

Riverwalk Public Improvement District Project Overview

The Riverwalk Public Improvement District (the "District") was created by the Town of Flower Mound Town Council on August 19, 2013, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), and Resolution No. 20-13 upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created principally for the benefit of certain property in the PID, all of which is located within the corporate limits of the Town of Flower Mound (the "Town"). A Service and Assessment Plan was accepted and approved by the Town Council on May 15, 2014 pursuant to Ordinance No. 27-14 (the "Assessment Ordinance"), setting forth the plan for apportioning the costs of certain of the public improvement projects (the "Authorized Improvements") to be assessed against properties in the District and for payment of special assessments with respect thereto.

The Town issued the Town of Flower Mound (River Walk Public Improvement District No. 1) Special Assessment Revenue Bonds, Series 2014 in the aggregate amount of \$16,000,000 pursuant to the Act, an Ordinance No. 28-14 adopted by the Town Council on May 15, 2014 and an Indenture of Trust dated as of May 1, 2014 between the Town, and The Bank of New York Mellon Trust Company, N.A, as trustee.

Annual installments of the assessments are collected each year by the Denton County Tax Assessor and Collector. These annual installments of the assessments may be included on the ad valorem tax bill(s) for the property and may be collected in the same manner and at the same time as the ad valorem taxes. The Act provides that the special assessments (including any reassessment, the expense of collection and reasonable attorney's fees, if incurred) are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the PID, the assessments and the due dates of that assessment may be obtained from MuniCap, Inc., the District Administrator for the Town, located at 222 W. Las Colinas Blvd, Suite 1650E, Irving, TX 75039 and available by telephone at (972) 444-2519 or (866) 648-8482 (toll free).

Failure to pay the assessments could result in a lien on and the foreclosure of the property.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$10,139. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$10,139, and the estimated amount of the next annual installment is \$917. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

Riverwalk PID
Projected Annual Installments
Land Use Class 5

Assessment per Lot \$10,139
 Equivalent units 0.42

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest¹	Annual Collection Costs²	Total Annual Installment
2014	\$10,139	\$169	\$35	\$204
2015	\$10,139	\$660	\$73	\$734
2016	\$10,139	\$660	\$74	\$734
2017	\$10,139	\$787	\$74	\$861
2018	\$10,013	\$843	\$74	\$917
2019	\$9,823	\$831	\$74	\$905
2020	\$9,632	\$819	\$73	\$893
2021	\$9,442	\$808	\$73	\$881
2022	\$9,252	\$796	\$72	\$868
2023	\$9,062	\$785	\$72	\$856
2024	\$8,872	\$836	\$71	\$908
2025	\$8,619	\$821	\$71	\$891
2026	\$8,365	\$805	\$70	\$875
2027	\$8,112	\$790	\$69	\$859
2028	\$7,858	\$838	\$69	\$906
2029	\$7,541	\$818	\$68	\$886
2030	\$7,224	\$798	\$67	\$864
2031	\$6,907	\$777	\$66	\$843
2032	\$6,591	\$820	\$65	\$884
2033	\$6,210	\$795	\$63	\$858
2034	\$5,830	\$834	\$62	\$896
2035	\$5,387	\$805	\$61	\$865
2036	\$4,943	\$839	\$59	\$898
2037	\$4,436	\$806	\$57	\$864
2038	\$3,929	\$836	\$55	\$891
2039	\$3,359	\$797	\$46	\$844
2040	\$2,788	\$822	\$45	\$867
2041	\$2,155	\$843	\$44	\$887
2042	\$1,458	\$795	\$43	\$838
2043	\$760	\$812	\$42	\$853
2044	\$0	\$0	\$0	\$0
		\$23,444	\$1,887	\$25,331

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$11,105. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$11,105, and the estimated amount of the next annual installment is \$1,004. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

Riverwalk PID
Projected Annual Installments
Land Use Class 7

Assessment per Lot \$11,105
 Equivalent units 0.46

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest¹	Annual Collection Costs²	Total Annual Installment
2014	\$11,105	\$185	\$38	\$223
2015	\$11,105	\$723	\$80	\$804
2016	\$11,105	\$723	\$81	\$804
2017	\$11,105	\$862	\$81	\$943
2018	\$10,966	\$923	\$81	\$1,004
2019	\$10,758	\$910	\$81	\$991
2020	\$10,550	\$898	\$80	\$978
2021	\$10,342	\$885	\$80	\$964
2022	\$10,133	\$872	\$79	\$951
2023	\$9,925	\$859	\$79	\$938
2024	\$9,717	\$916	\$78	\$994
2025	\$9,439	\$899	\$77	\$976
2026	\$9,162	\$882	\$77	\$959
2027	\$8,884	\$865	\$76	\$941
2028	\$8,606	\$917	\$75	\$992
2029	\$8,259	\$896	\$74	\$970
2030	\$7,912	\$873	\$73	\$946
2031	\$7,565	\$851	\$72	\$923
2032	\$7,218	\$898	\$71	\$969
2033	\$6,802	\$871	\$69	\$940
2034	\$6,385	\$913	\$68	\$981
2035	\$5,900	\$881	\$66	\$948
2036	\$5,414	\$919	\$65	\$984
2037	\$4,858	\$883	\$63	\$946
2038	\$4,303	\$915	\$61	\$976
2039	\$3,679	\$873	\$51	\$924
2040	\$3,054	\$900	\$50	\$950
2041	\$2,360	\$923	\$49	\$971
2042	\$1,596	\$871	\$47	\$918
2043	\$833	\$889	\$46	\$935
2044	\$0	\$0	\$0	\$0
		\$25,677	\$2,066	\$27,743

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$4,828. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$4,828, and the estimated amount of the next annual installment is \$437. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT TOWN OF FLOWER MOUND, TEXAS FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

Riverwalk PID
Projected Annual Installments
Land Use Class 8

Assessment per Lot \$4,828
 Equivalent units 0.20

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest¹	Annual Collection Costs²	Total Annual Installment
2014	\$4,828	\$80	\$17	\$97
2015	\$4,828	\$314	\$35	\$349
2016	\$4,828	\$314	\$35	\$350
2017	\$4,828	\$375	\$35	\$410
2018	\$4,768	\$401	\$35	\$437
2019	\$4,677	\$396	\$35	\$431
2020	\$4,587	\$390	\$35	\$425
2021	\$4,496	\$385	\$35	\$419
2022	\$4,406	\$379	\$34	\$414
2023	\$4,315	\$374	\$34	\$408
2024	\$4,225	\$398	\$34	\$432
2025	\$4,104	\$391	\$34	\$424
2026	\$3,983	\$383	\$33	\$417
2027	\$3,863	\$376	\$33	\$409
2028	\$3,742	\$399	\$33 ⁺	\$431
2029	\$3,591	\$390	\$32	\$422
2030	\$3,440	\$380	\$32	\$411
2031	\$3,289	\$370	\$31	\$401
2032	\$3,138	\$390	\$31	\$421
2033	\$2,957	\$379	\$30	\$409
2034	\$2,776	\$397	\$30	\$427
2035	\$2,565	\$383	\$29	\$412
2036	\$2,354	\$400	\$28	\$428
2037	\$2,112	\$384	\$27	\$411
2038	\$1,871	\$398	\$26	\$424
2039	\$1,599	\$380	\$22	\$402
2040	\$1,328	\$391	\$22	\$413
2041	\$1,026	\$401	\$21	\$422
2042	\$694	\$379	\$20	\$399
2043	\$362	\$387	\$20	\$406
2044	\$0	\$0	\$0	\$0
	\$11,164		\$898	\$12,062

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$18,435. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$18,435, and the estimated amount of the next annual installment is \$1,667. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

Assessment per Lot
Equivalent units

\$18,435
0.76

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
2014	\$18,435	\$307	\$64	\$371
2015	\$18,435	\$1,201	\$133	\$1,334
2016	\$18,435	\$1,201	\$134	\$1,335
2017	\$18,435	\$1,431	\$135	\$1,566
2018	\$18,205	\$1,532	\$135	\$1,667
2019	\$17,859	\$1,511	\$134	\$1,645
2020	\$17,514	\$1,490	\$133	\$1,623
2021	\$17,168	\$1,469	\$132	\$1,601
2022	\$16,822	\$1,448	\$131	\$1,579
2023	\$16,477	\$1,426	\$131	\$1,557
2024	\$16,131	\$1,520	\$130	\$1,650
2025	\$15,670	\$1,492	\$128	\$1,621
2026	\$15,209	\$1,464	\$127	\$1,591
2027	\$14,748	\$1,436	\$126	\$1,562
2028	\$14,287	\$1,523	\$125	\$1,647
2029	\$13,711	\$1,487	\$123	\$1,610
2030	\$13,135	\$1,450	\$121	\$1,571
2031	\$12,559	\$1,413	\$119	\$1,532
2032	\$11,983	\$1,490	\$118	\$1,608
2033	\$11,292	\$1,445	\$115	\$1,561
2034	\$10,600	\$1,516	\$113	\$1,629
2035	\$9,794	\$1,463	\$110	\$1,573
2036	\$8,987	\$1,526	\$107	\$1,633
2037	\$8,065	\$1,466	\$104	\$1,570
2038	\$7,144	\$1,519	\$101	\$1,620
2039	\$6,107	\$1,449	\$84	\$1,534
2040	\$5,070	\$1,494	\$83	\$1,577
2041	\$3,918	\$1,532	\$81	\$1,612
2042	\$2,650	\$1,446	\$78	\$1,524
2043	\$1,383	\$1,476	\$76	\$1,552
2044	\$0	\$0	\$0	\$0
		\$42,625	\$3,430	\$46,056

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$24,141. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$24,141, and the estimated amount of the next annual installment is \$2,183. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

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Assessment per Lot	\$24,141
Equivalent units	1.00

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.
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STREET ADDRESS:**

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As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

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**Riverwalk PID
Projected Annual Installments
Land Use Class 6**

Assessment per Lot	\$16,658
Equivalent units	0.69

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
2014	\$16,658	\$277	\$58	\$335
2015	\$16,658	\$1,085	\$120	\$1,205
2016	\$16,658	\$1,085	\$121	\$1,206
2017	\$16,658	\$1,293	\$122	\$1,415
2018	\$16,449	\$1,385	\$122	\$1,506
2019	\$16,137	\$1,365	\$121	\$1,486
2020	\$15,825	\$1,346	\$120	\$1,466
2021	\$15,512	\$1,327	\$119	\$1,447
2022	\$15,200	\$1,308	\$119	\$1,427
2023	\$14,888	\$1,289	\$118	\$1,407
2024	\$14,575	\$1,374	\$117	\$1,491
2025	\$14,159	\$1,348	\$116	\$1,464
2026	\$13,743	\$1,323	\$115	\$1,438
2027	\$13,326	\$1,297	\$114	\$1,411
2028	\$12,910	\$1,376	\$113	\$1,489
2029	\$12,389	\$1,344	\$111	\$1,455
2030	\$11,869	\$1,310	\$109	\$1,420
2031	\$11,348	\$1,276	\$108	\$1,384
2032	\$10,827	\$1,347	\$106	\$1,453
2033	\$10,203	\$1,306	\$104	\$1,410
2034	\$9,578	\$1,370	\$102	\$1,472
2035	\$8,849	\$1,322	\$99	\$1,422
2036	\$8,121	\$1,379	\$97	\$1,476
2037	\$7,288	\$1,325	\$94	\$1,419
2038	\$6,455	\$1,373	\$91	\$1,464
2039	\$5,518	\$1,309	\$76	\$1,386
2040	\$4,581	\$1,350	\$75	\$1,425
2041	\$3,540	\$1,384	\$73	\$1,457
2042	\$2,395	\$1,307	\$71	\$1,377
2043	\$1,249	\$1,334	\$68	\$1,402
2044	\$0	\$0	\$0	\$0
		\$38,515	\$3,099	\$41,614

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$21,623. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$21,623, and the estimated amount of the next annual installment is \$1,955. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

Assessment per Lot	\$21,623
Equivalent units	0.90

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.
2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$5,794. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$5,794, and the estimated amount of the next annual installment is \$524. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT

TOWN OF FLOWER MOUND, TEXAS

FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

**Riverwalk PID
Projected Annual Installments
Land Use Class 3**

Assessment per Lot	\$5,794
Equivalent units	0.24

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
2014	\$5,794	\$96	\$20	\$117
2015	\$5,794	\$377	\$42	\$419
2016	\$5,794	\$377	\$42	\$420
2017	\$5,794	\$450	\$42	\$492
2018	\$5,722	\$482	\$42	\$524
2019	\$5,613	\$475	\$42	\$517
2020	\$5,504	\$468	\$42	\$510
2021	\$5,396	\$462	\$42	\$503
2022	\$5,287	\$455	\$41	\$496
2023	\$5,178	\$448	\$41	\$489
2024	\$5,070	\$478	\$41	\$519
2025	\$4,925	\$469	\$40	\$509
2026	\$4,780	\$460	\$40	\$500
2027	\$4,635	\$451	\$40	\$491
2028	\$4,490	\$479	\$39	\$518
2029	\$4,309	\$467	\$39	\$506
2030	\$4,128	\$456	\$38	\$494
2031	\$3,947	\$444	\$37	\$481
2032	\$3,766	\$468	\$37	\$505
2033	\$3,549	\$454	\$36	\$490
2034	\$3,332	\$476	\$35	\$512
2035	\$3,078	\$460	\$35	\$494
2036	\$2,825	\$480	\$34	\$513
2037	\$2,535	\$461	\$33	\$493
2038	\$2,245	\$477	\$32	\$509
2039	\$1,919	\$455	\$27	\$482
2040	\$1,593	\$470	\$26	\$496
2041	\$1,231	\$481	\$25	\$507
2042	\$833	\$455	\$25	\$479
2043	\$435	\$464	\$24	\$488
2044	\$0	\$0	\$0	\$0
		\$13,397	\$1,078	\$14,475

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.

SECTION 5.014 TEXAS PROPERTY CODE NOTICE

**NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT
DISTRICT ASSESSMENT TO THE TOWN OF FLOWER MOUND,
TEXAS, CONCERNING THE PROPERTY AT THE FOLLOWING
STREET ADDRESS:**

As the purchaser of the above-described parcel of real property you are hereby notified that the property is located within the Town of Flower Mound, Texas (the "Town"), and within the boundaries of Riverwalk Public Improvement District (the "PID"). You are further notified that the Town has levied an assessment against the parcel in the amount of \$5,070. You may pay the assessment in full at any time, plus interest through the date of payment, or you may elect to pay the assessment in annual installments until the earlier of (i) the date the assessment is paid in full, plus interest, or (ii) year 2043. The amount of each annual installment is determined by the Town Council and may vary from year to year based on variations in interest, collection costs, administrative costs, and delinquency costs. The unpaid principal amount of the assessment as of the date of this notice is \$5,070, and the estimated amount of the next annual installment is \$458. The Town may issue bonds in the future secured by the assessment and the annual installments; however, the issuance of the bonds will not increase the assessment.

As the purchaser of the above-described parcel of real property, you are obligated to pay an assessment to the Town of Flower Mound, Texas, for an improvement project undertaken by a public improvement district under Subchapter A, Chapter 372, Local Government Code. The assessment may be due annually or in periodic installments. More information concerning the amount of the assessment and the due dates of that assessment may be obtained from the Town of Flower Mound, Texas, which levied the assessment.

The amount of the assessment is subject to change. Your failure to pay the assessment could result in a lien on and the foreclosure of your property.

Date: _____

Signature of Purchaser(s): _____

INSTRUCTIONS

RIVERWALK PUBLIC IMPROVEMENT DISTRICT TOWN OF FLOWER MOUND, TEXAS FORM OF REQUIRED NOTICES

SECTION 5.014 TEXAS PROPERTY CODE NOTICE: Section 5.014 of the Texas Property Code requires that a seller of residential real property that is located in a public improvement district and that consists of not more than one dwelling unit shall give to the purchaser of the property written notice of the district in substantially the form set forth on page 2 and labeled "SECTION 5.014 TEXAS PROPERTY CODE NOTICE." The seller is required to deliver the notice to the purchaser before the effective date of an executory contract binding the purchaser to purchase the property. The notice may be given separately, as part of the contract during negotiations, or as part of any other notice the seller delivers to the purchaser. If the notice is included as part of the executory contract or another notice, the title of the required notice, the references to the street address, the date in the notice, and the purchaser's signature may be omitted.

**Riverwalk PID
Projected Annual Installments
Land Use Class 4**

Assessment per Lot	\$5,070
Equivalent units	0.21

Year ending Aug 31	Cumulative Amount of Assessments	Principal and Interest ¹	Annual Collection Costs ²	Total Annual Installment
2014	\$5,070	\$84	\$18	\$102
2015	\$5,070	\$330	\$37	\$367
2016	\$5,070	\$330	\$37	\$367
2017	\$5,070	\$394	\$37	\$431
2018	\$5,006	\$421	\$37	\$458
2019	\$4,911	\$416	\$37	\$452
2020	\$4,816	\$410	\$37	\$446
2021	\$4,721	\$404	\$36	\$440
2022	\$4,626	\$398	\$36	\$434
2023	\$4,531	\$392	\$36	\$428
2024	\$4,436	\$418	\$36	\$454
2025	\$4,309	\$410	\$35	\$446
2026	\$4,183	\$403	\$35	\$438
2027	\$4,056	\$395	\$35	\$429
2028	\$3,929	\$419	\$34	\$453
2029	\$3,771	\$409	\$34	\$443
2030	\$3,612	\$399	\$33	\$432
2031	\$3,454	\$388	\$33	\$421
2032	\$3,295	\$410	\$32	\$442
2033	\$3,105	\$397	\$32	\$429
2034	\$2,915	\$417	\$31	\$448
2035	\$2,693	\$402	\$30	\$433
2036	\$2,471	\$420	\$30	\$449
2037	\$2,218	\$403	\$29	\$432
2038	\$1,965	\$418	\$28	\$445
2039	\$1,679	\$399	\$23	\$422
2040	\$1,394	\$411	\$23	\$434
2041	\$1,077	\$421	\$22	\$443
2042	\$729	\$398	\$21	\$419
2043	\$380	\$406	\$21	\$427
2044	\$0	\$0	\$0	\$0
		\$11,722	\$943	\$12,665

1 - The principal and interest amounts are based on the Series 2014 Bonds final pricing numbers.

2 - The Annual Collection Costs shown include the estimated district administration and assessment collection costs and the additional 0.5% interest to be collected for prepayment reserve and delinquency reserves. The actual Administrative Expense amounts will be updated each year in the Annual Service Plan Update.