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

The PID boundaries include the Oak Creek development which is anticipated to include 446 single-family homes and 178 townhomes. A map of the proposed development can be found on the back page of this brochure. 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 were issued in November 2014 by the PID to finance the following public improvements:

- West Broade Street sanitary sewer and drainage facilities;
- South Brook Drive sanitary sewer and drainage facilities;
- Neighborhood entry features;
- Masonry walls along West Broade Street and San Gabriel Parkway;
- Landscaping along West Broade Street, San Gabriel Parkway, and the eastern section of South Brook Drive; and
- An aeration fountain in the water quality retention pond to circulate water and prevent stagnation.

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 Oak Creek Service and Assessment Plan establishes separate PID assessments for each of the four lot types identified in the Oak Creek Concept Plan. The four lot size categories and the corresponding PID assessments and estimated annual assessment installments are shown in the following table:

<table>
<thead>
<tr>
<th>LOT CATEGORY</th>
<th>ASSESSMENT PER LOT</th>
<th>ESTIMATED ANNUAL ASSESSMENT INSTALLMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>60' x 125' Lots</td>
<td>$11,149.30</td>
<td>$940.65</td>
</tr>
<tr>
<td>50' x 120' Lots</td>
<td>$9,389.31</td>
<td>$792.16</td>
</tr>
<tr>
<td>41' x 100' Lots</td>
<td>$7,432.87</td>
<td>$627.10</td>
</tr>
<tr>
<td>Townhomes</td>
<td>$5,972.84</td>
<td>$503.92</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 2043 property tax bill. However, any annual assessment installments that remain unpaid following the close of the 2043 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 a 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.