Annual Collection Costs to the date of Prepayment.

“Remainder Area” means approximately 249.977 acres located within the District and to be developed as Improvement Areas after Improvement Area #1 and Improvement Area #2, with such area(s) to be described and designated in future Annual Service Plan Updates. The Remainder Area Includes all property within the District except Improvement Area #1 and Improvement Area #2.

“Service Plan” covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

“TCDA” means Travis County Development Authority, a local government corporation organized under subchapter D of Chapter 431 of the Texas Transportation Code, and its successors and assigns.

“TCDA Depository Bank” means the depository bank, with trust powers, selected by TCDA.

“Trustee” means a trustee (or successor trustee) under the applicable Indenture.

SECTION II: THE DISTRICT

The District includes approximately 426.702 acres located within the County and the extraterritorial jurisdiction of the City, as more particularly described by metes and bounds on **Exhibit A-1** and depicted on **Exhibit B-1**. Development of the District is anticipated to include approximately 1,461 single-family homes.

The Managing Developer intends to develop the District in Improvement Areas. Improvement Area #1 includes approximately 116.7671 contiguous acres located within the District, as more particularly described by metes and bounds on **Exhibit A-2** and depicted on **Exhibit B-2**. Improvement Area #2 includes approximately 59.958 contiguous acres located within the District, as more particularly described by metes and bounds on **Exhibit A-3** and depicted on **Exhibit B-2**.

Improvement Area #1 includes approximately 320 single-family homes, consisting of 155 Lot Type 1 Lots, 100 Lot Type 2 Lots, and 65 Lot Type 3 Lots.

Improvement Area #2 is anticipated to include approximately 268 single-family homes, consisting of 177 Lot Type 4 Lots and 91 Lot Type 5 Lots.

As additional Improvement Areas are developed, this 2026 Amended and Restated Service and Assessment Plan will be updated to include such Improvement Area.

SECTION III: AUTHORIZED IMPROVEMENTS

The Commissioners Court, based on information provided by the Managing Developer and its engineer and after review by the County staff and third-party consultants retained by TCDA, has determined that the costs described below are costs of Authorized Improvements, as defined by the PID Act, that confer a special benefit on the Assessed Property. The budgets for the Authorized Improvements are shown on **Exhibit C-1** and maps depicting the Major Improvements, the Improvement Area #1 Improvements, and the Improvement Area #2 Improvements are shown on **Exhibit I**, **Exhibit J** and **Exhibit K** respectively.

A. Major Improvements

- *Offsite Lift Station*

Improvements including a Public Lift Station constructed within the District; and a 10-inch force main from the Longview lift station along Kellam Road to Pearce Lane and connecting to an existing Austin Water manhole on Pearce Lane. These improvements have not been oversized and are fully PID-eligible. All proposed improvements will be

dedicated to and maintained by Austin Water Utility and are designed to Austin Water Utility standards and specifications.

- *Offsite Wastewater*

Improvements including an oversized 16-inch force main from the Austin Water Pearce Lane Lift Station along Pearce Lane to an existing 21-inch gravity wastewater main. These Major Improvements include only the District's allocable share of the Off-Site Wastewater, which is equal to the cost the Managing Developer would have expended to construct the offsite wastewater improvements necessary to serve the District if the City had not required oversized improvements. All proposed improvements will be dedicated to and maintained by Austin Water Utility and are designed to Austin Water Utility standards and specifications.

- *Offsite Water*

Improvements including an oversized 24-inch waterline from the project along Kellam Road and connecting to a 16-inch waterline at the intersection of Pearce Lane and Kellam Road; a 12-inch waterline connection to an existing waterline in Berdoll Farms subdivision on Coomes Drive. These Major Improvements include only the District's allocable share of the Off-Site Water, which is equal to the cost the Managing Developer would have expended to construct the offsite water improvements necessary to serve the District if the City had not required oversized improvements. All proposed improvements will be dedicated to and maintained by Austin Water Utility and are designed to Austin Water Utility standards and specifications.

- *Soft Costs*

Estimated to be 10% of the above-described hard costs, inclusive of a Construction Management Fee.

B. Improvement Area #1 Improvements

- *Streets*

Improvements including access to Improvement Area #1 will be from Kellam Road, which is a County Road and currently consists of 3 lanes, with a planned expansion to 5 lanes in the future. Improvement Area #1 has three connections to Kellam Road, with the primary connection being Gilwell Drive, which is a residential collector and will serve as the main entrance to Improvement Area #1. A majority of the streets within Improvement Area #1 are classified as local roads with a 50-foot right-of-way and a pavement width of 28 feet of pavement measured from face-of-curb to face-of-curb. The horizontal and vertical geometric design are in accordance with County standards. The project also includes internal sidewalks on both sides of the street, with a 10' sidewalk on one side of the main

residential collectors. Improvement Area #1 includes private alleys within joint use access lots. The streets will be dedicated to and maintained by the County. The improvements will comply with Title 30 regulations regarding environmental protection. This will include the use of temporary erosion and sediment controls, such as stabilized construction entrances, silt fence, rock berms, and inlet protection to minimize the runoff of silt and sediment associated with the construction. Additionally, revegetation of disturbed areas will be provided with hydromulching to re-establish vegetation on the site.

- *Wastewater*

Improvements including 8-inch and 12-inch gravity wastewater lines that flow to a public lift station. The wastewater improvements will provide wastewater access to all Lots in Improvement Area #1. All proposed improvements will be dedicated to and maintained by Austin Water Utility and are designed to Austin Water Utility standards and specifications.

- *Drainage*

Improvements including curb and gutter, inlets, and underground storm drains and is designed to convey stormwater runoff generated within Improvement Area #1. The conveyance system has been designed in accordance with the City of Austin Drainage Criteria Manual, including the Atlas 14 requirements in place at the time of approval. The drainage system will be dedicated to and maintained by the County.

- *Water*

Improvements including 8-inch and 12-inch PVC waterlines located in the public right-of-way. The water improvements will provide water access to all Lots in Improvement Area #1. All proposed improvements will be dedicated to and maintained by Austin Water Utility and are designed to Austin Water Utility standards and specifications.

- *Soft Costs*

Estimated to be 10% of the above-described hard costs, inclusive of a Construction Management Fee.

C. Improvement Area #2 Improvements

- *Streets*

Access to Improvement Area #2 will be from Kellam Road, which is a County Road and currently consists of 3 lanes, with a planned expansion to 5 lanes in the future. Improvement Area #2 has one connection to Kellam Road, with the primary connection being Gilwell Drive, which is a Residential Collector and will serve as the main entrance to Improvement Area #2. Improvement Area #2 will also have access through the existing

Berdoll Farms subdivision via 3 roadway connections. A majority of the streets within Improvement Area #2 are classified as local roads with a 50-foot right-of-way and a pavement width of 28 feet of pavement measured from face-of-curb to face-of-curb.

The proposed roadways will utilize a curb and gutter section for drainage conveyance to the drainage system. The horizontal and vertical geometric design are in accordance with Travis County standards. The project also includes internal sidewalks on both sides of the street, with a 10' sidewalk on one side of the main residential collectors. The streets will be dedicated to and maintained by Travis County.

The construction activities for Improvement Area #2 will require compliance with Title 30 regulations regarding environmental protection. This will include the use of temporary erosion and sediment controls, such as stabilized construction entrances, silt fence, rock berms, and inlet protection to minimize the runoff of silt and sediment associated with the construction. Additionally, revegetation of disturbed areas will be provided with hydromulching to re-establish vegetation on the site.

- *Wastewater*

Water and wastewater utility services for the project will be provided by Austin Water, the City's water and wastewater utility provider. All residential lots within Improvement Area #2 will be provided with individual water and wastewater service connections. Wastewater service will be provided by 8-inch and 12-inch gravity wastewater lines that flow to two manholes in the Kellam Road right-of-way.

- *Water*

Water and Wastewater utility services for the project will be provided by Austin Water, the City's water and wastewater utility provider. All residential lots within Improvement Area #2 will be provided with individual water and wastewater service connections. Water service will be provided via 8-inch and 12-inch PVC waterlines located in the public right-of-way.

- *Drainage*

The drainage conveyance system for Improvement Area #2 includes curb and gutter, inlets, and underground storm drains and is designed to convey stormwater runoff generated within the project. The conveyance system has been designed in accordance with the City of Austin Drainage Criteria Manual, including the Atlas 14 requirements in place at the time of approval. The drainage system will be dedicated to and maintained by Travis County.

- *Soft Costs*

Estimated to be 10% of the above-described hard costs, inclusive of a Construction Management Fee.

D. Bond Issuance Costs

- *Debt Service Reserve Fund*

Equals the amount required under an applicable Indenture in connection with the issuance of PID Bonds.

- *Capitalized Interest*

Equals the capitalized interest payments on PID Bonds as reflected in an applicable Indenture.

- *Underwriter's Discount*

Equals a percentage of the par amount of a particular series of PID Bonds plus a fee for underwriter's counsel.

- *Cost of Issuance*

Includes costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, County costs, TCDA costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

- *Additional Interest Reserve*

Equals the amount of the transfer made by the County from the Longview 71 PID Operating Account to fund the Additional Interest Reserve account, as outlined in the Indenture.

E. Administrative Reserves

Equals the estimated Annual Collection Costs for the first year following the levy of Assessments.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the projected costs and annual indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan must

be reviewed and updated, at least annually, and approved by the Commissioners Court. **Exhibit D** summarizes the Service Plan for the District.

Exhibit E summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit E** shall be updated each year in the Annual Service Plan Update to reflect any budget revisions and Actual Costs.

SECTION V: ASSESSMENT PLAN

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

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

A. Assessment Methodology

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by the County staff and by third-party consultants retained by the TCDA, has determined that the Authorized Improvements shall be allocated as follows:

- Major Improvements shall be allocated pro rata between the Improvement Area #1 Assessed Property, Improvement Area #2 Assessed Property, and the Remainder Area based on Estimated Buildout Value as determined at the time the Original Service and Assessment Plan was approved by Commissioners Court as shown on **Exhibit C-2**.
- The Actual Costs of the Improvement Area #1 Authorized Improvements are allocated entirely to the Improvement Area #1 Assessed Property.
- The Actual Costs of Improvement Area #2 Authorized Improvements shall be allocated

entirely to the Improvement Area #2 Assessed Property.

Section VI provides the assessment methodology for the reallocation of the Assessments initially allocated to the Improvement Area #1 Assessed Property and Improvement Area #2 Assessed Property (i) upon division prior to recording of subdivision plat, (ii) upon subdivision by a recorded subdivision plat, and (iii) consolidation.

B. Assessments

Improvement Area #1 Assessments were levied on the Improvement Area #1 Assessed Property as shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit G-1**. The Maximum Assessments for each Lot Type in Improvement Area #1 is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

Improvement Area #2 Assessments will be levied on the Improvement Area #2 Assessed Property as shown on the Improvement Area #2 Assessment Roll, attached hereto as **Exhibit F-2**. The projected Improvement Area #2 Annual Installments are shown on **Exhibit G-2**. The Maximum Assessments for each Lot Type in Improvement Area #2 is shown on **Exhibit H**. In no case will the Assessment for any Lot Type exceed the Maximum Assessment.

C. Findings of Special Benefit

The Commissioners Court, acting in its legislative capacity based on information provided by the Managing Developer and its engineer and reviewed by the County staff and by third-party consultants retained by the TCDA, has found and determined:

- *Improvement Area #1*
 - The cost of the Improvement Area #1 Authorized Improvements equal \$15,613,700 as shown on **Exhibit C-1**; and
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #1 Authorized Improvements; and
 - The Improvement Area #1 Assessed Property was allocated 100% of the Improvement Area #1 Assessments levied on the Improvement Area #1 Assessed Property for Improvement Area #1 Authorized Improvements, which equaled \$10,105,000 at the time Improvement Area #1 Assessments were levied, and \$9,824,000 remains outstanding; and
 - The special benefit (\geq \$15,613,700) received by the Improvement Area #1 Assessed Property from the Improvement Area #1 Authorized Improvements is

equal to or greater than the amount of the Improvement Area #1 Assessments (\$10,105,000) levied on the Improvement Area #1 Assessed Property for the Improvement Area #1 Authorized Improvements; and

- At the time the Commissioners Court approved the Original Service and Assessment Plan, the Managing Developer owned 100% of the Improvement Area #1 Assessed Property. The Managing Developer acknowledged that the Improvement Area #1 Authorized Improvements confer a special benefit on the Improvement Area #1 Assessed Property and consented to the imposition of the Improvement Area #1 Assessments to pay for the Actual Costs associated therewith. The Managing Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described herein and in the Improvement Area #1 Assessment Order; (2) the Original Service and Assessment Plan and the Improvement Area #1 Assessment Order, and (3) the levying of Improvement Area #1 Assessments on the Improvement Area #1 Assessed Property.
- *Improvement Area #2*
 - The cost of the Improvement Area #2 Authorized Improvements equal \$9,320,645 as shown on **Exhibit C-1**; and
 - The Improvement Area #2 Assessed Property receives special benefit from the Improvement Area #2 Authorized Improvements equal to or greater than the Actual Cost of the Improvement Area #2 Authorized Improvements; and
 - The Improvement Area #2 Assessed Property is allocated 100% of the Improvement Area #2 Assessments levied for the Improvement Area #2 Authorized Improvements, which equals \$9,303,000 as shown on the Improvement Area #2 Assessment Roll attached hereto as **Exhibit F-2**; and
 - The special benefit (\geq \$9,320,645) received by the Improvement Area #2 Assessed Property from the Improvement Area #2 Authorized Improvements is equal to or greater than the amount of the Improvement Area #2 Assessments (\$9,303,000) levied on the Improvement Area #2 Assessed Property for the Improvement Area #2 Authorized Improvements; and
 - At the time the Commissioners Court approved the 2026 Amended and Restated Service and Assessment Plan, the Managing Developer owned 100% of the Improvement Area #2 Assessed Property. The Managing Developer acknowledged that the Improvement Area #2 Authorized Improvements confer a special benefit

on the Improvement Area #2 Assessed Property and consented to the imposition of the Improvement Area #2 Assessments to pay for the Actual Costs associated therewith. The Managing Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the Commissioners Court as to the special benefits described herein and in the Improvement Area #2 Assessment Order; (2) the 2026 Amended and Restated Service and Assessment Plan and the Improvement Area #2 Assessment Order, and (3) the levying of Improvement Area #2 Assessments on the Improvement Area #2 Assessed Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on actual costs incurred in Annual Service Plan Updates. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

E. Additional Interest

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

Additional Interest will not be charged on the Improvement Area #2 Reimbursement Obligation.

F. Funding Agreements

Concurrently, with the adoption of the Original Service and Assessment Plan, the County and TCDA entered into the Improvement Area #1 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #1 Contract Assessment Revenues to the TCDA, which will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs of the Improvement Area #1 Projects paid by the Managing Developer or for the payment of the Improvement Area #1 Bonds in accordance with the provisions of the Improvement Area #1 Funding Agreement.

Concurrently, with the adoption of this 2026 Amended and Restated Service and Assessment Plan, the County and TCDA entered into the Improvement Area #2 Funding Agreement, under which the County will make or cause to be made payments of Improvement Area #2 Contract Assessment Revenues to the TCDA, which will deposit such revenues in a segregated fund held by the TCDA Depository Bank to be used to reimburse the Managing Developer for Actual Costs

of the Improvement Area #2 Projects paid by the Managing Developer or for the payment of the Improvement Area #2 Bonds, if issued, in accordance with the provisions of the Improvement Area #2 Funding Agreement.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments

1. *Upon Division Prior to Recording of Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2026 Amended and Restated Service and Assessment Plan approved by the Commissioners Court.

2. *Upon Subdivision by a Recorded Subdivision Plat*

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

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

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Assessed Property prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with same Lot Type

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

E = the number of Lots with same Lot Type

Prior to the recording of a subdivision plat, the Managing Developer shall provide the County an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2026 Amended and Restated Service and Assessment Plan approved by the Commissioners Court.

3. Upon Consolidation

If two or more Lots or Parcels of Assessed Property are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be affirmed and approved by the Commissioners Court in the next Annual Service Plan Update. The Assessment for any resulting lot will not exceed the Maximum Assessment for the applicable Lot Type, and compliance may require a mandatory prepayment of Assessment pursuant to **Section VI.B.**

B. True-Up of Assessments if Maximum Assessment Exceeded

If the subdivision of any Assessed Property by a final subdivision plat causes the Assessment per Lot for any Lot Type to exceed the Maximum Assessment, the owner of the Assessed Property requesting the subdivision must partially prepay the Assessment for each Assessed Property that exceeds the Maximum Assessment in an amount sufficient to reduce the Assessment to the Maximum Assessment.

C. Mandatory Prepayment of Assessments

If Assessed Property is transferred to a person or entity that is exempt from payment of the Assessment, the owner transferring the Assessed Property shall pay to the Administrator the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the transfer. If the owner of the Assessed Property causes the Assessed Property to become

Non-Benefited Property, the owner causing the change in status shall pay the full amount of the Assessment, plus Prepayment Costs and Delinquent Collection Costs, prior to the change in status.

D. Reduction of Assessments

If as a result of cost savings or an Authorized Improvement not being constructed, the Actual Costs of completed Authorized Improvements are less than the Assessments, (i) in the event PID Bonds are not issued, the Commissioners Court shall reduce each Assessment on a pro-rata basis such that the sum of the resulting reduced Assessments for all Assessed Properties equals the reduced Actual Costs, or (ii) in the event that PID Bonds are issued, the Trustee shall apply amounts on deposit in the applicable account of the project fund relating to the PID Bonds that are not expected to be used for purposes of the project fund, to redeem outstanding PID Bonds, in accordance with the applicable Indenture. Additionally, if PID Bonds are not issued and the costs of the Authorized Improvements relating to an Improvement Area includes Bond Issuance Costs, the County shall reduce the Assessments on each Assessed Parcel within the Improvement Area, on a pro rata basis, by the lesser of (i) an amount equal to the Bond Issuance Costs or (ii) an amount such that the resulting Assessments are equal to the sum of the Actual Cost of the Authorized Improvements and the Administrative Reserves allocable to such Improvement Area. The Assessments shall not, however, be reduced to an amount less than the outstanding PID Bonds.

E. Prepayment of Assessments

The owner of the Assessed Property may pay, at any time, all or any part of an Assessment in accordance with the PID Act. If an Annual Installment has been billed prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment is paid in full, with interest and Annual Collection Costs through the Prepayment date: (1) the Administrator shall cause the Assessment to be reduced to zero and the Assessment Roll to be revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the Commissioners Court as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate; and (4) the County shall provide the owner with a recordable "Notice of PID Assessment Lien Termination" a form of which is attached as **Exhibit M**.

If an Assessment is prepaid in part, with interest through the Prepayment date: (1) the Administrator shall cause the Assessment to be reduced to the extent of the Prepayment made and the Assessment Roll revised accordingly; (2) the Administrator shall cause the revised Assessment Roll to be approved by the Commissioners Court as part of the next Annual Service

Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall be reduced to the extent of the Prepayment made.

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

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a **“Taking”**), the portion of the Assessed Property that was taken or transferred (the **“Taken Property”**) shall be reclassified as Non-Benefited Property.

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

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

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

Remaining Property shall be adjusted to be \$90 and the Annual Installments adjusted accordingly.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the County and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

G. Payment of Assessment in Annual Installments

Exhibit G-1 shows the estimated Annual Installments for Improvement Area #1 Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit G-2** shows the estimated Annual Installments for Improvement Area #2 Assessments that are not paid in full shall be due and payable in Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

The Administrator shall prepare and submit to the Commissioners Court for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #1 shall not exceed what is shown on **Exhibit G-1**. Other than changes relating to Annual Collection Costs, the Annual Installments for Improvement Area #2 shall not exceed what is shown on **Exhibit G-2**. Annual Collection Costs shall be allocated pro rata based on the amount of outstanding Assessments among Parcels for which the Assessments remain unpaid. Annual Installments shall be collected by the County in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes for the County. The Commissioners Court may provide for other means of collecting Annual Installments. Assessments shall have the lien priority specified in the PID Act.

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

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Improvement Area #1 Annual Installments were delinquent if not paid prior to February 1, 2025. The initial Improvement Area #2 Annual Installments shall be due when billed and shall be delinquent if not paid prior to February 1, 2027.

H. Allocating Annual Installments if Assessed Property is Sold

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

SECTION VII: ASSESSMENT ROLL

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

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

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2026 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following Commissioners Court approval of the calculation; otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. Upon receipt of a written notice of error from an owner the Administrator shall provide a written response to the Commissioners Court and the owner within 30 days of such referral. The Commissioners Court shall consider the owner's notice of error and the Administrator's response at a meeting of the Commissioners Court, and within 30 days after closing such hearing, the Commissioners Court shall make a final determination as to whether or not an error has been made. If the

Commissioners Court determines that an error has been made, the Commissioners Court shall take such corrective action as is authorized by the PID Act, this 2026 Amended and Restated Service and Assessment Plan, the Assessment Order, or is otherwise authorized by the discretionary power of the Commissioners Court. The determination by the Commissioners Court as to whether an error has been made, and any corrective action taken by the Commissioners Court, shall be final and binding on the owner and the Administrator.

B. Amendments

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

C. Administration and Interpretation

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

D. Concurrence between County and TCDA

The County and the TCDA have entered into a contract pursuant to which the TCDA agreed to provide management and administrative services for the public improvement districts created by the Commissioners Court, including the District.

E. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2026 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto on **Exhibit O**. Within seven days of approval by the Commissioners Court, the County (1) shall post a copy of this 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan

Updates, on the County's Internet website, (2) shall file and record in the real property records of the County the executed order approving this 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates, and (3) submit a copy of the assessment roll for each improvement area in the District to the Travis Central Appraisal District. The executed order, including any attachments, approving this 2026 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

F. Severability

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

LIST OF EXHIBITS

The following Exhibits are attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	District Legal Description
Exhibit A-2	Improvement Area #1 Legal Description
Exhibit A-3	Improvement Area #2 Legal Description
Exhibit B-1	District Boundary Map
Exhibit B-2	Improvement Area #1 and Improvement Area #2 Boundary Map
Exhibit C-1	Authorized Improvements
Exhibit C-2	Apportionment of Major Improvements
Exhibit D	Service Plan – Five Years
Exhibit E	Sources and Uses of Funds
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #2 Assessment Roll
Exhibit G-1	Improvement Area #1 Annual Installments
Exhibit G-2	Improvement Area #2 Annual Installments
Exhibit H	Maximum Assessment and Tax Rate Equivalent
Exhibit I	Map Depicting Major Improvements
Exhibit J	Map Depicting Improvement Area #1 Improvements
Exhibit K	Map Depicting Improvement Area #2 Improvements
Exhibit L	Phase 1 Final Plat
Exhibit M	Form of Notice of PID Assessment Lien Termination
Exhibit N	Map Depicting Location of Lot Types
Exhibit O	Buyer Disclosures

EXHIBIT A-1 – DISTRICT LEGAL DESCRIPTION

426.702 ACRES NET
JOSE ANTONIO NAVARRO GRANT, ABSTRACT No. 18
TRAVIS COUNTY, TEXAS

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**EXHIBIT A-1
PROPERTY DESCRIPTION**

BEING A 449.815 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 6.02 ACRES (TRACT ONE) CONVEYED TO AE JOHANSON, LTD. BY DEED DATED JANUARY 18, 2018 AND RECORDED IN DOCUMENT No. 2018008145, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), ALL OF THAT CERTAIN 211.66 ACRES (TRACT TWO) CONVEYED TO AE JOHANSON, LTD. BY DEED DATED JANUARY 18, 2018 AND RECORDED IN DOCUMENT No. 2018008145, O.P.R.T.C.T., ALL OF THAT CERTAIN 231.56 ACRES (TRACT SIX) CONVEYED TO AE JOHANSON, LTD. BY DEED DATED JANUARY 18, 2018 AND RECORDED IN DOCUMENT No. 2018008145, O.P.R.T.C.T., SAID 449.815 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 2-inch iron pipe found for the northeasterly corner of the said 231.56 acres, being the southeast corner of a called 8.275 acre tract recorded in Volume 12533, Page 1947, O.P.R.T.C.T., same being in the west line of the remainder of a called 22.029 acre tract recorded in Document No. 2000056791, O.P.R.T.C.T.;

THENCE, South 27°30'26" West, along the east line of said 231.56 acres and the west line of said 22.029 acres, same being the west line of a called 5.050 acre tract recorded in Document No. 2014118651, O.P.R.T.C.T., the west line of a called 10.968 acre tract recorded in Document No. 2009005860, O.P.R.T.C.T., the west line of a called 2.989 acre tract recorded in Document No. 2008122371, O.P.R.T.C.T., the west line of a called 2.000 acre tract recorded in Document No. 2008121917, O.P.R.T.C.T., the west line of a called 5.0000 acre tract recorded in Document No. 2000022144, O.P.R.T.C.T., the west line of Lot 1 of that certain 4.35 acre tract recorded in Document No. 2014131775, O.P.R.T.C.T., the west line of Lot 2 of that certain 4.35 acre tract recorded in Document No. 2016015113, O.P.R.T.C.T., the west line of Lot 3 of that certain 4.35 acre tract recorded in Document No. 2016015114, O.P.R.T.C.T., the west line of Lot 4 of that certain 4.35 acre tract recorded in Document No. 2015132923, O.P.R.T.C.T. and the west line of a called 73.515 acre tract recorded in Document No. 2008139824, O.P.R.T.C.T., passing at a distance of 2670.43 feet the southwest corner of said 5.0000 acres and the northwest of said Lot 1 a 1/2-inch iron rod found bears left 2.29 feet, continuing an addition 80.49 feet passing the southwest corner of said Lot 1 and the northwest corner of said Lot 2 a 1/2-inch iron rod found bears left 2.70 feet, continuing an addition 160.38 feet passing the southwest corner of said Lot 3 and the northwest corner of said Lot 4 a 1/2-inch iron rod found bears left 2.67 feet, continuing an addition 192.01 feet passing the southwest corner of said Lot 4 and the northwest corner of said 73.515 acres a 1/2-inch iron pipe found bears left 2.87 feet, continuing a total distance of 4117.24 feet to a 5/8-inch iron rod found in the center of a creek, same being in the west line of said 73.515 acre tract, the north corner of a called 2.98 acre tract recorded in Document No. 2006000152, O.P.R.T.C.T. and the northeast corner of a called 45.948 acre tract conveyed to Austin Del Valle Sheep & Goat, Inc. by deed dated February 27, 2004 and recorded in Document No. 2004035688, O.P.R.T.C.T.;

THENCE, along the center line of said creek, the south line of said 231.56 acre tract and the north line of said 45.948 acre tract the following five (5) courses and distances;

1. South 75°42'50" West, a distance of 165.29 feet to a calculated point;
2. North 82°13'02" West, a distance of 131.07 feet to a calculated point;
3. North 57°35'51" West, a distance of 281.40 feet to a calculated point;
4. North 71°59'27" West, a distance of 112.19 feet to a calculated point;
5. North 32°48'36" West, a distance of 89.03 feet to a calculated point in the south line of said 231.56 acres and the north line of said 45.948 acres;

THENCE, North 53°27'05" West, along the south line of said 231.56 acres, the south line of said 6.02 acre tract and the north line of said 45.948 acre tract, a distance of 681.16 feet to a 1/2-inch iron rod found at the southwest corner of said 6.02 acre tract and the northwest corner of said 45.948 acre tract, same being in the east line of a called 93.500 acre tract (Tract 1) recorded in Document No. 2017045724, O.P.R.T.C.T.;

THENCE, North 26°26'41" East, along the west line of said 6.02 acre tract and the east line of said 93.500 acre tract, a distance of 54.12 feet to a 1/2-inch iron rod found in the west line of said 6.02 acre tract, same being the southeast corner of said 211.66 acre tract and the northeast corner of said 93.500 acre tract;

THENCE, North 62°46'15" West, along the south line of said 211.66 acre tract and the north line of said 93.500 acre tract, passing at 2550.43 feet a 1/2-inch iron rod with cap stamped "MATKINS" at the northwest corner of said 93.500 acre tract and in the easterly Right-of-Way (ROW) line of Kellam Road (Variable Width), continuing over and across Kellam Road an additional 124.16 feet to a 5/8-inch iron rod set with cap stamped "PELTON BOUNDARY" in the westerly ROW line of said Kellam Road, same being the northeast corner of a called 47.528 acre tract recorded in Document No. 2017045724, O.P.R.T.C.T., and with the south line of said 211.66 acre tract and the north line of said 47.528 acre tract, continuing a total distance of 3378.28 feet to a 1/2-inch iron rod found at the southwest corner of said 211.66 acre tract, same being an exterior easterly corner of Berdoll Farms, Phase Two, Section 1, recorded in Document No. 200100185, O.P.R.T.C.T.;

THENCE, North 27°32'32" East, along the west line of said 211.66 acre tract, the east line of said Berdoll Farms, Phase Two, Section 1, the east line of Berdoll Farms, Phase Two, Section 2, recorded in Document No. 200100184, O.P.R.T.C.T., and the east line of a called 150.0 acre tract conveyed to Del Valle Independent School District by deed dated November 17, 1997 and recorded in Volume 13063, Page 1165, O.P.R.T.C.T., a distance of 2719.39 feet to a 1/2-inch iron rod found at the northwest corner of said 211.66 acre tract, same being a northwesterly exterior corner of said 231.56 acre tract;

THENCE, North 27°27'16" East, along a west line of said 231.56 acre tract, the east line of said 150.0 acre tract and the east line of a called 14,520 square feet tract conveyed to AE Johanson, LTD. by deed dated January 18, 2018 and recorded in Document No. 2018008147, O.P.R.T.C.T.; a distance of 1362.50 feet to

a 5/8-inch iron rod set with cap stamped "PELTON BOUNDARY" at the northwest corner of said 231.56 acres, the northeast corner of said 14,520 square feet tract, same being in the south line of a called 74.74 acre tract (Tract 2) recorded in Document No. 2004241860, O.P.R.T.C.T., from which a 1/2-inch iron rod found for the northwest corner of said 14,520 square feet tract bears, North 63°14'09" West, a distance of 170.41 feet;

THENCE, South 62°26'15" East, along the north line of said 231.56 acre tract and the south line of said 74.74 acre tract, the south line of a called 107.25 acre tract recorded in Document No. 2011034364, O.P.R.T.C.T., the south line of a called 100 acre tract recorded in Document No. 2013032422, O.P.R.T.C.T., the south line of a called 275.23 acre tract recorded in Volume 12346, Page 197, O.P.R.T.C.T., and the south line of said 8.275 acre tract, passing at 633.95 feet a calculated point on top of 12-inch wood fence post in the westerly ROW line of said Kellam Road, continuing over and across Kellam Road an additional 128.88 feet to a calculated point on top of 12-inch wood fence post in the easterly ROW line of said Kellam Road, and continuing a total distance of 4766.51 feet to the **POINT OF BEGINNING**, containing 449.815 acres of land, more or less.

SAVE AND EXCEPT:

That certain portion of land conveyed to Travis County, Texas for the Right-of-Way of said Kellam Road recorded in Document No. 2014091055, Document No. 2014091056 and Document No. 2014091057, O.P.R.T.C.T., containing 19.102 acres of land, more or less.

SAVE AND EXCEPT:

A 4.011 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 211.66 ACRES (TRACT TWO) CONVEYED TO AE JOHANSON, LTD. BY DEED DATED JANUARY 18, 2018 AND RECORDED IN DOCUMENT No. 2018008145, O.P.R.T.C.T., SAID 4.011 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the southwest corner of said 4.011 acre tract, same being in the east Right-of-Way line of said Kellam Road (Right-of-Way varies), and being a curve to the right, from which a 1/2-inch iron rod found for the southwest corner of said 211.66 acre tract (TRACT TWO) bears North 62°46'15" West, a distance of 827.85 feet.

THENCE, over and across said 211.66 acre tract the following sixteen (16) courses and distances:

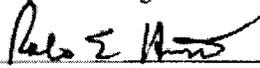
1. In a northeasterly direction along said curve to the right, having a radius of 936.00 feet, a central angle of 03°17'46", an arc length of 53.84 feet, and a chord bearing and distance of North 31°59'59" East, 53.84 feet to the end of said curve,
2. North 56°21'09" a distance of 5.00 feet, to a 5/8-inch iron rod with cap stamped "TRAVIS COUNTY" found at the beginning of a curve to the right;
3. In a northeasterly direction, along said curve to the right, having a radius of 941.00 feet, a central angle of 13°00'53", an arc length of 213.75 feet, and a chord bearing and distance of

- North 40°09'18" East, 213.29 feet to the end of said curve and a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
4. North 46°39'44" East, a distance of 38.81 feet to a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
 5. South 44°15'59" East, a distance of 38.00 feet to a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
 6. North 46°39'44" East, a distance of 32.23 feet to a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
 7. South 44°15'59" East, a distance of 271.73 feet to a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
 8. North 45°53'21" East, a distance of 162.86 feet to a found 5/8-inch iron rod with cap stamped "TRAVIS COUNTY";
 9. South 33°51'26" East, a distance of 51.34 feet to a calculated point;
 10. South 23°54'31" East, a distance of 66.46 feet to a calculated point;
 11. South 33°11'01" West, a distance of 135.52 feet to a calculated point;
 12. South 63°15'22" East, a distance of 107.23 feet to a calculated point;
 13. South 21°13'40" East, a distance of 68.67 feet to a calculated point;
 14. South 03°44'53" West, a distance of 77.22 feet to a calculated point;
 15. South 18°16'19" West, a distance of 69.17 feet to a calculated point on the south line of said 211.66 acre tract;
 16. North 62°46'15" West, along said south line, a distance of 699.47 feet to the **POINT OF BEGINNING**, containing 4.011 acres of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

This property description is accompanied by a separate plat of even date.

Surveyed on the ground the 23rd day of January, 2018


Robert E. Hysmith
Registered Professional Land Surveyor No. 5131
Peloton Land Solutions
4214 Medical Parkway
Suite 300
Austin, Texas 78756
(512) 831-7700
TBPLS Firm No. 10194108

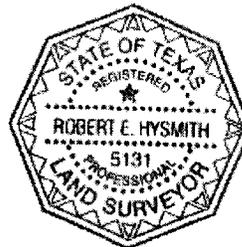


EXHIBIT A-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

116.7671 Acres
Jose Antonio Navarro Grant, A-18
Travis County, Texas

Page 1 of 5

**EXHIBIT A
LONGVIEW PUBLIC
IMPROVEMENT DISTRICT**

BEING 116.7671 ACRES OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING OUT OF AND PART OF THAT CERTAIN 212.636 ACRE TRACT OF LAND (PART 1), CONVEYED TO WLH COMMUNITIES-TEXAS, LLC BY WARRANTY DEED DATED DECEMBER 16, 2019 AND RECORDED IN DOCUMENT NO. 2019197507, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 116.7671 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8-inch iron rod with Travis County Aluminum Cap found on the east right-of-way (ROW) line of Kellam Road (ROW Varies), same being on an interior corner of said Part 1;

(Grid Coordinates: N=10,035,389.76, E=3,158,193.61)

THENCE, along said east ROW line and the west line of said Part 1 the following sixteen (16) courses and distances:

1. North 44°06'39" West, a distance of 307.53 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
2. North 46°39'44" East, a distance of 166.80 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
3. South 42°45'27" East, a distance of 234.92 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
4. North 47°14'33" East, a distance of 173.51 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
5. North 43°20'16" West, a distance of 231.66 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
6. North 46°39'44" East, a distance of 317.70 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the left;
7. Along said curve to the left, having a radius of 1064.00 feet, an arc length of 355.67 feet, and a chord bearing and distance of North 37°05'09" East, 354.02 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
8. North 27°30'34" East, a distance of 160.42 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
9. South 62°29'26" East, a distance of 4.00 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
10. North 27°30'34" East, a distance of 569.54 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the left;

11. Along said curve to the left, having a radius of 1068.00 feet, an arc length of 33.60 feet, and a chord bearing and distance of North 26°36'29" East, 33.60 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
12. South 69°31'43" East, a distance of 315.30 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
13. North 20°28'17" East, a distance of 251.13 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
14. North 42°21'46" West, a distance of 83.43 feet to a found 5/8-inch iron rod with Travis County Aluminum Cap;
15. North 69°31'43" West, a distance of 263.12 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the left;
16. Along said curve to the left, having a radius of 1059.00 feet, an arc length of 153.39 feet, and a chord bearing and distance of North 05°53'19" East, a 153.25 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the most northwesterly corner of the herein described tract, same being the most southerly southwest corner of a called 133.6099 acre tract of land (Tract 2), conveyed to WLII Communities-Texas, LLC and described in Document No. 2022109815, O.P.R.T.C.T.;

THENCE, departing said east ROW line and along the north line of said Part 1 the following eleven (11) courses and distances:

1. South 55°13'33" East, a distance of 244.36 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
2. Along said curve to the left, having a radius of 256.00 feet, an arc length of 242.12 feet, and a chord bearing and distance of South 78°31'03" East, a distance of 233.20 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
3. North 74°23'15" East, a distance of 315.36 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
4. North 75°44'36" East, a distance of 60.62 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;
5. Along said curve to the right, having a radius of 156.50 feet, an arc length of 206.27 feet, and a chord bearing and distance of South 66°29'56" East, a distance of 191.66 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
6. South 28°44'28" East, a distance of 148.23 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the right;
7. Along said curve to the right, having a radius of 300.00 feet, an arc length of 190.52 feet, and a chord bearing and distance of South 10°32'52" East, a distance of 187.33 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
8. South 07°38'43" West, a distance of 132.02 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;

9. Along said curve to the left, having a radius of 300.00 feet, an arc length of 213.50 feet, and a chord bearing and distance of South 12°44'31" East, a distance of 209.02 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
10. South 33°07'46" East, a distance of 394.43 feet to a set 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY";
11. South 41°52'12" East, a distance of 86.81 feet to a 5/8-inch iron rod with plastic cap stamped "PELTON BOUNDARY" set for corner;

THENCE, over and across said Part 1 the following thirty (30) courses and distances:

1. South 26°54'24" West, a distance of 327.86 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
2. North 62°56'29" West, a distance of 110.85 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
3. South 27°03'31" West, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
4. North 62°56'29" West, a distance of 33.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
5. Along said curve, having a radius of 14.00 feet, an arc length of 21.99 feet, and a chord bearing and distance of South 72°03'42" West, 19.80 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
6. South 27°03'52" West, a distance of 234.42 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
7. Along said curve, having a radius of 14.00 feet, an arc length of 21.99 feet, and a chord bearing and distance of South 17°56'09" East, 19.80 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
8. South 62°56'11" East, a distance of 33.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
9. South 27°03'49" West, a distance of 65.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
10. North 62°56'11" West, a distance of 33.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
11. Along said curve, having a radius of 14.00 feet, an arc length of 21.99 feet, and a chord bearing and distance of South 72°03'51" West, a distance of 19.80 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
12. South 27°03'52" West, a distance of 234.59 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
13. Along said curve, having a radius of 14.00 feet, an arc length of 21.99 feet, and a chord bearing and distance of South 17°56'18" East, 19.80 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;

Jose Antonio Navarro Grant, A-18

Travis County, Texas

14. South 62°56'29" East, a distance of 652.50 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a curve to the left;
15. Along said curve, having a radius of 14.00 feet, an arc length of 21.88 feet, and a chord bearing and distance of North 72°16'51" East, 19.72 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
16. South 62°29'49" East, a distance of 50.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
17. South 27°30'11" West, a distance of 13.00 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
18. South 62°56'29" East, a distance of 115.01 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
19. South 27°30'11" West, a distance of 425.12 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
20. North 84°25'01" West, a distance of 55.40 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
21. North 03°54'08" West, a distance of 114.07 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the beginning of a non-tangent curve to the right;
22. Along said curve, having a radius of 51.00 feet, an arc length of 75.17 feet, and a chord bearing and distance of North 55°09'55" West, 68.54 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the end of said curve;
23. South 01°01'27" East, a distance of 193.84 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
24. South 55°22'28" East, a distance of 86.91 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
25. South 27°30'11" West, a distance of 799.35 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for the southeast corner of the herein described tract, same being on the north line of a called 45.948 acre tract of land conveyed to Austin Del Valle Sheep & Goat, Inc., and described in Document No. 2004035688, O.P.R.T.C.T.;

THENCE, North 53°27'05" West, a distance of 215.51 feet to a 1/2-inch iron rod found for the northwest corner of said 45.948 acre tract, same being on the east line of a called 10.91 acre tract of land conveyed to John D. Legg and Kristin R. Legg and described in Document No. 2017116551, O.P.R.T.C.T.;

THENCE, North 26°26'41" East, a distance of 54.12 feet to a 1/2-inch iron rod found for the northeast corner of said 10.91 acre tract, same being an interior corner of the herein described tract;

THENCE, North 62°46'15" West, a distance of 1,850.96 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" found on the north line of a called 10.34 acre tract of land

Jose Antonio Navarro Grant, A-18

Travis County, Texas

conveyed to Alfredo Padilla and Inarvis Imbert Gil and described in Document No. 2017116552, O.P.R.T.C.T.;

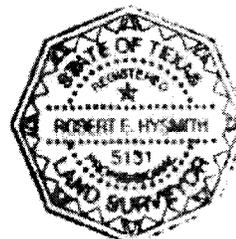
THENCE, over and across said Takedown 1 the following seven (7) courses and distances:

1. North 18°16'19" East, a distance of 69.17 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
2. North 03°44'53" East, a distance of 77.22 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
3. North 21°13'40" West, a distance of 68.67 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
4. North 63°15'22" West, a distance of 107.23 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
5. North 33°11'01" East, a distance of 135.52 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
6. North 23°54'31" West, a distance of 66.46 feet to a 5/8-inch iron rod with cap stamped "PELTON BOUNDARY" set for corner;
7. North 33°51'26" West, a distance of 51.43 feet to the **POINT OF BEGINNING** of the herein described tract, containing 116.671 acres of land, more or less.

All bearings and coordinates shown hereon are based on the Texas State Plane Coordinate System (SPCS), Central Zone (4203), NAD83/93. All distances shown hereon are surface values represented in U.S. Survey Feet and may be converted to grid by dividing by a combined adjustment factor of 1.00003.

This property description is accompanied by a separate plat of even date.

Robert E. Hysmith
 Registered Professional Land Surveyor No. 5131
 Peloton Land Solutions
 4214 Medical Parkway
 Suite 300
 Austin, Texas 78756
 (512) 831-7700
 TBPLS Firm No. 10194108



03/08/23

EXHIBIT A-3 – IMPROVEMENT AREA #2 LEGAL DESCRIPTION

59.958 Acres
Jose Antonio Navarro Grant, A-18
Travis County, Texas

Page 1 of 3

EXHIBIT A LONGVIEW PUBLIC IMPROVEMENT DISTRICT

BEING A 59.958 ACRE TRACT OF LAND LOCATED IN THE JOSE ANTONIO NAVARRO GRANT, ABSTRACT NO. 18, TRAVIS COUNTY, TEXAS, BEING OUT OF THAT CERTAIN CALLED 80.8854 ACRES (PART 1) CONVEYED TO WLH COMMUNITIES-TEXAS, LLC. BY SPECIAL WARRANTY DEED DATED JUNE 22, 2022, AND RECORDED IN DOCUMENT No. 2022109815, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (O.P.R.T.C.T.), AND BEING ALL OF THAT CERTAIN CALLED 3.582 ACRES (PART 2) CONVEYED TO WLH COMMUNITIES-TEXAS, LLC. BY SPECIAL WARRANTY DEED DATED DECEMBER 16, 2019, AND RECORDED IN DOCUMENT No. 2019197507, O.P.R.T.C.T. SAID 59.958 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set for the northeast corner of the herein described tract, same being in the westerly right-of-way (ROW) of Kellam Road (ROW varies);

THENCE with the east line of the herein described tract and said westerly ROW the following thirteen (13) courses and distances:

1. South 01°29'49" West, a distance of 22.61 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the right;
2. Along said curve, having a radius of 945.00 feet, an arc length of 282.35 feet, and a chord bearing and distance of South 10°03'10" West, 281.30 feet to a fence post found at the end of said curve;
3. North 71°23'16" West, a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set for the beginning of a curve to the right;
4. Along said curve, having a radius of 940.00 feet, an arc length of 145.97 feet, and a chord bearing and distance of South 23°03'39" West, 145.82 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found at the end of said curve;
5. South 27°30'34" West, a distance of 729.96 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the right;
6. Along said curve, having a radius of 940.00 feet, an arc length of 314.22 feet, and a chord bearing and distance of South 37°05'09" West, 312.76 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found at the end of said curve;
7. South 46°39'44" West, a distance of 415.16 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;
8. South 46°37'54" West, a distance of 14.42 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;

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9. South 43°20'16" East, a distance of 5.00 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;
10. South 46°39'44" West, a distance of 418.31 feet to a fence post found for corner;
11. North 43°20'16" West, a distance of 5.00 feet to a fence post found for corner;
12. South 46°39'44" West, a distance of 42.49 feet to a 5/8-inch iron rod with Travis County Aluminum Cap found for the beginning of a curve to the left;
13. Along said curve, having a radius of 1060.00 feet, an arc length of 308.51 feet, and a chord bearing and distance of South 38°19'27" West, 307.42 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set at the end of said curve, same being the southeast corner of a said 3.582 acre tract (Part 2), and being the northeast corner of a called 10.34 acre tract of land conveyed to JCI Residential, LLC and described in Document No. 2022100089 O.P.R.T.C.T.;

THENCE North 62°46'15" West, with the common line of the herein described tract and said 10.34 acre tract, a distance of 703.69 feet to a 1/2-inch iron rod found for the southwest corner of the herein described tract, same being in the north line of said 10.34 acre tract, and being an exterior corner of Berdoll Farms Phase 2, Section 1, a subdivision of record in Travis County, recorded in Document No. 200100185, O.P.R.T.C.T.;

THENCE North 27°32'32" East, with the east line of said Berdoll Farms Phase 2, Section 1 and the west line of the herein described tract, at a distance of 1,808.26 feet, pass the southeast corner of a called 150.00 acre tract of land conveyed to Del Valle Independent School District and described in Volume 13063, Page 1165, O.P.R.T.C.T., continuing in all, a distance of 2,543.95 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set for the northwest corner of the herein described tract;

THENCE over and across said Part 2 the following six (6) courses and distances:

1. South 85°06'29" East, a distance of 147.48 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;
2. South 79°32'31" East, a distance of 172.68 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;
3. South 74°31'50" East, a distance of 138.73 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set for the beginning of a curve to the right;
4. Along said curve, having a radius of 6,215.95 feet, an arc length of 251.43 feet, and a chord bearing and distance of South 58°11'27" East, 251.41 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set for the end of said curve;
5. South 48°58'48" East, a distance of 220.04 feet to a 1/2-inch iron rod with cap stamped "WESTWOOD AUSTIN" set;

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59.958 Acres
Jose Antonio Navarro Grant, A-18
Travis County, Texas

Page 3 of 3

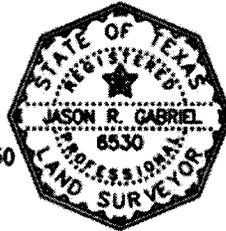
6. South 65°29'28" East, a distance of 101.67 feet to the POINT OF BEGINNING of the herein described tract containing 59.958 acres (2,611,764 square feet) of land, more or less.

BEARINGS ARE RELATIVE TO STATE PLANE COORDINATES, NAD83(2011), TEXAS CENTRAL ZONE. DISTANCES AND AREAS HAVE BEEN SCALED BY APPLYING A COMBINED SURFACE ADJUSTMENT FACTOR OF 1.00003 AND THUS REPRESENT SURFACE MEASUREMENTS.

This property description is accompanied by a separate plat of even date.

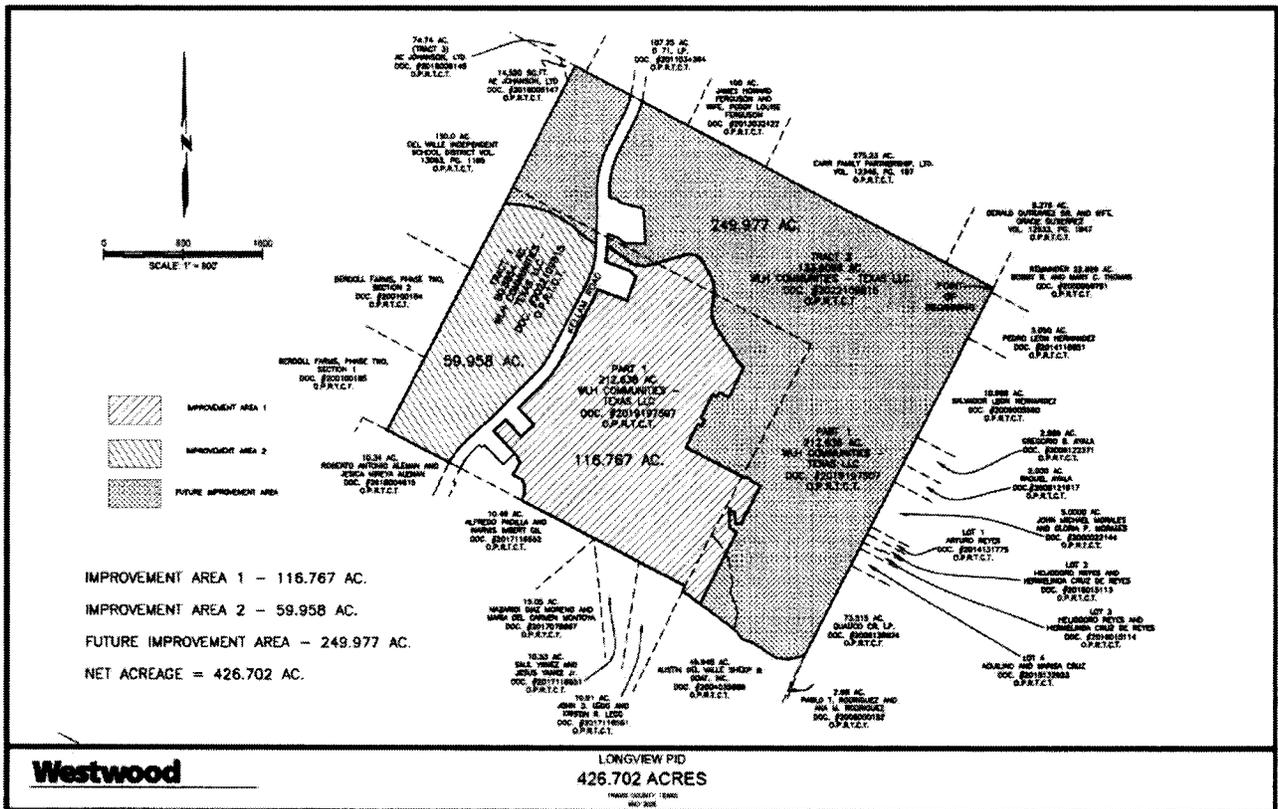


Jason R. Gabriel
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Westwood Professional Services
8701 N. Mopac Expy, Suite 320
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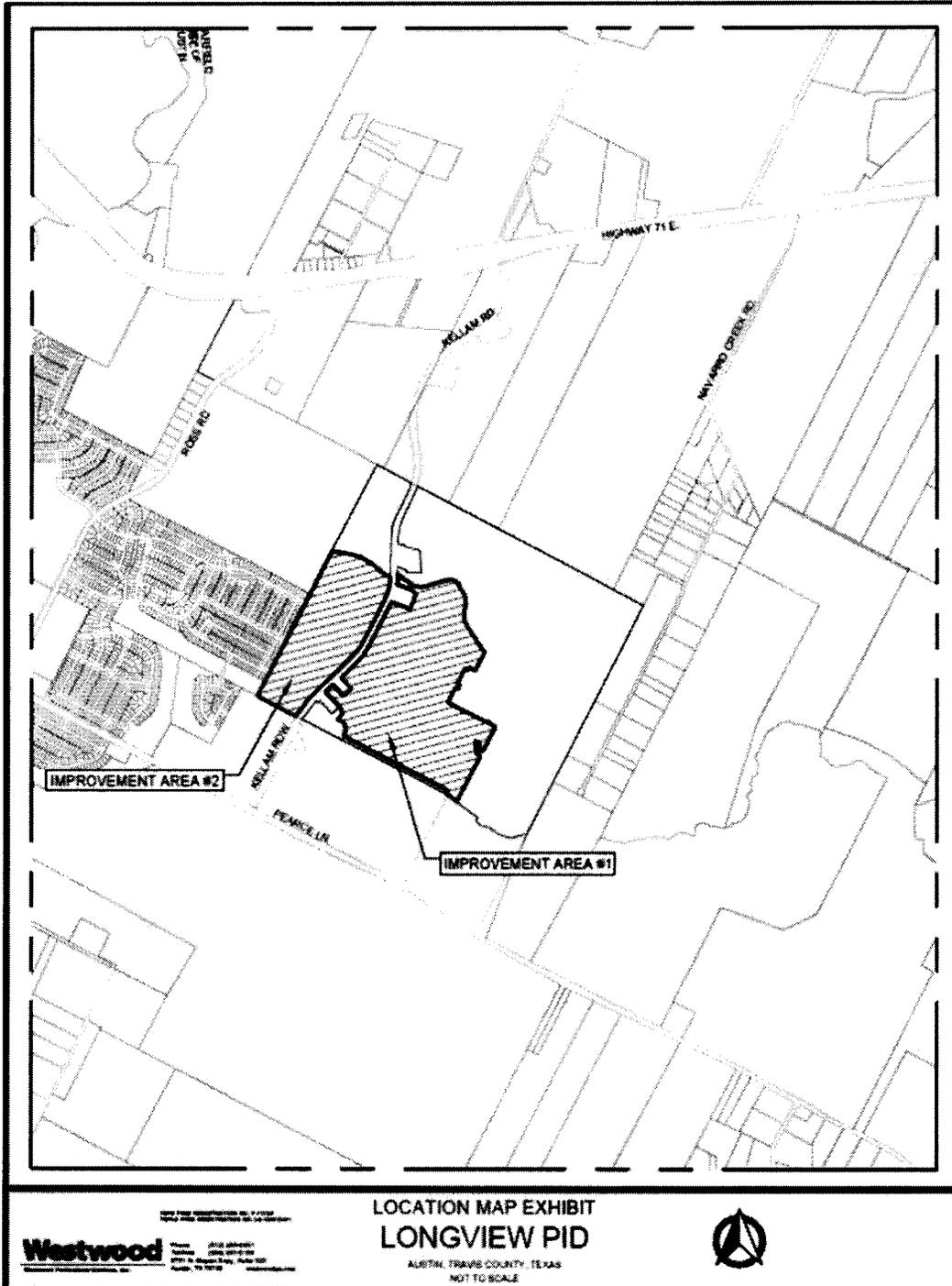


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EXHIBIT B-1 – DISTRICT BOUNDARY MAP



**EXHIBIT B-2 – IMPROVEMENT AREA #1 AND IMPROVEMENT AREA #2
BOUNDARY MAP**



Westwood

2026
2027
2028
2029
2030

**LOCATION MAP EXHIBIT
LONGVIEW PID**

AUSTIN, TRAVIS COUNTY, TEXAS
NOT TO SCALE



EXHIBIT C-1 – AUTHORIZED IMPROVEMENTS

	Total Costs	City of Austin Cost Sharing ^(a)		PID-Eligible Costs		Improvement Area #1		Improvement Area #2		Remainder Area	
		%	Cost	%	Cost	% ^(b)	Cost	% ^(b)	Cost	% ^(c)	Cost
Major Improvements^(d)											
Offsite Lift Station ^(e)	\$ 4,181,641	0.00%	\$ -	100.00%	\$ 4,181,641	20.81%	\$ 870,391	18.51%	\$ 774,078	60.67%	\$ 2,537,172
Offsite Wastewater ^(f)	2,202,830	63.90%	1,407,608	36.10%	795,222	20.81%	165,522	18.51%	147,206	60.67%	482,493
Offsite Water ^(f)	2,880,131	33.00%	950,443	67.00%	1,929,688	20.81%	401,656	18.51%	357,211	60.67%	1,170,820
Soft Costs ^(d)	926,460	25.45%	235,805	74.55%	690,655	20.81%	143,757	18.51%	127,850	60.67%	419,049
	<u>\$ 10,191,062</u>		<u>\$ 2,593,857</u>		<u>\$ 7,597,205</u>		<u>\$ 1,581,326</u>		<u>\$ 1,406,346</u>		<u>\$ 4,609,534</u>
Improvement Area #1 Improvements^(h)											
Streets	\$ 3,712,681	0.00%	\$ -	100.00%	\$ 3,712,681	100.00%	\$ 3,712,681	0.00%	\$ -	0.00%	\$ -
Wastewater	2,946,877	0.00%	-	100.00%	2,946,877	100.00%	2,946,877	0.00%	-	0.00%	-
Drainage	2,452,577	0.00%	-	100.00%	2,452,577	100.00%	2,452,577	0.00%	-	0.00%	-
Water	1,974,462	0.00%	-	100.00%	1,974,462	100.00%	1,974,462	0.00%	-	0.00%	-
Soft Costs	1,108,660	0.00%	-	100.00%	1,108,660	100.00%	1,108,660	0.00%	-	0.00%	-
	<u>\$ 12,195,256</u>		<u>\$ -</u>		<u>\$ 12,195,256</u>		<u>\$ 12,195,256</u>		<u>\$ -</u>		<u>\$ -</u>
Improvement Area #2 Improvements^(h)											
Streets	\$ 2,381,534	0.00%	\$ -	100.00%	\$ 2,381,534	0.00%	\$ -	100.00%	\$ 2,381,534	0.00%	\$ -
Water	1,121,954	0.00%	-	100.00%	1,121,954	0.00%	-	100.00%	1,121,954	0.00%	-
Wastewater	929,498	0.00%	-	100.00%	929,498	0.00%	-	100.00%	929,498	0.00%	-
Drainage	1,113,966	0.00%	-	100.00%	1,113,966	0.00%	-	100.00%	1,113,966	0.00%	-
Soft Costs	554,695	0.00%	-	100.00%	554,695	0.00%	-	100.00%	554,695	0.00%	-
	<u>\$ 6,101,646</u>		<u>\$ -</u>		<u>\$ 6,101,646</u>		<u>\$ -</u>		<u>\$ 6,101,646</u>		<u>\$ -</u>
Bond Issuance Costs⁽ⁱ⁾											
Debt Service Reserve Fund	\$ 1,338,906	0.00%	\$ -	100.00%	\$ 1,338,906		\$ 670,984		\$ 667,923		\$ -
Capitalized Interest	267,461	0.00%	-	100.00%	267,461		-		267,461		-
Underwriter's Discount	582,240	0.00%	-	100.00%	582,240		303,150		279,090		-
Cost of Issuance	1,043,180	0.00%	-	100.00%	1,043,180		485,000		558,180		-
Additional Interest Reserve	357,983	0.00%	-	100.00%	357,983		357,983		-		-
	<u>\$ 3,589,771</u>		<u>\$ -</u>		<u>\$ 3,589,771</u>		<u>\$ 1,817,117</u>		<u>\$ 1,772,654</u>		<u>\$ -</u>
Administrative Reserves^(h)											
First Year Annual Collection Costs	\$ 60,000	0.00%	\$ -	100.00%	\$ 60,000		\$ 20,000		\$ 40,000		\$ -
	<u>\$ 60,000</u>		<u>\$ -</u>		<u>\$ 60,000</u>		<u>\$ 20,000</u>		<u>\$ 40,000</u>		<u>\$ -</u>
Total	\$ 32,137,736		\$ 2,593,857		\$ 29,543,879		\$ 15,613,700		\$ 9,320,645		\$ 4,609,534

Notes:

- [a] Costs were determined by the Engineer's Report prepared by Westwood dated October 2023.
- [b] The amount of the City of Austin's cost participation is set by the City's Code of Ordinances and is based on the proportional increase in line capacity resulting from the City's oversizing requirements. After the City's cost participation, the remaining, PID-Eligible Cost is what the Managing Developer would have expended to construct the line necessary to serve the District if the City had not required an oversized line.
- [c] The costs of the PID-Eligible Major Improvements are allocated between Improvement Area #1, Improvement Area #2, and the Remainder Area on a pro rata basis based on Estimated Buildout Value as shown on Exhibit C-2.
- [d] The Offsite Lift Station improvement is not oversized and as a result is not subject to cost sharing with the City of Austin and is fully PID-Eligible.
- [e] The City of Austin has agreed to reimburse the Managing Developer the lesser of 63.9% of the cost of the Offsite Wastewater Improvements or \$1,456,521.74.
- [f] The City of Austin has agreed to reimburse the Managing Developer the lesser of 33.0% of the cost of the Offsite Water Improvements or \$1,304,347.83.
- [g] The City of Austin has agreed to reimburse the Managing Developer the lesser of 15% of the reimbursement amount of the Offsite Wastewater Improvements (described in footnote [e]) or \$218,478.26 and the lesser of the 15% of the reimbursement amount related to the Offsite Water Improvements (described in footnote [f]) or \$195,652.17 for soft costs related to these improvements. The amounts shown are 10% of the hard costs as determined by the Engineer's Report prepared by Westwood dated October 2023.
- [h] Costs were determined by the Engineer's Report prepared by Westwood dated May 2025. (Included as backup to the January 20, 2026 Commissioners Court Meeting Agenda Item 8 available on the Travis County Clerk's meeting portal).
- [i] The amounts shown for Improvement Area #2 Administrative Reserves and Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued for Improvement Area #2.

EXHIBIT C-2 – APPORTIONMENT OF MAJOR IMPROVEMENTS

Improvement Area	Units	Estimated Buildout Value ^[a]	Major Improvements ^[a]		Total Apportionment for Future Funding ^[b]
			%	Costs	
Improvement Area #1	320	\$ 119,218,000.00	20.81%	\$ 1,581,326.33	
Improvement Area #2	268	\$ 106,026,000.00	18.51%	\$ 1,406,345.57	
Remainder Area	873	\$ 347,518,000.00	60.67%	\$ 4,609,533.50	\$ 4,609,533.50
Total	1461	\$ 572,762,000.00	100.00%	\$ 7,597,205.41	

Footnotes:

[a] Major Improvements allocated to Improvement Area #1, Improvement Area #2, and Remainder Area on a pro rata basis as determined by the Estimated Buildout Value of the District in the Original Service and Assessment Plan.

[b] Eligible for reimbursement in part or in full from future Assessments levied on the Remainder Area

EXHIBIT D – SERVICE PLAN – FIVE YEARS

		Improvement Area #1				
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 180,000.00	\$ 188,000.00	\$ 195,000.00	\$ 203,000.00	\$ 211,000.00
Interest		488,546.26	480,896.26	472,906.26	464,618.76	455,991.26
	(1)	\$ 668,546.26	\$ 668,896.26	\$ 667,906.26	\$ 667,618.76	\$ 666,991.26
Additional Interest	(2)	\$ 49,120.00	\$ 48,220.00	\$ 47,280.00	\$ 46,305.00	\$ 45,290.00
Annual Collection Costs	(3)	\$ 38,712.00	\$ 39,486.24	\$ 40,275.96	\$ 41,081.48	\$ 41,903.11
Total Annual Installments	(4) = (1) + (2)+(3)	\$ 756,378.26	\$ 756,602.50	\$ 755,462.22	\$ 755,005.24	\$ 754,184.37
		Improvement Area #2				
Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
<i>Improvement Area #2 Reimbursement Obligation</i>						
Principal		\$ 133,000.00	\$ 140,000.00	\$ 147,000.00	\$ 155,000.00	\$ 163,000.00
Interest		534,922.50	527,275.00	519,225.00	510,772.50	501,860.00
	(1)	\$ 667,922.50	\$ 667,275.00	\$ 666,225.00	\$ 665,772.50	\$ 664,860.00
Additional Interest ^[a]	(2)	\$ -	\$ -	\$ -	\$ -	\$ -
Annual Collection Costs	(3)	\$ 40,800.00	\$ 41,616.00	\$ 42,448.32	\$ 43,297.29	\$ 44,163.23
Total Annual Installments	(4) = (1) + (2)+(3)	\$ 708,722.50	\$ 708,891.00	\$ 708,673.32	\$ 709,069.79	\$ 709,023.23

Notes:

[a] If PID Bonds are issued, Additional Interest will be charged and collected.

EXHIBIT E – SOURCES AND USES OF FUNDS

	Improvement Area #1	Improvement Area #2	Remainder Area	Total
<i>Sources of Funds</i>				
Improvement Area #1 Bond Par	\$ 10,105,000	\$ -	\$ -	\$ 10,105,000
Improvement Area #2 Reimbursement Obligation	-	9,303,000	-	9,303,000
Original Issue Discount	(55,207)	-	-	(55,207)
County Contribution ^[a]	357,983	-	-	357,983
Managing Developer Contribution ^[b]	5,205,924	17,645	4,609,534	9,833,103
Total Sources	\$ 15,613,700	\$ 9,320,645	\$ 4,609,534	\$ 29,543,879
<i>Uses of Funds</i>				
Major Improvements	\$ 1,581,326	\$ 1,406,346	\$ 4,609,534	\$ 7,597,205
Improvement Area #1 Improvements	12,195,256	-	-	12,195,256
Improvement Area #2 Improvements	-	6,101,646	-	6,101,646
	\$ 13,776,583	\$ 7,507,992	\$ 4,609,534	\$ 25,894,108
<i>Bond Issuance Costs^[c]</i>				
Debt Service Reserve Fund	\$ 670,984	\$ 667,923	\$ -	\$ 1,338,906
Capitalized Interest	-	267,461	-	267,461
Underwriter's Discount	303,150	279,090	-	582,240
Cost of Issuance	485,000	558,180	-	1,043,180
Additional Interest Reserve	357,983	-	-	357,983
	\$ 1,817,117	\$ 1,772,654	\$ -	\$ 3,589,771
<i>Administrative Reserves^[c]</i>				
First Year Annual Collection Costs	\$ 20,000	\$ 40,000	\$ -	\$ 60,000
	\$ 20,000	\$ 40,000	\$ -	\$ 60,000
	\$ 15,613,700	\$ 9,320,645	\$ 4,609,534	\$ 29,543,879

Notes:

- [a] The County contributed funds as a transfer from the Longview 71 PID Operating Account to fund the Additional Interest Reserve account, as outlined in the Indenture.
- [b] Managing Developer Contribution for Improvement Area #1 and Improvement Area #2 represents Actual Costs expended by Managing Developer to construct the Improvement Area #1 Projects and Improvement Area #2 Projects that are non-reimbursable to the Managing Developer. The Managing Developer Contribution related to the Remainder Area may be reimbursed to the Managing Developer in the future if Assessments are levied within the Remainder Area to finance the costs of the Major Improvements allocable to the Remainder Area.
- [c] The amounts shown for Improvement Area #2 Administrative Reserves and Bond Issuance Costs are estimates and are subject to change if PID Bonds are issued for Improvement Area #2.

EXHIBIT F-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Parcel ID ^[a]	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment ^[b]	Installment due 1/31/2027 ^[b]
979506	2		\$ 31,286.62	\$ 2,408.85
979507	2		\$ 31,286.62	\$ 2,408.85
979508	2		\$ 31,286.62	\$ 2,408.85
979509	2		\$ 31,286.62	\$ 2,408.85
979510	2		\$ 31,286.62	\$ 2,408.85
979511	2		\$ 31,286.62	\$ 2,408.85
979512	Non-Benefited		\$ -	\$ -
979513	Non-Benefited		\$ -	\$ -
979514	Non-Benefited		\$ -	\$ -
979515	Non-Benefited		\$ -	\$ -
979516	2		\$ 31,286.62	\$ 2,408.85
979517	2		\$ 31,286.62	\$ 2,408.85
979518	Non-Benefited		\$ -	\$ -
979520	2		\$ 31,286.62	\$ 2,408.85
979521	2		\$ 31,286.62	\$ 2,408.85
979522	2		\$ 31,286.62	\$ 2,408.85
979523	2		\$ 31,286.62	\$ 2,408.85
979524	2		\$ 31,286.62	\$ 2,408.85
979525	2		\$ 31,286.62	\$ 2,408.85
979526	2		\$ 31,286.62	\$ 2,408.85
979527	2		\$ 31,286.62	\$ 2,408.85
979532	1		\$ 28,487.29	\$ 2,193.32
979533	1		\$ 28,487.29	\$ 2,193.32
979534	1		\$ 28,487.29	\$ 2,193.32
979535	1		\$ 28,487.29	\$ 2,193.32
979536	1		\$ 28,487.29	\$ 2,193.32
979537	Non-Benefited		\$ -	\$ -
979538	2		\$ 31,286.62	\$ 2,408.85
979539	2		\$ 31,286.62	\$ 2,408.85
979540	2		\$ 31,286.62	\$ 2,408.85
979541	2		\$ 31,286.62	\$ 2,408.85
979542	2		\$ 31,286.62	\$ 2,408.85
979543	2		\$ 31,286.62	\$ 2,408.85
979544	2		\$ 31,286.62	\$ 2,408.85
979545	2		\$ 31,286.62	\$ 2,408.85
979546	2		\$ 31,286.62	\$ 2,408.85
979547	2		\$ 31,286.62	\$ 2,408.85
979548	2		\$ 31,286.62	\$ 2,408.85
979549	2		\$ 31,286.62	\$ 2,408.85
979550	2		\$ 31,286.62	\$ 2,408.85

Parcel ID ^[a]	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment ^[b]	Installment due 1/31/2027 ^[b]
979551	2		\$ 31,286.62	\$ 2,408.85
979552	2		\$ 31,286.62	\$ 2,408.85
979553	2		\$ 31,286.62	\$ 2,408.85
979554	2		\$ 31,286.62	\$ 2,408.85
979555	2		\$ 31,286.62	\$ 2,408.85
979556	Non-Benefited		\$ -	\$ -
979557	Non-Benefited		\$ -	\$ -
979558	Non-Benefited		\$ -	\$ -
979559	1		\$ 28,487.29	\$ 2,193.32
979560	1		\$ 28,487.29	\$ 2,193.32
979561	1		\$ 28,487.29	\$ 2,193.32
979562	1		\$ 28,487.29	\$ 2,193.32
979563	1		\$ 28,487.29	\$ 2,193.32
979564	1		\$ 28,487.29	\$ 2,193.32
979565	1		\$ 28,487.29	\$ 2,193.32
979566	1		\$ 28,487.29	\$ 2,193.32
979567	1		\$ 28,487.29	\$ 2,193.32
979568	1		\$ 28,487.29	\$ 2,193.32
979569	1		\$ 28,487.29	\$ 2,193.32
979570	1		\$ 28,487.29	\$ 2,193.32
979571	1		\$ 28,487.29	\$ 2,193.32
979572	1		\$ 28,487.29	\$ 2,193.32
979573	1		\$ 28,487.29	\$ 2,193.32
979575	1		\$ 28,487.29	\$ 2,193.32
979576	1		\$ 28,487.29	\$ 2,193.32
979577	1		\$ 28,487.29	\$ 2,193.32
979578	1		\$ 28,487.29	\$ 2,193.32
979579	1		\$ 28,487.29	\$ 2,193.32
979580	1		\$ 28,487.29	\$ 2,193.32
979581	1		\$ 28,487.29	\$ 2,193.32
979582	1		\$ 28,487.29	\$ 2,193.32
979583	1		\$ 28,487.29	\$ 2,193.32
979584	1		\$ 28,487.29	\$ 2,193.32
979585	1		\$ 28,487.29	\$ 2,193.32
979586	1		\$ 28,487.29	\$ 2,193.32
979587	1		\$ 28,487.29	\$ 2,193.32
979588	1		\$ 28,487.29	\$ 2,193.32
979589	1		\$ 28,487.29	\$ 2,193.32
979590	Non-Benefited		\$ -	\$ -
979591	1		\$ 28,487.29	\$ 2,193.32

Parcel ID ^[a]	Lot Type	Note	Improvement Area #1	
			Outstanding Assessment ^[b]	Installation due 1/31/2027 ^[b]
979592	1		\$ 28,487.29	\$ 2,193.32
979593	1		\$ 28,487.29	\$ 2,193.32
979594	Non-Benefited		\$ -	\$ -
979595	1		\$ 28,487.29	\$ 2,193.32
979596	1		\$ 28,487.29	\$ 2,193.32
979597	1		\$ 28,487.29	\$ 2,193.32
979598	1		\$ 28,487.29	\$ 2,193.32
979599	1		\$ 28,487.29	\$ 2,193.32
979602	1		\$ 28,487.29	\$ 2,193.32
979603	1		\$ 28,487.29	\$ 2,193.32
979604	1		\$ 28,487.29	\$ 2,193.32
979605	1		\$ 28,487.29	\$ 2,193.32
979606	1		\$ 28,487.29	\$ 2,193.32
979607	1		\$ 28,487.29	\$ 2,193.32
979608	1		\$ 28,487.29	\$ 2,193.32
979609	1		\$ 28,487.29	\$ 2,193.32
979610	1		\$ 28,487.29	\$ 2,193.32
979611	1		\$ 28,487.29	\$ 2,193.32
979612	1		\$ 28,487.29	\$ 2,193.32
979613	Non-Benefited		\$ -	\$ -
979614	2		\$ 31,286.62	\$ 2,408.85
979615	3		\$ 35,073.95	\$ 2,700.45
979616	3		\$ 35,073.95	\$ 2,700.45
979617	3		\$ 35,073.95	\$ 2,700.45
979618	3		\$ 35,073.95	\$ 2,700.45
979619	3		\$ 35,073.95	\$ 2,700.45
979620	3		\$ 35,073.95	\$ 2,700.45
979621	3		\$ 35,073.95	\$ 2,700.45
979622	3		\$ 35,073.95	\$ 2,700.45
979623	3		\$ 35,073.95	\$ 2,700.45
979624	Non-Benefited		\$ -	\$ -
979625	Non-Benefited		\$ -	\$ -
979626	2		\$ 31,286.62	\$ 2,408.85
979627	2		\$ 31,286.62	\$ 2,408.85
979628	2		\$ 31,286.62	\$ 2,408.85
979629	2		\$ 31,286.62	\$ 2,408.85
979630	2		\$ 31,286.62	\$ 2,408.85
979631	2		\$ 31,286.62	\$ 2,408.85
979632	2		\$ 31,286.62	\$ 2,408.85
979633	2		\$ 31,286.62	\$ 2,408.85