



WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 2025 ANNUAL SERVICE PLAN UPDATE

JULY 22, 2025

INTRODUCTION

Capitalized terms used in this 2025 Annual Service Plan Update shall have the meanings set forth in the 2024 Amended and Restated Service and Assessment Plan.

The District was created pursuant to the PID Act by Resolution No. 032761 on May 17, 2022 by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On February 20, 2024, the City approved the Service and Assessment Plan for the District by adopting Ordinance No. 033302 which approved the levy of Improvement Area #1 Assessments against Improvement Area #1 Assessed Property and approved the Improvement Area #1 Assessment Roll.

On October 15, 2024, the City approved the 2024 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. 033492, which served to amend and restate the Service and Assessment Plan in its entirety for the purposes of (1) issuing the Improvement Area #1 Bonds and (2) updating the Improvement Area #1 Assessment Roll

The 2024 Amended and Restated Service and Assessment Plan identified the Authorized Improvements to be constructed for the benefit of the Parcels 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 2024 Amended and Restated Service and Assessment Plan must be reviewed and updated annually. This document is the Annual Service Plan Update for 2025.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within Improvement Area #1 of the District, based on the method of assessment identified in the 2024 Amended and Restated Service and Assessment Plan. This 2025 Annual Service Plan Update also updates the Assessment Roll for 2025.

PARCEL SUBDIVISION

Improvement Area #1

- The final plat of Whitecap North Padre Island Unit 1B, attached here to as **Exhibit C-1**, was filed and recorded with the County on December 5, 2024, and consists of 64 residential Lots and 15 Lots of Non-Benefited property.
- The final plat of Whitecap North Padre Island Unit 1C, attached here to as **Exhibit C-2**, was filed and recorded with the County on December 5, 2024, and consists of 16 residential Lots and 2 Lots of Non-Benefited property.
- The final plat of Whitecap North Padre Island Unit 1D, attached here to as **Exhibit C-3**, was filed and recorded with the County on December 5, 2024, and consists of 27 residential Lots and 4 Lots of Non-Benefited property.
- The final plat of Whitecap North Padre Island Unit 1E, attached here to as **Exhibit C-4**, was filed and recorded with the County on December 5, 2024, and consists of 69 residential Lots and 13 Lots of Non-Benefited property.

See the anticipated Lot Type classification summary within Improvement Area #1 below:

Improvement Area #1	
Lot Type	Units
Lot Type 1	21
Lot Type 2	45
Lot Type 3	9
Lot Type 4	93
Lot Type 5	15
Lot Type 6	9
Lot Type 7	7
Total	199

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

LOT AND HOME SALES

Improvement Area #1

Per the Quarterly Report dated March 31, 2025, the lot ownership composition is provided below:

- Developer Owned:
 - Lot Type 1: 21 Lots
 - Lot Type 2: 45 Lots
 - Lot Type 3: 9 Lots
 - Lot Type 4: 93 Lots
 - Lot Type 5: 15 Lots
 - Lot Type 6: 9 Lots
 - Lot Type 7: 7 Lots
- Homebuilder Owned:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 6: 0 Lots
 - Lot Type 7: 0 Lots
- End-User Owner:
 - Lot Type 1: 0 Lots
 - Lot Type 2: 0 Lots
 - Lot Type 3: 0 Lots
 - Lot Type 4: 0 Lots
 - Lot Type 5: 0 Lots
 - Lot Type 6: 0 Lots
 - Lot Type 7: 0 Lots

See **Exhibit E** for the buyer disclosures.

AUTHORIZED IMPROVEMENTS

Improvement Area #1

Per the Developer, the Authorized Improvements listed in the 2024 Amended and Restated Service and Assessment Plan for Improvement Area #1 are currently under construction and projected to be completed in the third quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget - Improvement Area #1				
Authorized Improvements	Budget	Spent to Date ^[a]	Percent of Budget Spent	Forecast Completion Date
<i>Improvement Area #1 Improvements</i>				
Street	\$ 17,087,424.00	\$ 12,560,994.71	73.51%	July 2025
Drainage	\$ 1,655,010.00	\$ 26,820.00	1.62%	July 2025
Water	\$ 1,742,790.00	\$ 1,177,742.48	67.58%	July 2025
Wastewater	\$ 3,196,725.00	\$ 2,171,763.00	67.94%	July 2025
Soft Costs - IA#1	\$ 3,436,250.00	\$ 1,541,114.86	44.85%	July 2025
Subtotal	\$ 27,118,199.00	\$ 17,478,435.05	64.45%	July 2025
<i>Initial Common to All Improvements</i>				
Preserve - CTA	\$ 544,018.00	\$ -	0.00%	July 2025
Soft Costs - CTA	\$ 200,769.00	\$ 30,327.95	15.11%	July 2025
Subtotal	\$ 744,787.00	\$ 30,327.95	4.07%	July 2025
Total IA#1 Improvements	\$ 27,862,986.00	\$ 17,508,763.00	62.84%	July 2025

Footnotes:

[a] Amounts per Draw #2.

Remainder Area

Per the Developer, the Authorized Improvements listed in the 2024 Amended and Restated SAP for the Remainder Area are currently under construction and projected to be completed in the third quarter of 2025. The budget for the Authorized Improvements remains unchanged as shown on the table below.

Authorized Improvement Budget - Remainder Area				
Authorized Improvements	Budget	Spent to Date ^[a]	Percent of Budget Spent	Forecast Completion Date
<i>Initial Common to All Improvements</i>				
Preserve - CTA	\$ 1,765,982.00	\$ -	0.00%	July 2025
Soft Costs - CTA	\$ 651,731.00	\$ 98,450.05	15.11%	July 2025
Subtotal	\$ 2,417,713.00	\$ 98,450.05	4.07%	July 2025
Total Remainder Area Improvements	\$ 2,417,713.00	\$ 98,450.05	4.07%	July 2025

Footnotes:

[a] Amounts per Draw #2.

OUTSTANDING ASSESSMENT

Improvement Area #1

Net of the principal bond payment due September 15, Improvement Area #1 has an outstanding Assessment of \$22,088,000.00.

ANNUAL INSTALLMENT DUE 1/31/2026

Improvement Area #1

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$1,663,110.00.
- **Additional Interest** – The total Additional Interest Reserve Requirement, as defined in the Indenture, is equal to \$1,214,840.00 and has not been met. As such, the Additional Interest Account will be funded with Additional Interest on the outstanding Assessments, resulting in an Additional Interest amount due of \$110,440.00.
- **Annual Collection Costs** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment is \$43,452.33.

White Cap PID - IA#1 - Annual Collection Costs Breakdown		
P3Works Administration	\$	31,212.00
City Auditor		1,000.00
Filing Fees		1,000.00
County Collection		1,000.00
PID Trustee Fees		4,500.00
Draw Request Review		3,800.00
P3Works Dev/Issuer CDA Review*		3,500.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(14,059.67)
Arbitrage Calculation		1,500.00
Total Annual Collection Costs	\$	43,452.33

Improvement Area #1 Annual Installment		
Due January 31, 2026		
Principal	\$	278,000.00
Interest		1,385,110.00
Additional Interest		110,440.00
Annual Collection Costs		43,452.33
Total Annual Installment		1,817,002.33

See the limited offering memorandum for the pay period. See **Exhibit B** for the debt service schedule for the Improvement Area #1 Bonds as shown in the limited offering memorandum.

PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments of Assessments have occurred within the District.

PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments of Assessments have occurred within the District.

EXTRAORDINARY OPTIONAL REDEMPTIONS

No Extraordinary Optional Redemptions have occurred within the District/Improvement Area.

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.

		Improvement Area #1				
Annual Installment Due		1/31/2026	1/31/2027	1/31/2028	1/31/2029	1/31/2030
<i>Improvement Area #1 Bonds</i>						
Principal		\$ 278,000.00	\$ 294,000.00	\$ 312,000.00	\$ 329,000.00	\$ 349,000.00
Interest		\$ 1,385,110.00	\$ 1,370,167.50	\$ 1,354,365.00	\$ 1,337,595.00	\$ 1,319,911.26
	(1)	\$ 1,663,110.00	\$ 1,664,167.50	\$ 1,666,365.00	\$ 1,666,595.00	\$ 1,668,911.26
Additional Interest	(2)	\$ 110,440.00	\$ 109,050.00	\$ 107,580.00	\$ 106,020.00	\$ 104,375.00
Annual Collection Costs	(3)	\$ 43,452.33	\$ 46,932.24	\$ 47,870.88	\$ 48,828.30	\$ 49,804.87
Total Annual Installment	(4) = (1) + (2) + (3)	\$ 1,817,002.33	\$ 1,820,149.74	\$ 1,821,815.88	\$ 1,821,443.30	\$ 1,823,091.13

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A-1**. A representative version of a future assessment roll for Unit 1A of Improvement Area #1 broken out on a per Lot basis by legal description based on the preliminary plat filed by the owner, see **Exhibit A-2**. The Parcels or Lots shown on the Assessment Roll will receive the bills for the 2025 Annual Installments which will be delinquent if not paid by January 31, 2026.

EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
571269	Improvement Area #1 Initial Parcel	\$ 2,980,004.65	\$ 245,141.04
619770	Non-Benefited	\$ -	\$ -
619771	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619772	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619773	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619774	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619775	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619776	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619777	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619778	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619779	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619780	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619781	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619782	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619783	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619784	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619785	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619786	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619787	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619788	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619789	Non-Benefited	\$ -	\$ -
619790	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619791	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619792	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619793	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619794	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619795	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619796	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619797	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619798	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619799	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619800	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619801	Non-Benefited	\$ -	\$ -
619802	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619803	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619804	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619805	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619806	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619807	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619808	Lot Type 2	\$ 87,344.96	\$ 7,185.17

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2..** Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
619809	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619810	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619811	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619812	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619813	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619814	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619815	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619817	Non-Benefited	\$ -	\$ -
619818	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619819	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619820	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619821	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619822	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619823	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619824	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619825	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619826	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619828	Non-Benefited	\$ -	\$ -
619829	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619830	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619831	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619832	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619833	Non-Benefited	\$ -	\$ -
619834	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619835	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619836	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619837	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619838	Non-Benefited	\$ -	\$ -
619839	Non-Benefited	\$ -	\$ -
619840	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619841	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619842	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619843	Lot Type 1	\$ 72,787.47	\$ 5,987.64
619844	Non-Benefited	\$ -	\$ -
619845	Non-Benefited	\$ -	\$ -
619846	Non-Benefited	\$ -	\$ -
619847	Non-Benefited	\$ -	\$ -
619848	Non-Benefited	\$ -	\$ -
619849	Non-Benefited	\$ -	\$ -
619850	Non-Benefited	\$ -	\$ -

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2**. Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
619859	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619860	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619861	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619862	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619863	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619864	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619865	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619866	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619867	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619868	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619869	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619870	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619871	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619872	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619873	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619874	Lot Type 3	\$ 98,477.17	\$ 8,100.93
619875	Non-Benefited	\$ -	\$ -
619876	Non-Benefited	\$ -	\$ -
619881	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619882	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619883	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619884	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619885	Non-Benefited	\$ -	\$ -
619887	Non-Benefited	\$ -	\$ -
619888	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619889	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619890	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619891	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619892	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619893	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619894	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619895	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619896	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619897	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619898	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619899	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619900	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619901	Lot Type 7	\$ 205,517.56	\$ 16,906.28
619902	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619903	Lot Type 5	\$ 128,448.48	\$ 10,566.42

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2**. Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
619904	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619905	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619906	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619907	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619908	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619909	Lot Type 5	\$ 128,448.48	\$ 10,566.42
619910	Non-Benefited	\$ -	\$ -
619911	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619912	Non-Benefited	\$ -	\$ -
619918	Non-Benefited	\$ -	\$ -
619919	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619920	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619921	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619922	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619923	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619924	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619925	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619926	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619927	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619928	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619929	Non-Benefited	\$ -	\$ -
619930	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619931	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619932	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619933	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619934	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619935	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619936	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619937	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619938	Non-Benefited	\$ -	\$ -
619939	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619940	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619941	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619942	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619943	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619944	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619945	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619946	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619947	Non-Benefited	\$ -	\$ -
619948	Lot Type 4	\$ 118,172.60	\$ 9,721.11

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2..** Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
619949	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619950	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619951	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619952	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619953	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619954	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619955	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619956	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619957	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619958	Non-Benefited	\$ -	\$ -
619959	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619960	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619961	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619962	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619963	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619964	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619965	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619966	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619967	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619968	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619969	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619970	Lot Type 7	\$ 205,517.56	\$ 16,906.28
619971	Lot Type 7	\$ 205,517.56	\$ 16,906.28
619972	Lot Type 7	\$ 205,517.56	\$ 16,906.28
619973	Lot Type 6	\$ 154,138.17	\$ 12,679.71
619974	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619975	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619976	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619977	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619978	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619979	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619980	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619981	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619982	Non-Benefited	\$ -	\$ -
619983	Non-Benefited	\$ -	\$ -
619984	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619985	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619986	Non-Benefited	\$ -	\$ -
619987	Lot Type 2	\$ 87,344.96	\$ 7,185.17
619988	Lot Type 2	\$ 87,344.96	\$ 7,185.17

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2..** Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2026 ^[b]
619989	Non-Benefited	\$ -	\$ -
619990	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619991	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619992	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619993	Non-Benefited	\$ -	\$ -
619994	Non-Benefited	\$ -	\$ -
619995	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619996	Lot Type 4	\$ 118,172.60	\$ 9,721.11
619997	Lot Type 4	\$ 118,172.60	\$ 9,721.11
621378	Non-Benefited	\$ -	\$ -
621453	Non-Benefited	\$ -	\$ -
621454	Non-Benefited	\$ -	\$ -
621455	Non-Benefited	\$ -	\$ -
622590	Non-Benefited	\$ -	\$ -
622591	Non-Benefited	\$ -	\$ -
Total^[c]		\$ 22,088,000.00	\$ 1,817,002.34

Footnotes:

[a] The Assessment and Annual Installment allocable to the unplatted portion of Improvement Area #1 have been allocated between all Property IDs within the Improvement Area #1 Initial Parcel pro rata based on acreage as reported by Nueces Central Appraisal District. Future allocation of the Assessment will be done in accordance with Section VI of this Service and Assessment Plan. Property IDs per Nueces Central Appraisal District and subject to change prior to billing.

[b] For a version of the Improvement Area #1 Assessment Roll broken out on a per Lot basis by legal description per preliminary plat for Unit 1A submitted by the Owner, **Exhibit A-2**. Note, Property ID numbers will be added when assigned by Nueces County.

[c] Totals may not add due to rounding.

EXHIBIT A-2 – FUTURE UNIT 1A ASSESSMENT ROLL BY LEGAL DESCRIPTION

Property ID	Unit	Legal Description		Lot Type	Outstanding Assessment	Total Annual Installment Due 1/31/2026
		Block	Lot			
TBD	1A	1	2	Non-Benefited	\$ -	\$ -
TBD	1A	1	3	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	4	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	5	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	6	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	7	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	8	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	9	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	10	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	11	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	12	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	13	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	14	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	15	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	16	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	17	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	18	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	19	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	20	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	21	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	22	Lot Type 4	\$ 118,172.60	\$ 9,721.11
TBD	1A	1	23	Lot Type 7	\$ 205,517.56	\$ 16,906.28
TBD	1A	1	24	Lot Type 7	\$ 205,517.56	\$ 16,906.28
TBD	1A	1	25	Lot Type 7	\$ 205,517.56	\$ 16,906.28
TBD	1A	1	26	Non-Benefited	\$ -	\$ -
TBD	1A	1	27	Non-Benefited	\$ -	\$ -
Total					\$ 2,980,004.65	\$ 245,141.04

EXHIBIT B – IMPROVEMENT AREA #1 BONDS DEBT SERVICE SCHEDULE

DEBT SERVICE REQUIREMENTS

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

<u>Year Ending</u> <u>(September 30)</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2025	\$ 536,000.00	\$ 1,237,180.00	\$ 1,773,180.00
2026	278,000.00	1,385,110.00	1,663,110.00
2027	294,000.00	1,370,167.50	1,664,167.50
2028	312,000.00	1,354,365.00	1,666,365.00
2029	329,000.00	1,337,595.00	1,666,595.00
2030	349,000.00	1,319,911.26	1,668,911.26
2031	370,000.00	1,301,152.50	1,671,152.50
2032	392,000.00	1,281,265.00	1,673,265.00
2033	417,000.00	1,257,255.00	1,674,255.00
2034	446,000.00	1,231,713.76	1,677,713.76
2035	475,000.00	1,204,396.26	1,679,396.26
2036	506,000.00	1,175,302.50	1,681,302.50
2037	540,000.00	1,144,310.00	1,684,310.00
2038	575,000.00	1,111,235.00	1,686,235.00
2039	614,000.00	1,076,016.26	1,690,016.26
2040	655,000.00	1,038,408.76	1,693,408.76
2041	697,000.00	998,290.00	1,695,290.00
2042	744,000.00	955,598.76	1,699,598.76
2043	793,000.00	910,028.76	1,703,028.76
2044	846,000.00	861,457.50	1,707,457.50
2045	901,000.00	809,640.00	1,710,640.00
2046	965,000.00	751,075.00	1,716,075.00
2047	1,032,000.00	688,350.00	1,720,350.00
2048	1,105,000.00	621,270.00	1,726,270.00
2049	1,182,000.00	549,445.00	1,731,445.00
2050	1,265,000.00	472,615.00	1,737,615.00
2051	1,353,000.00	390,390.00	1,743,390.00
2052	1,447,000.00	302,445.00	1,749,445.00
2053	1,549,000.00	208,390.00	1,757,390.00
2054	<u>1,657,000.00</u>	<u>107,705.00</u>	<u>1,764,705.00</u>
Total	<u>\$22,624,000.00</u>	<u>\$28,452,083.82</u>	<u>\$51,076,083.82</u>

THE REMAINDER OF THIS PAGE IS LEFT BLANK INTENTIONALLY.

EXHIBIT C-1 – UNIT 1B FINAL PLAT

STATE OF TEXAS
COUNTY OF HARRIS

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1B; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this 22 day of December, 2024.

Jennifer Hoff
Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 22 day of December, 2024.

Michelle H. Blanche
Michelle H. Blanche
Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the 24 day of Dec, 2024. 23PL1032

Michael J. ...
Michael J. ...
Chairman

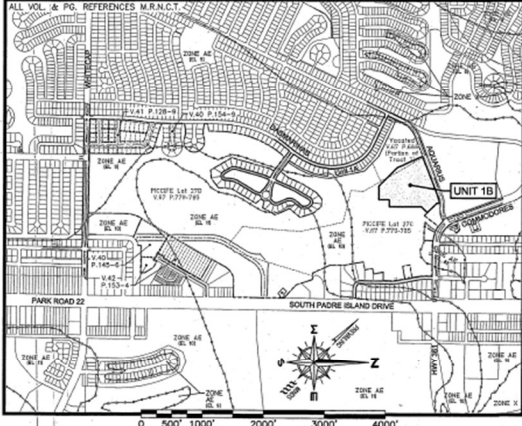
STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the 2 day of Dec, 2024.

Bria Whitmire
Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1B
Page 1 of 2

BEING 12.855 ACRES OUT OF A PORTION OF TRACT 27C OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREFTER REFERRED TO AS P.L.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.L.C.I.F.E., BLOCKS 24-33, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154-159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.L.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10-11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.L.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183-184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 685, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 12.855 ACRES ALSO BEING A PORTION OF TRACTS 3 AND 4 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.516 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4), SAVE & EXCEPT 3.766 ACRES OF A 80-FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE-ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.



ALL VOL. & PG. REFERENCES M.R.C.T.

NOTES

- TOTAL PLATED AREA IS 12.855 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 4835502750, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1B AS ZONE AE WITH FLOOD ELEVATION 9 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TEGE HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS 'EXCEPTIONAL' AND 'OTHER WATERS'. TEGE ALSO CATEGORIZED THE LAGUNA MADRE AS 'CONTACT RECREATION' USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032860 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE, BLOCK 6, LOTS 2-19 & 21-31; BLOCK 7, LOTS 2-15; BLOCK 8, LOTS 2-10, 13-16, & 18-21; AND BLOCK 9, LOTS 3-6; ARE ZONED FOR ONLY SINGLE-FAMILY RESIDENCES.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032860, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TEGE REQUIREMENTS.
- BLOCK 6, LOTS 1 & 2; BLOCK 8, LOTS 1 & 20; BLOCK 7, LOT 1; BLOCK 8, LOTS 1, 11, 12, 17, & 20; BLOCK 9, LOTS 1, 2, & 7; BLOCK 45, LOT 1; AND BLOCK 46, LOT 1, ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, REGARDLESS OF OPENNESS TO THE PUBLIC.
- FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032860 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1B, dated the 18 day of October, 2024, with its certificate of authentication was filed for record in my office this 21 day of December, 2024 at 3:29 o'clock a.m., and duly recorded in Volume 23, Page(s) 1032, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 5 day of December, 2024.

Document No. 2024041557
Kara Sands
Kara Sands, County Clerk
Nueces County, Texas

By: *Regina Carter-Amy*
Regina Carter-Amy
Deputy

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and in true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 25 day of November, 2024
Albert E. Franco Jr.
Albert E. Franco Jr., R.P.L.S. #4471

CURVE DATA									
NO.	A	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING	NO.	A	RADIUS
C14	18°31'50"	330.00	106.74	53.84	106.59	N78°00'59"E	C37	108°56'50"	50.00
C41	97°14'59"	15.00	23.48	17.03	22.51	S36°39'29"W	C38	108°56'50"	100.00
C42	97°20'28"	15.00	23.48	17.06	22.53	S60°39'15"W	C39	71°01'10"	10.00
C43	32°50'35"	143.00	81.97	42.15	80.89	S29°24'18"E	C40	108°56'50"	12.00
C44	32°50'35"	118.00	67.64	34.78	66.72	S29°24'18"E	C41	49°48'09"	140.00
C45	32°50'35"	108.00	66.30	49.51	94.99	S29°24'18"E	C42	49°48'09"	115.00
C46	90°00'00"	15.00	23.56	15.00	21.21	N89°48'30"W	C43	49°48'09"	143.32
C47	90°00'00"	15.00	23.56	15.00	21.21	S69°10'24"W	C44	90°00'00"	12.00
C48	45°10'24"	67.00	52.82	27.87	51.47	N22°32'12"E	C45	90°00'00"	10.00
C49	45°10'24"	42.00	33.11	17.47	32.28	N22°32'12"E	C46	111°15'01"	12.00
C50	77°09'47"	10.01	13.48	7.98	12.48	S83°46'00"W	C47	98°44'59"	10.00
C51	11°58'17"	92.00	19.29	9.65	19.19	N05°59'08"E	C48	16°39'57"	336.49
C52	73°05'23"	12.00	15.31	8.89	14.29	N24°34'20"W	C49	26°41'28"	38.50
C53	54°09'13"	100.00	64.52	51.12	91.04	S84°10'24"E	C50	21°15'01"	225.00
C54	50°07'54"	75.00	60.62	35.08	63.55	S89°11'04"E	C51	92°45'43"	200.00
C55	52°19'51"	125.00	114.17	61.41	110.24	S89°06'08"E	C52	21°20'12"	585.00
C56	108°56'50"	75.00	142.66	105.11	122.10	S14°15'34"W	C53	44°39'04"	150.00

LOT AREAS						BK. BLOCK		PK. PARK		LINE		BEARING		DISTANCE	
BLK	LOT	SF	BLK	LOT	SF	BLK	LOT	SF	BLK	LOT	SF				
1	PK 4,459 SF		18	3,329 SF		7	2,639 SF		12	PK 2,859 SF		LB01	N 81°23'32" W		38.94
5	2 PK 17,219 SF		19	3,148 SF		8	2,639 SF		13	2,662 SF		LB02	N 60°20'55" W		37.14
---	---		20	PK 3,987 SF		9	2,439 SF		14	2,625 SF		LB03	N 54°03'56" W		35.41
1	PK 4,914 SF		21	3,295 SF		10	2,639 SF		15	2,625 SF		LB04	N 51°12'54" W		26.86
2	4,505 SF		22	3,184 SF		11	2,639 SF		16	2,625 SF		LB05	N 62°04'40" W		36.77
3	5,806 SF		23	3,072 SF		12	2,639 SF		17	PK 2,625 SF		LB06	N 71°12'35" W		36.77
4	5,092 SF		24	2,961 SF		13	2,639 SF		18	2,625 SF		LB07	N 67°11'32" W		39.03
5	3,581 SF		25	3,049 SF		14	2,639 SF		19	2,625 SF					
6	3,554 SF		26	3,310 SF		15	2,639 SF		20	2,625 SF					
7	4,053 SF		27	3,614 SF		1 PK 911 SF		21	2,656 SF						
8	3,554 SF		28	3,959 SF		2	2,783 SF		22	PK 2,572 SF					
9	3,576 SF		29	3,943 SF		3	2,625 SF		23	PK 2,578 SF					
10	3,597 SF		30	3,565 SF		4	2,625 SF		24	PK 6,619 SF					
11	3,619 SF		31	4,439 SF		5	2,625 SF		3	2,625 SF					
12	4,089 SF		1 PK 2,488 SF		8	2,625 SF		9	4	2,625 SF					
13	4,247 SF		2	2,674 SF		7	2,625 SF		5	2,625 SF					
14	3,833 SF		3	2,438 SF		8	2,625 SF		6	2,625 SF					
15	3,850 SF		4	2,639 SF		9	2,625 SF		7	PK 1,511 SF					
16	3,504 SF		5	2,639 SF		10	2,762 SF		45	1 PK 5,230 SF					
17	3,451 SF		6	2,639 SF		11	PK 797 SF		46	1 PK 1,036 SF					
WEST NAVIGABLE CHANNEL						117,978 SF		EAST NAVIGABLE CHANNEL		22,994 SF					

NOTES (Continued)

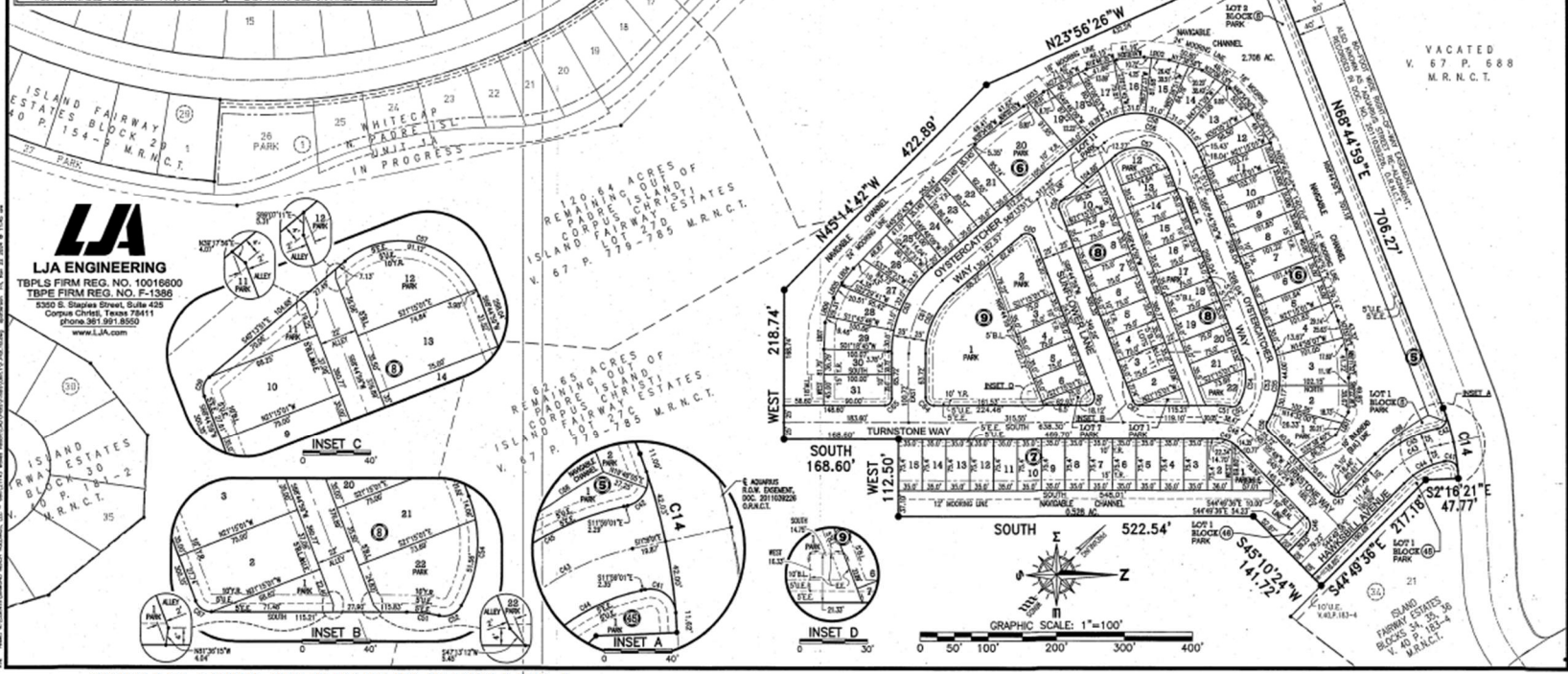
13. THIS SUBMISSION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO SWALED CEMENTATION THAT HAVE NOT BEEN DEDICATED TO THE CITY OF CORPUS CHRISTI AS PUBLIC UTILITIES. THE CITY OF CORPUS CHRISTI HAS PUBLIC UTILITIES RIGHTS IN THE PROPERTY OF CORPUS CHRISTI HAS NO OBLIGATION TO MAINTAIN OR REPAIR SUCH CONSTRUCT PRIVATE IMPROVEMENTS. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION TO MAINTAIN OR REPAIR SUCH CONSTRUCT PRIVATE IMPROVEMENTS.

14. NAVIGABLE CHANNEL ARE WATERS OF THE UNITED STATES AND ARE SUBJECT TO THE REGULATORY JURISDICTION OF THE U.S. ARMY OF ENGINEERS. THE CITY OF CORPUS CHRISTI HAS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

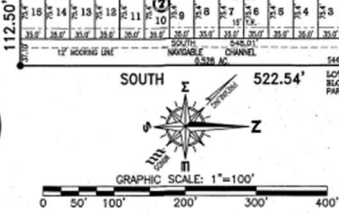
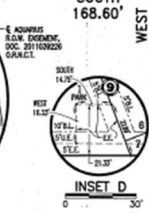
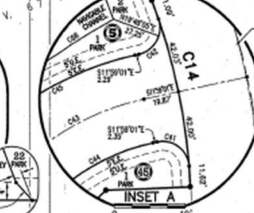
NOTES (Continued)

13. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SEWER, WATER, GAS, AND CABLE LINES, WHICH HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI AS PUBLIC RIGHTS-OF-WAY. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION TO MAINTAIN, REPAIR, INSTALL, OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION.

14. NAVIGABLE CHANNELS ARE WATERS OF THE UNITED STATES, AND THE MAINTENANCE OF SUCH CHANNELS AND BULKHEADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



LJA
LJA ENGINEERING
 TBPLS FIRM REG. NO. 10016800
 TBPE FIRM REG. NO. F-1386
 5350 S. Shapard Street, Suite 425
 Corpus Christi, Texas 78411
 Phone 361.591.8555
 www.lja.com



2025 SERVICE AND ASSESSMENT PLAN

EXHIBIT C-2 – UNIT 1C FINAL PLAT

VOL. 90 pg. 469

STATE OF TEXAS
COUNTY OF HARRIS

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1C; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this 14 day of November, 2024

[Signature]
Diamond Beach Holdings, LLC
Jennifer Huff, Vice President

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1C
Page 1 of 2

NOTES

- TOTAL PLATTED AREA IS 23.426 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48359C07505, OCTOBER 13, 2022 DESIGNATES UNIT 1C AS ZONE AE WITH FLOOD ELEVATIONS OF 10 AND 11 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TIED HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS "RECREATIONAL" AND "TOILET WATERS". TIED ALSO CATEGORIZED THE LAGUNA MADRE AS "CONTACT RECREATION USE".
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN RECORDED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE. BLOCK 16, LOTS 2-17 ARE ZONED FOR ONLY SINGLE-FAMILY RESIDENCES.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4203.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TIED REQUIREMENTS.
- BLOCK 16, LOTS 1 AND 18 ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, REGARDLESS OF OPENNESS TO THE PUBLIC.
- FRONT YARD REQUIREMENTS SHALL BE 30-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLAN SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET RIGHT-OF-WAY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jennifer Huff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 14 day of November, 2024.

[Signature]
Notary Public

[Stamp]
NICOLE M. BLANCHETTE
Notary Public #01227790
My Commission Expires
Aug 6, 2025

BEING 23.426 ACRES OUT OF A PORTION OF TRACTS 27C & 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREAFTER REFERRED TO AS P.L.C.C.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 23.426 ACRES ALSO BEING A PORTION OF TRACTS 1, 2, 3, & 4, AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 201804542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4) AND A PORTION OF 39.67 ACRE TRACT AS DESCRIBED BY METES & BOUNDS IN SUBSTITUTE TRUSTEE'S DEED, DOC. NO. 2017050832, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the 23 day of Dec, 2024. 23PL1038

[Signature] *[Signature]*
Chairman Secretary
23PL1038

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the 2 day of Dec, 2024.

[Signature]
Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

LJA
LJA ENGINEERING
TBPPLS FIRM REG. NO. 10016000
TBPPE FIRM REG. NO. F-1386
5300 E. Empire Street, Suite 425
Corpus Christi, Texas 78411
Phone 361.581.8500
www.LJA.com

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 25 day of November, 2024

[Signature]
Albert E. Franco Jr., R.P.L.S. #4471

VOL. 90 pg. 469

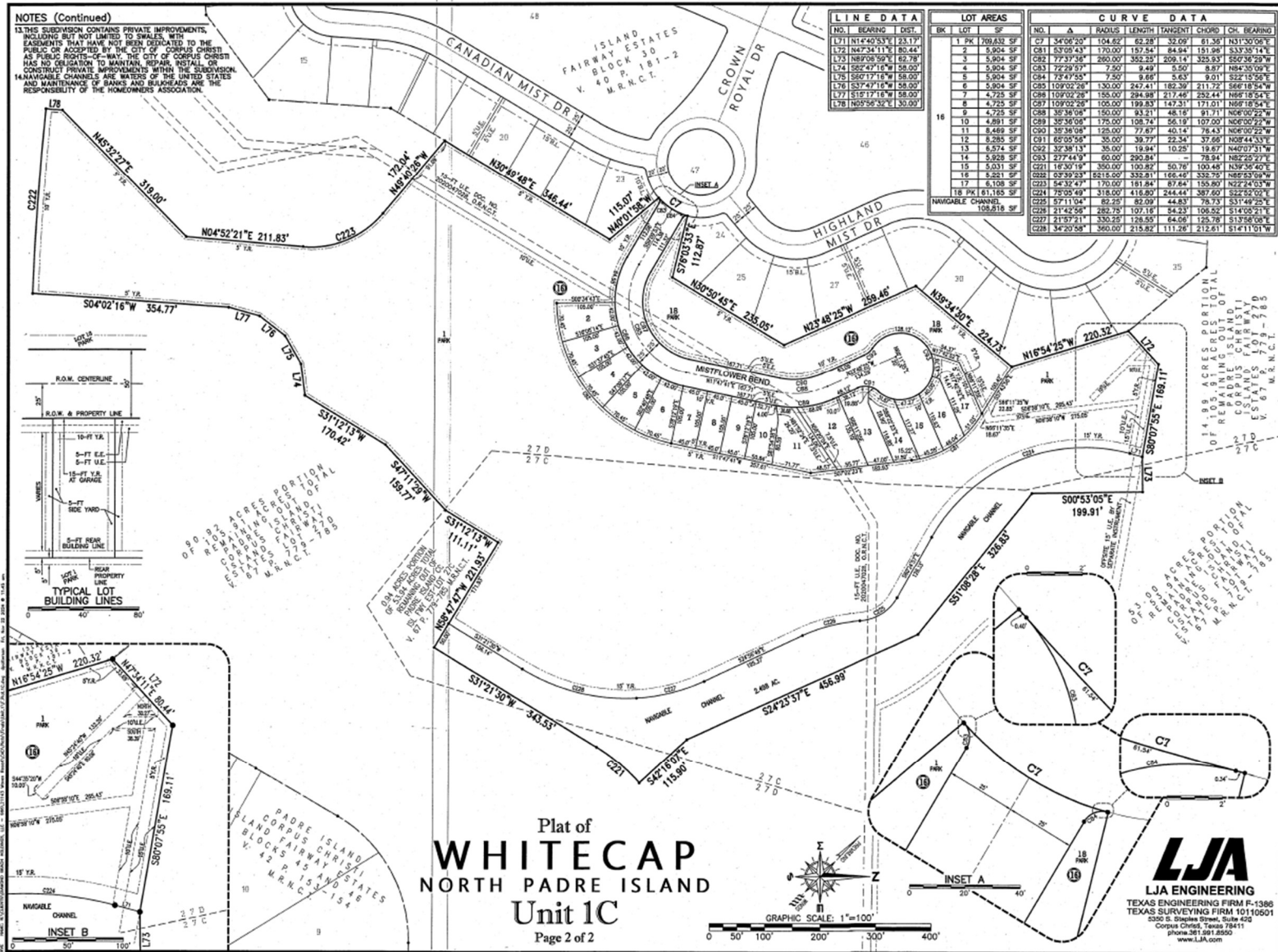


EXHIBIT C-3 – UNIT 1D FINAL PLAT

STATE OF TEXAS
COUNTY OF HARRIS

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1D; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purposes of description and dedication this 14 day of November, 2024

Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 14 day of November, 2024

Nicole R. Blanchette
Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the 23rd day of December, 2024. 23PL1039

Caroline Delaney Vague
Chairman
23PL 1039

Antonio
Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the 2 day of December, 2024

Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1D
Page 1 of 2

BEING 11.328 ACRES OUT OF A PORTION OF TRACTS 27C AND 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FAIRWAY ESTATES, HEREFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 67, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 11.328 ACRES ALSO BEING A PORTION OF TRACTS 3 AND 4 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS; AND DESCRIBED BY METES & BOUNDS OF A 28.629 ACRE TRACT (TRACT 1), A 72.316 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4).

ALL VOL. & PG. REFERENCES M.R.A.C.T.

NOTES

- TOTAL PLATTED AREA IS 11.328 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48350007500, OCTOBER 13, 2022 DESIGNATES UNIT 1D AS ZONE AE WITH FLOOD ELEVATIONS OF 8, 10, AND 11 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MARINE. THE TEGO HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MARINE AS "EXCEPTIONAL" AND "OYSTER WATERS". TEGO ALSO CATEGORIZED THE LAGUNA MARINE AS CONTACT RECREATION USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS NOT ADDRESSED IN THE PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNITED DEVELOPMENT CODE. BLOCK 14, LOTS 4-7; AND BLOCK 15, LOTS 2, 4-25, ARE ZONED FOR ONLY SINGLE-FAMILY RESIDENCES.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNITED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (5-FT) YARD UDC REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4205.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TEGO REQUIREMENTS.
- BLOCK 14, LOTS 8 & 9; AND BLOCK 15, LOTS 3 & 26, ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, REGARDLESS OF OPENNESS TO THE PUBLIC.
- FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 10-FT FROM GARAGE ENTRANCE TO STREET BORDERS IF ANY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1D, dated the 14 day of November, 2024, with its certificate of authentication was filed for record in my office this 5 day of December, 2024 at 5:13 o'clock P.M., and duly recorded in Volume 23, Page(s) 1039 Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 5 day of December, 2024.

Document No. 2024041569

Kara Sands
Kara Sands, County Clerk
Nueces County, Texas

By: Regina Carter-Ame
Deputy
REGINA CARTER-AMEY

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all lot and block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 25 day of
November, 2024

Albert E. Franco Jr.
Albert E. Franco Jr., R.P.L.S. #4471

CURVE DATA					
NO.	Δ	RADIUS	LENGTH	TANGENT	CHORD
C01	23.29°	100.00	44.85	248.02	44.85
C02	08.44°	1750.00	227.81	148.12	227.29
C03	10.00°	10.00	15.71	10.00	14.14
C04	09.00°	10.00	13.71	10.00	12.14
C05	09.33°	682.00	113.80	57.08	113.72
C06	09.33°	632.00	105.50	52.88	105.38
C07	11.51°	1144.50	236.99	118.62	236.97
C08	11.51°	1149.50	242.17	121.52	241.73
C09	11.51°	1118.20	231.81	116.32	231.40
C10	09.33°	353.00	57.44	34.33	49.90
C11	09.33°	298.00	486.80	317.31	434.45
C12	49.29°	348.00	221.11	114.43	217.41
C13	33.24°	400.00	233.28	120.08	229.99
C14	31.17°	375.00	204.86	105.05	202.32
C15	31.02°	425.00	230.31	118.08	222.92
C16	02.35°	425.00	4.34	2.17	4.34
C17	08.57°	575.00	88.97	45.08	88.87
C18	08.57°	600.00	93.68	47.03	93.78
C19	08.57°	580.00	88.05	43.12	88.97
C20	22.22°	225.00	99.64	50.85	98.83
C21	10.00°	100.00	15.71	10.00	14.14
C22	10.00°	100.00	15.71	10.00	14.14
C23	22.22°	225.00	110.71	56.38	109.81
C24	54.18°	125.00	118.47	64.11	114.09
C25	54.18°	150.00	142.17	76.83	136.90
C26	02.20°	200.00	8.18	4.09	8.18
C27	10.00°	100.00	15.71	10.00	14.14
C28	02.20°	200.00	8.18	4.09	8.18
C29	02.20°	200.00	8.18	4.09	8.18
C30	02.20°	200.00	8.18	4.09	8.18
C31	02.20°	200.00	8.18	4.09	8.18
C32	02.20°	200.00	8.18	4.09	8.18
C33	19.18°	210.00	34.87	20.34	34.05
C34	19.18°	285.00	70.30	35.41	70.19
C35	24.55°	385.00	187.44	85.07	186.13
C36	19.23°	460.00	164.44	84.03	162.08
C37	18.52°	275.00	90.82	45.73	90.21
C38	20.13°	240.00	84.71	42.80	84.27
C39	11.51°	1109.50	228.74	115.38	228.33
C40	09.33°	622.00	103.84	52.04	103.71
C41	11.51°	1125.50	233.76	127.34	233.31
C42	09.33°	242.00	124.49	64.20	124.02
C43	36.11°	138.00	132.00	68.59	129.27
C44	04.31°	505.58	38.87	20.00	38.86
C45	06.16°	275.00	35.13	18.08	35.12

LOT AREAS		
BLK	LOT	SF
14	4	4,989 SF
	5	4,970 SF
	6	4,929 SF
	7	4,913 SF
	8 PK	10,214 SF
	9 PK	7,104 SF
	10	5,250 SF
	11	10,804 SF
	12	5,127 SF
	13	5,189 SF
	14	5,104 SF
	15	4,551 SF
	16	4,583 SF
	17	4,587 SF
15	18	5,284 SF
	19	5,226 SF
	20	5,698 SF
	21	5,689 SF
	22	5,667 SF
	23	5,677 SF
	24	5,650 SF
	25	5,511 SF
	26	5,511 SF
	27	6,088 SF
	28	5,889 SF
	29	5,667 SF
	30	5,677 SF
WEST NAVIGABLE CHANNEL		23,877 SF
EAST NAVIGABLE CHANNEL		31,090 SF

NOTES (Continued)

13. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SIDEWALKS, WITH EASEMENTS THAT HAVE NOT BEEN DEDICATED TO THE PUBLIC OR ACCEPTED BY THE CITY OF CORPUS CHRISTI. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION TO MAINTAIN, REPAIR, INSTALL, OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION. NAVIGABLE CHANNELS ARE WATERS OF THE UNITED STATES AND MAINTENANCE OF BANKS AND BULKHEADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

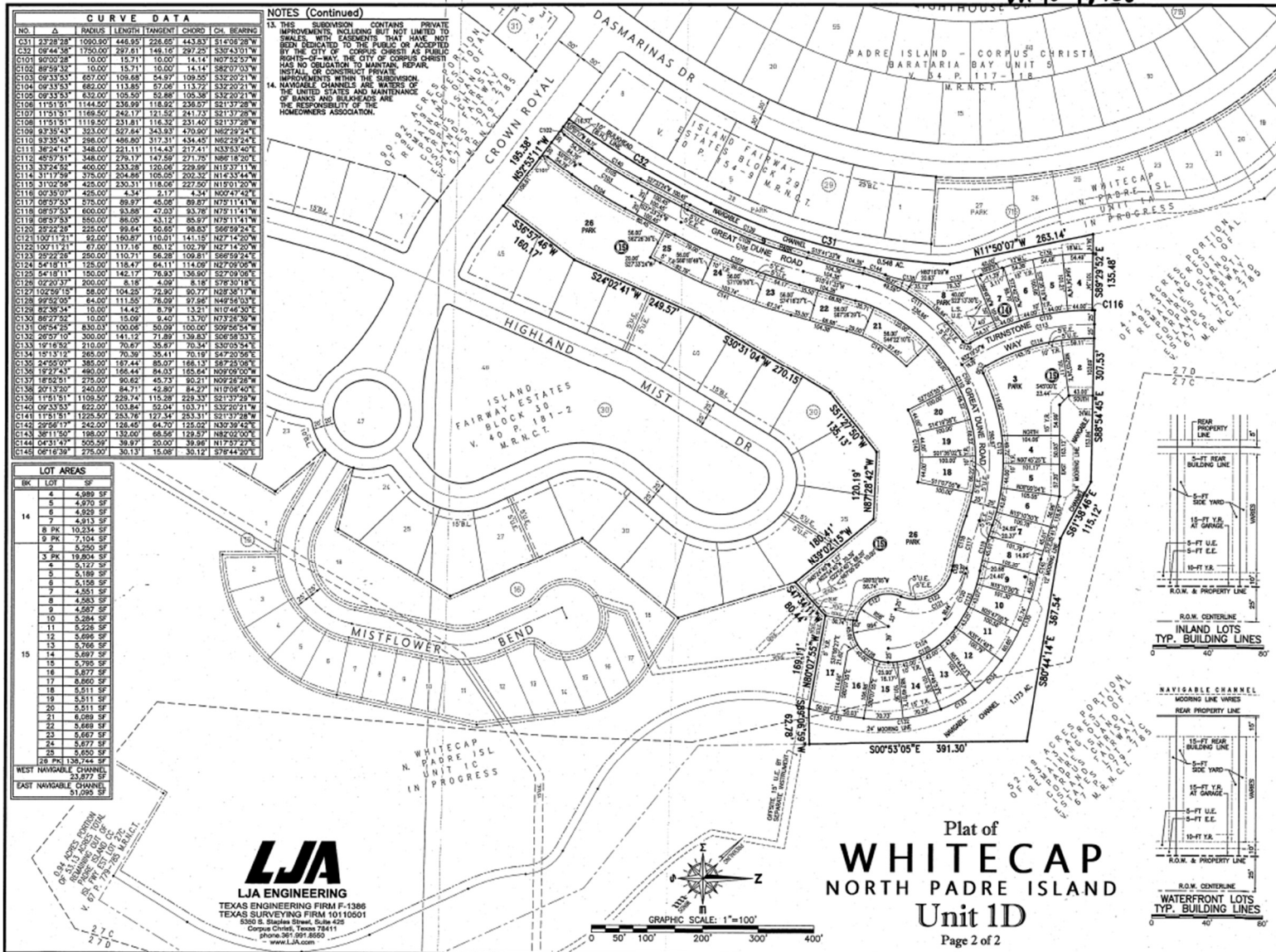


EXHIBIT C-4 – UNIT 1E FINAL PLAT

STATE OF TEXAS
COUNTY OF HARRIS

We, Diamond Beach Holdings, LLC, do hereby certify that we are the owner of the property referred to as WHITECAP NORTH PADRE ISLAND Unit 1E; that we have had said property surveyed and subdivided as shown; that streets shown are dedicated, in fee simple, to the public use forever; that easements as shown are dedicated to the public use for the installation, operation, and use of public utilities; and we adopt this plat for the purpose of description and dedication this 14 day of November, 2024.

Jennifer Hoff
Diamond Beach Holdings, LLC
Jennifer Hoff, Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned authority, on this day personally appeared Jennifer Hoff, proven to me to be the person whose signature she made on the foregoing instrument of writing, and she acknowledged to me that she executed the same for the purposes and considerations therein expressed. Given under my hand and seal of office, this 14 day of November, 2024.

Michelle M. Blanchette
Michelle M. Blanchette
My Commission Expires
Feb 8, 2025
Notary Public

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved on behalf of the City of Corpus Christi, Texas by the Planning Commission on the 24 day of Dec, 2024. 23PL1040

Gordon Edgerton
Chairman
23 PL 1040

Christina Brin
Secretary

STATE OF TEXAS
COUNTY OF NUECES

This final plat of the herein described property was approved by the Department of Development Services of the City of Corpus Christi, Texas, this the 2 day of Dec, 2024.

Bria Whitmire
Bria Whitmire, P.E., C.F.M., C.P.M.
Development Services Engineer

Plat of
WHITECAP
NORTH PADRE ISLAND
Unit 1E
Page 1 of 2

BEING 21.243 ACRES OUT OF A PORTION OF TRACTS 27C AND 27D OF THE PADRE ISLAND - CORPUS CHRISTI ISLAND FARMWAY ESTATES, HEREFTER REFERRED TO AS P.I.C.C.I.F.E., LOTS 27C AND 27D, A MAP OF WHICH IS RECORDED IN VOL. 87, PG. 779-785, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 24-33, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 154-159, MAP RECORDS, NUECES COUNTY, TEXAS, A PORTION OF P.I.C.C.I.F.E., BLOCKS 43 & 44, A MAP OF WHICH IS RECORDED IN VOL. 42, PG. 10-11, MAP RECORDS, NUECES COUNTY, TEXAS, AND PORTIONS OF P.I.C.C.I.F.E., BLOCKS 34, 35, AND 36, A MAP OF WHICH IS RECORDED IN VOL. 40, PG. 183-184, MAP RECORDS, NUECES COUNTY, TEXAS, SAID BLOCKS 26, 35, 36, 43, 44, AND A PORTION OF BLOCK 34 NOW VACATED AS PER PLAT RECORDED IN VOL. 67, PG. 680, MAP RECORDS, NUECES COUNTY, TEXAS, SAID 21.243 ACRES ALSO BEING A PORTION OF TRACTS 1, 3, AND 4 AS REFERENCED IN CORRECTION WARRANTY DEED, DOC. NO. 2018045542, OFFICIAL RECORDS, NUECES COUNTY, TEXAS, AND DESCRIBED BY METES & BOUNDS OF A 28.626 ACRE TRACT (TRACT 1), A 72.516 ACRE TRACT (TRACT 2), A 74.440 ACRE TRACT (TRACT 3), AND A 30.684 ACRE TRACT (TRACT 4), SAVE & EXCEPT 3.766 ACRES OF A 80-FOOT WIDE STREET TRACT, ALSO KNOWN AS 'AQUARIUS STREET RE-ALIGNMENT', RECORDED IN DOC. NO. 2011039226, OFFICIAL RECORDS, NUECES COUNTY, TEXAS.

ALL VOL. & PG. REFERENCES M.R.C.T.

NOTES

- TOTAL PLATTED AREA IS 21.243 ACRES (INCLUDES NAVIGABLE CHANNEL).
- FEMA MAP NUMBER 48355C01555, OCTOBER 13, 2022 DESIGNATES THE ENTIRETY OF UNIT 1E AS ZONE AE WITH FLOOD ELEVATIONS OF 8, 9, AND 10 AS SHOWN THIS SHEET. THE FINISH FLOOR ELEVATION OF RESIDENTIAL STRUCTURES MUST BE 1 FOOT ABOVE THE BASE FLOOD ELEVATION AS INDICATED ON THE FLOOD HAZARD BOUNDARY MAP AND IS FURTHER SUBJECT TO ADDITIONAL REGULATIONS CONTAINED IN THE CORPUS CHRISTI FLOOD HAZARD PREVENTION CODE.
- IN ADDITION TO THE REQUIREMENTS OF NOTE 2 ABOVE, THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 18 INCHES ABOVE THE ADJACENT TOP OF CURB.
- THE RECEIVING WATERS FOR THE STORM WATER RUNOFF FROM THIS PROPERTY IS THE LAGUNA MADRE. THE TIED HAS CLASSIFIED THE AQUATIC LIFE USE FOR THE LAGUNA MADRE AS EXCEPTIONAL AND OYSTER WATERS. TIED ALSO CATEGORIZED THE LAGUNA MADRE AS CONTACT RECREATION USE.
- THE ENTIRE PROPERTY LIES WITHIN THE CITY LIMITS OF THE CITY OF CORPUS CHRISTI.
- DEVELOPMENT WITHIN THIS PROPERTY SHALL BE GENERALLY CONSISTENT WITH THE DEVELOPMENT PLAN DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022. DEVELOPMENT STANDARDS AND ACCESSORY PUD DEVELOPMENT PLAN SHALL COMPLY WITH THE UNIFIED DEVELOPMENT CODE, BLOCK 2, LOTS 2-11, 13-20, BLOCK 3, LOTS 2-9, 11-20, BLOCK 7, LOTS 18 & 17, BLOCK 10, LOTS 1-3, BLOCK 11, LOTS 1-23, BLOCK 12, LOTS 1 & 2, BLOCK 14, LOTS 2 & 3, AND BLOCK 15, LOT 1; ARE ZONED FOR ONLY SINGLE-FAMILY RESIDENCES.
- THE YARD REQUIREMENT, AS DEPICTED ON THE PLAT, IS IN ACCORDANCE WITH PUD ORDINANCE 032890, EFFECTIVE OCTOBER 24, 2022, AND THE UNIFIED DEVELOPMENT CODE (UDC) AND IS SUBJECT TO CHANGE AS THE ZONING MAY CHANGE. ADDITIONAL SIDE (S-F) YARD USE REQUIREMENTS APPLY (NOT SHOWN).
- EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC FOR THE INSTALLATION, OPERATION AND USE OF PUBLIC UTILITIES.
- ALL BEARINGS BASED ON GLOBAL POSITIONING SYSTEM, TEXAS STATE PLANE NAD 83, TEXAS SOUTH ZONE 4808.
- THE OWNER OF EACH LOT IS RESPONSIBLE FOR STORM WATER POLLUTION PREVENTION PLAN PER TCEQ REQUIREMENTS.
- BLOCK 1, LOT 1; BLOCK 2, LOTS 1 & 12; BLOCK 3, LOTS 1, 10, & 21; BLOCK 4, LOT 1; BLOCK 5, LOT 3; BLOCK 7, LOT 18; BLOCK 10, LOT 4; BLOCK 13, LOT 1; AND BLOCK 14, LOT 1; ARE PRIVATE PARKS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, REGARDLESS OF OPENNESS TO THE PUBLIC.
- FRONT YARD REQUIREMENTS SHALL BE 10-FT AS NOTED ON THIS PLAT AND ON THE ENLARGED LOT PLANS SHEET 2. FURTHER, NOTE THAT PRIVATE GARAGES, DETACHED OR ATTACHED, SHALL MAINTAIN A YARD OF 15-FT FROM GARAGE ENTRANCE TO STREET BOUNDARY, ALSO AS NOTED ON SAID ENLARGED LOT PLANS, AND AS DESCRIBED IN THE PLANNED UNIT DEVELOPMENT (PUD) ORDINANCE 032890 AS APPROVED BY CITY COUNCIL, EFFECTIVE OCTOBER 24, 2022.

STATE OF TEXAS
COUNTY OF NUECES

I, Kara Sands, Clerk of the County Court in and for Nueces County, Texas, hereby certify that the foregoing map of WHITECAP NORTH PADRE ISLAND Unit 1E, dated the 14 day of November, 2024, with its certificate of authentication was filed for record in my office this 25 day of December, 2024 at 2:48 o'clock A.M. and duly recorded in Volume 20, Page(s) 142-146, Map Records of Nueces County, Texas. Witness my hand and seal of said court at office in Corpus Christi, Texas, this the 25 day of December, 2024.

Document No. 2024041563

Kara Sands
Kara Sands, County Clerk
Nueces County, Texas

By: *Regina Carter-Awey*
Deputy
REGINA CARTER-AWEY

STATE OF TEXAS
COUNTY OF NUECES

I, Albert E. Franco Jr., a Registered Professional Land Surveyor, have prepared the foregoing map from survey made on the ground under my direction and is true and correct to the best of my knowledge, information and belief; I have been engaged under contract to set all Lot and Block corners as shown hereon and to complete such operations with due and reasonable diligence consistent with sound professional practice.

This the 25 day of
November, 2024

Albert E. Franco Jr.
Albert E. Franco Jr., R.P.L.S. #4471

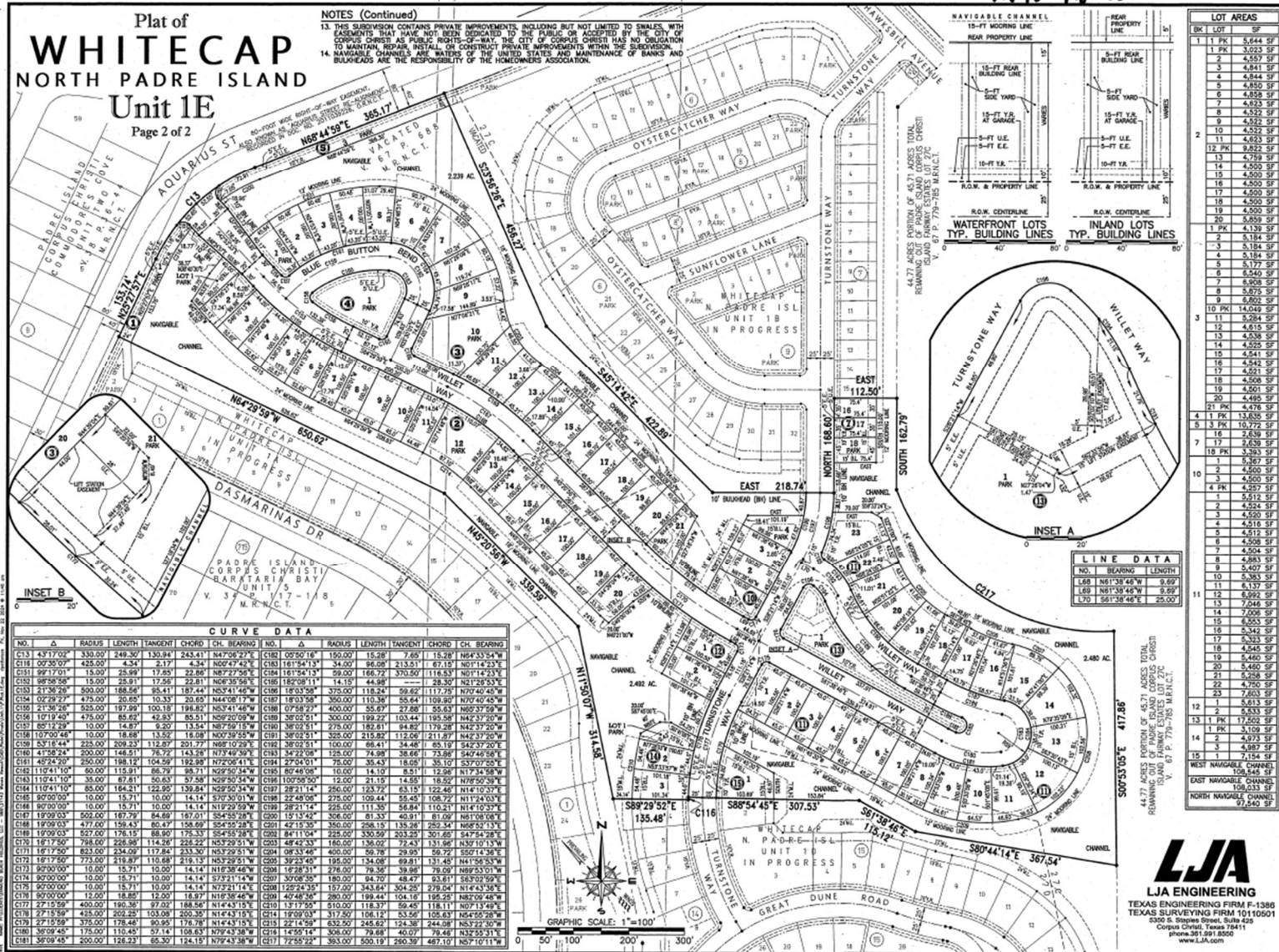
Plat of WHITECAP NORTH PADRE ISLAND Unit 1E

Page 2 of 2

NOTES (Continued)

13. THIS SUBDIVISION CONTAINS PRIVATE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, SEWER, WATER, GAS, AND ELECTRICAL LINES, WHICH ARE THE PROPERTY OF THE CITY OF CORPUS CHRISTI. THE CITY OF CORPUS CHRISTI HAS NO OBLIGATION TO MAINTAIN, REPAIR, INSTALL, OR CONSTRUCT PRIVATE IMPROVEMENTS WITHIN THE SUBDIVISION.

14. NAVIGABLE CHANNELS ARE THE PROPERTY OF THE UNITED STATES AND MAINTENANCE OF BANKS AND BULKHEADS ARE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.



Vol 70 Pg 466

LOT AREAS	
LOT	AREA
1	8,644 SF
2	8,644 SF
3	8,644 SF
4	8,644 SF
5	8,644 SF
6	8,644 SF
7	8,644 SF
8	8,644 SF
9	8,644 SF
10	8,644 SF
11	8,644 SF
12	8,644 SF
13	8,644 SF
14	8,644 SF
15	8,644 SF
16	8,644 SF
17	8,644 SF
18	8,644 SF
19	8,644 SF
20	8,644 SF
21	8,644 SF
22	8,644 SF
23	8,644 SF
24	8,644 SF
25	8,644 SF
26	8,644 SF
27	8,644 SF
28	8,644 SF
29	8,644 SF
30	8,644 SF
31	8,644 SF
32	8,644 SF
33	8,644 SF
34	8,644 SF
35	8,644 SF
36	8,644 SF
37	8,644 SF
38	8,644 SF
39	8,644 SF
40	8,644 SF
41	8,644 SF
42	8,644 SF
43	8,644 SF
44	8,644 SF
45	8,644 SF
46	8,644 SF
47	8,644 SF
48	8,644 SF
49	8,644 SF
50	8,644 SF
51	8,644 SF
52	8,644 SF
53	8,644 SF
54	8,644 SF
55	8,644 SF
56	8,644 SF
57	8,644 SF
58	8,644 SF
59	8,644 SF
60	8,644 SF
61	8,644 SF
62	8,644 SF
63	8,644 SF
64	8,644 SF
65	8,644 SF
66	8,644 SF
67	8,644 SF
68	8,644 SF
69	8,644 SF
70	8,644 SF
71	8,644 SF
72	8,644 SF
73	8,644 SF
74	8,644 SF
75	8,644 SF
76	8,644 SF
77	8,644 SF
78	8,644 SF
79	8,644 SF
80	8,644 SF
81	8,644 SF
82	8,644 SF
83	8,644 SF
84	8,644 SF
85	8,644 SF
86	8,644 SF
87	8,644 SF
88	8,644 SF
89	8,644 SF
90	8,644 SF
91	8,644 SF
92	8,644 SF
93	8,644 SF
94	8,644 SF
95	8,644 SF
96	8,644 SF
97	8,644 SF
98	8,644 SF
99	8,644 SF
100	8,644 SF

LINE DATA		
NO.	BEARING	LENGTH
1	N 61°30'48" W	0.69
2	N 61°30'48" W	0.69
3	N 61°30'48" W	0.69
4	N 61°30'48" W	0.69
5	N 61°30'48" W	0.69
6	N 61°30'48" W	0.69
7	N 61°30'48" W	0.69
8	N 61°30'48" W	0.69
9	N 61°30'48" W	0.69
10	N 61°30'48" W	0.69
11	N 61°30'48" W	0.69
12	N 61°30'48" W	0.69
13	N 61°30'48" W	0.69
14	N 61°30'48" W	0.69
15	N 61°30'48" W	0.69
16	N 61°30'48" W	0.69
17	N 61°30'48" W	0.69
18	N 61°30'48" W	0.69
19	N 61°30'48" W	0.69
20	N 61°30'48" W	0.69
21	N 61°30'48" W	0.69
22	N 61°30'48" W	0.69
23	N 61°30'48" W	0.69
24	N 61°30'48" W	0.69
25	N 61°30'48" W	0.69
26	N 61°30'48" W	0.69
27	N 61°30'48" W	0.69
28	N 61°30'48" W	0.69
29	N 61°30'48" W	0.69
30	N 61°30'48" W	0.69
31	N 61°30'48" W	0.69
32	N 61°30'48" W	0.69
33	N 61°30'48" W	0.69
34	N 61°30'48" W	0.69
35	N 61°30'48" W	0.69
36	N 61°30'48" W	0.69
37	N 61°30'48" W	0.69
38	N 61°30'48" W	0.69
39	N 61°30'48" W	0.69
40	N 61°30'48" W	0.69
41	N 61°30'48" W	0.69
42	N 61°30'48" W	0.69
43	N 61°30'48" W	0.69
44	N 61°30'48" W	0.69
45	N 61°30'48" W	0.69
46	N 61°30'48" W	0.69
47	N 61°30'48" W	0.69
48	N 61°30'48" W	0.69
49	N 61°30'48" W	0.69
50	N 61°30'48" W	0.69
51	N 61°30'48" W	0.69
52	N 61°30'48" W	0.69
53	N 61°30'48" W	0.69
54	N 61°30'48" W	0.69
55	N 61°30'48" W	0.69
56	N 61°30'48" W	0.69
57	N 61°30'48" W	0.69
58	N 61°30'48" W	0.69
59	N 61°30'48" W	0.69
60	N 61°30'48" W	0.69
61	N 61°30'48" W	0.69
62	N 61°30'48" W	0.69
63	N 61°30'48" W	0.69
64	N 61°30'48" W	0.69
65	N 61°30'48" W	0.69
66	N 61°30'48" W	0.69
67	N 61°30'48" W	0.69
68	N 61°30'48" W	0.69
69	N 61°30'48" W	0.69
70	N 61°30'48" W	0.69
71	N 61°30'48" W	0.69
72	N 61°30'48" W	0.69
73	N 61°30'48" W	0.69
74	N 61°30'48" W	0.69
75	N 61°30'48" W	0.69
76	N 61°30'48" W	0.69
77	N 61°30'48" W	0.69
78	N 61°30'48" W	0.69
79	N 61°30'48" W	0.69
80	N 61°30'48" W	0.69
81	N 61°30'48" W	0.69
82	N 61°30'48" W	0.69
83	N 61°30'48" W	0.69
84	N 61°30'48" W	0.69
85	N 61°30'48" W	0.69
86	N 61°30'48" W	0.69
87	N 61°30'48" W	0.69
88	N 61°30'48" W	0.69
89	N 61°30'48" W	0.69
90	N 61°30'48" W	0.69
91	N 61°30'48" W	0.69
92	N 61°30'48" W	0.69
93	N 61°30'48" W	0.69
94	N 61°30'48" W	0.69
95	N 61°30'48" W	0.69
96	N 61°30'48" W	0.69
97	N 61°30'48" W	0.69
98	N 61°30'48" W	0.69
99	N 61°30'48" W	0.69
100	N 61°30'48" W	0.69

LJA
LJA ENGINEERING
TEXAS SURVEYING FIRM F-1386
TEXAS SURVEYING FIRM 10110501
5300 S. Staples Street, Suite 200
Corpus Christi, Texas 78411
phone 361.881.8852
www.LJA.com

EXHIBIT D – LOT TYPE CLASSIFICATION MAP



EXHIBIT E – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Initial Parcel
- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5
- Lot Type 6
- Lot Type 7

[Remainder of page left intentionally blank.]

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
INITIAL 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT:
\$2,980,004.65

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 *Whitecap Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 37,506	\$ 186,872	\$ 14,900	\$ 5,862	\$ 245,141
2027	\$ 39,665	\$ 184,856	\$ 14,712	\$ 6,332	\$ 245,566
2028	\$ 42,094	\$ 182,724	\$ 14,514	\$ 6,459	\$ 245,790
2029	\$ 44,387	\$ 180,462	\$ 14,304	\$ 6,588	\$ 245,740
2030	\$ 47,085	\$ 178,076	\$ 14,082	\$ 6,719	\$ 245,963
2031	\$ 49,919	\$ 175,545	\$ 13,846	\$ 6,854	\$ 246,164
2032	\$ 52,887	\$ 172,862	\$ 13,597	\$ 6,991	\$ 246,336
2033	\$ 56,260	\$ 169,623	\$ 13,332	\$ 7,131	\$ 246,345
2034	\$ 60,172	\$ 166,177	\$ 13,051	\$ 7,273	\$ 246,673
2035	\$ 64,085	\$ 162,491	\$ 12,750	\$ 7,419	\$ 246,745
2036	\$ 68,267	\$ 158,566	\$ 12,430	\$ 7,567	\$ 246,830
2037	\$ 72,854	\$ 154,385	\$ 12,088	\$ 7,719	\$ 247,046
2038	\$ 77,576	\$ 149,922	\$ 11,724	\$ 7,873	\$ 247,096
2039	\$ 82,838	\$ 145,171	\$ 11,336	\$ 8,030	\$ 247,375
2040	\$ 88,369	\$ 140,097	\$ 10,922	\$ 8,191	\$ 247,579
2041	\$ 94,036	\$ 134,684	\$ 10,480	\$ 8,355	\$ 247,555
2042	\$ 100,377	\$ 128,925	\$ 10,010	\$ 8,522	\$ 247,833
2043	\$ 106,988	\$ 122,777	\$ 9,508	\$ 8,692	\$ 247,965
2044	\$ 114,138	\$ 116,224	\$ 8,973	\$ 8,866	\$ 248,201
2045	\$ 121,559	\$ 109,233	\$ 8,403	\$ 9,043	\$ 248,237
2046	\$ 130,193	\$ 101,331	\$ 7,795	\$ 9,224	\$ 248,543
2047	\$ 139,232	\$ 92,869	\$ 7,144	\$ 9,409	\$ 248,654
2048	\$ 149,081	\$ 83,819	\$ 6,448	\$ 9,597	\$ 248,944
2049	\$ 159,470	\$ 74,128	\$ 5,702	\$ 9,789	\$ 249,089
2050	\$ 170,668	\$ 63,763	\$ 4,905	\$ 9,985	\$ 249,320
2051	\$ 182,540	\$ 52,670	\$ 4,052	\$ 10,184	\$ 249,446
2052	\$ 195,222	\$ 40,804	\$ 3,139	\$ 10,388	\$ 249,553
2053	\$ 208,983	\$ 28,115	\$ 2,163	\$ 10,596	\$ 249,857
2054	\$ 223,554	\$ 14,531	\$ 1,118	\$ 10,808	\$ 250,011
Total	\$ 2,980,005	\$ 3,671,701	\$ 287,427	\$ 240,466	\$ 7,179,599

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.500% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$72,787.47

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 916.10	\$ 4,564.41	\$ 363.94	\$ 143.19	\$ 5,987.64
2027	\$ 968.83	\$ 4,515.17	\$ 359.36	\$ 154.66	\$ 5,998.01
2028	\$ 1,028.15	\$ 4,463.09	\$ 354.51	\$ 157.75	\$ 6,003.50
2029	\$ 1,084.17	\$ 4,407.83	\$ 349.37	\$ 160.91	\$ 6,002.27
2030	\$ 1,150.07	\$ 4,349.56	\$ 343.95	\$ 164.12	\$ 6,007.71
2031	\$ 1,219.28	\$ 4,287.74	\$ 338.20	\$ 167.41	\$ 6,012.62
2032	\$ 1,291.77	\$ 4,222.20	\$ 332.10	\$ 170.75	\$ 6,016.84
2033	\$ 1,374.16	\$ 4,143.08	\$ 325.65	\$ 174.17	\$ 6,017.05
2034	\$ 1,469.72	\$ 4,058.92	\$ 318.77	\$ 177.65	\$ 6,025.07
2035	\$ 1,565.29	\$ 3,968.90	\$ 311.43	\$ 181.21	\$ 6,026.81
2036	\$ 1,667.44	\$ 3,873.02	\$ 303.60	\$ 184.83	\$ 6,028.89
2037	\$ 1,779.48	\$ 3,770.89	\$ 295.26	\$ 188.53	\$ 6,034.16
2038	\$ 1,894.82	\$ 3,661.90	\$ 286.37	\$ 192.30	\$ 6,035.38
2039	\$ 2,023.34	\$ 3,545.84	\$ 276.89	\$ 196.14	\$ 6,042.21
2040	\$ 2,158.45	\$ 3,421.91	\$ 266.77	\$ 200.07	\$ 6,047.20
2041	\$ 2,296.85	\$ 3,289.70	\$ 255.98	\$ 204.07	\$ 6,046.61
2042	\$ 2,451.73	\$ 3,149.02	\$ 244.50	\$ 208.15	\$ 6,053.40
2043	\$ 2,613.20	\$ 2,998.85	\$ 232.24	\$ 212.31	\$ 6,056.61
2044	\$ 2,787.86	\$ 2,838.80	\$ 219.17	\$ 216.56	\$ 6,062.38
2045	\$ 2,969.10	\$ 2,668.04	\$ 205.23	\$ 220.89	\$ 6,063.26
2046	\$ 3,180.00	\$ 2,475.05	\$ 190.39	\$ 225.31	\$ 6,070.75
2047	\$ 3,400.79	\$ 2,268.35	\$ 174.49	\$ 229.81	\$ 6,073.44
2048	\$ 3,641.35	\$ 2,047.30	\$ 157.48	\$ 234.41	\$ 6,080.54
2049	\$ 3,895.09	\$ 1,810.61	\$ 139.28	\$ 239.10	\$ 6,084.08
2050	\$ 4,168.61	\$ 1,557.43	\$ 119.80	\$ 243.88	\$ 6,089.71
2051	\$ 4,458.60	\$ 1,286.47	\$ 98.96	\$ 248.76	\$ 6,092.78
2052	\$ 4,768.36	\$ 996.66	\$ 76.67	\$ 253.73	\$ 6,095.41
2053	\$ 5,104.48	\$ 686.72	\$ 52.82	\$ 258.81	\$ 6,102.83
2054	\$ 5,460.38	\$ 354.92	\$ 27.30	\$ 263.98	\$ 6,106.59
Total	\$ 72,787.47	\$ 89,682.36	\$ 7,020.49	\$ 5,873.44	\$ 175,363.77

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller; to or from a governmental entity; or
- 8) 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$87,344.96

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 1,099.33	\$ 5,477.29	\$ 436.72	\$ 171.83	\$ 7,185.17
2027	\$ 1,162.60	\$ 5,418.20	\$ 431.23	\$ 185.59	\$ 7,197.61
2028	\$ 1,233.78	\$ 5,355.71	\$ 425.42	\$ 189.30	\$ 7,204.20
2029	\$ 1,301.00	\$ 5,289.40	\$ 419.25	\$ 193.09	\$ 7,202.73
2030	\$ 1,380.09	\$ 5,219.47	\$ 412.74	\$ 196.95	\$ 7,209.25
2031	\$ 1,463.13	\$ 5,145.29	\$ 405.84	\$ 200.89	\$ 7,215.15
2032	\$ 1,550.13	\$ 5,066.64	\$ 398.53	\$ 204.91	\$ 7,220.20
2033	\$ 1,648.99	\$ 4,971.70	\$ 390.77	\$ 209.00	\$ 7,220.47
2034	\$ 1,763.67	\$ 4,870.70	\$ 382.53	\$ 213.18	\$ 7,230.08
2035	\$ 1,878.34	\$ 4,762.67	\$ 373.71	\$ 217.45	\$ 7,232.18
2036	\$ 2,000.93	\$ 4,647.63	\$ 364.32	\$ 221.80	\$ 7,234.67
2037	\$ 2,135.38	\$ 4,525.07	\$ 354.31	\$ 226.23	\$ 7,241.00
2038	\$ 2,273.78	\$ 4,394.28	\$ 343.64	\$ 230.76	\$ 7,242.46
2039	\$ 2,428.01	\$ 4,255.01	\$ 332.27	\$ 235.37	\$ 7,250.65
2040	\$ 2,590.14	\$ 4,106.29	\$ 320.13	\$ 240.08	\$ 7,256.64
2041	\$ 2,756.22	\$ 3,947.65	\$ 307.18	\$ 244.88	\$ 7,255.93
2042	\$ 2,942.08	\$ 3,778.83	\$ 293.40	\$ 249.78	\$ 7,264.08
2043	\$ 3,135.85	\$ 3,598.63	\$ 278.69	\$ 254.77	\$ 7,267.93
2044	\$ 3,345.43	\$ 3,406.55	\$ 263.01	\$ 259.87	\$ 7,274.86
2045	\$ 3,562.92	\$ 3,201.65	\$ 246.28	\$ 265.07	\$ 7,275.92
2046	\$ 3,816.00	\$ 2,970.06	\$ 228.47	\$ 270.37	\$ 7,284.90
2047	\$ 4,080.95	\$ 2,722.02	\$ 209.39	\$ 275.78	\$ 7,288.13
2048	\$ 4,369.62	\$ 2,456.76	\$ 188.98	\$ 281.29	\$ 7,296.65
2049	\$ 4,674.11	\$ 2,172.73	\$ 167.13	\$ 286.92	\$ 7,300.89
2050	\$ 5,002.33	\$ 1,868.91	\$ 143.76	\$ 292.66	\$ 7,307.66
2051	\$ 5,350.31	\$ 1,543.76	\$ 118.75	\$ 298.51	\$ 7,311.33
2052	\$ 5,722.03	\$ 1,195.99	\$ 92.00	\$ 304.48	\$ 7,314.50
2053	\$ 6,125.38	\$ 824.06	\$ 63.39	\$ 310.57	\$ 7,323.39
2054	\$ 6,552.45	\$ 425.91	\$ 32.76	\$ 316.78	\$ 7,327.91
Total	\$ 87,344.96	\$ 107,618.83	\$ 8,424.59	\$ 7,048.13	\$ 210,436.52

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 3 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 3 PRINCIPAL ASSESSMENT: \$98,477.17

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 3

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 1,239.44	\$ 6,175.38	\$ 492.39	\$ 193.73	\$ 8,100.93
2027	\$ 1,310.77	\$ 6,108.76	\$ 486.19	\$ 209.24	\$ 8,114.96
2028	\$ 1,391.02	\$ 6,038.30	\$ 479.63	\$ 213.43	\$ 8,122.39
2029	\$ 1,466.81	\$ 5,963.54	\$ 472.68	\$ 217.70	\$ 8,120.72
2030	\$ 1,555.98	\$ 5,884.69	\$ 465.35	\$ 222.05	\$ 8,128.07
2031	\$ 1,649.61	\$ 5,801.06	\$ 457.57	\$ 226.49	\$ 8,134.73
2032	\$ 1,747.69	\$ 5,712.39	\$ 449.32	\$ 231.02	\$ 8,140.43
2033	\$ 1,859.15	\$ 5,605.35	\$ 440.58	\$ 235.64	\$ 8,140.72
2034	\$ 1,988.45	\$ 5,491.47	\$ 431.28	\$ 240.35	\$ 8,151.56
2035	\$ 2,117.74	\$ 5,369.68	\$ 421.34	\$ 245.16	\$ 8,153.92
2036	\$ 2,255.95	\$ 5,239.97	\$ 410.75	\$ 250.06	\$ 8,156.74
2037	\$ 2,407.54	\$ 5,101.79	\$ 399.47	\$ 255.07	\$ 8,163.87
2038	\$ 2,563.58	\$ 4,954.33	\$ 387.44	\$ 260.17	\$ 8,165.51
2039	\$ 2,737.46	\$ 4,797.31	\$ 374.62	\$ 265.37	\$ 8,174.76
2040	\$ 2,920.25	\$ 4,629.64	\$ 360.93	\$ 270.68	\$ 8,181.50
2041	\$ 3,107.51	\$ 4,450.78	\$ 346.33	\$ 276.09	\$ 8,180.70
2042	\$ 3,317.05	\$ 4,260.44	\$ 330.79	\$ 281.61	\$ 8,189.90
2043	\$ 3,535.51	\$ 4,057.27	\$ 314.21	\$ 287.25	\$ 8,194.24
2044	\$ 3,771.81	\$ 3,840.72	\$ 296.53	\$ 292.99	\$ 8,202.05
2045	\$ 4,017.02	\$ 3,609.70	\$ 277.67	\$ 298.85	\$ 8,203.24
2046	\$ 4,302.36	\$ 3,348.59	\$ 257.58	\$ 304.83	\$ 8,213.36
2047	\$ 4,601.07	\$ 3,068.94	\$ 236.07	\$ 310.92	\$ 8,217.01
2048	\$ 4,926.53	\$ 2,769.87	\$ 213.07	\$ 317.14	\$ 8,226.61
2049	\$ 5,269.83	\$ 2,449.65	\$ 188.43	\$ 323.49	\$ 8,231.40
2050	\$ 5,639.88	\$ 2,107.11	\$ 162.09	\$ 329.95	\$ 8,239.02
2051	\$ 6,032.22	\$ 1,740.52	\$ 133.89	\$ 336.55	\$ 8,243.17
2052	\$ 6,451.31	\$ 1,348.42	\$ 103.72	\$ 343.28	\$ 8,246.74
2053	\$ 6,906.06	\$ 929.09	\$ 71.47	\$ 350.15	\$ 8,256.77
2054	\$ 7,387.57	\$ 480.19	\$ 36.94	\$ 357.15	\$ 8,261.85
Total	\$ 98,477.17	\$ 121,334.96	\$ 9,498.31	\$ 7,946.43	\$ 237,256.86

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 4 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 4 PRINCIPAL ASSESSMENT: \$118,172.60

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 *Whitecap Public Improvement District No. 1* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 4

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 1,487.32	\$ 7,410.45	\$ 590.86	\$ 232.47	\$ 9,721.11
2027	\$ 1,572.92	\$ 7,330.51	\$ 583.43	\$ 251.09	\$ 9,737.95
2028	\$ 1,669.23	\$ 7,245.96	\$ 575.56	\$ 256.11	\$ 9,746.86
2029	\$ 1,760.18	\$ 7,156.24	\$ 567.22	\$ 261.24	\$ 9,744.87
2030	\$ 1,867.18	\$ 7,061.63	\$ 558.41	\$ 266.46	\$ 9,753.69
2031	\$ 1,979.53	\$ 6,961.27	\$ 549.08	\$ 271.79	\$ 9,761.67
2032	\$ 2,097.23	\$ 6,854.87	\$ 539.18	\$ 277.23	\$ 9,768.51
2033	\$ 2,230.98	\$ 6,726.42	\$ 528.70	\$ 282.77	\$ 9,768.87
2034	\$ 2,386.14	\$ 6,589.77	\$ 517.54	\$ 288.42	\$ 9,781.87
2035	\$ 2,541.29	\$ 6,443.62	\$ 505.61	\$ 294.19	\$ 9,784.71
2036	\$ 2,707.14	\$ 6,287.96	\$ 492.90	\$ 300.08	\$ 9,788.09
2037	\$ 2,889.04	\$ 6,122.15	\$ 479.37	\$ 306.08	\$ 9,796.64
2038	\$ 3,076.30	\$ 5,945.20	\$ 464.92	\$ 312.20	\$ 9,798.62
2039	\$ 3,284.95	\$ 5,756.77	\$ 449.54	\$ 318.44	\$ 9,809.71
2040	\$ 3,504.30	\$ 5,555.57	\$ 433.12	\$ 324.81	\$ 9,817.80
2041	\$ 3,729.01	\$ 5,340.93	\$ 415.59	\$ 331.31	\$ 9,816.84
2042	\$ 3,980.46	\$ 5,112.53	\$ 396.95	\$ 337.94	\$ 9,827.88
2043	\$ 4,242.61	\$ 4,868.73	\$ 377.05	\$ 344.69	\$ 9,833.08
2044	\$ 4,526.17	\$ 4,608.87	\$ 355.83	\$ 351.59	\$ 9,842.46
2045	\$ 4,820.42	\$ 4,331.64	\$ 333.20	\$ 358.62	\$ 9,843.89
2046	\$ 5,162.83	\$ 4,018.31	\$ 309.10	\$ 365.79	\$ 9,856.03
2047	\$ 5,521.28	\$ 3,682.73	\$ 283.29	\$ 373.11	\$ 9,860.41
2048	\$ 5,911.84	\$ 3,323.85	\$ 255.68	\$ 380.57	\$ 9,871.94
2049	\$ 6,323.80	\$ 2,939.58	\$ 226.12	\$ 388.18	\$ 9,877.67
2050	\$ 6,767.85	\$ 2,528.53	\$ 194.50	\$ 395.95	\$ 9,886.83
2051	\$ 7,238.66	\$ 2,088.62	\$ 160.66	\$ 403.86	\$ 9,891.81
2052	\$ 7,741.57	\$ 1,618.11	\$ 124.47	\$ 411.94	\$ 9,896.08
2053	\$ 8,287.28	\$ 1,114.90	\$ 85.76	\$ 420.18	\$ 9,908.12
2054	\$ 8,865.08	\$ 576.23	\$ 44.33	\$ 428.58	\$ 9,914.23
Total	\$ 118,172.60	\$ 145,601.95	\$ 11,397.97	\$ 9,535.71	\$ 284,708.23

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 5 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 5 PRINCIPAL ASSESSMENT: \$128,448.48

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 5

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 1,616.66	\$ 8,054.84	\$ 642.24	\$ 252.69	\$ 10,566.42
2027	\$ 1,709.70	\$ 7,967.94	\$ 634.16	\$ 272.93	\$ 10,584.73
2028	\$ 1,814.38	\$ 7,876.05	\$ 625.61	\$ 278.38	\$ 10,594.42
2029	\$ 1,913.24	\$ 7,778.52	\$ 616.54	\$ 283.95	\$ 10,592.25
2030	\$ 2,029.54	\$ 7,675.69	\$ 606.97	\$ 289.63	\$ 10,601.83
2031	\$ 2,151.66	\$ 7,566.60	\$ 596.82	\$ 295.42	\$ 10,610.51
2032	\$ 2,279.60	\$ 7,450.95	\$ 586.07	\$ 301.33	\$ 10,617.95
2033	\$ 2,424.98	\$ 7,311.32	\$ 574.67	\$ 307.36	\$ 10,618.33
2034	\$ 2,593.63	\$ 7,162.79	\$ 562.54	\$ 313.51	\$ 10,632.47
2035	\$ 2,762.27	\$ 7,003.93	\$ 549.58	\$ 319.78	\$ 10,635.55
2036	\$ 2,942.54	\$ 6,834.74	\$ 535.76	\$ 326.17	\$ 10,639.22
2037	\$ 3,140.27	\$ 6,654.51	\$ 521.05	\$ 332.69	\$ 10,648.52
2038	\$ 3,343.80	\$ 6,462.17	\$ 505.35	\$ 339.35	\$ 10,650.67
2039	\$ 3,570.60	\$ 6,257.36	\$ 488.63	\$ 346.14	\$ 10,662.73
2040	\$ 3,809.03	\$ 6,038.66	\$ 470.78	\$ 353.06	\$ 10,671.53
2041	\$ 4,053.27	\$ 5,805.36	\$ 451.73	\$ 360.12	\$ 10,670.48
2042	\$ 4,326.59	\$ 5,557.10	\$ 431.47	\$ 367.32	\$ 10,682.47
2043	\$ 4,611.54	\$ 5,292.10	\$ 409.83	\$ 374.67	\$ 10,688.13
2044	\$ 4,919.75	\$ 5,009.64	\$ 386.78	\$ 382.16	\$ 10,698.32
2045	\$ 5,239.59	\$ 4,708.30	\$ 362.18	\$ 389.80	\$ 10,699.88
2046	\$ 5,611.77	\$ 4,367.73	\$ 335.98	\$ 397.60	\$ 10,713.08
2047	\$ 6,001.40	\$ 4,002.97	\$ 307.92	\$ 405.55	\$ 10,717.83
2048	\$ 6,425.91	\$ 3,612.88	\$ 277.91	\$ 413.66	\$ 10,730.37
2049	\$ 6,873.69	\$ 3,195.19	\$ 245.78	\$ 421.94	\$ 10,736.60
2050	\$ 7,356.36	\$ 2,748.40	\$ 211.42	\$ 430.38	\$ 10,746.55
2051	\$ 7,868.11	\$ 2,270.24	\$ 174.63	\$ 438.98	\$ 10,751.96
2052	\$ 8,414.75	\$ 1,758.81	\$ 135.29	\$ 447.76	\$ 10,756.61
2053	\$ 9,007.91	\$ 1,211.85	\$ 93.22	\$ 456.72	\$ 10,769.70
2054	\$ 9,635.96	\$ 626.34	\$ 48.18	\$ 465.85	\$ 10,776.33
Total	\$ 128,448.48	\$ 158,262.99	\$ 12,389.10	\$ 10,364.90	\$ 309,465.47

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 6 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 6 PRINCIPAL ASSESSMENT: \$154,138.17

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 6

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 1,939.99	\$ 9,665.81	\$ 770.69	\$ 303.23	\$ 12,679.71
2027	\$ 2,051.64	\$ 9,561.53	\$ 760.99	\$ 327.51	\$ 12,701.67
2028	\$ 2,177.25	\$ 9,451.26	\$ 750.73	\$ 334.06	\$ 12,713.30
2029	\$ 2,295.88	\$ 9,334.23	\$ 739.85	\$ 340.74	\$ 12,710.70
2030	\$ 2,435.45	\$ 9,210.83	\$ 728.37	\$ 347.56	\$ 12,722.20
2031	\$ 2,582.00	\$ 9,079.92	\$ 716.19	\$ 354.51	\$ 12,732.61
2032	\$ 2,735.52	\$ 8,941.14	\$ 703.28	\$ 361.60	\$ 12,741.54
2033	\$ 2,909.98	\$ 8,773.59	\$ 689.60	\$ 368.83	\$ 12,742.00
2034	\$ 3,112.35	\$ 8,595.35	\$ 675.05	\$ 376.21	\$ 12,758.96
2035	\$ 3,314.72	\$ 8,404.72	\$ 659.49	\$ 383.73	\$ 12,762.66
2036	\$ 3,531.05	\$ 8,201.69	\$ 642.92	\$ 391.41	\$ 12,767.07
2037	\$ 3,768.32	\$ 7,985.42	\$ 625.26	\$ 399.23	\$ 12,778.23
2038	\$ 4,012.56	\$ 7,754.61	\$ 606.42	\$ 407.22	\$ 12,780.80
2039	\$ 4,284.72	\$ 7,508.84	\$ 586.36	\$ 415.36	\$ 12,795.27
2040	\$ 4,570.83	\$ 7,246.40	\$ 564.93	\$ 423.67	\$ 12,805.83
2041	\$ 4,863.92	\$ 6,966.43	\$ 542.08	\$ 432.14	\$ 12,804.58
2042	\$ 5,191.91	\$ 6,668.52	\$ 517.76	\$ 440.79	\$ 12,818.97
2043	\$ 5,533.85	\$ 6,350.51	\$ 491.80	\$ 449.60	\$ 12,825.76
2044	\$ 5,903.70	\$ 6,011.57	\$ 464.13	\$ 458.59	\$ 12,837.99
2045	\$ 6,287.51	\$ 5,649.97	\$ 434.61	\$ 467.77	\$ 12,839.85
2046	\$ 6,734.12	\$ 5,241.28	\$ 403.18	\$ 477.12	\$ 12,855.70
2047	\$ 7,201.67	\$ 4,803.56	\$ 369.50	\$ 486.66	\$ 12,861.40
2048	\$ 7,711.10	\$ 4,335.45	\$ 333.50	\$ 496.40	\$ 12,876.44
2049	\$ 8,248.43	\$ 3,834.23	\$ 294.94	\$ 506.32	\$ 12,883.92
2050	\$ 8,827.63	\$ 3,298.08	\$ 253.70	\$ 516.45	\$ 12,895.86
2051	\$ 9,441.73	\$ 2,724.28	\$ 209.56	\$ 526.78	\$ 12,902.36
2052	\$ 10,097.70	\$ 2,110.57	\$ 162.35	\$ 537.32	\$ 12,907.94
2053	\$ 10,809.49	\$ 1,454.22	\$ 111.86	\$ 548.06	\$ 12,923.64
2054	\$ 11,563.15	\$ 751.61	\$ 57.82	\$ 559.02	\$ 12,931.60
Total	\$ 154,138.17	\$ 189,915.59	\$ 14,866.92	\$ 12,437.88	\$ 371,358.57

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

WHITECAP PUBLIC IMPROVEMENT DISTRICT NO. 1 - IMPROVEMENT AREA #1
LOT TYPE 7 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 RECORDING¹ RETURN TO:

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

STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 7 PRINCIPAL ASSESSMENT: \$205,517.56

As the purchaser of the real property described above, you are obligated to pay assessments to City of Corpus Christi, 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 ***Whitecap Public Improvement District No. 1*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER]²

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

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

DATE:

DATE:

SIGNATURE OF PURCHASER

SIGNATURE OF PURCHASER

STATE OF TEXAS

§
§
§

COUNTY OF _____

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

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

Notary Public, State of Texas]³

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

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

DATE:

DATE:

SIGNATURE OF SELLER

SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF _____

§

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

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

Notary Public, State of Texas]⁴

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

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 7

Installment Due 1/31	Principal	Interest ^[a]	Additional Interest	Annual Collection Costs	Total Annual Installments ^[b]
2026	\$ 2,586.65	\$ 12,887.74	\$ 1,027.59	\$ 404.30	\$ 16,906.28
2027	\$ 2,735.52	\$ 12,748.71	\$ 1,014.65	\$ 436.68	\$ 16,935.56
2028	\$ 2,903.00	\$ 12,601.67	\$ 1,000.98	\$ 445.41	\$ 16,951.07
2029	\$ 3,061.18	\$ 12,445.64	\$ 986.46	\$ 454.32	\$ 16,947.60
2030	\$ 3,247.27	\$ 12,281.10	\$ 971.16	\$ 463.41	\$ 16,962.93
2031	\$ 3,442.66	\$ 12,106.56	\$ 954.92	\$ 472.68	\$ 16,976.82
2032	\$ 3,647.36	\$ 11,921.52	\$ 937.71	\$ 482.13	\$ 16,988.71
2033	\$ 3,879.97	\$ 11,698.12	\$ 919.47	\$ 491.77	\$ 16,989.33
2034	\$ 4,149.80	\$ 11,460.47	\$ 900.07	\$ 501.61	\$ 17,011.95
2035	\$ 4,419.63	\$ 11,206.29	\$ 879.32	\$ 511.64	\$ 17,016.89
2036	\$ 4,708.07	\$ 10,935.59	\$ 857.22	\$ 521.87	\$ 17,022.76
2037	\$ 5,024.42	\$ 10,647.22	\$ 833.68	\$ 532.31	\$ 17,037.64
2038	\$ 5,350.08	\$ 10,339.47	\$ 808.56	\$ 542.96	\$ 17,041.07
2039	\$ 5,712.96	\$ 10,011.78	\$ 781.81	\$ 553.82	\$ 17,060.36
2040	\$ 6,094.44	\$ 9,661.86	\$ 753.24	\$ 564.89	\$ 17,074.44
2041	\$ 6,485.23	\$ 9,288.58	\$ 722.77	\$ 576.19	\$ 17,072.77
2042	\$ 6,922.54	\$ 8,891.36	\$ 690.35	\$ 587.71	\$ 17,091.96
2043	\$ 7,378.46	\$ 8,467.35	\$ 655.73	\$ 599.47	\$ 17,101.02
2044	\$ 7,871.60	\$ 8,015.42	\$ 618.84	\$ 611.46	\$ 17,117.32
2045	\$ 8,383.34	\$ 7,533.29	\$ 579.48	\$ 623.69	\$ 17,119.80
2046	\$ 8,978.83	\$ 6,988.37	\$ 537.57	\$ 636.16	\$ 17,140.93
2047	\$ 9,602.23	\$ 6,404.75	\$ 492.67	\$ 648.88	\$ 17,148.54
2048	\$ 10,281.46	\$ 5,780.60	\$ 444.66	\$ 661.86	\$ 17,168.58
2049	\$ 10,997.91	\$ 5,112.31	\$ 393.25	\$ 675.10	\$ 17,178.57
2050	\$ 11,770.18	\$ 4,397.44	\$ 338.26	\$ 688.60	\$ 17,194.49
2051	\$ 12,588.97	\$ 3,632.38	\$ 279.41	\$ 702.37	\$ 17,203.14
2052	\$ 13,463.60	\$ 2,814.10	\$ 216.47	\$ 716.42	\$ 17,210.58
2053	\$ 14,412.65	\$ 1,938.96	\$ 149.15	\$ 730.75	\$ 17,231.52
2054	\$ 15,417.54	\$ 1,002.14	\$ 77.09	\$ 745.36	\$ 17,242.13
Total	\$ 205,517.56	\$ 253,220.78	\$ 19,822.56	\$ 16,583.84	\$ 495,144.75

Footnotes:

[a] Interest on the Improvement Area #1 Bonds is calculated at a 5.375%, 6.125%, 6.50% rate for term bonds due 2031, 2044, and 2054 respectively.

[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.

Annual Installment Schedule to Notice
of Obligation to Pay Improvement District Assessment