1. **What Are The PID Boundaries?**

The PID boundaries include the Deerbrooke development which is anticipated to include 782 single-family homes. The southern portion of the PID, encompassing 156 net acres, will include approximately 448 single-family homes, while the northern portion, encompassing 106 net acres, will include approximately 334 single-family homes. Each seller of property located within a PID is required to provide notice to the buyer pursuant to Texas Property Code Section 5.014.

2. **How Is The PID Governed?**

The City Council of the City of Leander is the governing body for the PID.

3. **What Costs Are Paid by the PID?**

Bonds issued by the PID are used to finance the following public improvements:

- Deer Rim Road, Stone Branch Drive, and Sage Ranch Road improvements related to earthwork, paving, sidewalks, sanitary sewer and drainage facilities;
- Collector Creek Crossing at Stone Branch Drive consisting of paving, sidewalks, storm drainage systems, water/waste water;
- Lift Station construction and installation of pipes, service lines, manholes, encasements and associated appurtenances.; and
- Off-Site force main and the pipes, service lines, manholes, encasements, and associated appurtenances.

The annual assessment installment revenues will (i) pay annual debt service on the PID bonds, (ii) fund required prepayment and delinquency reserves, and (iii) pay administrative costs of the PID.

4. **How Much are the PID Assessments?**

The Deerbrooke Service and Assessment Plan establishes separate PID assessments for each of the three (3) lot types identified in the Northern Improvement Area and for each of the five (5) lot types identified in the Southern Improvement Area. The corresponding PID assessments and estimated annual assessment installments are shown in the following tables:

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Assessment Per Lot</th>
<th>Estimated Annual Assessment Installment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Type 60'</td>
<td>$14,256</td>
<td>$1,032</td>
</tr>
<tr>
<td>Lot Type 50'</td>
<td>$18,006</td>
<td>$1,303</td>
</tr>
<tr>
<td>Lot Type 60'</td>
<td>$21,057</td>
<td>$1,524</td>
</tr>
<tr>
<td>Lot Type 70'</td>
<td>$22,468</td>
<td>$1,626</td>
</tr>
<tr>
<td>Lot Type 80'</td>
<td>$25,678</td>
<td>$1,858</td>
</tr>
</tbody>
</table>

**Deerbrooke Public Improvement District**

**Southern Improvement Area**

<table>
<thead>
<tr>
<th>Lot Category</th>
<th>Assessment Per Lot</th>
<th>Estimated Annual Assessment Installment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot Type 50'</td>
<td>$18,006</td>
<td>$1,302</td>
</tr>
<tr>
<td>Lot Type 60'</td>
<td>$21,057</td>
<td>$1,524</td>
</tr>
</tbody>
</table>

The assessment for each lot type is a fixed dollar amount based on the benefit received from the infrastructure funded by the PID. The principal amount of the assessments is paid in annual installments along with interest, administrative costs, and amounts required to fund prepayment and delinquency reserves.

5. **How Long Will the Annual Assessment Installments be Collected?**

The last scheduled annual assessment installment will be billed along with regular property taxes on the 2046 property tax bill. However, any annual assessment installments...
that remain unpaid following the close of the 2046 tax year will remain due and continue to incur interest, penalties, and attorney’s fees in the same manner as delinquent ad valorem taxes.

6. WILL THE ANNUAL ASSESSMENT INSTALLMENT AMOUNTS INCREASE?

The annual assessment installments are a function of the annual payments on the PID bonds, the funding of prepayment and delinquency reserves, and administrative expenses. The estimated annual installments shown in the preceding table (i) reflect current, maximum annual amounts for debt service on the outstanding bonds and annual requirements for prepayment and delinquency reserves and (ii) assume PID administrative expenses will grow two percent (2.00%) annually. Any revision to the estimated annual assessment installments will be approved by the City Council and documented in the annual update to the Service and Assessment Plan as required by the Texas PID Act.

7. CAN I PAY OFF MY ASSESSMENT EARLY?

Yes, the balance of any assessment may be paid off at any time. If you are interested in paying off the balance of your assessment, please contact the PID Administrator, David Taussig & Associates, Inc., at (800) 969-4382. Ask for Mr. Patrick Boykin.

8. HOW ARE FORECLOSURE COSTS PAID?

The costs of foreclosure will be borne by the delinquent property pursuant to Section 372.018 (f) of the PID Act which states that delinquent assessment installments shall incur interest, penalties, and attorney’s fees in the same manner as delinquent ad valorem taxes. However, the costs of foreclosure and/or any other action undertaken to collect delinquent assessment installments may be paid from the PID Administrative Fund pending the settlement of any such foreclosure or other collection action.

9. WHO CAN I CONTACT IF I HAVE ADDITIONAL QUESTIONS?

Please contact the PID Administrator, David Taussig & Associates, Inc., at (800) 969-4382. Ask for Mr. Patrick Boykin.