26029898 ORDINANCE Total Pages: 37
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ORDINANCE NO. 1415

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS APPROVING THE 2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PORTER COUNTRY PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2026 ANNUAL INSTALLMENTS.

WHEREAS, on July 5, 2022, the City Council of the City of Kyle, Texas (the "City Council") passed and approved Resolution No. 1316 authorizing the creation of the Porter Country Public Improvement District in accordance with the Public Improvement District Assessment Act (the "Act"), which authorization was effective upon publication as required by the Act; and

WHEREAS, on May 16, 2023, the City Council adopted and approved Ordinance No. 1265 which approved the 2023 Service and Assessment Plan (the "2023 SAP") and assessment roll for the District and levied assessments to finance the authorized improvements to be constructed for the benefit of the land within the District; and

WHEREAS, on August 20, 2024, the City Council adopted and approved Ordinance Nos. 1326 which approved the 2024 Annual Service Plan Update and updated the assessment roll for 2024; and

WHEREAS, the 2024 SAP and assessment roll is required to be reviewed and updated annually as described in Section 372.013 and 372.014 of the Act; and

WHEREAS, on August 19, 2025, the City Council adopted and approved Ordinance Nos. 1376 which approved the 2025 Annual Service Plan Update and updated the assessment roll for 2025; and

WHEREAS, the 2025 SAP and assessment roll is required to be reviewed and updated annually as described in Section 372.013 and 372.014 of the Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the 2026 Annual Service Plan Update and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interests of the residents of Kyle, Texas.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KYLE, TEXAS, THAT:

Section 1. Findings of Fact. The above and foregoing recitals are hereby found to be true and correct and are incorporated herein as findings of fact.

Section 2. That the Porter Country Public Improvement District 2026 Annual Service Plan Update and updated Assessment Rolls attached hereto are hereby accepted as provided.

Section 3. If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the

Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

Section 4. The City Secretary is directed to give notice of the authorization of the Porter Country Public Improvement District 2026 Annual Service Plan Update by recording this Ordinance in the Official Public Records of Hays County, Texas on or before the seventh day after the final passage of this Ordinance.

Section 5. Repeal of Conflicting Ordinances. All ordinances or parts thereof conflicting or inconsistent with the provisions of this ordinance as adopted and amended herein, are hereby amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the City, the terms and provisions of this ordinance shall govern.

Section 6. Open Meetings. It is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

PASSED AND APPROVED on this the 4th day of August, 2026.
FINALLY PASSED AND APPROVED on this the 4th day of August, 2026.

The City of Kyle, Texas

Yvonne Flores-Cale, Mayor

ATTEST:

Jennifer Kirkland, City Secretary

CITY OF KYLE TEXAS

PORTER COUNTRY
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 4, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2023 Service and Assessment Plan (the " Levying SAP").

The District was created pursuant to the PID Act by Resolution No. 1316 on July 5, 2022, by the governing body of the City (the "Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On May 16, 2023, the Governing Body approved the Levying SAP for the District by adopting Ordinance No. 1265 which (1) approved the levy of Improvement Area #1 Assessments for Assessed Property within Improvement Area #1; (2) approved the Improvement Area #1 Assessment Roll, and (3) approved the issuance of the Improvement Area #1 Bonds.

On August 20, 2024, the City approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 1326 which updated the Improvement Area #1 Assessment Roll.

On August 19, 2025, the City approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 1376 which updated the Improvement Area #1 Assessment Roll.

The Levying SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the Levying SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcel of Assessed Property within the District, based on the method of assessment identified in the Levying SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

- The final plat of Porter Country Phase 1 was filed and recorded with the County as document number 23001195 on January 12, 2023.
- The final plat of Porter Country Phase 2 was filed and recorded with the County as document number 24029632 on August 2, 2024.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the SEC's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the Levying SAP. The Authorized Improvements and estimated costs as described in the Levying SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

Improvement Area #1

Improvement Area #1 has an outstanding Assessment of $15,913,312.84, which is less than the debt service due on the outstanding Improvement Area #1 Bonds due to Prepayment of Assessments for which Improvement Area #1 Bonds have not yet been redeemed.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

ANNUAL INSTALLMENT DUE 1/31/2027

Improvement Area #1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.
- ***Additional Interest Reserve*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in Improvement Area #1 Annual Installment as shown below.

Improvement Area #1	
Due January 31, 2027	
Principal	$ 13,000.00
Interest	$ 943,822.50
Additional Interest	$ 79,755.00
Annual Collection Costs	$ 49,790.64
Total Annual Installment Due	**$ 1,086,368.14**

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- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is shown below.

Annual Collection Costs Breakdown	
Administration	$ 31,836.24
City Auditor	1,000.00
Filing Fees	1,000.00
County Collection	1,000.00
PID Trustees Fees	4,500.00
Draw Request Review	4,370.00
P3Works Dev/Issuer CDA Review	4,025.00
Collection Cost Maintenance	10,000.00
Less CCMB Credit For Prior Years	(9,440.60)
Arbitrage Calculation	1,500.00
Total Annual Collection Costs	**$ 49,790.64**

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

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

Annual Installments Due		1/31/2027	1/31/2028	1/31/2029	1/31/2030	1/31/2031
Improvement Area #1 Bonds						
Principal		$ 13,000.00	$ 34,000.00	$ 57,000.00	$ 82,000.00	$ 108,000.00
Interest		$ 943,822.50	$ 943,188.76	$ 941,531.26	$ 938,752.50	$ 934,755.00
	(1)	$ 956,822.50	$ 977,188.76	$ 998,531.26	$ 1,020,752.50	$ 1,042,755.00
Additional Interest	(2)	$ 79,755.00	$ 79,690.00	$ 79,520.00	$ 79,235.00	$ 78,825.00
Annual Collection Costs	(3)	$ 49,790.64	$ 47,731.24	$ 48,685.86	$ 49,659.58	$ 50,652.77
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 1,086,368.14**	**$ 1,104,610.00**	**$ 1,126,737.12**	**$ 1,149,647.08**	**$ 1,172,232.77**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the Levying SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

EXHIBIT A – ASSESSMENT ROLL

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193338	Non-Benefited		$ -	$ -
R193339	2		$ 45,583.52	$ 3,104.87
R193340	2		$ 45,583.52	$ 3,104.87
R193341	2		$ 45,583.52	$ 3,104.87
R193342	2		$ 45,583.52	$ 3,104.87
R193343	2		$ 45,583.52	$ 3,104.87
R193344	2		$ 45,583.52	$ 3,104.87
R193345	2		$ 45,583.52	$ 3,104.87
R193346	2		$ 45,583.52	$ 3,104.87
R193347	1		$ 37,687.16	$ 2,567.02
R193348	1		$ 37,687.16	$ 2,567.02
R193349	1		$ 37,687.16	$ 2,567.02
R193350	1	[d]	$ 37,687.16	$ 1,283.51
R210334	1	[d]	$ 37,687.16	$ 1,283.51
R193351	1		$ 37,687.16	$ 2,567.02
R193352	1		$ 37,687.16	$ 2,567.02
R193353	1		$ 37,687.16	$ 2,567.02
R193354	1		$ 37,687.16	$ 2,567.02
R193355	1		$ 37,687.16	$ 2,567.02
R193356	1		$ 37,687.16	$ 2,567.02
R193357	1		$ 37,687.16	$ 2,567.02
R193358	1		$ 37,687.16	$ 2,567.02
R193359	1		$ 37,687.16	$ 2,567.02
R193360	1		$ 37,687.16	$ 2,567.02
R193361	1		$ 37,687.16	$ 2,567.02
R193362	1		$ 37,687.16	$ 2,567.02
R193363	1		$ 37,687.16	$ 2,567.02
R193364	1		$ 37,687.16	$ 2,567.02
R193365	1		$ 37,687.16	$ 2,567.02
R193366	1		$ 37,687.16	$ 2,567.02
R193367	1		$ 37,687.16	$ 2,567.02
R193368	1		$ 37,687.16	$ 2,567.02
R193369	1		$ 37,687.16	$ 2,567.02
R193370	1		$ 37,687.16	$ 2,567.02
R193371	1		$ 37,687.16	$ 2,567.02
R193372	1		$ 37,687.16	$ 2,567.02
R193373	1		$ 37,687.16	$ 2,567.02
R193374	1		$ 37,687.16	$ 2,567.02
R193375	1		$ 37,687.16	$ 2,567.02
R193376	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193377	1		$ 37,687.16	$ 2,567.02
R193378	1		$ 37,687.16	$ 2,567.02
R193379	1		$ 37,687.16	$ 2,567.02
R193380	1		$ 37,687.16	$ 2,567.02
R193381	Non-Benefited		$ -	$ -
R193382	1		$ 37,687.16	$ 2,567.02
R193383	1		$ 37,687.16	$ 2,567.02
R193384	1		$ 37,687.16	$ 2,567.02
R193385	1		$ 37,687.16	$ 2,567.02
R193386	1		$ 37,687.16	$ 2,567.02
R193387	1		$ 37,687.16	$ 2,567.02
R193388	1		$ 37,687.16	$ 2,567.02
R193389	1		$ 37,687.16	$ 2,567.02
R193390	1		$ 37,687.16	$ 2,567.02
R193391	1	[e]	$ 37,687.16	$ 1,283.51
R209831	1	[e]	$ 37,687.16	$ 1,283.51
R193392	1		$ 37,687.16	$ 2,567.02
R193393	1		$ 37,687.16	$ 2,567.02
R193394	1		$ 37,687.16	$ 2,567.02
R193395	1		$ 37,687.16	$ 2,567.02
R193396	1		$ 37,687.16	$ 2,567.02
R193397	1		$ 37,687.16	$ 2,567.02
R193398	1		$ 37,687.16	$ 2,567.02
R193399	Non-Benefited		$ -	$ -
R193400	1		$ 37,687.16	$ 2,567.02
R193401	1		$ 37,687.16	$ 2,567.02
R193402	1		$ 37,687.16	$ 2,567.02
R193403	1		$ 37,687.16	$ 2,567.02
R193404	1		$ 37,687.16	$ 2,567.02
R193405	1		$ 37,687.16	$ 2,567.02
R193406	1		$ 37,687.16	$ 2,567.02
R193407	1		$ 37,687.16	$ 2,567.02
R193408	1		$ 37,687.16	$ 2,567.02
R193409	1		$ 37,687.16	$ 2,567.02
R193410	1		$ 37,687.16	$ 2,567.02
R193411	1		$ 37,687.16	$ 2,567.02
R193412	1		$ 37,687.16	$ 2,567.02
R193413	1		$ 37,687.16	$ 2,567.02
R193414	1		$ 37,687.16	$ 2,567.02
R193415	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193416	1		$ 37,687.16	$ 2,567.02
R193417	1		$ 37,687.16	$ 2,567.02
R193418	1		$ 37,687.16	$ 2,567.02
R193419	1		$ 37,687.16	$ 2,567.02
R193420	1		$ 37,687.16	$ 2,567.02
R193421	1		$ 37,687.16	$ 2,567.02
R193422	1		$ 37,687.16	$ 2,567.02
R193423	1		$ 37,687.16	$ 2,567.02
R193424	1		$ 37,687.16	$ 2,567.02
R193425	1	[f]	$ 37,687.16	$ 1,283.51
R208769	1	[f]	$ 37,687.16	$ 1,283.51
R193426	1		$ 37,687.16	$ 2,567.02
R193427	1		$ 37,687.16	$ 2,567.02
R193428	1		$ 37,687.16	$ 2,567.02
R193429	1		$ 37,687.16	$ 2,567.02
R193430	1		$ 37,687.16	$ 2,567.02
R193431	1		$ 37,687.16	$ 2,567.02
R193432	1		$ 37,687.16	$ 2,567.02
R193433	1		$ 37,687.16	$ 2,567.02
R193434	1		$ 37,687.16	$ 2,567.02
R193435	1		$ 37,687.16	$ 2,567.02
R193436	1		$ 37,687.16	$ 2,567.02
R193437	1		$ 37,687.16	$ 2,567.02
R193438	1		$ 37,687.16	$ 2,567.02
R193439	1		$ 37,687.16	$ 2,567.02
R193440	1		$ 37,687.16	$ 2,567.02
R193441	1		$ 37,687.16	$ 2,567.02
R193442	1		$ 37,687.16	$ 2,567.02
R193443	1	[g]	$ 37,687.16	$ 1,283.51
R209053	1	[g]	$ 37,687.16	$ 1,283.51
R193444	1		$ 37,687.16	$ 2,567.02
R193445	1		$ 37,687.16	$ 2,567.02
R193446	1		$ 37,687.16	$ 2,567.02
R193447	1		$ 37,687.16	$ 2,567.02
R193448	1		$ 37,687.16	$ 2,567.02
R193449	1		$ 37,687.16	$ 2,567.02
R193450	1		$ 37,687.16	$ 2,567.02
R193451	1		$ 37,687.16	$ 2,567.02
R193452	1		$ 37,687.16	$ 2,567.02
R193453	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193454	1		$ 37,687.16	$ 2,567.02
R193455	1		$ 37,687.16	$ 2,567.02
R193456	1		$ 37,687.16	$ 2,567.02
R193457	1		$ 37,687.16	$ 2,567.02
R193458	1		$ 37,687.16	$ 2,567.02
R193459	1		$ 37,687.16	$ 2,567.02
R193460	1		$ 37,687.16	$ 2,567.02
R193461	1		$ 37,687.16	$ 2,567.02
R193462	1		$ 37,687.16	$ 2,567.02
R193463	1		$ 37,687.16	$ 2,567.02
R193464	1		$ 37,687.16	$ 2,567.02
R193465	1		$ 37,687.16	$ 2,567.02
R193466	1		$ 37,687.16	$ 2,567.02
R193467	1		$ 37,687.16	$ 2,567.02
R193468	1		$ 37,687.16	$ 2,567.02
R193469	1		$ 37,687.16	$ 2,567.02
R193470	1		$ 37,687.16	$ 2,567.02
R193471	1		$ 37,687.16	$ 2,567.02
R193472	1		$ 37,687.16	$ 2,567.02
R193473	1		$ 37,687.16	$ 2,567.02
R193474	1		$ 37,687.16	$ 2,567.02
R193475	1		$ 37,687.16	$ 2,567.02
R193476	1		$ 37,687.16	$ 2,567.02
R193477	1		$ 37,687.16	$ 2,567.02
R193478	1		$ 37,687.16	$ 2,567.02
R193479	1		$ 37,687.16	$ 2,567.02
R193480	1		$ 37,687.16	$ 2,567.02
R193481	1		$ 37,687.16	$ 2,567.02
R193482	1		$ 37,687.16	$ 2,567.02
R193483	1		$ 37,687.16	$ 2,567.02
R193484	1		$ 37,687.16	$ 2,567.02
R193485	1		$ 37,687.16	$ 2,567.02
R193486	1		$ 37,687.16	$ 2,567.02
R193487	1		$ 37,687.16	$ 2,567.02
R193488	1		$ 37,687.16	$ 2,567.02
R193489	1		$ 37,687.16	$ 2,567.02
R193490	1		$ 37,687.16	$ 2,567.02
R193491	1		$ 37,687.16	$ 2,567.02
R193492	1		$ 37,687.16	$ 2,567.02
R193493	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193494	1		$ 37,687.16	$ 2,567.02
R193495	1		$ 37,687.16	$ 2,567.02
R193496	1		$ 37,687.16	$ 2,567.02
R193497	1		$ 37,687.16	$ 2,567.02
R193498	1		$ 37,687.16	$ 2,567.02
R193499	1		$ 37,687.16	$ 2,567.02
R193500	1		$ 37,687.16	$ 2,567.02
R193501	1		$ 37,687.16	$ 2,567.02
R193502	Non-Benefited		$ -	$ -
R193503	Non-Benefited		$ -	$ -
R193504	2		$ 45,583.52	$ 3,104.87
R193505	2		$ 45,583.52	$ 3,104.87
R193506	2		$ 45,583.52	$ 3,104.87
R193507	2		$ 45,583.52	$ 3,104.87
R193508	2		$ 45,583.52	$ 3,104.87
R193509	2		$ 45,583.52	$ 3,104.87
R193510	2		$ 45,583.52	$ 3,104.87
R193511	2		$ 45,583.52	$ 3,104.87
R193512	2		$ 45,583.52	$ 3,104.87
R193513	2		$ 45,583.52	$ 3,104.87
R193514	Non-Benefited		$ -	$ -
R193515	1		$ 37,687.16	$ 2,567.02
R193516	1		$ 37,687.16	$ 2,567.02
R193517	1		$ 37,687.16	$ 2,567.02
R193518	1		$ 37,687.16	$ 2,567.02
R193519	1		$ 37,687.16	$ 2,567.02
R193520	1		$ 37,687.16	$ 2,567.02
R193521	1		$ 37,687.16	$ 2,567.02
R193522	1		$ 37,687.16	$ 2,567.02
R193523	1		$ 37,687.16	$ 2,567.02
R193524	1		$ 37,687.16	$ 2,567.02
R193525	1		$ 37,687.16	$ 2,567.02
R193526	1		$ 37,687.16	$ 2,567.02
R193527	1		$ 37,687.16	$ 2,567.02
R193528	1		$ 37,687.16	$ 2,567.02
R193529	1		$ 37,687.16	$ 2,567.02
R193530	Non-Benefited		$ -	$ -
R193531	2		$ 45,583.52	$ 3,104.87
R193532	2		$ 45,583.52	$ 3,104.87
R193533	2		$ 45,583.52	$ 3,104.87

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R193534	2		$ 45,583.52	$ 3,104.87
R193535	2		$ 45,583.52	$ 3,104.87
R193536	2		$ 45,583.52	$ 3,104.87
R193537	2		$ 45,583.52	$ 3,104.87
R193538	2		$ 45,583.52	$ 3,104.87
R193539	2		$ 45,583.52	$ 3,104.87
R193540	2		$ 45,583.52	$ 3,104.87
R193541	2		$ 45,583.52	$ 3,104.87
R193542	2		$ 45,583.52	$ 3,104.87
R193543	Non-Benefited		$ -	$ -
R193544	2		$ 45,583.52	$ 3,104.87
R193545	2		$ 45,583.52	$ 3,104.87
R193546	2		$ 45,583.52	$ 3,104.87
R193547	2		$ 45,583.52	$ 3,104.87
R193548	2		$ 45,583.52	$ 3,104.87
R193549	2		$ 45,583.52	$ 3,104.87
R193550	2		$ 45,583.52	$ 3,104.87
R193551	2		$ 45,583.52	$ 3,104.87
R193552	2		$ 45,583.52	$ 3,104.87
R193553	2		$ 45,583.52	$ 3,104.87
R193554	2		$ 45,583.52	$ 3,104.87
R193555	2		$ 45,583.52	$ 3,104.87
R193556	2		$ 45,583.52	$ 3,104.87
R193557	2		$ 45,583.52	$ 3,104.87
R193558	Non-Benefited		$ -	$ -
R193559	1		$ 37,687.16	$ 2,567.02
R193560	1	[h]	$ 37,687.16	$ 1,283.51
R208722	1	[h]	$ 37,687.16	$ 1,283.51
R193561	1	[i]	$ 37,687.16	$ 1,283.51
R209841	1	[i]	$ 37,687.16	$ 1,283.51
R193562	1		$ 37,687.16	$ 2,567.02
R193563	1		$ 37,687.16	$ 2,567.02
R193564	1		$ 37,687.16	$ 2,567.02
R193565	1		$ 37,687.16	$ 2,567.02
R193566	1		$ 37,687.16	$ 2,567.02
R193567	1		$ 37,687.16	$ 2,567.02
R193568	1		$ 37,687.16	$ 2,567.02
R193569	1		$ 37,687.16	$ 2,567.02
R193570	1		$ 37,687.16	$ 2,567.02
R193571	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]		Annual Installment Due 1/31/2027[b]	
R193572	1		$	37,687.16	$	2,567.02
R193573	1		$	37,687.16	$	2,567.02
R193574	1		$	37,687.16	$	2,567.02
R193575	1		$	37,687.16	$	2,567.02
R193576	Non-Benefited		$	-	$	-
R193577	2		$	45,583.52	$	3,104.87
R193578	2		$	45,583.52	$	3,104.87
R193579	2		$	45,583.52	$	3,104.87
R193580	2		$	45,583.52	$	3,104.87
R193581	2		$	45,583.52	$	3,104.87
R210514	2	[j]	$	45,583.52	$	1,552.44
R193582	2	[j]	$	45,583.52	$	1,552.44
R193583	Non-Benefited		$	-	$	-
R193584	Non-Benefited		$	-	$	-
R193585	1		$	37,687.16	$	2,567.02
R193586	1		$	37,687.16	$	2,567.02
R193587	1		$	37,687.16	$	2,567.02
R193588	1	[c]	$	-	$	-
R193589	1		$	37,687.16	$	2,567.02
R193590	1		$	37,687.16	$	2,567.02
R193591	1		$	37,687.16	$	2,567.02
R193592	1		$	37,687.16	$	2,567.02
R193593	1		$	37,687.16	$	2,567.02
R193594	1		$	37,687.16	$	2,567.02
R193595	1		$	37,687.16	$	2,567.02
R193596	1		$	37,687.16	$	2,567.02
R193597	1		$	37,687.16	$	2,567.02
R193598	1		$	37,687.16	$	2,567.02
R193599	1		$	37,687.16	$	2,567.02
R193600	1		$	37,687.16	$	2,567.02
R193601	1		$	37,687.16	$	2,567.02
R193602	Non-Benefited		$	-	$	-
R193603	1		$	37,687.16	$	2,567.02
R193604	1		$	37,687.16	$	2,567.02
R193605	Non-Benefited		$	-	$	-
R205751	2		$	45,583.52	$	3,104.87
R205752	2		$	45,583.52	$	3,104.87
R205753	2		$	45,583.52	$	3,104.87
R205754	2		$	45,583.52	$	3,104.87
R205755	2		$	45,583.52	$	3,104.87

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R205756	2		$ 45,583.52	$ 3,104.87
R205757	2		$ 45,583.52	$ 3,104.87
R205758	2		$ 45,583.52	$ 3,104.87
R205759	1		$ 37,687.16	$ 2,567.02
R205760	1		$ 37,687.16	$ 2,567.02
R205761	1		$ 37,687.16	$ 2,567.02
R205762	1		$ 37,687.16	$ 2,567.02
R205763	1		$ 37,687.16	$ 2,567.02
R205764	1		$ 37,687.16	$ 2,567.02
R205765	1		$ 37,687.16	$ 2,567.02
R205766	1		$ 37,687.16	$ 2,567.02
R205767	1		$ 37,687.16	$ 2,567.02
R205768	1		$ 37,687.16	$ 2,567.02
R205769	1		$ 37,687.16	$ 2,567.02
R205770	1		$ 37,687.16	$ 2,567.02
R205771	2		$ 45,583.52	$ 3,104.87
R205772	2		$ 45,583.52	$ 3,104.87
R205773	1		$ 37,687.16	$ 2,567.02
R205774	1		$ 37,687.16	$ 2,567.02
R205775	1		$ 37,687.16	$ 2,567.02
R205776	1		$ 37,687.16	$ 2,567.02
R205777	1		$ 37,687.16	$ 2,567.02
R205778	1		$ 37,687.16	$ 2,567.02
R205779	1		$ 37,687.16	$ 2,567.02
R205780	1		$ 37,687.16	$ 2,567.02
R205781	1		$ 37,687.16	$ 2,567.02
R205782	1		$ 37,687.16	$ 2,567.02
R205783	1		$ 37,687.16	$ 2,567.02
R205784	1		$ 37,687.16	$ 2,567.02
R205785	1		$ 37,687.16	$ 2,567.02
R205786	1		$ 37,687.16	$ 2,567.02
R205787	1		$ 37,687.16	$ 2,567.02
R205788	1		$ 37,687.16	$ 2,567.02
R205789	1		$ 37,687.16	$ 2,567.02
R205790	1		$ 37,687.16	$ 2,567.02
R205791	1		$ 37,687.16	$ 2,567.02
R205792	1		$ 37,687.16	$ 2,567.02
R205793	1		$ 37,687.16	$ 2,567.02
R205794	1		$ 37,687.16	$ 2,567.02
R205795	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R205796	1		$ 37,687.16	$ 2,567.02
R205797	1		$ 37,687.16	$ 2,567.02
R205798	1		$ 37,687.16	$ 2,567.02
R205799	1		$ 37,687.16	$ 2,567.02
R205800	1		$ 37,687.16	$ 2,567.02
R205801	1		$ 37,687.16	$ 2,567.02
R205802	1		$ 37,687.16	$ 2,567.02
R205803	1		$ 37,687.16	$ 2,567.02
R205804	1		$ 37,687.16	$ 2,567.02
R205805	1		$ 37,687.16	$ 2,567.02
R205806	1		$ 37,687.16	$ 2,567.02
R205807	1		$ 37,687.16	$ 2,567.02
R205808	1		$ 37,687.16	$ 2,567.02
R205809	1		$ 37,687.16	$ 2,567.02
R205810	1		$ 37,687.16	$ 2,567.02
R205811	1		$ 37,687.16	$ 2,567.02
R205812	1		$ 37,687.16	$ 2,567.02
R205813	1		$ 37,687.16	$ 2,567.02
R205814	1		$ 37,687.16	$ 2,567.02
R205815	1		$ 37,687.16	$ 2,567.02
R205816	1		$ 37,687.16	$ 2,567.02
R205817	1		$ 37,687.16	$ 2,567.02
R205818	2		$ 45,583.52	$ 3,104.87
R205819	2		$ 45,583.52	$ 3,104.87
R205820	2		$ 45,583.52	$ 3,104.87
R205821	1		$ 37,687.16	$ 2,567.02
R205822	1		$ 37,687.16	$ 2,567.02
R205823	1		$ 37,687.16	$ 2,567.02
R205824	1		$ 37,687.16	$ 2,567.02
R205825	1		$ 37,687.16	$ 2,567.02
R205826	1		$ 37,687.16	$ 2,567.02
R205827	1		$ 37,687.16	$ 2,567.02
R205828	1		$ 37,687.16	$ 2,567.02
R205829	1		$ 37,687.16	$ 2,567.02
R205830	1		$ 37,687.16	$ 2,567.02
R205831	1		$ 37,687.16	$ 2,567.02
R205832	1		$ 37,687.16	$ 2,567.02
R205833	1		$ 37,687.16	$ 2,567.02
R205834	1		$ 37,687.16	$ 2,567.02
R205835	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]	Annual Installment Due 1/31/2027[b]
R205836	1		$ 37,687.16	$ 2,567.02
R205837	1		$ 37,687.16	$ 2,567.02
R205838	1		$ 37,687.16	$ 2,567.02
R205839	1		$ 37,687.16	$ 2,567.02
R205840	1		$ 37,687.16	$ 2,567.02
R205841	1		$ 37,687.16	$ 2,567.02
R205842	1		$ 37,687.16	$ 2,567.02
R205843	1		$ 37,687.16	$ 2,567.02
R205844	1		$ 37,687.16	$ 2,567.02
R205845	1		$ 37,687.16	$ 2,567.02
R205846	1		$ 37,687.16	$ 2,567.02
R205847	1		$ 37,687.16	$ 2,567.02
R205848	1		$ 37,687.16	$ 2,567.02
R205849	1		$ 37,687.16	$ 2,567.02
R205850	1		$ 37,687.16	$ 2,567.02
R205851	1		$ 37,687.16	$ 2,567.02
R205852	1		$ 37,687.16	$ 2,567.02
R205853	1		$ 37,687.16	$ 2,567.02
R205854	1		$ 37,687.16	$ 2,567.02
R205855	1		$ 37,687.16	$ 2,567.02
R205856	1		$ 37,687.16	$ 2,567.02
R205857	1		$ 37,687.16	$ 2,567.02
R205858	1		$ 37,687.16	$ 2,567.02
R205859	1		$ 37,687.16	$ 2,567.02
R205860	1		$ 37,687.16	$ 2,567.02
R205861	1		$ 37,687.16	$ 2,567.02
R205862	1		$ 37,687.16	$ 2,567.02
R205863	Non-Benefited		$ -	$ -
R205864	1		$ 37,687.16	$ 2,567.02
R205865	1		$ 37,687.16	$ 2,567.02
R205866	1		$ 37,687.16	$ 2,567.02
R205867	1		$ 37,687.16	$ 2,567.02
R205868	1		$ 37,687.16	$ 2,567.02
R205869	1		$ 37,687.16	$ 2,567.02
R205870	1		$ 37,687.16	$ 2,567.02
R205871	1		$ 37,687.16	$ 2,567.02
R205872	1		$ 37,687.16	$ 2,567.02
R205873	1		$ 37,687.16	$ 2,567.02
R205874	1		$ 37,687.16	$ 2,567.02
R205875	1		$ 37,687.16	$ 2,567.02

Property ID[a]	Lot Type	Note	Outstanding Assessment[b]		Annual Installment Due 1/31/2027[b]	
R205876	1		$	37,687.16	$	2,567.02
R205877	1		$	37,687.16	$	2,567.02
R205878	1		$	37,687.16	$	2,567.02
R205879	1		$	37,687.16	$	2,567.02
R205880	1		$	37,687.16	$	2,567.02
R205881	1		$	37,687.16	$	2,567.02
R205882	1		$	37,687.16	$	2,567.02
R205883	2		$	45,583.52	$	3,104.87
R205884	2		$	45,583.52	$	3,104.87
R205885	2		$	45,583.52	$	3,104.87
R205886	2		$	45,583.52	$	3,104.87
R205887	2		$	45,583.52	$	3,104.87
R205888	Non-Benefited		$	-	$	-
R205889	1		$	37,687.16	$	2,567.02
R205890	1		$	37,687.16	$	2,567.02
R205891	1		$	37,687.16	$	2,567.02
R205892	1		$	37,687.16	$	2,567.02
R205893	1		$	37,687.16	$	2,567.02
R205894	1		$	37,687.16	$	2,567.02
R205895	1		$	37,687.16	$	2,567.02
R205896	1		$	37,687.16	$	2,567.02
R205897	1		$	37,687.16	$	2,567.02
R205898	1		$	37,687.16	$	2,567.02
R205899	1		$	37,687.16	$	2,567.02
R205900	1		$	37,687.16	$	2,567.02
R205901	1		$	37,687.16	$	2,567.02
R205902	1		$	37,687.16	$	2,567.02
R205903	1		$	37,687.16	$	2,567.02
R205904	1		$	37,687.16	$	2,567.02
R205905	1		$	37,687.16	$	2,567.02
R205906	1		$	37,687.16	$	2,567.02
R205907	1		$	37,687.16	$	2,567.02
R205908	Non-Benefited		$	-	$	-
Total[k]			**$**	**15,913,312.84**	**$**	**1,083,917.96**

Footnotes:

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

[b] Totals may not match the total Outstanding Assessment or Annual Installment due to rounding.

[c] Assessment prepaid in full.

[d] Undivided interest of property located at 6118 Marsh Ln., billed 50.00% to Property ID R193350 and 50.00% to Property ID R210334.

[e] Undivided interest of property located at 6522 Marsh Ln., billed 50.00% to Property ID R193391 and 50.00% to Property ID R209831.

[f] Undivided interest of property located at 289 Porter Country Pkwy., billed 50.00% to Property ID R208769 and 50.00% to Property ID R193425.

[g] Undivided interest of property located at 6325 Marsh Ln., billed 50.00% to Property ID R193443 and 50.00% to Property ID R209053.

[h] Undivided interest of property located at 225 Jackman Dr., billed 50.00% to Property ID R208722 and 50.00% to Property ID R193560.

[i] Undivided interest of property located at 217 Jackman Dr., billed 50.00% to Property ID R209841 and 50.00% to Property ID R193561.

[j] Undivided interest of property located at 5870 Marsh Ln., billed 50.00% to Property ID R210514 and 50.00% to Property ID R193582.

[k] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT B – DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

Year Ending (September 30)	Principal ($)	Interest ($)	Total ($)
2023[1]	-	217,626.00	217,626.00
2024[1]	-	943,920.00	943,920.00
2025	1,000.00	943,920.00	944,920.00
2026	1,000.00	943,871.26	944,871.26
2027	13,000.00	943,822.50	956,822.50
2028	34,000.00	943,188.76	977,188.76
2029	57,000.00	941,531.26	998,531.26
2030	82,000.00	938,752.50	1,020,752.50
2031	108,000.00	934,755.00	1,042,755.00
2032	138,000.00	928,545.00	1,066,545.00
2033	169,000.00	920,610.00	1,089,610.00
2034	203,000.00	910,892.50	1,113,892.50
2035	239,000.00	899,220.00	1,138,220.00
2036	279,000.00	885,477.50	1,164,477.50
2037	321,000.00	869,435.00	1,190,435.00
2038	366,000.00	850,977.50	1,216,977.50
2039	415,000.00	829,932.50	1,244,932.50
2040	467,000.00	806,070.00	1,273,070.00
2041	523,000.00	779,217.50	1,302,217.50
2042	583,000.00	749,145.00	1,332,145.00
2043	647,000.00	715,622.50	1,362,622.50
2044	716,000.00	678,420.00	1,394,420.00
2045	792,000.00	635,460.00	1,427,460.00
2046	873,000.00	587,940.00	1,460,940.00
2047	960,000.00	535,560.00	1,495,560.00
2048	1,053,000.00	477,960.00	1,530,960.00
2049	1,153,000.00	414,780.00	1,567,780.00
2050	1,260,000.00	345,600.00	1,605,600.00
2051	1,375,000.00	270,000.00	1,645,000.00
2052	1,497,000.00	187,500.00	1,684,500.00
2053	1,628,000.00	97,680.00	1,725,680.00
Total	**$15,953,000.00**	**$22,127,432.28**	**$38,080,432.28**

[1] Interest due in 2023 and 2024 will be paid from amounts on deposit in the Capitalized Interest Account.

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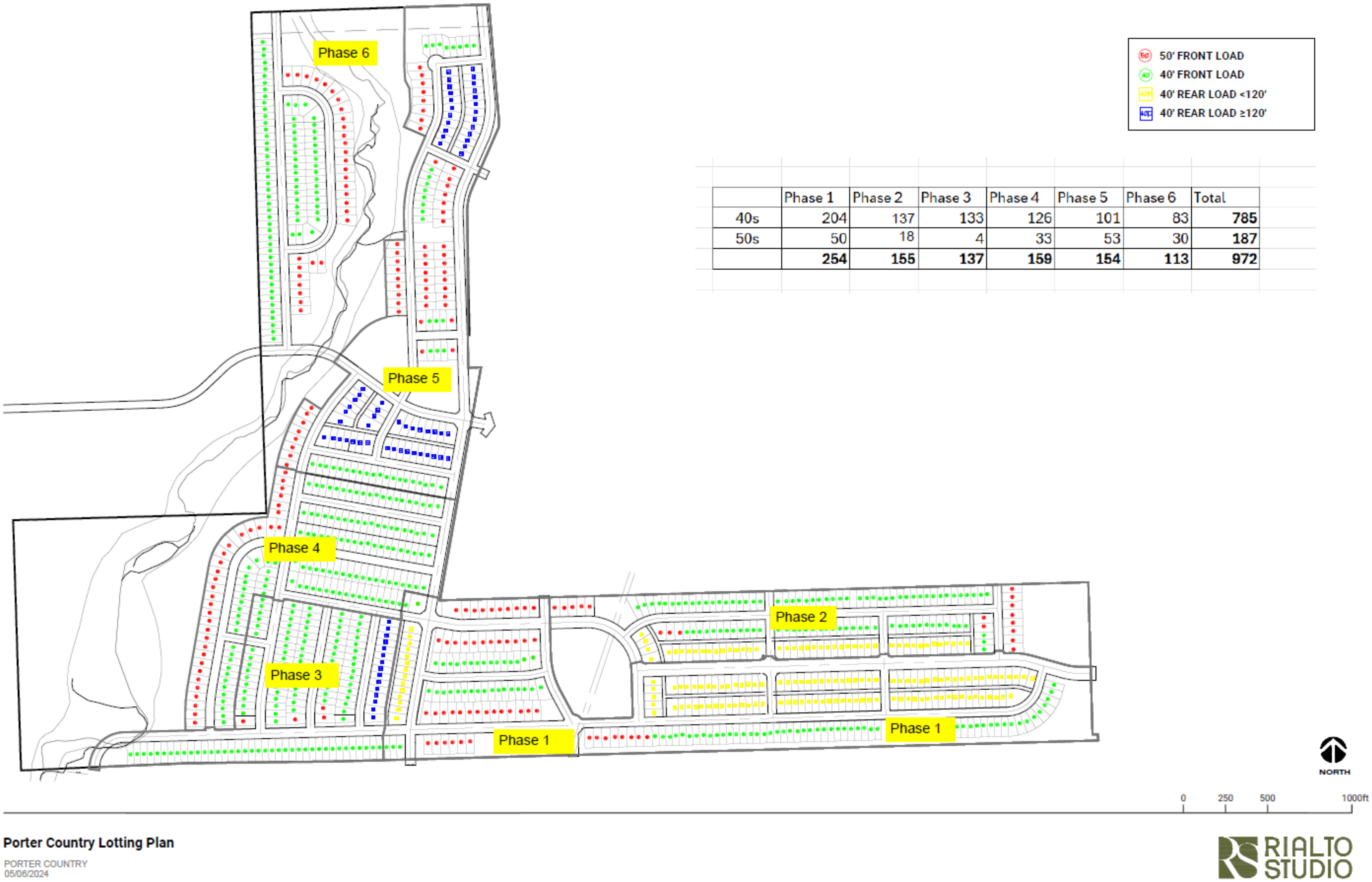
EXHIBIT C – LOT TYPE CLASSIFICATION MAP



	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6	Total
40s	204	137	133	126	101	83	**785**
50s	50	18	4	33	53	30	**187**
	254	**155**	**137**	**159**	**154**	**113**	**972**

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Improvement Area #1
    - Lot Type 1
    - Lot Type 2

PORTER COUNTRY PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $37,687.16

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Porter Country Public Improvement District – Improvement Area #1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

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

DATE: DATE:

_____________________________ _____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

	Improvement Area #1 PID Bonds				
Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 30.71	$ 2,229.95	$ 188.44	$ 117.92	$ 2,567.02
2028	$ 80.33	$ 2,228.46	$ 188.28	$ 113.04	$ 2,610.11
2029	$ 134.67	$ 2,224.54	$ 187.88	$ 115.30	$ 2,662.40
2030	$ 193.74	$ 2,217.97	$ 187.21	$ 117.61	$ 2,716.53
2031	$ 255.17	$ 2,208.53	$ 186.24	$ 119.96	$ 2,769.90
2032	$ 326.05	$ 2,193.86	$ 184.96	$ 122.36	$ 2,827.23
2033	$ 399.29	$ 2,175.11	$ 183.33	$ 124.81	$ 2,882.54
2034	$ 479.62	$ 2,152.15	$ 181.34	$ 127.30	$ 2,940.41
2035	$ 564.68	$ 2,124.57	$ 178.94	$ 129.85	$ 2,998.04
2036	$ 659.19	$ 2,092.10	$ 176.11	$ 132.45	$ 3,059.85
2037	$ 758.42	$ 2,054.20	$ 172.82	$ 135.09	$ 3,120.53
2038	$ 864.74	$ 2,010.59	$ 169.03	$ 137.80	$ 3,182.15
2039	$ 980.51	$ 1,960.87	$ 164.70	$ 140.55	$ 3,246.64
2040	$ 1,103.37	$ 1,904.49	$ 159.80	$ 143.36	$ 3,311.02
2041	$ 1,235.68	$ 1,841.04	$ 154.28	$ 146.23	$ 3,377.24
2042	$ 1,377.44	$ 1,769.99	$ 148.10	$ 149.16	$ 3,444.70
2043	$ 1,528.66	$ 1,690.79	$ 141.22	$ 152.14	$ 3,512.80
2044	$ 1,691.68	$ 1,602.89	$ 133.57	$ 155.18	$ 3,583.33
2045	$ 1,871.25	$ 1,501.39	$ 125.12	$ 158.28	$ 3,656.04
2046	$ 2,062.62	$ 1,389.12	$ 115.76	$ 161.45	$ 3,728.95
2047	$ 2,268.18	$ 1,265.36	$ 105.45	$ 164.68	$ 3,803.66
2048	$ 2,487.91	$ 1,129.27	$ 94.11	$ 167.97	$ 3,879.25
2049	$ 2,724.17	$ 979.99	$ 81.67	$ 171.33	$ 3,957.17
2050	$ 2,976.98	$ 816.54	$ 68.05	$ 174.76	$ 4,036.33
2051	$ 3,248.69	$ 637.92	$ 53.16	$ 178.25	$ 4,118.03
2052	$ 3,536.94	$ 443.00	$ 36.92	$ 181.82	$ 4,198.68
2053	$ 3,846.45	$ 230.79	$ 19.23	$ 185.46	$ 4,281.92
Total	**$ 37,687.16**	**$ 45,075.49**	**$ 3,785.70**	**$ 3,924.11**	**$ 90,472.46**

Footnotes:

[a] Interest on the Improvement Area #1 PID Bonds is calculated at the actual rate of the PID Bonds.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

PORTER COUNTRY PUBLIC IMPROVEMENT DISTRICT – IMPROVEMENT AREA #1 – LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

____

____

____

____

____

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

____
STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $45,583.52

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Kyle, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Porter Country Public Improvement District – Improvement Area #1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

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

DATE: DATE:

____________________________ ____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Hays County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

	Improvement Area #1 PID Bonds				
Annual Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 37.15	$ 2,697.18	$ 227.92	$ 142.62	$ 3,104.87
2028	$ 97.16	$ 2,695.37	$ 227.73	$ 136.73	$ 3,156.99
2029	$ 162.89	$ 2,690.63	$ 227.25	$ 139.46	$ 3,220.23
2030	$ 234.33	$ 2,682.69	$ 226.43	$ 142.25	$ 3,285.71
2031	$ 308.63	$ 2,671.27	$ 225.26	$ 145.09	$ 3,350.26
2032	$ 394.37	$ 2,653.52	$ 223.72	$ 148.00	$ 3,419.60
2033	$ 482.95	$ 2,630.85	$ 221.74	$ 150.96	$ 3,486.50
2034	$ 580.12	$ 2,603.08	$ 219.33	$ 153.98	$ 3,556.50
2035	$ 683.00	$ 2,569.72	$ 216.43	$ 157.05	$ 3,626.20
2036	$ 797.30	$ 2,530.45	$ 213.01	$ 160.20	$ 3,700.96
2037	$ 917.33	$ 2,484.60	$ 209.03	$ 163.40	$ 3,774.36
2038	$ 1,045.93	$ 2,431.86	$ 204.44	$ 166.67	$ 3,848.89
2039	$ 1,185.95	$ 2,371.72	$ 199.21	$ 170.00	$ 3,926.88
2040	$ 1,334.56	$ 2,303.52	$ 193.28	$ 173.40	$ 4,004.76
2041	$ 1,494.59	$ 2,226.79	$ 186.61	$ 176.87	$ 4,084.85
2042	$ 1,666.05	$ 2,140.85	$ 179.14	$ 180.41	$ 4,166.44
2043	$ 1,848.95	$ 2,045.05	$ 170.81	$ 184.01	$ 4,248.82
2044	$ 2,046.13	$ 1,938.74	$ 161.56	$ 187.69	$ 4,334.12
2045	$ 2,263.32	$ 1,815.97	$ 151.33	$ 191.45	$ 4,422.06
2046	$ 2,494.79	$ 1,680.17	$ 140.01	$ 195.28	$ 4,510.25
2047	$ 2,743.41	$ 1,530.48	$ 127.54	$ 199.18	$ 4,600.62
2048	$ 3,009.18	$ 1,365.88	$ 113.82	$ 203.17	$ 4,692.05
2049	$ 3,294.95	$ 1,185.33	$ 98.78	$ 207.23	$ 4,786.29
2050	$ 3,600.73	$ 987.63	$ 82.30	$ 211.38	$ 4,882.04
2051	$ 3,929.37	$ 771.58	$ 64.30	$ 215.60	$ 4,980.85
2052	$ 4,278.01	$ 535.82	$ 44.65	$ 219.91	$ 5,078.40
2053	$ 4,652.37	$ 279.14	$ 23.26	$ 224.31	$ 5,179.09
Total	**$ 45,583.52**	**$ 54,519.88**	**$ 4,578.90**	**$ 4,746.30**	**$ 109,428.60**

Footnotes:

[a] Interest on the Improvement Area #1 PID Bonds is calculated at the actual rate of the PID Bonds.
[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

26029898 ORDINANCE
08/06/2026 08:49:49 AM Total Fees: $165.00

Elaine H. Cárdenas

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas