LAKESIDE CROSSING
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 3, 2026

INTRODUCTION

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

The District was created pursuant to the PID Act by Resolution No. 0536-23-RES on March 20, 2023, by the governing body of the City of Lewisville ("the Governing Body") to finance certain Authorized Improvements for the benefit of the property in the District.

On October 3, 2023, the Governing Body approved the SAP for the District by adopting Ordinance No. 0598-23-ORD which (1) approved the levy of Assessments for Assessed Property within the District and (2) approved the District Assessment Roll.

On June 17, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by Ordinance No. 0670-24-ORD which updated the Assessment Roll within the District for 2024.

On June 7, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by Ordinance No. 0773-25-ORD which updated the Assessment Roll within the District for 2025.

The 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 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 Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Rolls for 2026.

PARCEL SUBDIVISION

The final plat of Lakeside Crossings was filed and recorded with the County as document number 2023-351 on September 28, 2023.

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 MSRB'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.

See **Exhibit D** for the 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 SAP. The Authorized Improvements and estimated costs as described in the 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

The District has an outstanding Assessment of $6,901,000.00.

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

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.

- ***Delinquency and Prepayment 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.

District		
Due January 31, 2027		
Principal	$	80,000.00
Interest		552,080.00
Additional Interest		33,790.00
Annual Collection Costs		68,403.58
Total Annual Installment	**$**	**734,273.58**

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

District		
Annual Collection Costs		
PID Administrator	$	31,836.24
City Auditor		1,000.00
Filing Fees		1,000.00
County Collection		1,000.00
Trustee Fees		4,500.00
Dissemination Agent		3,500.00
Draw Request Review		4,370.00
P3Works Dev/Issuer CDA Review		4,025.00
Past Due P3Works, LLC Invoices		5,672.34
Collection Cost Maintenance Balance		10,000.00
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	**$**	**68,403.58**

PREPAYMENT OF ASSESSMENTS IN FULL

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

EXTRAORDINARY OPTIONAL REDEMPTIONS

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

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, and is included below.

		District				
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 80,000.00	$ 86,000.00	$ 93,000.00	$ 100,000.00	$ 107,000.00
Interest		552,080.00	545,680.00	538,800.00	531,360.00	523,360.00
	(1)	$ 632,080.00	$ 631,680.00	$ 631,800.00	$ 631,360.00	$ 630,360.00
Additional Interest	(2)	$ 33,790.00	$ 33,390.00	$ 32,960.00	$ 32,495.00	$ 31,995.00
Annual Collection Costs	(3)	$ 68,403.58	$ 52,255.86	$ 53,300.98	$ 54,367.00	$ 55,454.34
Total Annual Installment Due	**(4) = (1) + (2) + (3)**	**$ 734,273.58**	**$ 717,325.86**	**$ 718,060.98**	**$ 718,222.00**	**$ 717,809.34**

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 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 City of Lewisville 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

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029924	Multi-Family/Commercial Parcel	$ 2,160,630.43	$ 229,893.33
1029925	Non-Benefitted	$ -	$ -
1029926	Non-Benefitted	$ -	$ -
1029712	Townhome	$ 23,583.93	$ 2,509.35
1029713	Townhome	$ 23,583.93	$ 2,509.35
1029714	Townhome	$ 23,583.93	$ 2,509.35
1029715	Townhome	$ 23,583.93	$ 2,509.35
1029716	Townhome	$ 23,583.93	$ 2,509.35
1029717	Townhome	$ 23,583.93	$ 2,509.35
1029718	Townhome	$ 23,583.93	$ 2,509.35
1029719	Townhome	$ 23,583.93	$ 2,509.35
1029720	Townhome	$ 23,583.93	$ 2,509.35
1029721	Townhome	$ 23,583.93	$ 2,509.35
1029722	Townhome	$ 23,583.93	$ 2,509.35
1029723	Townhome	$ 23,583.93	$ 2,509.35
1029724	Townhome	$ 23,583.93	$ 2,509.35
1029725	Townhome	$ 23,583.93	$ 2,509.35
1029726	Townhome	$ 23,583.93	$ 2,509.35
1029727	Townhome	$ 23,583.93	$ 2,509.35
1029728	Townhome	$ 23,583.93	$ 2,509.35
1029729	Townhome	$ 23,583.93	$ 2,509.35
1029730	Townhome	$ 23,583.93	$ 2,509.35
1029731	Townhome	$ 23,583.93	$ 2,509.35
1029732	Townhome	$ 23,583.93	$ 2,509.35
1029733	Townhome	$ 23,583.93	$ 2,509.35
1029734	Townhome	$ 23,583.93	$ 2,509.35
1029735	Townhome	$ 23,583.93	$ 2,509.35
1029736	Townhome	$ 23,583.93	$ 2,509.35
1029737	Townhome	$ 23,583.93	$ 2,509.35
1029738	Townhome	$ 23,583.93	$ 2,509.35
1029739	Townhome	$ 23,583.93	$ 2,509.35
1029740	Townhome	$ 23,583.93	$ 2,509.35
1029741	Townhome	$ 23,583.93	$ 2,509.35
1029742	Townhome	$ 23,583.93	$ 2,509.35
1029743	Townhome	$ 23,583.93	$ 2,509.35
1029744	Townhome	$ 23,583.93	$ 2,509.35
1029745	Townhome	$ 23,583.93	$ 2,509.35
1029746	Townhome	$ 23,583.93	$ 2,509.35
1029747	Townhome	$ 23,583.93	$ 2,509.35
1029748	Townhome	$ 23,583.93	$ 2,509.35

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029749	Townhome	$ 23,583.93	$ 2,509.35
1029750	Townhome	$ 23,583.93	$ 2,509.35
1029751	Townhome	$ 23,583.93	$ 2,509.35
1029752	Townhome	$ 23,583.93	$ 2,509.35
1029753	Townhome	$ 23,583.93	$ 2,509.35
1029754	Townhome	$ 23,583.93	$ 2,509.35
1029755	Townhome	$ 23,583.93	$ 2,509.35
1029756	Townhome	$ 23,583.93	$ 2,509.35
1029757	Townhome	$ 23,583.93	$ 2,509.35
1029758	Townhome	$ 23,583.93	$ 2,509.35
1029759	Townhome	$ 23,583.93	$ 2,509.35
1029760	Townhome	$ 23,583.93	$ 2,509.35
1029761	Townhome	$ 23,583.93	$ 2,509.35
1029762	Townhome	$ 23,583.93	$ 2,509.35
1029763	Townhome	$ 23,583.93	$ 2,509.35
1029764	Townhome	$ 23,583.93	$ 2,509.35
1029765	Townhome	$ 23,583.93	$ 2,509.35
1029766	Townhome	$ 23,583.93	$ 2,509.35
1029767	Townhome	$ 23,583.93	$ 2,509.35
1029768	Townhome	$ 23,583.93	$ 2,509.35
1029769	Townhome	$ 23,583.93	$ 2,509.35
1029770	Townhome	$ 23,583.93	$ 2,509.35
1029771	Townhome	$ 23,583.93	$ 2,509.35
1029772	Townhome	$ 23,583.93	$ 2,509.35
1029773	Townhome	$ 23,583.93	$ 2,509.35
1029774	Townhome	$ 23,583.93	$ 2,509.35
1029775	Townhome	$ 23,583.93	$ 2,509.35
1029776	Townhome	$ 23,583.93	$ 2,509.35
1029777	Townhome	$ 23,583.93	$ 2,509.35
1029778	Townhome	$ 23,583.93	$ 2,509.35
1029779	Townhome	$ 23,583.93	$ 2,509.35
1029780	Townhome	$ 23,583.93	$ 2,509.35
1029781	Townhome	$ 23,583.93	$ 2,509.35
1029782	Townhome	$ 23,583.93	$ 2,509.35
1029783	Townhome	$ 23,583.93	$ 2,509.35
1029784	Townhome	$ 23,583.93	$ 2,509.35
1029785	Townhome	$ 23,583.93	$ 2,509.35
1029786	Townhome	$ 23,583.93	$ 2,509.35
1029787	Townhome	$ 23,583.93	$ 2,509.35
1029788	Townhome	$ 23,583.93	$ 2,509.35

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029789	Townhome	$ 23,583.93	$ 2,509.35
1029790	Townhome	$ 23,583.93	$ 2,509.35
1029791	Townhome	$ 23,583.93	$ 2,509.35
1029792	Townhome	$ 23,583.93	$ 2,509.35
1029793	Townhome	$ 23,583.93	$ 2,509.35
1029794	Townhome	$ 23,583.93	$ 2,509.35
1029795	Townhome	$ 23,583.93	$ 2,509.35
1029796	Townhome	$ 23,583.93	$ 2,509.35
1029797	Townhome	$ 23,583.93	$ 2,509.35
1029798	Townhome	$ 23,583.93	$ 2,509.35
1029799	Townhome	$ 23,583.93	$ 2,509.35
1029800	Townhome	$ 23,583.93	$ 2,509.35
1029801	Townhome	$ 23,583.93	$ 2,509.35
1029802	Townhome	$ 23,583.93	$ 2,509.35
1029803	Townhome	$ 23,583.93	$ 2,509.35
1029804	Townhome	$ 23,583.93	$ 2,509.35
1029805	Townhome	$ 23,583.93	$ 2,509.35
1029806	Townhome	$ 23,583.93	$ 2,509.35
1029807	Townhome	$ 23,583.93	$ 2,509.35
1029808	Townhome	$ 23,583.93	$ 2,509.35
1029809	Townhome	$ 23,583.93	$ 2,509.35
1029810	Townhome	$ 23,583.93	$ 2,509.35
1029811	Townhome	$ 23,583.93	$ 2,509.35
1029812	Townhome	$ 23,583.93	$ 2,509.35
1029813	Townhome	$ 23,583.93	$ 2,509.35
1029814	Townhome	$ 23,583.93	$ 2,509.35
1029815	Townhome	$ 23,583.93	$ 2,509.35
1029816	Townhome	$ 23,583.93	$ 2,509.35
1029817	Townhome	$ 23,583.93	$ 2,509.35
1029818	Townhome	$ 23,583.93	$ 2,509.35
1029819	Townhome	$ 23,583.93	$ 2,509.35
1029820	Townhome	$ 23,583.93	$ 2,509.35
1029821	Townhome	$ 23,583.93	$ 2,509.35
1029822	Townhome	$ 23,583.93	$ 2,509.35
1029823	Townhome	$ 23,583.93	$ 2,509.35
1029824	Townhome	$ 23,583.93	$ 2,509.35
1029825	Townhome	$ 23,583.93	$ 2,509.35
1029826	Townhome	$ 23,583.93	$ 2,509.35
1029827	Townhome	$ 23,583.93	$ 2,509.35
1029828	Townhome	$ 23,583.93	$ 2,509.35

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029829	Townhome	$ 23,583.93	$ 2,509.35
1029830	Townhome	$ 23,583.93	$ 2,509.35
1029831	Townhome	$ 23,583.93	$ 2,509.35
1029832	Townhome	$ 23,583.93	$ 2,509.35
1029833	Townhome	$ 23,583.93	$ 2,509.35
1029834	Townhome	$ 23,583.93	$ 2,509.35
1029835	Townhome	$ 23,583.93	$ 2,509.35
1029836	Townhome	$ 23,583.93	$ 2,509.35
1029837	Townhome	$ 23,583.93	$ 2,509.35
1029838	Townhome	$ 23,583.93	$ 2,509.35
1029839	Townhome	$ 23,583.93	$ 2,509.35
1029840	Townhome	$ 23,583.93	$ 2,509.35
1029841	Townhome	$ 23,583.93	$ 2,509.35
1029842	Townhome	$ 23,583.93	$ 2,509.35
1029843	Townhome	$ 23,583.93	$ 2,509.35
1029844	Townhome	$ 23,583.93	$ 2,509.35
1029845	Townhome	$ 23,583.93	$ 2,509.35
1029846	Townhome	$ 23,583.93	$ 2,509.35
1029847	Townhome	$ 23,583.93	$ 2,509.35
1029848	Townhome	$ 23,583.93	$ 2,509.35
1029849	Townhome	$ 23,583.93	$ 2,509.35
1029850	Townhome	$ 23,583.93	$ 2,509.35
1029851	Townhome	$ 23,583.93	$ 2,509.35
1029852	Townhome	$ 23,583.93	$ 2,509.35
1029853	Townhome	$ 23,583.93	$ 2,509.35
1029854	Townhome	$ 23,583.93	$ 2,509.35
1029855	Townhome	$ 23,583.93	$ 2,509.35
1029856	Townhome	$ 23,583.93	$ 2,509.35
1029857	Townhome	$ 23,583.93	$ 2,509.35
1029858	Townhome	$ 23,583.93	$ 2,509.35
1029859	Townhome	$ 23,583.93	$ 2,509.35
1029860	Townhome	$ 23,583.93	$ 2,509.35
1029861	Townhome	$ 23,583.93	$ 2,509.35
1029862	Townhome	$ 23,583.93	$ 2,509.35
1029863	Townhome	$ 23,583.93	$ 2,509.35
1029864	Townhome	$ 23,583.93	$ 2,509.35
1029865	Townhome	$ 23,583.93	$ 2,509.35
1029866	Townhome	$ 23,583.93	$ 2,509.35
1029867	Townhome	$ 23,583.93	$ 2,509.35
1029868	Townhome	$ 23,583.93	$ 2,509.35

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029869	Townhome	$ 23,583.93	$ 2,509.35
1029870	Townhome	$ 23,583.93	$ 2,509.35
1029871	Townhome	$ 23,583.93	$ 2,509.35
1029872	Townhome	$ 23,583.93	$ 2,509.35
1029873	Townhome	$ 23,583.93	$ 2,509.35
1029874	Townhome	$ 23,583.93	$ 2,509.35
1029875	Townhome	$ 23,583.93	$ 2,509.35
1029876	Townhome	$ 23,583.93	$ 2,509.35
1029877	Townhome	$ 23,583.93	$ 2,509.35
1029878	Townhome	$ 23,583.93	$ 2,509.35
1029879	Townhome	$ 23,583.93	$ 2,509.35
1029880	Townhome	$ 23,583.93	$ 2,509.35
1029881	Townhome	$ 23,583.93	$ 2,509.35
1029882	Townhome	$ 23,583.93	$ 2,509.35
1029884	Townhome	$ 23,583.93	$ 2,509.35
1029885	Townhome	$ 23,583.93	$ 2,509.35
1029886	Townhome	$ 23,583.93	$ 2,509.35
1029887	Townhome	$ 23,583.93	$ 2,509.35
1029888	Townhome	$ 23,583.93	$ 2,509.35
1029889	Townhome	$ 23,583.93	$ 2,509.35
1029890	Townhome	$ 23,583.93	$ 2,509.35
1029891	Townhome	$ 23,583.93	$ 2,509.35
1029892	Townhome	$ 23,583.93	$ 2,509.35
1029893	Townhome	$ 23,583.93	$ 2,509.35
1029894	Townhome	$ 23,583.93	$ 2,509.35
1029895	Townhome	$ 23,583.93	$ 2,509.35
1029896	Townhome	$ 23,583.93	$ 2,509.35
1029897	Townhome	$ 23,583.93	$ 2,509.35
1029898	Townhome	$ 23,583.93	$ 2,509.35
1029899	Townhome	$ 23,583.93	$ 2,509.35
1029900	Townhome	$ 23,583.93	$ 2,509.35
1029901	Townhome	$ 23,583.93	$ 2,509.35
1029902	Townhome	$ 23,583.93	$ 2,509.35
1029903	Townhome	$ 23,583.93	$ 2,509.35
1029904	Townhome	$ 23,583.93	$ 2,509.35
1029905	Townhome	$ 23,583.93	$ 2,509.35
1029906	Townhome	$ 23,583.93	$ 2,509.35
1029907	Townhome	$ 23,583.93	$ 2,509.35
1029908	Townhome	$ 23,583.93	$ 2,509.35
1029909	Townhome	$ 23,583.93	$ 2,509.35

		Lakeside Crossing PID	
Property ID[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2027[b][c]
1029910	Townhome	$ 23,583.93	$ 2,509.35
1029911	Townhome	$ 23,583.93	$ 2,509.35
1029912	Townhome	$ 23,583.93	$ 2,509.35
1029913	Non-Benefitted	$ -	$ -
1029914	Non-Benefitted	$ -	$ -
1029915	Non-Benefitted	$ -	$ -
1029916	Non-Benefitted	$ -	$ -
1029917	Non-Benefitted	$ -	$ -
1029918	Non-Benefitted	$ -	$ -
1029919	Non-Benefitted	$ -	$ -
1029920	Non-Benefitted	$ -	$ -
1029921	Non-Benefitted	$ -	$ -
1029922	Non-Benefitted	$ -	$ -
1029923	Non-Benefitted	$ -	$ -
1029927	Non-Benefitted	$ -	$ -
1029928	Non-Benefitted	$ -	$ -
1029929	Non-Benefitted	$ -	$ -
1029930	Non-Benefitted	$ -	$ -
1029931	Non-Benefitted	$ -	$ -
1029932	Non-Benefitted	$ -	$ -
1029933	Non-Benefitted	$ -	$ -
1029934	Non-Benefitted	$ -	$ -
1029935	Non-Benefitted	$ -	$ -
1029936	Townhome	$ 23,583.93	$ 2,509.35
Total		**$ 6,901,000.00**	**$ 734,272.68**

Footnotes:

[a] The Property IDs shown in the Assessment Roll is subject to change based on the final certified rolls provided by the County prior billing.

[b] Annual Installment due may not match Service Plan or Annual Installment schedule due to rounding.

[c] 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
2024	---	$471,165.33	$471,165.33
2025	$ 69,000.00	563,520.00	632,520.00
2026	74,000.00	558,000.00	632,000.00
2027	80,000.00	552,080.00	632,080.00
2028	86,000.00	545,680.00	631,680.00
2029	93,000.00	538,800.00	631,800.00
2030	100,000.00	531,360.00	631,360.00
2031	107,000.00	523,360.00	630,360.00
2032	116,000.00	514,800.00	630,800.00
2033	125,000.00	505,520.00	630,520.00
2034	135,000.00	495,520.00	630,520.00
2035	145,000.00	484,720.00	629,720.00
2036	157,000.00	473,120.00	630,120.00
2037	169,000.00	460,560.00	629,560.00
2038	182,000.00	447,040.00	629,040.00
2039	197,000.00	432,480.00	629,480.00
2040	213,000.00	416,720.00	629,720.00
2041	230,000.00	399,680.00	629,680.00
2042	249,000.00	381,280.00	630,280.00
2043	269,000.00	361,360.00	630,360.00
2044	291,000.00	339,840.00	630,840.00
2045	314,000.00	316,560.00	630,560.00
2046	340,000.00	291,440.00	631,440.00
2047	368,000.00	264,240.00	632,240.00
2048	398,000.00	234,800.00	632,800.00
2049	430,000.00	202,960.00	632,960.00
2050	466,000.00	168,560.00	634,560.00
2051	504,000.00	131,280.00	635,280.00
2052	546,000.00	90,960.00	636,960.00
2053	591,000.00	47,280.00	638,280.00
Total	**$7,044,000.00**	**$11,744,685.33**	**$18,788,685.33**

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

All Assessed Property within the Residential Parcel are classified as a "Townhome" Lot. The Multi-Family/Commercial Parcel will contain Multi-Family units and approximately 31,183 square feet of commercial space. The Multi-Family/Commercial Parcel has not been platted or sub-divided as of this 2026 Annual Service Plan Update.

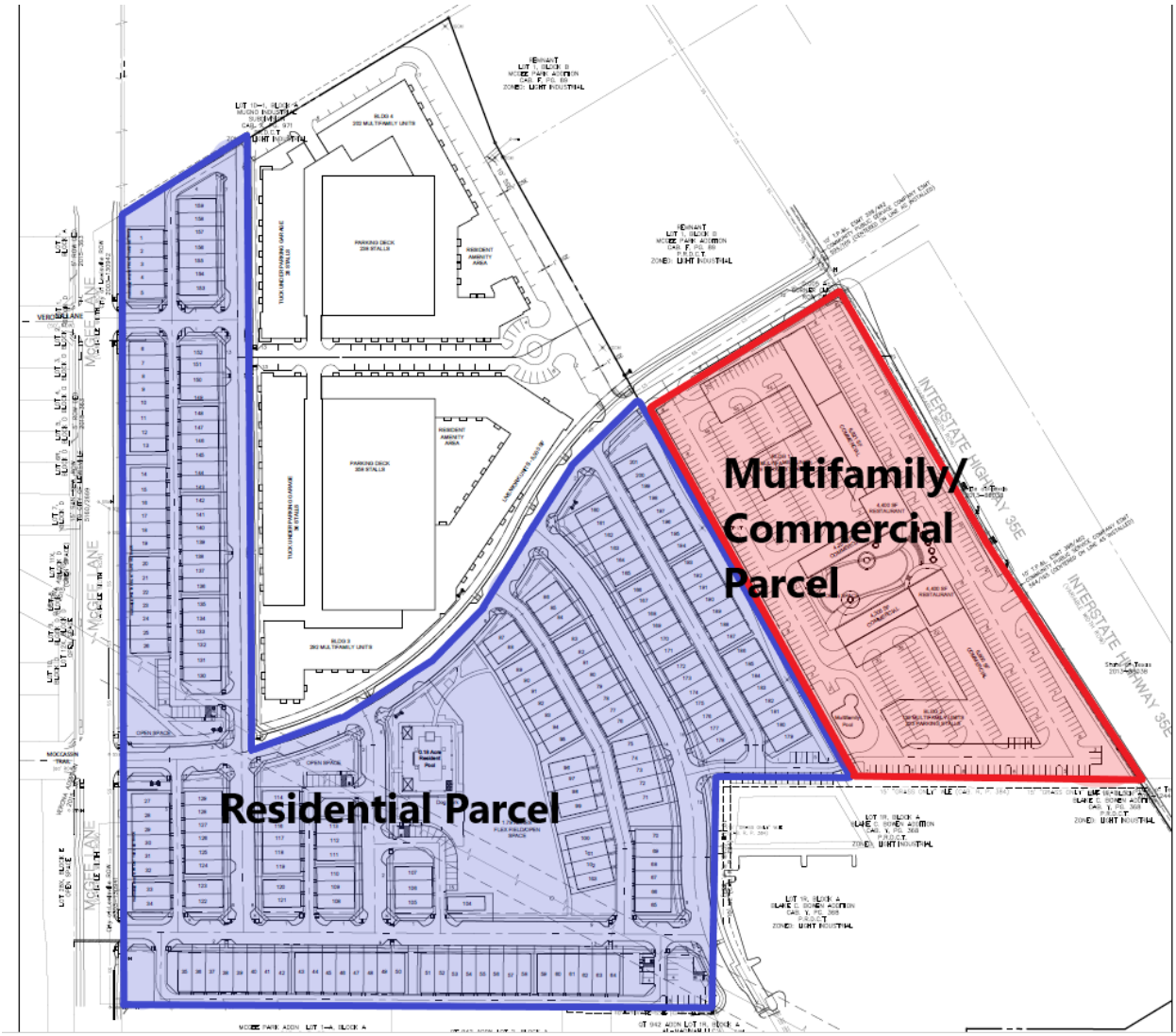

EXHIBIT D – BUYER DISCLOSURES

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

- Townhome
- Multi-Family/Commercial Parcel
- Multi-Family Unit
- Commercial

LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE TOWNHOME BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

LOT TYPE TOWNHOME PRINCIPAL ASSESSMENT: $23,583.93

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

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

The exact amount of the assessment may be obtained from City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 Lewisville.

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 a 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 Denton 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 a 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 Denton 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 a 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 Denton County.

ANNUAL INSTALLMENTS - LOT TYPE TOWNHOME

Lot Type Townhome Per Unit					
Installment Due	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 273.40	$ 1,886.71	$ 115.48	$ 233.77	$ 2,509.35
2028	$ 293.90	$ 1,864.84	$ 114.11	$ 178.58	$ 2,451.44
2029	$ 317.82	$ 1,841.33	$ 112.64	$ 182.15	$ 2,453.95
2030	$ 341.75	$ 1,815.90	$ 111.05	$ 185.80	$ 2,454.50
2031	$ 365.67	$ 1,788.56	$ 109.34	$ 189.51	$ 2,453.09
2032	$ 396.43	$ 1,759.31	$ 107.51	$ 193.30	$ 2,456.55
2033	$ 427.18	$ 1,727.60	$ 105.53	$ 197.17	$ 2,457.48
2034	$ 461.36	$ 1,693.42	$ 103.40	$ 201.11	$ 2,459.29
2035	$ 495.53	$ 1,656.51	$ 101.09	$ 205.14	$ 2,458.27
2036	$ 536.54	$ 1,616.87	$ 98.61	$ 209.24	$ 2,461.26
2037	$ 577.55	$ 1,573.95	$ 95.93	$ 213.42	$ 2,460.85
2038	$ 621.98	$ 1,527.74	$ 93.04	$ 217.69	$ 2,460.45
2039	$ 673.24	$ 1,477.99	$ 89.93	$ 222.05	$ 2,463.20
2040	$ 727.92	$ 1,424.13	$ 86.56	$ 226.49	$ 2,465.10
2041	$ 786.02	$ 1,365.89	$ 82.92	$ 231.02	$ 2,465.85
2042	$ 850.95	$ 1,303.01	$ 78.99	$ 235.64	$ 2,468.59
2043	$ 919.30	$ 1,234.94	$ 74.74	$ 240.35	$ 2,469.32
2044	$ 994.48	$ 1,161.39	$ 70.14	$ 245.16	$ 2,471.17
2045	$ 1,073.08	$ 1,081.83	$ 65.17	$ 250.06	$ 2,470.15
2046	$ 1,161.94	$ 995.99	$ 59.81	$ 255.06	$ 2,472.79
2047	$ 1,257.63	$ 903.03	$ 54.00	$ 260.16	$ 2,474.82
2048	$ 1,360.15	$ 802.42	$ 47.71	$ 265.36	$ 2,475.64
2049	$ 1,469.51	$ 693.61	$ 40.91	$ 270.67	$ 2,474.70
2050	$ 1,592.54	$ 576.05	$ 33.56	$ 276.09	$ 2,478.23
2051	$ 1,722.40	$ 448.64	$ 25.60	$ 281.61	$ 2,478.25
2052	$ 1,865.94	$ 310.85	$ 16.98	$ 287.24	$ 2,481.01
2053	$ 2,019.72	$ 161.58	$ 7.66	$ 292.98	$ 2,481.94
Total	**$ 23,583.93**	**$ 34,694.11**	**$ 2,102.41**	**$ 6,246.80**	**$ 66,627.25**

Footnotes:

[a] Interest is calculated at a 8.00% rate.

[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.

LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – MULTI-FAMILY/COMMERCIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

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

_____
STREET ADDRESS

MULTI-FAMILY/COMMERCIAL PARCEL PRINCIPAL ASSESSMENT: $1,912,210.40

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

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

The exact amount of the assessment may be obtained from City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 Lewisville.

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 a 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 Denton 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 a 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 Denton 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 a 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 Denton County.

ANNUAL INSTALLMENTS - MULTI-FAMILY/COMMERCIAL PARCEL

Lot Type Multifamily					
Installment Due	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 22,167.34	$ 152,976.83	$ 9,362.93	$ 18,954.07	$ 203,461.18
2028	$ 23,829.89	$ 151,203.44	$ 9,252.09	$ 14,479.67	$ 198,765.10
2029	$ 25,769.54	$ 149,297.05	$ 9,132.95	$ 14,769.26	$ 198,968.80
2030	$ 27,709.18	$ 147,235.49	$ 9,004.10	$ 15,064.65	$ 199,013.42
2031	$ 29,648.82	$ 145,018.76	$ 8,865.55	$ 15,365.94	$ 198,899.07
2032	$ 32,142.65	$ 142,646.85	$ 8,717.31	$ 15,673.26	$ 199,180.07
2033	$ 34,636.47	$ 140,075.44	$ 8,556.59	$ 15,986.73	$ 199,255.23
2034	$ 37,407.39	$ 137,304.52	$ 8,383.41	$ 16,306.46	$ 199,401.78
2035	$ 40,178.31	$ 134,311.93	$ 8,196.37	$ 16,632.59	$ 199,319.20
2036	$ 43,503.41	$ 131,097.66	$ 7,995.48	$ 16,965.24	$ 199,561.80
2037	$ 46,828.51	$ 127,617.39	$ 7,777.97	$ 17,304.55	$ 199,528.42
2038	$ 50,430.70	$ 123,871.11	$ 7,543.82	$ 17,650.64	$ 199,496.28
2039	$ 54,587.08	$ 119,836.65	$ 7,291.67	$ 18,003.65	$ 199,719.06
2040	$ 59,020.55	$ 115,469.69	$ 7,018.73	$ 18,363.72	$ 199,872.70
2041	$ 63,731.11	$ 110,748.04	$ 6,723.63	$ 18,731.00	$ 199,933.78
2042	$ 68,995.85	$ 105,649.56	$ 6,404.98	$ 19,105.62	$ 200,156.00
2043	$ 74,537.69	$ 100,129.89	$ 6,060.00	$ 19,487.73	$ 200,215.30
2044	$ 80,633.71	$ 94,166.87	$ 5,687.31	$ 19,877.49	$ 200,365.37
2045	$ 87,006.82	$ 87,716.17	$ 5,284.14	$ 20,275.03	$ 200,282.17
2046	$ 94,211.21	$ 80,755.63	$ 4,849.11	$ 20,680.54	$ 200,496.48
2047	$ 101,969.78	$ 73,218.73	$ 4,378.05	$ 21,094.15	$ 200,660.71
2048	$ 110,282.53	$ 65,061.15	$ 3,868.20	$ 21,516.03	$ 200,727.91
2049	$ 119,149.47	$ 56,238.55	$ 3,316.79	$ 21,946.35	$ 200,651.15
2050	$ 129,124.77	$ 46,706.59	$ 2,721.04	$ 22,385.28	$ 200,937.68
2051	$ 139,654.26	$ 36,376.61	$ 2,075.42	$ 22,832.98	$ 200,939.27
2052	$ 151,292.11	$ 25,204.27	$ 1,377.15	$ 23,289.64	$ 201,163.17
2053	$ 163,761.24	$ 13,100.90	$ 620.69	$ 23,755.43	$ 201,238.26
Total	**$ 1,912,210.40**	**$ 2,813,035.78**	**$ 170,465.48**	**$ 506,497.70**	**$ 5,402,209.36**

Footnotes:

[a] Interest is calculated at a 8.00% rate.

[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.

LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE MULTI-FAMILY UNIT 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
CITY OF LEWISVILLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE MULTI-FAMILY UNIT PRINCIPAL ASSESSMENT: $6,374.03

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

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

The exact amount of the assessment may be obtained from City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 Lewisville.

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 a 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 Denton 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 a 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 Denton 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 a 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 Denton County.

ANNUAL INSTALLMENTS - LOT TYPE MULTI-FAMILY UNIT

Lot Type Multifamily per Unit					
Installment Due	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 73.89	$ 509.92	$ 31.21	$ 63.18	$ 678.20
2028	$ 79.43	$ 504.01	$ 30.84	$ 48.27	$ 662.55
2029	$ 85.90	$ 497.66	$ 30.44	$ 49.23	$ 663.23
2030	$ 92.36	$ 490.78	$ 30.01	$ 50.22	$ 663.38
2031	$ 98.83	$ 483.40	$ 29.55	$ 51.22	$ 663.00
2032	$ 107.14	$ 475.49	$ 29.06	$ 52.24	$ 663.93
2033	$ 115.45	$ 466.92	$ 28.52	$ 53.29	$ 664.18
2034	$ 124.69	$ 457.68	$ 27.94	$ 54.35	$ 664.67
2035	$ 133.93	$ 447.71	$ 27.32	$ 55.44	$ 664.40
2036	$ 145.01	$ 436.99	$ 26.65	$ 56.55	$ 665.21
2037	$ 156.10	$ 425.39	$ 25.93	$ 57.68	$ 665.09
2038	$ 168.10	$ 412.90	$ 25.15	$ 58.84	$ 664.99
2039	$ 181.96	$ 399.46	$ 24.31	$ 60.01	$ 665.73
2040	$ 196.74	$ 384.90	$ 23.40	$ 61.21	$ 666.24
2041	$ 212.44	$ 369.16	$ 22.41	$ 62.44	$ 666.45
2042	$ 229.99	$ 352.17	$ 21.35	$ 63.69	$ 667.19
2043	$ 248.46	$ 333.77	$ 20.20	$ 64.96	$ 667.38
2044	$ 268.78	$ 313.89	$ 18.96	$ 66.26	$ 667.88
2045	$ 290.02	$ 292.39	$ 17.61	$ 67.58	$ 667.61
2046	$ 314.04	$ 269.19	$ 16.16	$ 68.94	$ 668.32
2047	$ 339.90	$ 244.06	$ 14.59	$ 70.31	$ 668.87
2048	$ 367.61	$ 216.87	$ 12.89	$ 71.72	$ 669.09
2049	$ 397.16	$ 187.46	$ 11.06	$ 73.15	$ 668.84
2050	$ 430.42	$ 155.69	$ 9.07	$ 74.62	$ 669.79
2051	$ 465.51	$ 121.26	$ 6.92	$ 76.11	$ 669.80
2052	$ 504.31	$ 84.01	$ 4.59	$ 77.63	$ 670.54
2053	$ 545.87	$ 43.67	$ 2.07	$ 79.18	$ 670.79
Total	**$ 6,374.03**	**$ 9,376.79**	**$ 568.22**	**$ 1,688.33**	**$ 18,007.36**

Footnotes:

[a] Interest is calculated at a 8.00% rate.

[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.

LAKESIDE CROSSING PUBLIC IMPROVEMENT DISTRICT – LOT TYPE COMMERCIAL 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
CITY OF LEWISVILLE, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

LOT TYPE COMMERCIAL PRINCIPAL ASSESSMENT: $7.97 per square foot

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

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

The exact amount of the assessment may be obtained from City of Lewisville. The exact amount of each annual installment will be approved each year by the Lewisville 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 Lewisville.

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 a 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 Denton 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 a 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 Denton 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 a 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 Denton County.

ANNUAL INSTALLMENTS - LOT TYPE COMMERCIAL (per square foot)

Lot Type Commercial per Square Foot					
Installment Due	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Annual Installment[b]
2027	$ 0.09	$ 0.64	$ 0.04	$ 0.08	$ 0.85
2028	$ 0.10	$ 0.63	$ 0.04	$ 0.06	$ 0.83
2029	$ 0.11	$ 0.62	$ 0.04	$ 0.06	$ 0.83
2030	$ 0.12	$ 0.61	$ 0.04	$ 0.06	$ 0.83
2031	$ 0.12	$ 0.60	$ 0.04	$ 0.06	$ 0.83
2032	$ 0.13	$ 0.59	$ 0.04	$ 0.07	$ 0.83
2033	$ 0.14	$ 0.58	$ 0.04	$ 0.07	$ 0.83
2034	$ 0.16	$ 0.57	$ 0.03	$ 0.07	$ 0.83
2035	$ 0.17	$ 0.56	$ 0.03	$ 0.07	$ 0.83
2036	$ 0.18	$ 0.55	$ 0.03	$ 0.07	$ 0.83
2037	$ 0.20	$ 0.53	$ 0.03	$ 0.07	$ 0.83
2038	$ 0.21	$ 0.52	$ 0.03	$ 0.07	$ 0.83
2039	$ 0.23	$ 0.50	$ 0.03	$ 0.08	$ 0.83
2040	$ 0.25	$ 0.48	$ 0.03	$ 0.08	$ 0.83
2041	$ 0.27	$ 0.46	$ 0.03	$ 0.08	$ 0.83
2042	$ 0.29	$ 0.44	$ 0.03	$ 0.08	$ 0.83
2043	$ 0.31	$ 0.42	$ 0.03	$ 0.08	$ 0.83
2044	$ 0.34	$ 0.39	$ 0.02	$ 0.08	$ 0.83
2045	$ 0.36	$ 0.37	$ 0.02	$ 0.08	$ 0.83
2046	$ 0.39	$ 0.34	$ 0.02	$ 0.09	$ 0.84
2047	$ 0.42	$ 0.31	$ 0.02	$ 0.09	$ 0.84
2048	$ 0.46	$ 0.27	$ 0.02	$ 0.09	$ 0.84
2049	$ 0.50	$ 0.23	$ 0.01	$ 0.09	$ 0.84
2050	$ 0.54	$ 0.19	$ 0.01	$ 0.09	$ 0.84
2051	$ 0.58	$ 0.15	$ 0.01	$ 0.10	$ 0.84
2052	$ 0.63	$ 0.11	$ 0.01	$ 0.10	$ 0.84
2053	$ 0.68	$ 0.05	$ 0.00	$ 0.10	$ 0.84
Total	**$ 7.97**	**$ 11.72**	**$ 0.71**	**$ 2.11**	**$ 22.51**

Footnotes:

[a] Interest is calculated at a 8.00% rate.

[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.