CITY OF HACKBERRY, TEXAS

ORDINANCE NO. 373-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HACKBERRY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 2 ("PID 2") UTILITY IMPROVEMENTS IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 2 ATTACHED AS EXHIBIT "A" HERETO; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY, PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on December 9, 2008, after due notice, the City Council of the City of Hackberry, Texas (the "City Council") held the public hearing in the manner required by law on the advisability of the public improvements and services described in the petition as required by Sec. 372.009 of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code, as amended (the "PID Act ") and made the findings required by Sec. 372.009(b) of the PID Act and, by Resolution No. 118-08 adopted by a majority of the members of the City Council, authorized the PID in accordance with its finding as to the advisability of the public improvements and services; and

WHEREAS, on January 13, 2009, after notice and a public hearing conducted in the manner required by law, the City Council adopted Resolution No. 128-09 (the "Assessment Ordinance"); and

WHEREAS, on October 2, 2009, the City Council issued bonds secured directly and indirectly, respectively, by the assessments levied pursuant to the Assessment Ordinance; and

WHEREAS, Section 372.013 of the PID Act and the Service and Assessment Plan require that the Service and Assessment Plan and Assessment Roll be annually reviewed and updated; and

WHEREAS, the Annual Service Plan Update and updated Assessment Roll attached as Exhibit "A" hereto conform the original Assessment Roll to the principal and interest payment schedule required for the bonds, thereby reducing the amounts listed on the original Assessment Roll, and update the Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for District public improvements that occur during the year, if any; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance which supplements the Assessment Ordinance and approves and adopts the Annual Service Plan Update and the Updated Assessment Roll attached thereto, inconformity with the requirements of the PID Act, for the fiscal year beginning October 1, 2026, and ending September 30, 2027.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HACKBERRY, TEXAS:

SECTION 1. INCORPORATION OF FINDINGS. The findings and determinations set forth in the preambles above are incorporated herein for all purposes and are hereby adopted.

SECTION 2. ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL. The Annual Service Plan Update and Updated Assessment Roll attached hereto as Exhibit "A" are hereby accepted and approved and compliance with the PID Act in all matters is required.

SECTION 3. CUMULATIVE REPEALER. That this Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances or parts thereof in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such Ordinance on the date of adoption of this Ordinance shall continue to be governed by the provisions of that Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 4. SEVERABILITY. If any provision, section, subsection, sentence, c ause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose.

SECTION 5. EFFECTIVE DATE. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law. On or before September 15, 2026, the City Secretary is further directed to (i) cause a copy of this Ordinance, including the Annual Service Plan Update, to be recorded in the real property records of Denton County, Texas, (ii) transmit a copy of the updated Assessment Roll in an electronic format to the Denton Central Appraisal District, and (iii) cause a copy of the Annual Service Plan Update to be posted on the City's Internet website.

DULY PASSED AND APPROVED by the City Council of the City of Hackberry, Texas this 8th day of September 2026.

Bryant Green, Mayor

ATTEST:

Brenda Lewallen, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

CITY OF HACKBERRY
HACKBERRY HIDDEN COVE
PUBLIC IMPROVEMENT DISTRICT NO. 2
UTILITY IMPROVEMENTS

ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE

SEPTEMBER 8, 2026

PREPARED FOR:
City of Hackberry
119 Maxwell Road
Frisco, Texas 75036

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008

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I. Introduction

The Hackberry Hidden Cove Public Improvement District No. 2 (the "PID No. 2") was created by Resolution No. 118-08 adopted by the City Council of the City of Hackberry (the "City Council") on December 9, 2008 in accordance with the Public Improvement District Act, being Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse Authorized Improvements Costs for the benefit of the property in the PID. A service and assessment plan (the "Road Service and Assessment Plan") was subsequently prepared at the direction of the City Council identifying the Authorized Improvements and their estimated costs, the manner of assessing the property in the PID, and the indebtedness to be incurred. Following a public hearing held on January 13, 2009, the City Council approved the Service and Assessment Plan and then levied assessments pursuant to Resolution 128-09.

The City issued combination special assessment and contract revenue bonds in the total principal amount of $10,195,000 (the "2009 Utility Bonds") on October 2, 2009 to pay for and/or finance the Authorized Improvements. The 2009 Utility Bonds were issued in two series: Series 2009A Utility Bonds in the principal amount of $8,665,000 and Series 2009B Utility Bonds in the principal amount of $1,530,000. The outstanding Series 2009A Utility Bonds and Series 2009B Utility Bonds were refunded by the City's special assessment and contract revenue bonds issued in the principal amount of $9,908,811.35 on August 7, 2017 (the "Series 2017 Utility Refunding Bonds"). The Series 2017 Utility Refunding Bonds were issued pursuant to Ordinance 245-17 (the "Bond Ordinance") which was approved by the City Council on February 14, 2017.

Pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act, this update of the Utility Service and Assessment Plan (the "Annual Utility Service and Assessment Plan Update") includes an update to the service plan, an update to the assessment plan, and an updated 2026 Assessment Roll (the "2026 Assessment Roll") identifying the assessments on each Parcel of Benefited Property, based on the method of assessment set forth in the Utility Service and Assessment Plan and pursuant to this Annual Utility Service and Assessment Plan Update.

Capitalized terms not defined below shall have the meaning given to them elsewhere herein.

"Administrator" means the employee or designee of the City who shall have the responsibilities provided for herein, in the Trust Indenture related to a Bond issuance by PID No. 2 or in any other agreement approved by the City Council.

"Annual Collection Costs" mean the following actual or budgeted costs, as applicable, related to the annual collection costs of outstanding Assessments paid in installments, including the costs or anticipated costs of: (i) issuing, refunding or refinancing bonds, (ii) computing, levying, collecting and transmitting the Assessments (whether by the City, the Administrator or otherwise), (iii) remitting the Assessments to the Trustee, (iv) the City, the Administrator and Trustee (including legal counsel) in the discharge of their duties, (v) complying with arbitrage rebate requirements, (vi) complying with securities disclosure requirements, and (vii) the City in any way related to the collection of the Assessments in installments, including, without limitation, the administration of PID No. 2, maintaining the record of installments, payments and reallocations and/or cancellations of Assessments, and the repayment of the Bonds, including, without limitation, any associated legal expenses, the reasonable costs of other consultants and advisors and contingencies and reserves for such costs as deemed appropriate by the City Council. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of Annual Collection Costs.

"Annual Installment" means, with respect to each Parcel, each annual payment of the Assessment, as shown on the Assessment Roll attached hereto and calculated as provided in Section IV herein.

"Assessed Costs" means the portion of the PID Costs for which Assessments are imposed as explained in Section IV.

"Assessed Property" means the property on which Assessments have been imposed as shown in the 2026 Assessment Roll attached hereto. Assessed Property includes Parcels within PID No. 2 other than Non-Assessed Property and Non-Benefited Property.

"Assessment" means the assessment levied against Parcels within PID No. 2 imposed pursuant to the Assessment Resolution and the provisions herein as shown in the 2026 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. The Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Principal Portion of the Assessments, interest on the Principal Portion of the Assessments, and Collection Costs pertaining to the Assessment.

"Assessment Resolution" means the resolution approved by the City Council to approve the imposition of the Assessments.

"Assessment Revenues" mean the revenues actually received by the City from Assessments.

"Assessment Roll" means the assessment roll attached hereto as Appendix A, as may be updated, modified, or amended from time to time in accordance with the procedures set forth in the Utility

Service and Assessment Plan, this Annual Utility Service and Assessment Plan Update, and in the PID Act, including updates prepared in connection with the issuance of any Bonds.

"Authorized Improvements" mean those public utility improvements described in Exhibits B and C herein and Section 372.003 of the PID Act which were undertaken by PID No. 2 for the benefit of property in PID No. 2.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Exhibit B. There are two sub-categories to the Authorized Improvement Costs: PID Costs and Assessed Costs. PID Costs are the portion of the Authorized Improvement Costs to be paid by the PID, with the balance of the Authorized Improvement Costs to be paid by the Contract Tax Revenues or from contributions from the Developer. Assessed Costs are the portion of the PID Costs to be paid with Assessments, with the balance of the PID Costs to be contributed by the Developer.

"Benefited Property" means property within PID No. 2 that receives a benefit from the Authorized Improvements, which consists of all Parcels within PID No. 2 other than Non-Benefited Property. Benefited Property includes both Assessed Property and Non-Assessed Property. Benefited Property is identified on the map of PID No. 2 included an Exhibit A, with a list of Parcels of Benefited Property included in Appendix D.

"Bonds" mean any bonds issued by the City in one or more series issued to finance the PID Costs and secured by Assessment Revenues and the Contract Tax.

"City" means the City of Hackberry, Texas.

"City Council" means the duly elected governing body of the City.

"Contract Tax" means ad valorem taxes collected by the Denton County Fresh Water Supply District No. 4-A pursuant to the Joint Utility Contract dated January 13, 2009.

"Contract Tax Revenue" means the Contract Tax revenues actually received by the District.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent Annual Installments of an Assessment in accordance with §372.018(b) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorneys' fees.

"Developer" means One Hackberry, Ltd.

"District No. 4-A" means the Denton County Fresh Water Supply District No. 4-A.

"Maximum Assessment" means $26,820.50 per residential dwelling unit, which is the total amount to be paid over thirty years per residential dwelling unit.

"Mandatory Assessment Prepayment" means a mandatory prepayment of all or a portion of an Assessment as provided for in the Service and Assessment Plan and Section IV herein.

"Maximum Principal Portion of the Assessment per Residential Dwelling Unit" means $8,372.94 per residential dwelling unit.

"Non-Assessed Property" means Benefited Property for which the share of the PID Costs that represents the benefit received by these Parcels has been paid or contributed in full prior to the assessment of the remainder of the property.

"Non-Benefited Property" means Parcels within the boundaries of PID No. 2 that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. Assessed Property converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions herein remains subject to the Assessments and requires the Assessments to be prepaid as provided for in Section IV herein.

"Owner Association Property" means property within the boundaries of PID No. 2 that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a property owners' association.

"Parcel" or "Parcels" means a parcel or parcels within PID No. 2 identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

"PID Act" means Texas Local Government Code Chapter 372, Public Improvement Assessment Act, Subchapter A, Public Improvement Districts, as amended.

"PID No. 2" means Hackberry Hidden Cove Public Improvement District No. 2.

"PID Costs" mean the portion of the Authorized Improvement Costs to be funded by PID No. 2 as explained in Section III.

"Prepayment Costs" mean interest and expenses to the date of prepayment, plus any additional expenses related to the prepayment, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of an Assessment.

"Principal Portion of the Assessment" means the portion of the Assessment equal to the outstanding principal amount of the Bonds. The Principal Portion of the Assessment shall be allocated to the Assessed Property proportionate to the Assessments and are subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act.

"Public Property" means property within the boundaries of PID No. 2 that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the City, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

"Utility Service and Assessment Plan" means the original Utility Service and Assessment Plan prepared for PID No. 2 pursuant to the PID Act and approved by City Council pursuant to Resolution 128-09.

"Series 2009A Utility Bonds" means the City of Hackberry, Texas Combination Special Assessment and Contract Revenue Utility Bonds Series 2009A (Hackberry Hidden Cove Public Improvement District No. 2 Project).

"Series 2009B Utility Bonds" means the City of Hackberry, Texas Combination Special Assessment and Contract Revenue Utility Bonds Series 2009B (Hackberry Hidden Cove Public Improvement District No. 2 Project).

"Series 2017 Utility Refunding Bonds" means the City of Hackberry, Texas Combination Special Assessment and Contract Revenue Utility Refunding Bonds Series 2017 (Hackberry Hidden Cove Public Improvement District No. 2 Project).

"Trust Indenture" means the indenture, ordinance or similar document setting forth the terms and other provisions relating to the Bonds, as modified, amended, and/or supplemented from time to time.

"Trustee" means the fiscal agent or trustee as specified in the Trust Indenture, including a substitute fiscal agent or trustee.

Section 372.013 of the PID Act requires that the annual service plan update (i) define the annual indebtedness and the projected costs of the Authorized Improvements and (ii) cover a period of at least five (5) years.

A. PID Indebtedness

The PID's indebtedness consists of the Series 2017 Utility Refunding Bonds in the original principal amount of $9,908,811.35. The sources and uses of funds for the Series 2017 Utility Refunding Bonds, which are to be repaid from Assessments and Contract Tax Revenues are shown in Table III-1. The sources and uses of funds for the Series 2009 Utility Bonds which were refunded and defeased by the Series 2017 Utility Refunding Bonds are shown in Table III-2 on the following page. The City has covenanted not to issue additional bonds, notes or other obligations under the Trust Indenture, payable from Special Assessment Revenues, Contract Revenues, or any combination thereof on a parity with the Series 2017 Utility Refunding Bonds, other than bonds issued to refund the Series 2017 Utility Refunding Bonds. The City has reserved the right to issue refunding bonds, the proceeds of which would be utilized to refund all or any portion of the outstanding Series 2017 Utility Refunding Bonds and to pay all costs incident to such refunding bonds, as authorized by the laws of the State. The City has also reserved the right to incur debt payable solely from revenue derived from contracts with other entities, including private corporations, municipalities and political subdivisions issued particularly for the purchase, construction, improvement, extension, replacement, enlargement or repair of the facilities needed in performing any such contract.

TABLE III-1

HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 2
SOURCES AND USES OF FUNDS
SERIES 2017 UTILITY REFUNDING BONDS

SOURCES OF FUNDS:	
PRINCIPAL AMOUNT	$9,908,811.35
REOFFERING PREMIUM	$1,406,104.55
TRANSFERS FROM PRIOR DEBT SERVICE FUND AND RELATED FUNDS[a]	$446,312.39
TRANSFERS FROM PRIOR DEBT SERVICE RESERVE FUND	$727,554.92
TRANSFERS FROM PRIOR ROAD PREPAYMENT ACCOUNT	$7,451.82
TRANSFERS OF CONTRACT TAX PROCEEDS[b]	$245,022.61
TOTAL SOURCES	$12,741,257.64
USES OF FUNDS:	
DEPOSIT TO ESCROW FUND	$11,811,783.42
DEPOSIT TO DEBT SERVICE RESERVE ACCOUNT	$206,075.00
COST OF ISSUANCE[c]	$723,399.22
TOTAL USES	$12,741,257.64

[a] Includes transfers from prior debt-related utility improvement assessment account; administrative fund; 2009A utility interest and sinking fund account; 2009B utility interest and sinking fund account; 2009A utility redemption fund; 2009B utility redemption fund; and utility development reserve.
[b] Represents Contract Taxes collected by the District but not yet transferred to the City.
[c] Includes Underwriter's discount.

TABLE III-2

HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 2
SOURCES AND USES OF FUNDS
SERIES 2009A UTILITY BONDS AND SERIES 2009B UTILITY BONDS

SOURCES AND USES	PID[a]	CONTRACT TAX REVENUES[b]	DEVELOPER	TOTAL
SOURCES OF FUNDS				
BOND PROCEEDS	$7,611,000	$2,584,000	$0	$10,195,000
CONTRIBUTIONS	$649,000	$0	$4,235,957	$4,884,957
TOTAL SOURCES OF FUNDS	$8,260,000	$2,584,000	$4,235,957	$15,079,957
USES OF FUNDS:				
CONSTRUCTION COSTS:				
COSTS PAID BY DEVELOPER:				
PID COSTS ALLOCATED TO NON-ASSESSED PROPERTY	$0	$0	$1,076,228	$1,076,228
OTHER COSTS CONTRIBUTED BY DEVELOPER	$0	$0	$3,159,729	$3,159,729
SUB-TOTAL COSTS CONTRIBUTED BY DEVELOPER	$0	$0	$4,235,957	$4,235,957
COSTS PAID WITH CONTRACT REVENUES	$0	$2,327,000	$0	$2,327,000
COSTS PAID WITH PID BONDS	$5,721,000	$0	$0	$5,721,000
SUB-TOTAL CONSTRUCTION COSTS	$5,721,000	$2,327,000	$4,235,957	$12,283,957
COSTS OF ISSUING THE BONDS	$604,998	$257,000	$0	$861,998
DEPOSIT TO CAPITALIZED INTEREST FUND	$501,683	$0	$0	$501,683
DEPOSIT TO DEBT SERVICE RESERVE FUND	$783,320	$0	$0	$783,320
DEPOSIT TO PREPAYMENT RESERVE FUND	$649,000	$0	$0	$649,000
TOTAL USES OF FUNDS	$8,260,000	$2,584,000	$4,235,957	$15,079,957

[a] Portion of Series 2009A Utility Bonds and Series 2009B Utility Bonds payable from the PID.
[b] Portion of Series 2009A Utility Bonds and Series 2009B Utility Bonds payable from Contract Tax Revenue.

Projected annual cashflows for the five-year period ending 2030 are shown in Table III-3 below.

Table III-3

Hackberry Hidden Cove Public Improvement District No. 2
Projected Five Year Cashflows
2017 Utility Refunding Bonds

Sources and Uses of Funds	Assessment Year[a] 2026	2027	2028	2029	2030
Sources of Funds					
Annual Installments	$620,106	$618,356	$615,156	$615,206	$615,306
Contract Revenues	$218,450	$218,250	$217,175	$215,875	$219,350
Administrative Expense Fund	$16,145	$16,145	$16,145	$16,145	$16,145
Total Sources	$854,782	$852,751	$848,476	$847,226	$850,801
Uses of Funds					
Series 2017 Utility Bonds					
Special Assessment Portion	$592,996	$592,915	$591,535	$593,480	$595,570
Contract Revenue Portion	$218,450	$218,250	$217,175	$215,875	$219,350
Annual Collection Costs					
Prepayment and Delinquency Reserve	$27,191	$25,441	$23,621	$21,726	$19,736
Administrative Expenses	$16,145	$16,145	$16,145	$16,145	$16,145
Total Uses	$854,782	$852,751	$848,476	$847,226	$850,801

[a]Annual installments payable no later than January 31 of the year following the assessment year.

B. Description of Authorized Improvements

The City determined to undertake the Authorized Improvements described in Exhibits B and C attached hereto for the benefit of the property within PID No. 2. The estimated Authorized Improvement Costs are summarized in Table III-2 above.

A. Apportionment of Authorized Improvement Costs

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the Board, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted.

The Utility Service and Assessment Plan provides that the PID Costs shall be allocated between the Assessed Property and the Non-Assessed Property, and within the Assessed Property, equally on a residential dwelling unit basis, and concludes that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited. This method of assessing property has not changed. A total of one thousand eight (1,080) residential units were projected to be developed within the PID. At the time the Utility Service and Assessment Plan was prepared, one hundred seventy-one (171) residential units were developed. These already developed residential units comprise the Non-Assessed Property. The remaining nine hundred and nine (909) residential dwelling units comprise the Assessed Property. Given the per dwelling unit methodology for allocating benefit, approximately eighty-four percent (84%) of the PID Costs have been allocated to the Assessed Property leaving a sixteen percent (16%) allocation to the Non-Assessed Property.

B. Assessment Terms

A lien will be established against the Assessed Property effective as of the date of the Assessment Resolution levying the Assessment, privileged above all other liens, except for liens for State, county, school district or municipal ad valorem taxes, including prior mortgage liens, to the extent allowed by Section 372.018(b) of the PID Act. The Assessments shall be imposed and may be collected in Annual Installments from the Assessed Property within the PID through the application of the procedures described below. Notwithstanding the above, the Assessment lien shall be perfected immediately as to the entire Assessment on each Parcel of Assessed Property in the PID but is executed only with respect to the amounts then due or past due for current or prior Annual Installments or final payment. Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any.

1. Assessment Roll

The Assessment for each Parcel on which an Assessment is levied shall be as shown in the Assessment Roll attached hereto as Appendix A. The aggregate principal amount of the Assessments is $7,317,949.56 which reflects the principal portion of the Series 2017 Utility Refunding Bonds to be paid by the PID; the remaining $2,590,861.79 in Series 2017 Utility Refunding Bonds will be paid from the Contract Tax Revenues. No Assessment shall be changed except pursuant to the provisions provided for in the Service and Assessment Plan or as permitted under the PID Act. The Administrator shall prepare for City Council approval updates to the Assessment Roll each year to reflect (i) the payment of any Assessment in lump sum, (ii) any subdivision and/or consolidation of

Parcels, (iii) the identification of each Parcel on which Assessments are levied, (iv) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in the Service and Assessment Plan, (v) the Annual Collection Costs allocable to each Parcel, and (vi) any other changes permitted by law.

2. Payment and Collection of Assessments

The PID Act provides that an Assessment may be paid in part or in full at any time without penalty. If not paid in full, the PID Act authorizes the District to collect interest and Annual Collection Costs on the outstanding Assessments. If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount. Upon payment in full of an Assessment and all Prepayment Costs, the City shall deposit the payment to a separate account whereupon, the Assessment shall be reduced to zero, and the owner's obligation to pay the Assessment and Annual Installments thereof shall automatically terminate. If not paid in full, the PID Act authorizes the City to collect interest, Additional Interest as applicable, and Annual Collection Costs on the outstanding Assessments. An Assessment that is not paid in full will be collected in Annual Installments each year in the amounts shown in the Assessment Roll, which include interest on the outstanding balance of such Assessment and Annual Collection Costs.

The Assessments are personal obligations of the person owning a Parcel on which an Assessment is levied in the year an Annual Installment becomes due, and only to the extent of such Annual Installment(s). Any sale of property for nonpayment of the Annual Installment(s) shall be subject to the lien established for the remaining unpaid Annual Installment(s) against such Parcel and such Parcel may again be sold at a judicial foreclosure sale if the purchaser thereof fails to make timely payment of the non-delinquent Annual Installments against such Parcel as they become due and payable.

a. Optional Assessment Prepayment

The Principal Portion of the Assessment for any Parcel may be paid at any time in part or in full without penalty by paying to the City up to the remaining unpaid Principal Portion of the applicable Assessment along with Prepayment Costs. In the event of payment of the Assessment in full that results in the redemption of Bonds, credit shall be given for interest through the date of and reserve funds applied to the redemption of such Bonds, net of any other costs applicable to the redemption of Bonds. If an Annual Installment has been billed prior to payment in full of an Assessment, the Annual Installment shall be due and payable and shall be credited against the payment-in-full amount. Upon the payment of the Principal Portion of the Assessment in part or in full along with Prepayment Costs, the Assessment for the Parcel shall be reduced by the amount of the payment, the Assessment Roll shall be updated to reflect the payment, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent of the payment made.

b. Mandatory Assessment Prepayment

An owner of a Parcel is required to pay all or a portion, as applicable, of the Principal Portion of an Assessment if (i) Benefited Property or a portion thereof will become Non-Benefited Property through a transfer to a party that is exempt from the payment of the Assessment under applicable law, (ii) a Parcel or portion thereof on which an Assessment is levied will otherwise become Non-Benefited Property; or (iii) the reallocation of the Assessment for a subdivided Parcel results in an Assessment that exceeds the Maximum Principal Portion of the Assessment per Residential Dwelling Unit.

c. Payment in Annual Installments

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be paid in Annual Installments as shown in the 2026 Assessment Roll, with interest accruing on the Assessments at the interest rate on the Series 2017 Utility Refunding Bonds. The Annual Collection Cost component of the Annual Installments is estimated and will be updated each year. A detailed calculation of the 2026 Annual Installment is shown in Table IV-1 on the following page.

The Annual Installment of the Assessments will be due and payable at the same time property taxes are due. Payment of the 2026 Annual Installments shall payable no later than January 31, 2027. The County Tax Assessor/Collector will invoice each owner of a Parcel on which Assessments are levied for the 2026 Annual Installment at the same time as the County's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the County's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Annual Collection Costs as provided herein has been paid in full. Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. The calculation of the 2026 Annual Installment is shown in Table IV-1 on the following page.

Table IV-1 Hackberry Hidden Cove Public Improvement District No. 2 2026 Annual Installment Calculation		
Sources and Uses of Funds	**Total**	**Per Lot[a]**
Sources of Funds	$620,106	$712.77
Annual Installments	$218,450	$251.09
Contract Tax Revenues	$16,145	$18.56
Administrative Expense Fund	$854,782	$978.01
Total Sources		
Uses of Funds		
2017 Utility Refunding Bonds	$165,723	$190.49
March 1, 2027 Interest	$165,723	$190.49
September 1, 2027 Interest	$480,000	$551.72
September 1, 2027 Principal		
Annual Collection Costs	$27,191	$31.25
Prepayment and Delinquency Reserve	$16,145	$18.56
Administrative Expenses	$854,782	$978.01
Total Uses	$620,106	$712.77

[a] The Assessments and Annual Installments are the same for each residential lot. Dividing the total Annual Installment by the eight hundred seventy (870) assessed lots results in the Annual Installment per lot shown above.

3. Reallocation of Assessments

a. Consolidation of Assessed Property

Upon the consolidation of one or more Parcels of Assessed Property, the Assessment for the resulting new Parcel shall be equal to the sum of the Assessments for the Parcels which were consolidated.

b. Subdivision of Assessed Property

Upon the subdivision of a Parcel of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision in accordance with the following formula:

$A = B \times (C / D)$

Where the terms have the following meanings:

A = Assessment for each new subdivided Parcel
B = Assessment for the Parcel prior to subdivision
C = Estimated number of residential units to be built on each new subdivided Parcel
D = Estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net area and reasonable density ratios.

The sum of the Assessments for all new subdivided Parcels shall equal the Assessment for the Parcel prior to subdivision. The calculation shall be made separately for each new subdivided Parcel. The reallocation of an Assessment for a Parcel that is a homestead under Texas law may not exceed the Assessment prior to the reallocation and to the extent the reallocation would exceed such amount, it should be prepaid by such amount by the party requesting the subdivision of the Parcels. Any reallocation pursuant to this section shall be reflected in an annual update to the Utility Service and Assessment Plan approved by the City Council.

c. Reduction of Assessments

The Assessments shall be reduced if (i) the Actual Costs of the Authorized Improvements are less than the Actual Costs used to calculate Assessments resulting in excess proceeds of the Bonds available to redeem Bonds or (ii) all the Authorized Improvements are not undertaken, resulting in excess proceeds of the Bond available to redeem Bonds. Neither of these events has occurred.

4. Prepayments of Assessments

The Assessment on Parcels R621607, R335951, R335952, R336029, R497414, R527732, R339088, R298507, R306388, R497392, R497441, R562786, the remaining portion of R43767, R621677, R336062, R336065, and R621609 have been paid in full.

5. Extraordinary Optional Redemption

Extraordinary optional redemptions from the proceeds of prepayments received are as follows:

- $20,000.00 occurred on November 15, 2025, and
- $8,000.00 anticipated to occur on November 22, 2026.

APPENDIX A

ASSESSMENT ROLL

APPENDIX A-1

HACKBERRY HIDDEN COVE PID NO. 2 (UTILITY IMPROVEMENTS) ASSESSMENTS

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
298392	HC2_Utility_Benefited	A	01	2026	2027	$8,372.94	$6,250.71	$712.86
298402	HC2_Utility_Benefited	A	06	2026	2027	$8,372.94	$6,250.71	$712.86
298403	HC2_Utility_Benefited	A	07	2026	2027	$8,372.94	$6,250.71	$712.86
298404	HC2_Utility_Benefited	A	08	2026	2027	$8,372.94	$6,250.71	$712.86
298405	HC2_Utility_Benefited	A	09	2026	2027	$8,372.94	$6,250.71	$712.86
298407	HC2_Utility_Benefited	A	11	2026	2027	$8,372.94	$6,250.71	$712.86
298408	HC2_Utility_Benefited	A	12	2026	2027	$8,372.94	$6,250.71	$712.86
298424	HC2_Utility_Benefited	A	28	2026	2027	$8,372.94	$6,250.71	$712.86
298431	HC2_Utility_Benefited	A	35	2026	2027	$8,372.94	$6,250.71	$712.86
298432	HC2_Utility_Benefited	A	36	2026	2027	$8,372.94	$6,250.71	$712.86
298433	HC2_Utility_Benefited	A	37	2026	2027	$8,372.94	$6,250.71	$712.86
298437	HC2_Utility_Non-Benefited	A	01x	N/A	N/A		$0.00	$0.00
298438	HC2_Utility_Non-Benefited	A	03x	N/A	N/A		$0.00	$0.00
298489	HC2_Utility_Benefited	C	26	2026	2027	$8,372.94	$6,250.71	$712.86
298490	HC2_Utility_Benefited	C	27	2026	2027	$8,372.94	$6,250.71	$712.86
298492	HC2_Utility_Benefited	C	29	2026	2027	$8,372.94	$6,250.71	$712.86
298493	HC2_Utility_Benefited	C	30	2026	2027	$8,372.94	$6,250.71	$712.86
298494	HC2_Utility_Benefited	C	31	2026	2027	$8,372.94	$6,250.71	$712.86
298495	HC2_Utility_Benefited	C	32	2026	2027	$8,372.94	$6,250.71	$712.86
298496	HC2_Utility_Benefited	D	01	2026	2027	$8,372.94	$6,250.71	$712.86
298497	HC2_Utility_Benefited	D	02	2026	2027	$8,372.94	$6,250.71	$712.86
298501	HC2_Utility_Benefited	D	06	2026	2027	$8,372.94	$6,250.71	$712.86
298502	HC2_Utility_Benefited	D	07	2026	2027	$8,372.94	$6,250.71	$712.86
298506	HC2_Utility_Benefited	D	11	2026	2027	$8,372.94	$6,250.71	$712.86
298507	HC2_Utility_Prepaid	D	12	N/A	N/A		$0.00	$0.00
298508	HC2_Utility_Benefited	D	13	2026	2027	$8,372.94	$6,250.71	$712.86
298512	HC2_Utility_Benefited	D	17	2026	2027	$8,372.94	$6,250.71	$712.86
298513	HC2_Utility_Benefited	D	18	2026	2027	$8,372.94	$6,250.71	$712.86
298514	HC2_Utility_Benefited	D	19	2026	2027	$8,372.94	$6,250.71	$712.86
298518	HC2_Utility_Benefited	D	23	2026	2027	$8,372.94	$6,250.71	$712.86
298519	HC2_Utility_Benefited	D	24	2026	2027	$8,372.94	$6,250.71	$712.86
298520	HC2_Utility_Benefited	D	25	2026	2027	$8,372.94	$6,250.71	$712.86
298521	HC2_Utility_Benefited	D	26	2026	2027	$8,372.94	$6,250.71	$712.86
298522	HC2_Utility_Benefited	D	27	2026	2027	$8,372.94	$6,250.71	$712.86
298523	HC2_Utility_Benefited	D	28	2026	2027	$8,372.94	$6,250.71	$712.86
298527	HC2_Utility_Benefited	D	32	2026	2027	$8,372.94	$6,250.71	$712.86
298528	HC2_Utility_Benefited	D	33	2026	2027	$8,372.94	$6,250.71	$712.86
298529	HC2_Utility_Benefited	D	34	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
298533	HC2_Utility_Benefited	D	38	2026	2027	$8,372.94	$6,250.71	$712.86
298534	HC2_Utility_Benefited	D	39	2026	2027	$8,372.94	$6,250.71	$712.86
298537	HC2_Utility_Benefited	D	42	2026	2027	$8,372.94	$6,250.71	$712.86
298538	HC2_Utility_Benefited	D	43	2026	2027	$8,372.94	$6,250.71	$712.86
298539	HC2_Utility_Benefited	D	44	2026	2027	$8,372.94	$6,250.71	$712.86
298543	HC2_Utility_Benefited	E	04	2026	2027	$8,372.94	$6,250.71	$712.86
298544	HC2_Utility_Benefited	E	05	2026	2027	$8,372.94	$6,250.71	$712.86
298546	HC2_Utility_Non-Benefited	E	01x	N/A	N/A		$0.00	$0.00
298550	HC2_Utility_Benefited	F	22	2026	2027	$8,372.94	$6,250.71	$712.86
298551	HC2_Utility_Benefited	F	23	2026	2027	$8,372.94	$6,250.71	$712.86
298552	HC2_Utility_Benefited	F	24	2026	2027	$8,372.94	$6,250.71	$712.86
298553	HC2_Utility_Benefited	F	25	2026	2027	$8,372.94	$6,250.71	$712.86
298554	HC2_Utility_Benefited	F	26	2026	2027	$8,372.94	$6,250.71	$712.86
298555	HC2_Utility_Benefited	F	27	2026	2027	$8,372.94	$6,250.71	$712.86
298560	HC2_Utility_Benefited	F	32	2026	2027	$8,372.94	$6,250.71	$712.86
298561	HC2_Utility_Benefited	F	33	2026	2027	$8,372.94	$6,250.71	$712.86
298563	HC2_Utility_Benefited	F	35	2026	2027	$8,372.94	$6,250.71	$712.86
298564	HC2_Utility_Benefited	F	36	2026	2027	$8,372.94	$6,250.71	$712.86
298565	HC2_Utility_Benefited	F	37	2026	2027	$8,372.94	$6,250.71	$712.86
298566	HC2_Utility_Benefited	F	38	2026	2027	$8,372.94	$6,250.71	$712.86
298567	HC2_Utility_Benefited	G	01	2026	2027	$8,372.94	$6,250.71	$712.86
298568	HC2_Utility_Benefited	G	02	2026	2027	$8,372.94	$6,250.71	$712.86
298569	HC2_Utility_Benefited	G	03	2026	2027	$8,372.94	$6,250.71	$712.86
298570	HC2_Utility_Benefited	G	04	2026	2027	$8,372.94	$6,250.71	$712.86
298571	HC2_Utility_Benefited	G	05	2026	2027	$8,372.94	$6,250.71	$712.86
298572	HC2_Utility_Benefited	G	06	2026	2027	$8,372.94	$6,250.71	$712.86
298573	HC2_Utility_Benefited	G	07	2026	2027	$8,372.94	$6,250.71	$712.86
298574	HC2_Utility_Benefited	G	08	2026	2027	$8,372.94	$6,250.71	$712.86
298575	HC2_Utility_Benefited	G	09	2026	2027	$8,372.94	$6,250.71	$712.86
298576	HC2_Utility_Benefited	G	10	2026	2027	$8,372.94	$6,250.71	$712.86
298577	HC2_Utility_Benefited	G	11	2026	2027	$8,372.94	$6,250.71	$712.86
298578	HC2_Utility_Benefited	G	12	2026	2027	$8,372.94	$6,250.71	$712.86
298579	HC2_Utility_Benefited	G	13	2026	2027	$8,372.94	$6,250.71	$712.86
298584	HC2_Utility_Benefited	G	18	2026	2027	$8,372.94	$6,250.71	$712.86
298585	HC2_Utility_Benefited	G	19	2026	2027	$8,372.94	$6,250.71	$712.86
298586	HC2_Utility_Benefited	G	20	2026	2027	$8,372.94	$6,250.71	$712.86
298587	HC2_Utility_Non-Benefited	G	01x	N/A	N/A		$0.00	$0.00
298589	HC2_Utility_Benefited	H	02	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
298591	HC2_Utility_Benefited	H	04	2026	2027	$8,372.94	$6,250.71	$712.86
298610	HC2_Utility_Benefited	H	23	2026	2027	$8,372.94	$6,250.71	$712.86
298617	HC2_Utility_Benefited	H	30	2026	2027	$8,372.94	$6,250.71	$712.86
298618	HC2_Utility_Benefited	H	31	2026	2027	$8,372.94	$6,250.71	$712.86
298626	HC2_Utility_Non-Benefited	H	01x	N/A	N/A		$0.00	$0.00
298627	HC2_Utility_Benefited	I	20	2026	2027	$8,372.94	$6,250.71	$712.86
298639	HC2_Utility_Benefited	I	32	2026	2027	$8,372.94	$6,250.71	$712.86
298641	HC2_Utility_Benefited	I	34	2026	2027	$8,372.94	$6,250.71	$712.86
298646	HC2_Utility_Non-Benefited	I	01x	N/A	N/A		$0.00	$0.00
298888	HC2_Utility_Non-Benefited	A	02x	N/A	N/A		$0.00	$0.00
306388	HC2_Utility_Prepaid	B	01	N/A	N/A		$0.00	$0.00
306389	HC2_Utility_Non-Benefited	B	01x	N/A	N/A		$0.00	$0.00
306390	HC2_Utility_Benefited	B	02	2026	2027	$8,372.94	$6,250.71	$712.86
306391	HC2_Utility_Benefited	B	03	2026	2027	$8,372.94	$6,250.71	$712.86
306392	HC2_Utility_Benefited	B	04	2026	2027	$8,372.94	$6,250.71	$712.86
306394	HC2_Utility_Benefited	B	06	2026	2027	$8,372.94	$6,250.71	$712.86
306398	HC2_Utility_Benefited	B	10	2026	2027	$8,372.94	$6,250.71	$712.86
306399	HC2_Utility_Benefited	B	11	2026	2027	$8,372.94	$6,250.71	$712.86
306400	HC2_Utility_Benefited	B	12	2026	2027	$8,372.94	$6,250.71	$712.86
306407	HC2_Utility_Benefited	B	19	2026	2027	$8,372.94	$6,250.71	$712.86
315507	HC2_Utility_Benefited	A	34	2026	2027	$8,372.94	$6,250.71	$712.86
335951	HC2_Utility_Prepaid	A	52	N/A	N/A		$0.00	$0.00
335952	HC2_Utility_Prepaid	A	53	N/A	N/A		$0.00	$0.00
335953	HC2_Utility_Benefited	A	54	2026	2027	$8,372.94	$6,250.71	$712.86
335954	HC2_Utility_Benefited	A	55	2026	2027	$8,372.94	$6,250.71	$712.86
335955	HC2_Utility_Benefited	A	56	2026	2027	$8,372.94	$6,250.71	$712.86
335956	HC2_Utility_Benefited	A	57	2026	2027	$8,372.94	$6,250.71	$712.86
335957	HC2_Utility_Benefited	A	58	2026	2027	$8,372.94	$6,250.71	$712.86
335958	HC2_Utility_Benefited	A	59	2026	2027	$8,372.94	$6,250.71	$712.86
335959	HC2_Utility_Benefited	A	60	2026	2027	$8,372.94	$6,250.71	$712.86
335960	HC2_Utility_Benefited	A	61	2026	2027	$8,372.94	$6,250.71	$712.86
335961	HC2_Utility_Benefited	A	62	2026	2027	$8,372.94	$6,250.71	$712.86
335962	HC2_Utility_Benefited	A	63	2026	2027	$8,372.94	$6,250.71	$712.86
335963	HC2_Utility_Benefited	A	64	2026	2027	$8,372.94	$6,250.71	$712.86
335964	HC2_Utility_Benefited	A	65	2026	2027	$8,372.94	$6,250.71	$712.86
335965	HC2_Utility_Benefited	A	66	2026	2027	$8,372.94	$6,250.71	$712.86
335966	HC2_Utility_Benefited	A	67	2026	2027	$8,372.94	$6,250.71	$712.86
335967	HC2_Utility_Benefited	A	68	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
335968	HC2_Utility_Benefited	A	69	2026	2027	$8,372.94	$6,250.71	$712.86
335969	HC2_Utility_Benefited	A	70	2026	2027	$8,372.94	$6,250.71	$712.86
335970	HC2_Utility_Benefited	A	71	2026	2027	$8,372.94	$6,250.71	$712.86
335971	HC2_Utility_Benefited	A	72	2026	2027	$8,372.94	$6,250.71	$712.86
336004	HC2_Utility_Benefited	M	1	2026	2027	$8,372.94	$6,250.71	$712.86
336005	HC2_Utility_Benefited	M	2	2026	2027	$8,372.94	$6,250.71	$712.86
336006	HC2_Utility_Benefited	M	3	2026	2027	$8,372.94	$6,250.71	$712.86
336007	HC2_Utility_Benefited	M	4	2026	2027	$8,372.94	$6,250.71	$712.86
336008	HC2_Utility_Benefited	M	5	2026	2027	$8,372.94	$6,250.71	$712.86
336009	HC2_Utility_Benefited	M	6	2026	2027	$8,372.94	$6,250.71	$712.86
336010	HC2_Utility_Benefited	M	7	2026	2027	$8,372.94	$6,250.71	$712.86
336011	HC2_Utility_Benefited	M	8	2026	2027	$8,372.94	$6,250.71	$712.86
336012	HC2_Utility_Benefited	M	9	2026	2027	$8,372.94	$6,250.71	$712.86
336024	HC2_Utility_Benefited	N	1	2026	2027	$8,372.94	$6,250.71	$712.86
336025	HC2_Utility_Benefited	N	2	2026	2027	$8,372.94	$6,250.71	$712.86
336026	HC2_Utility_Benefited	N	3	2026	2027	$8,372.94	$6,250.71	$712.86
336027	HC2_Utility_Benefited	N	4	2026	2027	$8,372.94	$6,250.71	$712.86
336028	HC2_Utility_Benefited	N	5	2026	2027	$8,372.94	$6,250.71	$712.86
336029	HC2_Utility_Prepaid	N	6	N/A	N/A		$0.00	$0.00
336030	HC2_Utility_Benefited	N	7	2026	2027	$8,372.94	$6,250.71	$712.86
336031	HC2_Utility_Benefited	N	8	2026	2027	$8,372.94	$6,250.71	$712.86
336032	HC2_Utility_Benefited	N	9	2026	2027	$8,372.94	$6,250.71	$712.86
336033	HC2_Utility_Benefited	N	10	2026	2027	$8,372.94	$6,250.71	$712.86
336034	HC2_Utility_Benefited	N	11	2026	2027	$8,372.94	$6,250.71	$712.86
336035	HC2_Utility_Benefited	N	12	2026	2027	$8,372.94	$6,250.71	$712.86
336036	HC2_Utility_Benefited	N	13	2026	2027	$8,372.94	$6,250.71	$712.86
336037	HC2_Utility_Benefited	N	14	2026	2027	$8,372.94	$6,250.71	$712.86
336038	HC2_Utility_Benefited	N	15	2026	2027	$8,372.94	$6,250.71	$712.86
336039	HC2_Utility_Benefited	N	16	2026	2027	$8,372.94	$6,250.71	$712.86
336040	HC2_Utility_Benefited	N	17	2026	2027	$8,372.94	$6,250.71	$712.86
336061	HC2_Utility_Benefited	O	1	2026	2027	$8,372.94	$6,250.71	$712.86
336063	HC2_Utility_Benefited	O	3	2026	2027	$8,372.94	$6,250.71	$712.86
336064	HC2_Utility_Benefited	O	4	2026	2027	$8,372.94	$6,250.71	$712.86
336066	HC2_Utility_Benefited	O	6	2026	2027	$8,372.94	$6,250.71	$712.86
336067	HC2_Utility_Benefited	O	7	2026	2027	$8,372.94	$6,250.71	$712.86
336068	HC2_Utility_Benefited	O	8	2026	2027	$8,372.94	$6,250.71	$712.86
336069	HC2_Utility_Benefited	O	9	2026	2027	$8,372.94	$6,250.71	$712.86
336070	HC2_Utility_Benefited	O	10	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
336071	HC2_Utility_Benefited	O	11	2026	2027	$8,372.94	$6,250.71	$712.86
336072	HC2_Utility_Benefited	O	12	2026	2027	$8,372.94	$6,250.71	$712.86
338967	HC2_Utility_Benefited	A	73	2026	2027	$8,372.94	$6,250.71	$712.86
338968	HC2_Utility_Benefited	A	74	2026	2027	$8,372.94	$6,250.71	$712.86
338969	HC2_Utility_Benefited	A	75	2026	2027	$8,372.94	$6,250.71	$712.86
338970	HC2_Utility_Benefited	A	76	2026	2027	$8,372.94	$6,250.71	$712.86
338971	HC2_Utility_Benefited	A	77	2026	2027	$8,372.94	$6,250.71	$712.86
338972	HC2_Utility_Benefited	A	78	2026	2027	$8,372.94	$6,250.71	$712.86
338973	HC2_Utility_Benefited	A	79	2026	2027	$8,372.94	$6,250.71	$712.86
338974	HC2_Utility_Benefited	A	80	2026	2027	$8,372.94	$6,250.71	$712.86
338975	HC2_Utility_Benefited	A	86	2026	2027	$8,372.94	$6,250.71	$712.86
338976	HC2_Utility_Benefited	A	87	2026	2027	$8,372.94	$6,250.71	$712.86
338977	HC2_Utility_Benefited	A	88	2026	2027	$8,372.94	$6,250.71	$712.86
338978	HC2_Utility_Benefited	A	89	2026	2027	$8,372.94	$6,250.71	$712.86
338979	HC2_Utility_Benefited	A	90	2026	2027	$8,372.94	$6,250.71	$712.86
338980	HC2_Utility_Benefited	A	91	2026	2027	$8,372.94	$6,250.71	$712.86
339006	HC2_Utility_Benefited	A	92	2026	2027	$8,372.94	$6,250.71	$712.86
339007	HC2_Utility_Benefited	A	93	2026	2027	$8,372.94	$6,250.71	$712.86
339008	HC2_Utility_Benefited	A	94	2026	2027	$8,372.94	$6,250.71	$712.86
339009	HC2_Utility_Benefited	A	95	2026	2027	$8,372.94	$6,250.71	$712.86
339010	HC2_Utility_Benefited	A	96	2026	2027	$8,372.94	$6,250.71	$712.86
339011	HC2_Utility_Benefited	A	97	2026	2027	$8,372.94	$6,250.71	$712.86
339012	HC2_Utility_Benefited	A	98	2026	2027	$8,372.94	$6,250.71	$712.86
339013	HC2_Utility_Benefited	A	99	2026	2027	$8,372.94	$6,250.71	$712.86
339014	HC2_Utility_Benefited	A	100	2026	2027	$8,372.94	$6,250.71	$712.86
339015	HC2_Utility_Benefited	A	101	2026	2027	$8,372.94	$6,250.71	$712.86
339016	HC2_Utility_Benefited	A	102	2026	2027	$8,372.94	$6,250.71	$712.86
339018	HC2_Utility_Benefited	K	10	2026	2027	$8,372.94	$6,250.71	$712.86
339019	HC2_Utility_Benefited	K	11	2026	2027	$8,372.94	$6,250.71	$712.86
339020	HC2_Utility_Benefited	K	12	2026	2027	$8,372.94	$6,250.71	$712.86
339021	HC2_Utility_Benefited	K	13	2026	2027	$8,372.94	$6,250.71	$712.86
339022	HC2_Utility_Benefited	K	14	2026	2027	$8,372.94	$6,250.71	$712.86
339023	HC2_Utility_Benefited	K	15	2026	2027	$8,372.94	$6,250.71	$712.86
339024	HC2_Utility_Benefited	K	16	2026	2027	$8,372.94	$6,250.71	$712.86
339025	HC2_Utility_Benefited	K	17	2026	2027	$8,372.94	$6,250.71	$712.86
339026	HC2_Utility_Benefited	K	18	2026	2027	$8,372.94	$6,250.71	$712.86
339045	HC2_Utility_Benefited	L	1	2026	2027	$8,372.94	$6,250.71	$712.86
339046	HC2_Utility_Benefited	L	2	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
339047	HC2_Utility_Benefited	L	3	2026	2027	$8,372.94	$6,250.71	$712.86
339048	HC2_Utility_Benefited	L	4	2026	2027	$8,372.94	$6,250.71	$712.86
339049	HC2_Utility_Benefited	L	5	2026	2027	$8,372.94	$6,250.71	$712.86
339050	HC2_Utility_Benefited	L	6	2026	2027	$8,372.94	$6,250.71	$712.86
339051	HC2_Utility_Benefited	L	7	2026	2027	$8,372.94	$6,250.71	$712.86
339052	HC2_Utility_Benefited	L	8	2026	2027	$8,372.94	$6,250.71	$712.86
339053	HC2_Utility_Benefited	L	9	2026	2027	$8,372.94	$6,250.71	$712.86
339054	HC2_Utility_Benefited	L	10	2026	2027	$8,372.94	$6,250.71	$712.86
339055	HC2_Utility_Benefited	L	11	2026	2027	$8,372.94	$6,250.71	$712.86
339056	HC2_Utility_Benefited	L	12	2026	2027	$8,372.94	$6,250.71	$712.86
339057	HC2_Utility_Benefited	L	13	2026	2027	$8,372.94	$6,250.71	$712.86
339058	HC2_Utility_Benefited	L	14	2026	2027	$8,372.94	$6,250.71	$712.86
339059	HC2_Utility_Benefited	L	15	2026	2027	$8,372.94	$6,250.71	$712.86
339060	HC2_Utility_Benefited	L	16	2026	2027	$8,372.94	$6,250.71	$712.86
339061	HC2_Utility_Benefited	L	17	2026	2027	$8,372.94	$6,250.71	$712.86
339062	HC2_Utility_Benefited	L	18	2026	2027	$8,372.94	$6,250.71	$712.86
339087	HC2_Utility_Benefited	M	10	2026	2027	$8,372.94	$6,250.71	$712.86
339088	HC2_Utility_Prepaid	M	11	N/A	N/A		$0.00	$0.00
339089	HC2_Utility_Benefited	M	12	2026	2027	$8,372.94	$6,250.71	$712.86
339090	HC2_Utility_Benefited	M	13	2026	2027	$8,372.94	$6,250.71	$712.86
339091	HC2_Utility_Benefited	M	14	2026	2027	$8,372.94	$6,250.71	$712.86
339092	HC2_Utility_Benefited	M	15	2026	2027	$8,372.94	$6,250.71	$712.86
339093	HC2_Utility_Benefited	M	16	2026	2027	$8,372.94	$6,250.71	$712.86
339094	HC2_Utility_Benefited	M	17	2026	2027	$8,372.94	$6,250.71	$712.86
339095	HC2_Utility_Benefited	M	18	2026	2027	$8,372.94	$6,250.71	$712.86
339096	HC2_Utility_Benefited	M	19	2026	2027	$8,372.94	$6,250.71	$712.86
339097	HC2_Utility_Benefited	M	20	2026	2027	$8,372.94	$6,250.71	$712.86
339098	HC2_Utility_Benefited	M	21	2026	2027	$8,372.94	$6,250.71	$712.86
339099	HC2_Utility_Benefited	M	22	2026	2027	$8,372.94	$6,250.71	$712.86
339100	HC2_Utility_Benefited	M	23	2026	2027	$8,372.94	$6,250.71	$712.86
497357	HC2_Utility_Benefited	A	1	2026	2027	$8,372.94	$6,250.71	$712.86
497358	HC2_Utility_Benefited	A	2	2026	2027	$8,372.94	$6,250.71	$712.86
497359	HC2_Utility_Benefited	A	3	2026	2027	$8,372.94	$6,250.71	$712.86
497360	HC2_Utility_Benefited	A	4	2026	2027	$8,372.94	$6,250.71	$712.86
497361	HC2_Utility_Benefited	A	5	2026	2027	$8,372.94	$6,250.71	$712.86
497362	HC2_Utility_Benefited	A	6	2026	2027	$8,372.94	$6,250.71	$712.86
497363	HC2_Utility_Benefited	A	7	2026	2027	$8,372.94	$6,250.71	$712.86
497364	HC2_Utility_Benefited	A	8	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
497365	HC2_Utility_Benefited	A	9	2026	2027	$8,372.94	$6,250.71	$712.86
497366	HC2_Utility_Benefited	A	10	2026	2027	$8,372.94	$6,250.71	$712.86
497367	HC2_Utility_Benefited	A	11	2026	2027	$8,372.94	$6,250.71	$712.86
497368	HC2_Utility_Benefited	A	12	2026	2027	$8,372.94	$6,250.71	$712.86
497369	HC2_Utility_Benefited	A	13	2026	2027	$8,372.94	$6,250.71	$712.86
497370	HC2_Utility_Non-Benefited	A	1x	N/A	N/A		$0.00	$0.00
497371	HC2_Utility_Benefited	B	1	2026	2027	$8,372.94	$6,250.71	$712.86
497372	HC2_Utility_Benefited	B	2	2026	2027	$8,372.94	$6,250.71	$712.86
497373	HC2_Utility_Benefited	B	3	2026	2027	$8,372.94	$6,250.71	$712.86
497374	HC2_Utility_Benefited	B	4	2026	2027	$8,372.94	$6,250.71	$712.86
497375	HC2_Utility_Benefited	B	5	2026	2027	$8,372.94	$6,250.71	$712.86
497376	HC2_Utility_Benefited	B	6	2026	2027	$8,372.94	$6,250.71	$712.86
497377	HC2_Utility_Benefited	B	7	2026	2027	$8,372.94	$6,250.71	$712.86
497378	HC2_Utility_Benefited	B	8	2026	2027	$8,372.94	$6,250.71	$712.86
497379	HC2_Utility_Benefited	B	9	2026	2027	$8,372.94	$6,250.71	$712.86
497380	HC2_Utility_Benefited	B	10	2026	2027	$8,372.94	$6,250.71	$712.86
497381	HC2_Utility_Benefited	B	11	2026	2027	$8,372.94	$6,250.71	$712.86
497382	HC2_Utility_Benefited	B	12	2026	2027	$8,372.94	$6,250.71	$712.86
497383	HC2_Utility_Benefited	B	13	2026	2027	$8,372.94	$6,250.71	$712.86
497384	HC2_Utility_Benefited	B	14	2026	2027	$8,372.94	$6,250.71	$712.86
497385	HC2_Utility_Benefited	B	15	2026	2027	$8,372.94	$6,250.71	$712.86
497386	HC2_Utility_Benefited	B	16	2026	2027	$8,372.94	$6,250.71	$712.86
497387	HC2_Utility_Benefited	B	17	2026	2027	$8,372.94	$6,250.71	$712.86
497388	HC2_Utility_Benefited	B	18	2026	2027	$8,372.94	$6,250.71	$712.86
497389	HC2_Utility_Benefited	B	19	2026	2027	$8,372.94	$6,250.71	$712.86
497390	HC2_Utility_Benefited	B	20	2026	2027	$8,372.94	$6,250.71	$712.86
497391	HC2_Utility_Benefited	B	21	2026	2027	$8,372.94	$6,250.71	$712.86
497392	HC2_Utility_Prepaid	B	22	N/A	N/A		$0.00	$0.00
497393	HC2_Utility_Benefited	B	23	2026	2027	$8,372.94	$6,250.71	$712.86
497394	HC2_Utility_Benefited	B	24	2026	2027	$8,372.94	$6,250.71	$712.86
497395	HC2_Utility_Benefited	B	25	2026	2027	$8,372.94	$6,250.71	$712.86
497396	HC2_Utility_Benefited	B	26	2026	2027	$8,372.94	$6,250.71	$712.86
497397	HC2_Utility_Benefited	B	27	2026	2027	$8,372.94	$6,250.71	$712.86
497398	HC2_Utility_Benefited	B	28	2026	2027	$8,372.94	$6,250.71	$712.86
497399	HC2_Utility_Benefited	B	29	2026	2027	$8,372.94	$6,250.71	$712.86
497400	HC2_Utility_Benefited	B	30	2026	2027	$8,372.94	$6,250.71	$712.86
497401	HC2_Utility_Benefited	B	31	2026	2027	$8,372.94	$6,250.71	$712.86
497402	HC2_Utility_Benefited	B	32	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
497403	HC2_Utility_Benefited	B	33	2026	2027	$8,372.94	$6,250.71	$712.86
497404	HC2_Utility_Benefited	B	34	2026	2027	$8,372.94	$6,250.71	$712.86
497405	HC2_Utility_Benefited	B	35	2026	2027	$8,372.94	$6,250.71	$712.86
497406	HC2_Utility_Benefited	B	36	2026	2027	$8,372.94	$6,250.71	$712.86
497407	HC2_Utility_Benefited	B	37	2026	2027	$8,372.94	$6,250.71	$712.86
497408	HC2_Utility_Benefited	B	38	2026	2027	$8,372.94	$6,250.71	$712.86
497409	HC2_Utility_Benefited	B	39	2026	2027	$8,372.94	$6,250.71	$712.86
497410	HC2_Utility_Non-Benefited	B	1x	N/A	N/A		$0.00	$0.00
497411	HC2_Utility_Benefited	C	1	2026	2027	$8,372.94	$6,250.71	$712.86
497412	HC2_Utility_Benefited	C	2	2026	2027	$8,372.94	$6,250.71	$712.86
497413	HC2_Utility_Benefited	C	3	2026	2027	$8,372.94	$6,250.71	$712.86
497414	HC2_Utility_Prepaid	C	4	N/A	N/A		$0.00	$0.00
497415	HC2_Utility_Benefited	C	5	2026	2027	$8,372.94	$6,250.71	$712.86
497416	HC2_Utility_Benefited	C	6	2026	2027	$8,372.94	$6,250.71	$712.86
497417	HC2_Utility_Benefited	C	7	2026	2027	$8,372.94	$6,250.71	$712.86
497418	HC2_Utility_Benefited	C	8	2026	2027	$8,372.94	$6,250.71	$712.86
497419	HC2_Utility_Benefited	C	9	2026	2027	$8,372.94	$6,250.71	$712.86
497420	HC2_Utility_Benefited	C	10	2026	2027	$8,372.94	$6,250.71	$712.86
497421	HC2_Utility_Benefited	C	11	2026	2027	$8,372.94	$6,250.71	$712.86
497422	HC2_Utility_Benefited	C	12	2026	2027	$8,372.94	$6,250.71	$712.86
497423	HC2_Utility_Benefited	C	13	2026	2027	$8,372.94	$6,250.71	$712.86
497424	HC2_Utility_Benefited	C	14	2026	2027	$8,372.94	$6,250.71	$712.86
497425	HC2_Utility_Benefited	C	15	2026	2027	$8,372.94	$6,250.71	$712.86
497426	HC2_Utility_Benefited	C	16	2026	2027	$8,372.94	$6,250.71	$712.86
497427	HC2_Utility_Benefited	C	17	2026	2027	$8,372.94	$6,250.71	$712.86
497428	HC2_Utility_Benefited	C	18	2026	2027	$8,372.94	$6,250.71	$712.86
497429	HC2_Utility_Benefited	C	19	2026	2027	$8,372.94	$6,250.71	$712.86
497430	HC2_Utility_Benefited	C	20	2026	2027	$8,372.94	$6,250.71	$712.86
497431	HC2_Utility_Benefited	C	21	2026	2027	$8,372.94	$6,250.71	$712.86
497432	HC2_Utility_Benefited	C	22	2026	2027	$8,372.94	$6,250.71	$712.86
497433	HC2_Utility_Benefited	C	23	2026	2027	$8,372.94	$6,250.71	$712.86
497434	HC2_Utility_Benefited	C	24	2026	2027	$8,372.94	$6,250.71	$712.86
497435	HC2_Utility_Benefited	C	25	2026	2027	$8,372.94	$6,250.71	$712.86
497436	HC2_Utility_Benefited	C	26	2026	2027	$8,372.94	$6,250.71	$712.86
497437	HC2_Utility_Benefited	C	27	2026	2027	$8,372.94	$6,250.71	$712.86
497438	HC2_Utility_Benefited	C	28	2026	2027	$8,372.94	$6,250.71	$712.86
497439	HC2_Utility_Benefited	C	29	2026	2027	$8,372.94	$6,250.71	$712.86
497440	HC2_Utility_Benefited	C	30	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
497441	HC2_Utility_Prepaid	C	31	N/A	N/A		$0.00	$0.00
497442	HC2_Utility_Benefited	C	32	2026	2027	$8,372.94	$6,250.71	$712.86
497443	HC2_Utility_Benefited	D	1	2026	2027	$8,372.94	$6,250.71	$712.86
497444	HC2_Utility_Benefited	D	2	2026	2027	$8,372.94	$6,250.71	$712.86
497445	HC2_Utility_Benefited	D	3	2026	2027	$8,372.94	$6,250.71	$712.86
497446	HC2_Utility_Benefited	D	4	2026	2027	$8,372.94	$6,250.71	$712.86
497447	HC2_Utility_Benefited	D	5	2026	2027	$8,372.94	$6,250.71	$712.86
497448	HC2_Utility_Benefited	D	6	2026	2027	$8,372.94	$6,250.71	$712.86
497449	HC2_Utility_Benefited	D	7	2026	2027	$8,372.94	$6,250.71	$712.86
497450	HC2_Utility_Benefited	D	8	2026	2027	$8,372.94	$6,250.71	$712.86
497451	HC2_Utility_Benefited	D	9	2026	2027	$8,372.94	$6,250.71	$712.86
497452	HC2_Utility_Benefited	D	10	2026	2027	$8,372.94	$6,250.71	$712.86
497453	HC2_Utility_Benefited	D	11	2026	2027	$8,372.94	$6,250.71	$712.86
497454	HC2_Utility_Benefited	D	12	2026	2027	$8,372.94	$6,250.71	$712.86
497455	HC2_Utility_Benefited	D	13	2026	2027	$8,372.94	$6,250.71	$712.86
497456	HC2_Utility_Benefited	D	14	2026	2027	$8,372.94	$6,250.71	$712.86
497457	HC2_Utility_Non-Benefited	E	1	N/A	N/A		$0.00	$0.00
497458	HC2_Utility_Non-Benefited	E	1x	N/A	N/A		$0.00	$0.00
497852	HC2_Utility_Benefited	D	27	2026	2027	$8,372.94	$6,250.71	$712.86
497853	HC2_Utility_Benefited	D	28	2026	2027	$8,372.94	$6,250.71	$712.86
497854	HC2_Utility_Benefited	D	29	2026	2027	$8,372.94	$6,250.71	$712.86
497855	HC2_Utility_Benefited	D	30	2026	2027	$8,372.94	$6,250.71	$712.86
497856	HC2_Utility_Benefited	D	31	2026	2027	$8,372.94	$6,250.71	$712.86
497857	HC2_Utility_Benefited	D	32	2026	2027	$8,372.94	$6,250.71	$712.86
497858	HC2_Utility_Benefited	D	33	2026	2027	$8,372.94	$6,250.71	$712.86
497859	HC2_Utility_Benefited	D	34	2026	2027	$8,372.94	$6,250.71	$712.86
497860	HC2_Utility_Benefited	D	35	2026	2027	$8,372.94	$6,250.71	$712.86
497861	HC2_Utility_Benefited	D	36	2026	2027	$8,372.94	$6,250.71	$712.86
497862	HC2_Utility_Benefited	D	37	2026	2027	$8,372.94	$6,250.71	$712.86
497863	HC2_Utility_Benefited	D	38	2026	2027	$8,372.94	$6,250.71	$712.86
497864	HC2_Utility_Benefited	D	39	2026	2027	$8,372.94	$6,250.71	$712.86
497865	HC2_Utility_Benefited	D	40	2026	2027	$8,372.94	$6,250.71	$712.86
497866	HC2_Utility_Benefited	F	1	2026	2027	$8,372.94	$6,250.71	$712.86
497867	HC2_Utility_Benefited	F	2	2026	2027	$8,372.94	$6,250.71	$712.86
497868	HC2_Utility_Benefited	F	3	2026	2027	$8,372.94	$6,250.71	$712.86
497869	HC2_Utility_Benefited	F	4	2026	2027	$8,372.94	$6,250.71	$712.86
497870	HC2_Utility_Benefited	F	5	2026	2027	$8,372.94	$6,250.71	$712.86
497871	HC2_Utility_Benefited	F	6	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
497872	HC2_Utility_Benefited	F	7	2026	2027	$8,372.94	$6,250.71	$712.86
497873	HC2_Utility_Benefited	F	8	2026	2027	$8,372.94	$6,250.71	$712.86
497874	HC2_Utility_Benefited	F	9	2026	2027	$8,372.94	$6,250.71	$712.86
497875	HC2_Utility_Benefited	F	10	2026	2027	$8,372.94	$6,250.71	$712.86
497876	HC2_Utility_Benefited	F	11	2026	2027	$8,372.94	$6,250.71	$712.86
497877	HC2_Utility_Benefited	F	12	2026	2027	$8,372.94	$6,250.71	$712.86
497878	HC2_Utility_Benefited	F	13	2026	2027	$8,372.94	$6,250.71	$712.86
497879	HC2_Utility_Benefited	F	14	2026	2027	$8,372.94	$6,250.71	$712.86
497880	HC2_Utility_Benefited	F	15	2026	2027	$8,372.94	$6,250.71	$712.86
497881	HC2_Utility_Non-Benefited	F	1x	N/A	N/A		$0.00	$0.00
497882	HC2_Utility_Benefited	G	1	2026	2027	$8,372.94	$6,250.71	$712.86
497883	HC2_Utility_Benefited	G	2	2026	2027	$8,372.94	$6,250.71	$712.86
497884	HC2_Utility_Benefited	G	3	2026	2027	$8,372.94	$6,250.71	$712.86
497885	HC2_Utility_Benefited	G	4	2026	2027	$8,372.94	$6,250.71	$712.86
497886	HC2_Utility_Benefited	G	5	2026	2027	$8,372.94	$6,250.71	$712.86
497887	HC2_Utility_Benefited	G	6	2026	2027	$8,372.94	$6,250.71	$712.86
497888	HC2_Utility_Benefited	G	7	2026	2027	$8,372.94	$6,250.71	$712.86
497889	HC2_Utility_Benefited	G	8	2026	2027	$8,372.94	$6,250.71	$712.86
497890	HC2_Utility_Benefited	G	9	2026	2027	$8,372.94	$6,250.71	$712.86
497891	HC2_Utility_Benefited	G	10	2026	2027	$8,372.94	$6,250.71	$712.86
497892	HC2_Utility_Benefited	G	11	2026	2027	$8,372.94	$6,250.71	$712.86
497893	HC2_Utility_Benefited	G	12	2026	2027	$8,372.94	$6,250.71	$712.86
497894	HC2_Utility_Benefited	G	13	2026	2027	$8,372.94	$6,250.71	$712.86
497895	HC2_Utility_Benefited	G	14	2026	2027	$8,372.94	$6,250.71	$712.86
497896	HC2_Utility_Benefited	G	15	2026	2027	$8,372.94	$6,250.71	$712.86
497897	HC2_Utility_Benefited	G	16	2026	2027	$8,372.94	$6,250.71	$712.86
497898	HC2_Utility_Benefited	G	17	2026	2027	$8,372.94	$6,250.71	$712.86
497899	HC2_Utility_Benefited	G	18	2026	2027	$8,372.94	$6,250.71	$712.86
497900	HC2_Utility_Benefited	G	19	2026	2027	$8,372.94	$6,250.71	$712.86
497901	HC2_Utility_Benefited	G	20	2026	2027	$8,372.94	$6,250.71	$712.86
497902	HC2_Utility_Benefited	G	21	2026	2027	$8,372.94	$6,250.71	$712.86
497903	HC2_Utility_Benefited	G	22	2026	2027	$8,372.94	$6,250.71	$712.86
497904	HC2_Utility_Benefited	H	1	2026	2027	$8,372.94	$6,250.71	$712.86
497905	HC2_Utility_Benefited	H	2	2026	2027	$8,372.94	$6,250.71	$712.86
497906	HC2_Utility_Benefited	H	3	2026	2027	$8,372.94	$6,250.71	$712.86
497907	HC2_Utility_Benefited	H	4	2026	2027	$8,372.94	$6,250.71	$712.86
497908	HC2_Utility_Benefited	H	5	2026	2027	$8,372.94	$6,250.71	$712.86
497909	HC2_Utility_Benefited	H	6	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
497910	HC2_Utility_Benefited	H	7	2026	2027	$8,372.94	$6,250.71	$712.86
497911	HC2_Utility_Benefited	H	8	2026	2027	$8,372.94	$6,250.71	$712.86
497912	HC2_Utility_Benefited	H	9	2026	2027	$8,372.94	$6,250.71	$712.86
497913	HC2_Utility_Benefited	H	10	2026	2027	$8,372.94	$6,250.71	$712.86
497914	HC2_Utility_Benefited	H	11	2026	2027	$8,372.94	$6,250.71	$712.86
497915	HC2_Utility_Benefited	H	12	2026	2027	$8,372.94	$6,250.71	$712.86
497916	HC2_Utility_Benefited	H	13	2026	2027	$8,372.94	$6,250.71	$712.86
497917	HC2_Utility_Benefited	H	14	2026	2027	$8,372.94	$6,250.71	$712.86
497918	HC2_Utility_Benefited	H	15	2026	2027	$8,372.94	$6,250.71	$712.86
497919	HC2_Utility_Benefited	H	16	2026	2027	$8,372.94	$6,250.71	$712.86
497920	HC2_Utility_Benefited	H	17	2026	2027	$8,372.94	$6,250.71	$712.86
497921	HC2_Utility_Non-Benefited	H	1x	N/A	N/A		$0.00	$0.00
497922	HC2_Utility_Non-Benefited	E	2	N/A	N/A		$0.00	$0.00
527703	HC2_Utility_Benefited	I	01	2026	2027	$8,372.94	$6,250.71	$712.86
527704	HC2_Utility_Benefited	I	02	2026	2027	$8,372.94	$6,250.71	$712.86
527705	HC2_Utility_Non-Benefited	I	2x	N/A	N/A		$0.00	$0.00
527706	HC2_Utility_Benefited	I	03	2026	2027	$8,372.94	$6,250.71	$712.86
527707	HC2_Utility_Benefited	I	04	2026	2027	$8,372.94	$6,250.71	$712.86
527708	HC2_Utility_Benefited	I	05	2026	2027	$8,372.94	$6,250.71	$712.86
527709	HC2_Utility_Benefited	I	06	2026	2027	$8,372.94	$6,250.71	$712.86
527710	HC2_Utility_Benefited	I	07	2026	2027	$8,372.94	$6,250.71	$712.86
527711	HC2_Utility_Benefited	I	08	2026	2027	$8,372.94	$6,250.71	$712.86
527712	HC2_Utility_Benefited	I	09	2026	2027	$8,372.94	$6,250.71	$712.86
527713	HC2_Utility_Benefited	I	10	2026	2027	$8,372.94	$6,250.71	$712.86
527714	HC2_Utility_Benefited	I	11	2026	2027	$8,372.94	$6,250.71	$712.86
527715	HC2_Utility_Benefited	I	12	2026	2027	$8,372.94	$6,250.71	$712.86
527716	HC2_Utility_Benefited	I	13	2026	2027	$8,372.94	$6,250.71	$712.86
527717	HC2_Utility_Benefited	I	14	2026	2027	$8,372.94	$6,250.71	$712.86
527718	HC2_Utility_Benefited	I	15	2026	2027	$8,372.94	$6,250.71	$712.86
527719	HC2_Utility_Benefited	I	16	2026	2027	$8,372.94	$6,250.71	$712.86
527720	HC2_Utility_Benefited	I	17	2026	2027	$8,372.94	$6,250.71	$712.86
527721	HC2_Utility_Benefited	I	18	2026	2027	$8,372.94	$6,250.71	$712.86
527722	HC2_Utility_Benefited	I	19	2026	2027	$8,372.94	$6,250.71	$712.86
527723	HC2_Utility_Benefited	J	01	2026	2027	$8,372.94	$6,250.71	$712.86
527724	HC2_Utility_Non-Benefited	J	1x	N/A	N/A		$0.00	$0.00
527725	HC2_Utility_Benefited	J	02	2026	2027	$8,372.94	$6,250.71	$712.86
527726	HC2_Utility_Benefited	J	03	2026	2027	$8,372.94	$6,250.71	$712.86
527727	HC2_Utility_Benefited	J	04	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
527728	HC2_Utility_Benefited	J	05	2026	2027	$8,372.94	$6,250.71	$712.86
527729	HC2_Utility_Benefited	J	06	2026	2027	$8,372.94	$6,250.71	$712.86
527730	HC2_Utility_Benefited	J	07	2026	2027	$8,372.94	$6,250.71	$712.86
527731	HC2_Utility_Benefited	J	08	2026	2027	$8,372.94	$6,250.71	$712.86
527732	HC2_Utility_Prepaid	J	09	N/A	N/A		$0.00	$0.00
527733	HC2_Utility_Benefited	J	10	2026	2027	$8,372.94	$6,250.71	$712.86
527734	HC2_Utility_Benefited	J	11	2026	2027	$8,372.94	$6,250.71	$712.86
527735	HC2_Utility_Benefited	J	12	2026	2027	$8,372.94	$6,250.71	$712.86
527736	HC2_Utility_Benefited	J	13	2026	2027	$8,372.94	$6,250.71	$712.86
527737	HC2_Utility_Benefited	J	14	2026	2027	$8,372.94	$6,250.71	$712.86
527738	HC2_Utility_Benefited	J	15	2026	2027	$8,372.94	$6,250.71	$712.86
527739	HC2_Utility_Benefited	J	16	2026	2027	$8,372.94	$6,250.71	$712.86
527740	HC2_Utility_Benefited	J	17	2026	2027	$8,372.94	$6,250.71	$712.86
527741	HC2_Utility_Benefited	J	18	2026	2027	$8,372.94	$6,250.71	$712.86
527742	HC2_Utility_Benefited	J	19	2026	2027	$8,372.94	$6,250.71	$712.86
527744	HC2_Utility_Benefited	A	41	2026	2027	$8,372.94	$6,250.71	$712.86
527745	HC2_Utility_Benefited	A	42	2026	2027	$8,372.94	$6,250.71	$712.86
527746	HC2_Utility_Benefited	A	43	2026	2027	$8,372.94	$6,250.71	$712.86
527747	HC2_Utility_Benefited	A	44	2026	2027	$8,372.94	$6,250.71	$712.86
527754	HC2_Utility_Benefited	F	04	2026	2027	$8,372.94	$6,250.71	$712.86
527755	HC2_Utility_Benefited	F	05	2026	2027	$8,372.94	$6,250.71	$712.86
527756	HC2_Utility_Benefited	F	06	2026	2027	$8,372.94	$6,250.71	$712.86
527760	HC2_Utility_Benefited	F	10	2026	2027	$8,372.94	$6,250.71	$712.86
527761	HC2_Utility_Benefited	F	11	2026	2027	$8,372.94	$6,250.71	$712.86
527762	HC2_Utility_Benefited	F	12	2026	2027	$8,372.94	$6,250.71	$712.86
527765	HC2_Utility_Benefited	F	15	2026	2027	$8,372.94	$6,250.71	$712.86
527766	HC2_Utility_Benefited	F	16	2026	2027	$8,372.94	$6,250.71	$712.86
527767	HC2_Utility_Benefited	F	17	2026	2027	$8,372.94	$6,250.71	$712.86
527768	HC2_Utility_Benefited	F	18	2026	2027	$8,372.94	$6,250.71	$712.86
527769	HC2_Utility_Benefited	P	01	2026	2027	$8,372.94	$6,250.71	$712.86
527770	HC2_Utility_Benefited	P	02	2026	2027	$8,372.94	$6,250.71	$712.86
527771	HC2_Utility_Benefited	P	03	2026	2027	$8,372.94	$6,250.71	$712.86
527773	HC2_Utility_Benefited	P	05	2026	2027	$8,372.94	$6,250.71	$712.86
527775	HC2_Utility_Benefited	P	07	2026	2027	$8,372.94	$6,250.71	$712.86
527776	HC2_Utility_Benefited	P	08	2026	2027	$8,372.94	$6,250.71	$712.86
527780	HC2_Utility_Benefited	P	12	2026	2027	$8,372.94	$6,250.71	$712.86
527781	HC2_Utility_Benefited	P	13	2026	2027	$8,372.94	$6,250.71	$712.86
527782	HC2_Utility_Benefited	P	14	2026	2027	$8,372.94	$6,250.71	$712.86

PROPERTY ID	LOT CATEGORY	BLOCK	LOT	TAX YEAR	BOND YEAR	ORIGINAL PRINCIPAL	OUTSTANDING PRINCIPAL	ANNUAL INSTALLMENTS
527784	HC2_Utility_Benefited	P	16	2026	2027	$8,372.94	$6,250.71	$712.86
527785	HC2_Utility_Benefited	P	17	2026	2027	$8,372.94	$6,250.71	$712.86
537353	HC2_Utility_Benefited	D	15	2026	2027	$8,372.94	$6,250.71	$712.86
537354	HC2_Utility_Benefited	D	16	2026	2027	$8,372.94	$6,250.71	$712.86
537355	HC2_Utility_Benefited	D	17	2026	2027	$8,372.94	$6,250.71	$712.86
537356	HC2_Utility_Benefited	D	18	2026	2027	$8,372.94	$6,250.71	$712.86
537357	HC2_Utility_Benefited	D	19	2026	2027	$8,372.94	$6,250.71	$712.86
537358	HC2_Utility_Benefited	D	20	2026	2027	$8,372.94	$6,250.71	$712.86
537359	HC2_Utility_Benefited	D	21	2026	2027	$8,372.94	$6,250.71	$712.86
537360	HC2_Utility_Benefited	D	22	2026	2027	$8,372.94	$6,250.71	$712.86
537361	HC2_Utility_Benefited	D	23	2026	2027	$8,372.94	$6,250.71	$712.86
537362	HC2_Utility_Benefited	D	24	2026	2027	$8,372.94	$6,250.71	$712.86
537363	HC2_Utility_Benefited	D	25	2026	2027	$8,372.94	$6,250.71	$712.86
537364	HC2_Utility_Benefited	D	26	2026	2027	$8,372.94	$6,250.71	$712.86
537365	HC2_Utility_Benefited	I	1	2026	2027	$8,372.94	$6,250.71	$712.86
537366	HC2_Utility_Benefited	I	2	2026	2027	$8,372.94	$6,250.71	$712.86
537367	HC2_Utility_Benefited	I	3	2026	2027	$8,372.94	$6,250.71	$712.86
537368	HC2_Utility_Benefited	I	4	2026	2027	$8,372.94	$6,250.71	$712.86
537369	HC2_Utility_Benefited	J	1	2026	2027	$8,372.94	$6,250.71	$712.86
537370	HC2_Utility_Benefited	J	2	2026	2027	$8,372.94	$6,250.71	$712.86
537371	HC2_Utility_Benefited	J	3	2026	2027	$8,372.94	$6,250.71	$712.86
537372	HC2_Utility_Benefited	J	4	2026	2027	$8,372.94	$6,250.71	$712.86
537373	HC2_Utility_Benefited	J	5	2026	2027	$8,372.94	$6,250.71	$712.86
537374	HC2_Utility_Benefited	J	6	2026	2027	$8,372.94	$6,250.71	$712.86
537375	HC2_Utility_Benefited	J	7	2026	2027	$8,372.94	$6,250.71	$712.86
537376	HC2_Utility_Benefited	J	8	2026	2027	$8,372.94	$6,250.71	$712.86
537377	HC2_Utility_Non-Benefited	J	1x	N/A	N/A		$0.00	$0.00
559856	HC2_Utility_Benefited	A	14	2026	2027	$8,372.94	$6,250.71	$712.86
559857	HC2_Utility_Benefited	A	15	2026	2027	$8,372.94	$6,250.71	$712.86
559858	HC2_Utility_Benefited	A	16	2026	2027	$8,372.94	$6,250.71	$712.86
559859	HC2_Utility_Benefited	A	17	2026	2027	$8,372.94	$6,250.71	$712.86
559860	HC2_Utility_Benefited	A	18	2026	2027	$8,372.94	$6,250.71	$712.86
559861	HC2_Utility_Benefited	A	19	2026	2027	$8,372.94	$6,250.71	$712.86
559862	HC2_Utility_Benefited	A	20	2026	2027	$8,372.94	$6,250.71	$712.86
559863	HC2_Utility_Benefited	A	21	2026	2027	$8,372.94	$6,250.71	$712.86
559864	HC2_Utility_Benefited	A	22	2026	2027	$8,372.94	$6,250.71	$712.86
559865	HC2_Utility_Benefited	A	23	2026	2027	$8,372.94	$6,250.71	$712.86
559866	HC2_Utility_Benefited	A	24	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
559867	HC2_Utility_Benefited	A	25	2026	2027	$8,372.94	$6,250.71	$712.86
559868	HC2_Utility_Benefited	A	26	2026	2027	$8,372.94	$6,250.71	$712.86
559869	HC2_Utility_Benefited	A	27	2026	2027	$8,372.94	$6,250.71	$712.86
559870	HC2_Utility_Benefited	B	40	2026	2027	$8,372.94	$6,250.71	$712.86
559871	HC2_Utility_Benefited	B	41	2026	2027	$8,372.94	$6,250.71	$712.86
559872	HC2_Utility_Benefited	B	42	2026	2027	$8,372.94	$6,250.71	$712.86
559873	HC2_Utility_Benefited	B	43	2026	2027	$8,372.94	$6,250.71	$712.86
559874	HC2_Utility_Benefited	B	44	2026	2027	$8,372.94	$6,250.71	$712.86
559875	HC2_Utility_Benefited	B	45	2026	2027	$8,372.94	$6,250.71	$712.86
559876	HC2_Utility_Benefited	B	46	2026	2027	$8,372.94	$6,250.71	$712.86
559877	HC2_Utility_Benefited	B	47	2026	2027	$8,372.94	$6,250.71	$712.86
559878	HC2_Utility_Benefited	B	48	2026	2027	$8,372.94	$6,250.71	$712.86
559879	HC2_Utility_Benefited	B	49	2026	2027	$8,372.94	$6,250.71	$712.86
559880	HC2_Utility_Benefited	B	50	2026	2027	$8,372.94	$6,250.71	$712.86
559881	HC2_Utility_Benefited	B	51	2026	2027	$8,372.94	$6,250.71	$712.86
559882	HC2_Utility_Benefited	B	52	2026	2027	$8,372.94	$6,250.71	$712.86
559883	HC2_Utility_Benefited	B	53	2026	2027	$8,372.94	$6,250.71	$712.86
559884	HC2_Utility_Benefited	B	54	2026	2027	$8,372.94	$6,250.71	$712.86
559885	HC2_Utility_Benefited	B	55	2026	2027	$8,372.94	$6,250.71	$712.86
559886	HC2_Utility_Benefited	B	56	2026	2027	$8,372.94	$6,250.71	$712.86
559887	HC2_Utility_Benefited	B	57	2026	2027	$8,372.94	$6,250.71	$712.86
559888	HC2_Utility_Benefited	B	58	2026	2027	$8,372.94	$6,250.71	$712.86
559889	HC2_Utility_Benefited	B	59	2026	2027	$8,372.94	$6,250.71	$712.86
559890	HC2_Utility_Benefited	B	60	2026	2027	$8,372.94	$6,250.71	$712.86
560365	HC2_Utility_Benefited	I	5	2026	2027	$8,372.94	$6,250.71	$712.86
560366	HC2_Utility_Benefited	I	6	2026	2027	$8,372.94	$6,250.71	$712.86
560367	HC2_Utility_Benefited	I	7	2026	2027	$8,372.94	$6,250.71	$712.86
560368	HC2_Utility_Benefited	I	8	2026	2027	$8,372.94	$6,250.71	$712.86
560369	HC2_Utility_Benefited	I	9	2026	2027	$8,372.94	$6,250.71	$712.86
560370	HC2_Utility_Benefited	I	10	2026	2027	$8,372.94	$6,250.71	$712.86
560371	HC2_Utility_Benefited	I	11	2026	2027	$8,372.94	$6,250.71	$712.86
560372	HC2_Utility_Benefited	I	12	2026	2027	$8,372.94	$6,250.71	$712.86
560373	HC2_Utility_Benefited	I	13	2026	2027	$8,372.94	$6,250.71	$712.86
560374	HC2_Utility_Benefited	I	14	2026	2027	$8,372.94	$6,250.71	$712.86
560375	HC2_Utility_Benefited	I	15	2026	2027	$8,372.94	$6,250.71	$712.86
560376	HC2_Utility_Benefited	H	38	2026	2027	$8,372.94	$6,250.71	$712.86
560377	HC2_Utility_Benefited	H	39	2026	2027	$8,372.94	$6,250.71	$712.86
560378	HC2_Utility_Benefited	H	40	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
560379	HC2_Utility_Benefited	H	41	2026	2027	$8,372.94	$6,250.71	$712.86
560380	HC2_Utility_Benefited	H	42	2026	2027	$8,372.94	$6,250.71	$712.86
560381	HC2_Utility_Benefited	H	43	2026	2027	$8,372.94	$6,250.71	$712.86
560382	HC2_Utility_Non-Benefited	H	2x	N/A	N/A		$0.00	$0.00
560383	HC2_Utility_Benefited	H	44	2026	2027	$8,372.94	$6,250.71	$712.86
560384	HC2_Utility_Benefited	H	45	2026	2027	$8,372.94	$6,250.71	$712.86
560385	HC2_Utility_Benefited	H	46	2026	2027	$8,372.94	$6,250.71	$712.86
560386	HC2_Utility_Benefited	H	47	2026	2027	$8,372.94	$6,250.71	$712.86
560387	HC2_Utility_Benefited	H	48	2026	2027	$8,372.94	$6,250.71	$712.86
560388	HC2_Utility_Benefited	H	49	2026	2027	$8,372.94	$6,250.71	$712.86
560389	HC2_Utility_Benefited	L	1	2026	2027	$8,372.94	$6,250.71	$712.86
560390	HC2_Utility_Benefited	L	2	2026	2027	$8,372.94	$6,250.71	$712.86
560391	HC2_Utility_Benefited	L	3	2026	2027	$8,372.94	$6,250.71	$712.86
560392	HC2_Utility_Benefited	L	4	2026	2027	$8,372.94	$6,250.71	$712.86
560393	HC2_Utility_Benefited	L	5	2026	2027	$8,372.94	$6,250.71	$712.86
560394	HC2_Utility_Benefited	L	6	2026	2027	$8,372.94	$6,250.71	$712.86
560395	HC2_Utility_Benefited	L	31	2026	2027	$8,372.94	$6,250.71	$712.86
560396	HC2_Utility_Benefited	L	32	2026	2027	$8,372.94	$6,250.71	$712.86
560397	HC2_Utility_Benefited	L	33	2026	2027	$8,372.94	$6,250.71	$712.86
560398	HC2_Utility_Benefited	L	34	2026	2027	$8,372.94	$6,250.71	$712.86
560983	HC2_Utility_Non-Benefited	E	6	N/A	N/A		$0.00	$0.00
560984	HC2_Utility_Non-Benefited	E	5	N/A	N/A		$0.00	$0.00
560985	HC2_Utility_Non-Benefited	E	3	N/A	N/A		$0.00	$0.00
562772	HC2_Utility_Non-Benefited	J	2x	N/A	N/A		$0.00	$0.00
562773	HC2_Utility_Non-Benefited	J	5x	N/A	N/A		$0.00	$0.00
562774	HC2_Utility_Benefited	J	71	2026	2027	$8,372.94	$6,250.71	$712.86
562775	HC2_Utility_Benefited	J	72	2026	2027	$8,372.94	$6,250.71	$712.86
562776	HC2_Utility_Benefited	J	73	2026	2027	$8,372.94	$6,250.71	$712.86
562777	HC2_Utility_Benefited	J	74	2026	2027	$8,372.94	$6,250.71	$712.86
562778	HC2_Utility_Benefited	J	75	2026	2027	$8,372.94	$6,250.71	$712.86
562779	HC2_Utility_Benefited	J	76	2026	2027	$8,372.94	$6,250.71	$712.86
562780	HC2_Utility_Benefited	J	77	2026	2027	$8,372.94	$6,250.71	$712.86
562781	HC2_Utility_Benefited	J	78	2026	2027	$8,372.94	$6,250.71	$712.86
562782	HC2_Utility_Benefited	J	79	2026	2027	$8,372.94	$6,250.71	$712.86
562783	HC2_Utility_Benefited	J	80	2026	2027	$8,372.94	$6,250.71	$712.86
562784	HC2_Utility_Benefited	J	81	2026	2027	$8,372.94	$6,250.71	$712.86
562785	HC2_Utility_Benefited	J	82	2026	2027	$8,372.94	$6,250.71	$712.86
562786	HC2_Utility_Prepaid	J	69	N/A	N/A		$0.00	$0.00

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
562787	HC2_Utility_Benefited	J	70	2026	2027	$8,372.94	$6,250.71	$712.86
562788	HC2_Utility_Non-Benefited	J	3x	N/A	N/A		$0.00	$0.00
562789	HC2_Utility_Non-Benefited	J	4x	N/A	N/A		$0.00	$0.00
562790	HC2_Utility_Benefited	K	1	2026	2027	$8,372.94	$6,250.71	$712.86
562791	HC2_Utility_Benefited	K	2	2026	2027	$8,372.94	$6,250.71	$712.86
562792	HC2_Utility_Benefited	K	3	2026	2027	$8,372.94	$6,250.71	$712.86
562793	HC2_Utility_Benefited	K	4	2026	2027	$8,372.94	$6,250.71	$712.86
562794	HC2_Utility_Benefited	K	5	2026	2027	$8,372.94	$6,250.71	$712.86
562795	HC2_Utility_Benefited	K	6	2026	2027	$8,372.94	$6,250.71	$712.86
562796	HC2_Utility_Benefited	K	7	2026	2027	$8,372.94	$6,250.71	$712.86
562797	HC2_Utility_Benefited	K	8	2026	2027	$8,372.94	$6,250.71	$712.86
562798	HC2_Utility_Benefited	K	9	2026	2027	$8,372.94	$6,250.71	$712.86
562799	HC2_Utility_Benefited	K	10	2026	2027	$8,372.94	$6,250.71	$712.86
562800	HC2_Utility_Benefited	K	11	2026	2027	$8,372.94	$6,250.71	$712.86
562801	HC2_Utility_Benefited	K	12	2026	2027	$8,372.94	$6,250.71	$712.86
562802	HC2_Utility_Benefited	K	13	2026	2027	$8,372.94	$6,250.71	$712.86
562803	HC2_Utility_Benefited	K	14	2026	2027	$8,372.94	$6,250.71	$712.86
562804	HC2_Utility_Benefited	K	15	2026	2027	$8,372.94	$6,250.71	$712.86
562805	HC2_Utility_Benefited	K	16	2026	2027	$8,372.94	$6,250.71	$712.86
562806	HC2_Utility_Benefited	K	17	2026	2027	$8,372.94	$6,250.71	$712.86
562807	HC2_Utility_Benefited	K	18	2026	2027	$8,372.94	$6,250.71	$712.86
562808	HC2_Utility_Benefited	K	19	2026	2027	$8,372.94	$6,250.71	$712.86
562809	HC2_Utility_Benefited	K	20	2026	2027	$8,372.94	$6,250.71	$712.86
562810	HC2_Utility_Benefited	K	21	2026	2027	$8,372.94	$6,250.71	$712.86
562811	HC2_Utility_Benefited	K	22	2026	2027	$8,372.94	$6,250.71	$712.86
562812	HC2_Utility_Benefited	K	23	2026	2027	$8,372.94	$6,250.71	$712.86
562813	HC2_Utility_Benefited	H	18	2026	2027	$8,372.94	$6,250.71	$712.86
562814	HC2_Utility_Benefited	H	19	2026	2027	$8,372.94	$6,250.71	$712.86
562815	HC2_Utility_Benefited	H	20	2026	2027	$8,372.94	$6,250.71	$712.86
562816	HC2_Utility_Benefited	H	21	2026	2027	$8,372.94	$6,250.71	$712.86
562817	HC2_Utility_Benefited	H	22	2026	2027	$8,372.94	$6,250.71	$712.86
562818	HC2_Utility_Benefited	H	23	2026	2027	$8,372.94	$6,250.71	$712.86
562819	HC2_Utility_Benefited	H	24	2026	2027	$8,372.94	$6,250.71	$712.86
562820	HC2_Utility_Benefited	H	25	2026	2027	$8,372.94	$6,250.71	$712.86
562821	HC2_Utility_Benefited	H	26	2026	2027	$8,372.94	$6,250.71	$712.86
562822	HC2_Utility_Benefited	H	27	2026	2027	$8,372.94	$6,250.71	$712.86
562823	HC2_Utility_Non-Benefited	E	4	N/A	N/A		$0.00	$0.00
579349	HC2_Utility_Benefited	H	28	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
579350	HC2_Utility_Benefited	H	29	2026	2027	$8,372.94	$6,250.71	$712.86
579351	HC2_Utility_Benefited	H	30	2026	2027	$8,372.94	$6,250.71	$712.86
579352	HC2_Utility_Benefited	H	31	2026	2027	$8,372.94	$6,250.71	$712.86
579353	HC2_Utility_Benefited	H	32	2026	2027	$8,372.94	$6,250.71	$712.86
579354	HC2_Utility_Benefited	H	33	2026	2027	$8,372.94	$6,250.71	$712.86
579355	HC2_Utility_Benefited	H	34	2026	2027	$8,372.94	$6,250.71	$712.86
579356	HC2_Utility_Benefited	H	35	2026	2027	$8,372.94	$6,250.71	$712.86
579357	HC2_Utility_Benefited	H	36	2026	2027	$8,372.94	$6,250.71	$712.86
579358	HC2_Utility_Benefited	H	37	2026	2027	$8,372.94	$6,250.71	$712.86
579359	HC2_Utility_Benefited	M	1	2026	2027	$8,372.94	$6,250.71	$712.86
579360	HC2_Utility_Benefited	M	2	2026	2027	$8,372.94	$6,250.71	$712.86
579361	HC2_Utility_Benefited	M	3	2026	2027	$8,372.94	$6,250.71	$712.86
579362	HC2_Utility_Benefited	M	4	2026	2027	$8,372.94	$6,250.71	$712.86
579363	HC2_Utility_Benefited	M	5	2026	2027	$8,372.94	$6,250.71	$712.86
579364	HC2_Utility_Benefited	M	6	2026	2027	$8,372.94	$6,250.71	$712.86
579365	HC2_Utility_Benefited	M	7	2026	2027	$8,372.94	$6,250.71	$712.86
579366	HC2_Utility_Benefited	M	8	2026	2027	$8,372.94	$6,250.71	$712.86
579367	HC2_Utility_Benefited	M	9	2026	2027	$8,372.94	$6,250.71	$712.86
579368	HC2_Utility_Benefited	M	10	2026	2027	$8,372.94	$6,250.71	$712.86
579369	HC2_Utility_Benefited	M	11	2026	2027	$8,372.94	$6,250.71	$712.86
579370	HC2_Utility_Benefited	M	12	2026	2027	$8,372.94	$6,250.71	$712.86
579371	HC2_Utility_Benefited	M	13	2026	2027	$8,372.94	$6,250.71	$712.86
579372	HC2_Utility_Benefited	M	14	2026	2027	$8,372.94	$6,250.71	$712.86
579373	HC2_Utility_Benefited	M	15	2026	2027	$8,372.94	$6,250.71	$712.86
579374	HC2_Utility_Benefited	M	16	2026	2027	$8,372.94	$6,250.71	$712.86
579375	HC2_Utility_Benefited	M	17	2026	2027	$8,372.94	$6,250.71	$712.86
579376	HC2_Utility_Benefited	I	16	2026	2027	$8,372.94	$6,250.71	$712.86
579377	HC2_Utility_Benefited	I	17	2026	2027	$8,372.94	$6,250.71	$712.86
579378	HC2_Utility_Benefited	I	18	2026	2027	$8,372.94	$6,250.71	$712.86
579379	HC2_Utility_Benefited	I	19	2026	2027	$8,372.94	$6,250.71	$712.86
579380	HC2_Utility_Benefited	L	7	2026	2027	$8,372.94	$6,250.71	$712.86
579381	HC2_Utility_Benefited	L	8	2026	2027	$8,372.94	$6,250.71	$712.86
579382	HC2_Utility_Benefited	L	9	2026	2027	$8,372.94	$6,250.71	$712.86
579383	HC2_Utility_Benefited	L	10	2026	2027	$8,372.94	$6,250.71	$712.86
579384	HC2_Utility_Benefited	L	11	2026	2027	$8,372.94	$6,250.71	$712.86
579385	HC2_Utility_Benefited	L	12	2026	2027	$8,372.94	$6,250.71	$712.86
579386	HC2_Utility_Benefited	L	13	2026	2027	$8,372.94	$6,250.71	$712.86
579387	HC2_Utility_Benefited	L	14	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
579388	HC2_Utility_Benefited	L	15	2026	2027	$8,372.94	$6,250.71	$712.86
579389	HC2_Utility_Benefited	L	16	2026	2027	$8,372.94	$6,250.71	$712.86
579390	HC2_Utility_Benefited	L	17	2026	2027	$8,372.94	$6,250.71	$712.86
579391	HC2_Utility_Benefited	L	18	2026	2027	$8,372.94	$6,250.71	$712.86
579392	HC2_Utility_Benefited	L	19	2026	2027	$8,372.94	$6,250.71	$712.86
579393	HC2_Utility_Benefited	L	20	2026	2027	$8,372.94	$6,250.71	$712.86
579394	HC2_Utility_Benefited	L	21	2026	2027	$8,372.94	$6,250.71	$712.86
579395	HC2_Utility_Benefited	L	22	2026	2027	$8,372.94	$6,250.71	$712.86
579396	HC2_Utility_Benefited	L	23	2026	2027	$8,372.94	$6,250.71	$712.86
579397	HC2_Utility_Benefited	L	24	2026	2027	$8,372.94	$6,250.71	$712.86
579398	HC2_Utility_Benefited	L	25	2026	2027	$8,372.94	$6,250.71	$712.86
579399	HC2_Utility_Benefited	L	26	2026	2027	$8,372.94	$6,250.71	$712.86
579400	HC2_Utility_Benefited	L	27	2026	2027	$8,372.94	$6,250.71	$712.86
579401	HC2_Utility_Benefited	L	28	2026	2027	$8,372.94	$6,250.71	$712.86
579402	HC2_Utility_Benefited	L	29	2026	2027	$8,372.94	$6,250.71	$712.86
579403	HC2_Utility_Benefited	L	30	2026	2027	$8,372.94	$6,250.71	$712.86
579404	HC2_Utility_Non-Benefited	E	7	N/A	N/A		$0.00	$0.00
621604	HC2_Utility_Non-Benefited	J	2x	N/A	N/A		$0.00	$0.00
621605	HC2_Utility_Benefited	J	20	2026	2027	$8,372.94	$6,250.71	$712.86
621606	HC2_Utility_Benefited	J	21	2026	2027	$8,372.94	$6,250.71	$712.86
621607	HC2_Utility_Prepaid	J	22	N/A	N/A		$0.00	$0.00
621608	HC2_Utility_Benefited	J	23	2026	2027	$8,372.94	$6,250.71	$712.86
621610	HC2_Utility_Benefited	J	25	2026	2027	$8,372.94	$6,250.71	$712.86
621611	HC2_Utility_Benefited	J	26	2026	2027	$8,372.94	$6,250.71	$712.86
621612	HC2_Utility_Benefited	J	27	2026	2027	$8,372.94	$6,250.71	$712.86
621613	HC2_Utility_Benefited	J	28	2026	2027	$8,372.94	$6,250.71	$712.86
621614	HC2_Utility_Benefited	J	29	2026	2027	$8,372.94	$6,250.71	$712.86
621615	HC2_Utility_Benefited	J	30	2026	2027	$8,372.94	$6,250.71	$712.86
621616	HC2_Utility_Benefited	J	31	2026	2027	$8,372.94	$6,250.71	$712.86
621617	HC2_Utility_Benefited	J	32	2026	2027	$8,372.94	$6,250.71	$712.86
621618	HC2_Utility_Benefited	J	33	2026	2027	$8,372.94	$6,250.71	$712.86
621619	HC2_Utility_Benefited	J	34	2026	2027	$8,372.94	$6,250.71	$712.86
621620	HC2_Utility_Benefited	J	35	2026	2027	$8,372.94	$6,250.71	$712.86
621621	HC2_Utility_Benefited	J	36	2026	2027	$8,372.94	$6,250.71	$712.86
621622	HC2_Utility_Benefited	J	37	2026	2027	$8,372.94	$6,250.71	$712.86
621623	HC2_Utility_Benefited	J	38	2026	2027	$8,372.94	$6,250.71	$712.86
621624	HC2_Utility_Benefited	K	1	2026	2027	$8,372.94	$6,250.71	$712.86
621625	HC2_Utility_Benefited	K	2	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
621626	HC2_Utility_Benefited	K	3	2026	2027	$8,372.94	$6,250.71	$712.86
621627	HC2_Utility_Benefited	K	4	2026	2027	$8,372.94	$6,250.71	$712.86
621628	HC2_Utility_Benefited	K	5	2026	2027	$8,372.94	$6,250.71	$712.86
621629	HC2_Utility_Benefited	K	6	2026	2027	$8,372.94	$6,250.71	$712.86
621630	HC2_Utility_Benefited	K	7	2026	2027	$8,372.94	$6,250.71	$712.86
621631	HC2_Utility_Benefited	K	8	2026	2027	$8,372.94	$6,250.71	$712.86
621632	HC2_Utility_Benefited	K	9	2026	2027	$8,372.94	$6,250.71	$712.86
621635	HC2_Utility_Non-Benefited	A	4x	N/A	N/A		$0.00	$0.00
621636	HC2_Utility_Benefited	A	48	2026	2027	$8,372.94	$6,250.71	$712.86
621637	HC2_Utility_Benefited	A	49	2026	2027	$8,372.94	$6,250.71	$712.86
621638	HC2_Utility_Benefited	A	50	2026	2027	$8,372.94	$6,250.71	$712.86
621639	HC2_Utility_Benefited	A	51	2026	2027	$8,372.94	$6,250.71	$712.86
621641	HC2_Utility_Benefited	A	81	2026	2027	$8,372.94	$6,250.71	$712.86
621642	HC2_Utility_Benefited	A	82	2026	2027	$8,372.94	$6,250.71	$712.86
621643	HC2_Utility_Benefited	A	83	2026	2027	$8,372.94	$6,250.71	$712.86
621644	HC2_Utility_Benefited	A	84	2026	2027	$8,372.94	$6,250.71	$712.86
621645	HC2_Utility_Benefited	A	85	2026	2027	$8,372.94	$6,250.71	$712.86
621649	HC2_Utility_Benefited	O	13	2026	2027	$8,372.94	$6,250.71	$712.86
621650	HC2_Utility_Benefited	O	14	2026	2027	$8,372.94	$6,250.71	$712.86
621651	HC2_Utility_Benefited	O	15	2026	2027	$8,372.94	$6,250.71	$712.86
621652	HC2_Utility_Benefited	O	16	2026	2027	$8,372.94	$6,250.71	$712.86
621653	HC2_Utility_Benefited	O	17	2026	2027	$8,372.94	$6,250.71	$712.86
621654	HC2_Utility_Benefited	O	18	2026	2027	$8,372.94	$6,250.71	$712.86
621655	HC2_Utility_Benefited	O	19	2026	2027	$8,372.94	$6,250.71	$712.86
621656	HC2_Utility_Benefited	O	20	2026	2027	$8,372.94	$6,250.71	$712.86
621657	HC2_Utility_Benefited	O	21	2026	2027	$8,372.94	$6,250.71	$712.86
621658	HC2_Utility_Benefited	O	22	2026	2027	$8,372.94	$6,250.71	$712.86
621659	HC2_Utility_Benefited	O	23	2026	2027	$8,372.94	$6,250.71	$712.86
621660	HC2_Utility_Benefited	O	24	2026	2027	$8,372.94	$6,250.71	$712.86
621661	HC2_Utility_Benefited	O	25	2026	2027	$8,372.94	$6,250.71	$712.86
621663	HC2_Utility_Benefited	P	18	2026	2027	$8,372.94	$6,250.71	$712.86
621664	HC2_Utility_Benefited	P	19	2026	2027	$8,372.94	$6,250.71	$712.86
621665	HC2_Utility_Benefited	P	20	2026	2027	$8,372.94	$6,250.71	$712.86
621666	HC2_Utility_Benefited	P	21	2026	2027	$8,372.94	$6,250.71	$712.86
621667	HC2_Utility_Benefited	P	22	2026	2027	$8,372.94	$6,250.71	$712.86
621668	HC2_Utility_Benefited	P	23	2026	2027	$8,372.94	$6,250.71	$712.86
621669	HC2_Utility_Benefited	P	24	2026	2027	$8,372.94	$6,250.71	$712.86
621670	HC2_Utility_Benefited	P	25	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
621671	HC2_Utility_Benefited	P	26	2026	2027	$8,372.94	$6,250.71	$712.86
621672	HC2_Utility_Benefited	P	27	2026	2027	$8,372.94	$6,250.71	$712.86
621673	HC2_Utility_Benefited	P	28	2026	2027	$8,372.94	$6,250.71	$712.86
621675	HC2_Utility_Benefited	P	29	2026	2027	$8,372.94	$6,250.71	$712.86
621676	HC2_Utility_Benefited	P	30	2026	2027	$8,372.94	$6,250.71	$712.86
621678	HC2_Utility_Benefited	P	32	2026	2027	$8,372.94	$6,250.71	$712.86
636760	HC2_Utility_Benefited	N	22	2026	2027	$8,372.94	$6,250.71	$712.86
636761	HC2_Utility_Benefited	N	23	2026	2027	$8,372.94	$6,250.71	$712.86
636762	HC2_Utility_Benefited	N	24	2026	2027	$8,372.94	$6,250.71	$712.86
636763	HC2_Utility_Benefited	N	5	2026	2027	$8,372.94	$6,250.71	$712.86
636764	HC2_Utility_Benefited	N	26	2026	2027	$8,372.94	$6,250.71	$712.86
636765	HC2_Utility_Benefited	N	27	2026	2027	$8,372.94	$6,250.71	$712.86
636766	HC2_Utility_Benefited	N	28	2026	2027	$8,372.94	$6,250.71	$712.86
636767	HC2_Utility_Benefited	N	29	2026	2027	$8,372.94	$6,250.71	$712.86
636768	HC2_Utility_Benefited	N	30	2026	2027	$8,372.94	$6,250.71	$712.86
636769	HC2_Utility_Benefited	N	31	2026	2027	$8,372.94	$6,250.71	$712.86
636770	HC2_Utility_Benefited	N	32	2026	2027	$8,372.94	$6,250.71	$712.86
636771	HC2_Utility_Benefited	N	33	2026	2027	$8,372.94	$6,250.71	$712.86
636772	HC2_Utility_Benefited	N	34	2026	2027	$8,372.94	$6,250.71	$712.86
636773	HC2_Utility_Benefited	N	35	2026	2027	$8,372.94	$6,250.71	$712.86
636774	HC2_Utility_Benefited	N	36	2026	2027	$8,372.94	$6,250.71	$712.86
636775	HC2_Utility_Benefited	N	37	2026	2027	$8,372.94	$6,250.71	$712.86
636776	HC2_Utility_Benefited	N	38	2026	2027	$8,372.94	$6,250.71	$712.86
636777	HC2_Utility_Benefited	N	39	2026	2027	$8,372.94	$6,250.71	$712.86
636778	HC2_Utility_Benefited	N	40	2026	2027	$8,372.94	$6,250.71	$712.86
636779	HC2_Utility_Benefited	N	41	2026	2027	$8,372.94	$6,250.71	$712.86
636780	HC2_Utility_Benefited	N	42	2026	2027	$8,372.94	$6,250.71	$712.86
636782	HC2_Utility_Benefited	I	20	2026	2027	$8,372.94	$6,250.71	$712.86
636783	HC2_Utility_Benefited	I	21	2026	2027	$8,372.94	$6,250.71	$712.86
636784	HC2_Utility_Benefited	I	22	2026	2027	$8,372.94	$6,250.71	$712.86
636785	HC2_Utility_Benefited	I	23	2026	2027	$8,372.94	$6,250.71	$712.86
636786	HC2_Utility_Benefited	I	24	2026	2027	$8,372.94	$6,250.71	$712.86
636787	HC2_Utility_Benefited	I	25	2026	2027	$8,372.94	$6,250.71	$712.86
636788	HC2_Utility_Benefited	I	26	2026	2027	$8,372.94	$6,250.71	$712.86
636789	HC2_Utility_Benefited	I	27	2026	2027	$8,372.94	$6,250.71	$712.86
636790	HC2_Utility_Benefited	I	28	2026	2027	$8,372.94	$6,250.71	$712.86
636791	HC2_Utility_Benefited	I	29	2026	2027	$8,372.94	$6,250.71	$712.86
636792	HC2_Utility_Benefited	I	30	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
636793	HC2_Utility_Benefited	I	31	2026	2027	$8,372.94	$6,250.71	$712.86
636794	HC2_Utility_Benefited	M	18	2026	2027	$8,372.94	$6,250.71	$712.86
636795	HC2_Utility_Benefited	M	19	2026	2027	$8,372.94	$6,250.71	$712.86
636796	HC2_Utility_Benefited	M	20	2026	2027	$8,372.94	$6,250.71	$712.86
636797	HC2_Utility_Benefited	M	21	2026	2027	$8,372.94	$6,250.71	$712.86
636798	HC2_Utility_Benefited	M	22	2026	2027	$8,372.94	$6,250.71	$712.86
636799	HC2_Utility_Benefited	M	23	2026	2027	$8,372.94	$6,250.71	$712.86
636800	HC2_Utility_Benefited	M	24	2026	2027	$8,372.94	$6,250.71	$712.86
636801	HC2_Utility_Benefited	M	25	2026	2027	$8,372.94	$6,250.71	$712.86
636802	HC2_Utility_Benefited	I	32	2026	2027	$8,372.94	$6,250.71	$712.86
636803	HC2_Utility_Benefited	I	33	2026	2027	$8,372.94	$6,250.71	$712.86
636804	HC2_Utility_Benefited	I	34	2026	2027	$8,372.94	$6,250.71	$712.86
636805	HC2_Utility_Benefited	J	9	2026	2027	$8,372.94	$6,250.71	$712.86
636806	HC2_Utility_Benefited	J	10	2026	2027	$8,372.94	$6,250.71	$712.86
636807	HC2_Utility_Benefited	J	11	2026	2027	$8,372.94	$6,250.71	$712.86
636808	HC2_Utility_Benefited	J	12	2026	2027	$8,372.94	$6,250.71	$712.86
636809	HC2_Utility_Benefited	J	13	2026	2027	$8,372.94	$6,250.71	$712.86
636998	HC2_Utility_Non-Benefited	E	8	N/A	N/A		$0.00	$0.00
638698	HC2_Utility_Benefited	N	1	2026	2027	$8,372.94	$6,250.71	$712.86
638699	HC2_Utility_Benefited	N	2	2026	2027	$8,372.94	$6,250.71	$712.86
638700	HC2_Utility_Benefited	N	3	2026	2027	$8,372.94	$6,250.71	$712.86
638701	HC2_Utility_Benefited	N	4	2026	2027	$8,372.94	$6,250.71	$712.86
638702	HC2_Utility_Benefited	N	5	2026	2027	$8,372.94	$6,250.71	$712.86
638703	HC2_Utility_Benefited	N	6	2026	2027	$8,372.94	$6,250.71	$712.86
638704	HC2_Utility_Benefited	N	7	2026	2027	$8,372.94	$6,250.71	$712.86
638705	HC2_Utility_Benefited	N	8	2026	2027	$8,372.94	$6,250.71	$712.86
638706	HC2_Utility_Benefited	N	9	2026	2027	$8,372.94	$6,250.71	$712.86
638707	HC2_Utility_Benefited	N	10	2026	2027	$8,372.94	$6,250.71	$712.86
638708	HC2_Utility_Benefited	N	11	2026	2027	$8,372.94	$6,250.71	$712.86
638709	HC2_Utility_Benefited	N	12	2026	2027	$8,372.94	$6,250.71	$712.86
638710	HC2_Utility_Benefited	N	13	2026	2027	$8,372.94	$6,250.71	$712.86
638711	HC2_Utility_Benefited	N	14	2026	2027	$8,372.94	$6,250.71	$712.86
638712	HC2_Utility_Benefited	N	15	2026	2027	$8,372.94	$6,250.71	$712.86
638713	HC2_Utility_Benefited	N	16	2026	2027	$8,372.94	$6,250.71	$712.86
638714	HC2_Utility_Benefited	N	17	2026	2027	$8,372.94	$6,250.71	$712.86
638715	HC2_Utility_Benefited	N	18	2026	2027	$8,372.94	$6,250.71	$712.86
638716	HC2_Utility_Benefited	N	19	2026	2027	$8,372.94	$6,250.71	$712.86
638717	HC2_Utility_Benefited	N	20	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
638718	HC2_Utility_Benefited	N	21	2026	2027	$8,372.94	$6,250.71	$712.86
638740	HC2_Utility_Non-Benefited	E	9	N/A	N/A		$0.00	$0.00
649674	HC2_Utility_Benefited	X	18	2026	2027	$8,372.94	$6,250.71	$712.86
649675	HC2_Utility_Benefited	X	19	2026	2027	$8,372.94	$6,250.71	$712.86
649676	HC2_Utility_Benefited	X	20	2026	2027	$8,372.94	$6,250.71	$712.86
649677	HC2_Utility_Benefited	X	21	2026	2027	$8,372.94	$6,250.71	$712.86
649678	HC2_Utility_Benefited	X	22	2026	2027	$8,372.94	$6,250.71	$712.86
649679	HC2_Utility_Benefited	X	23	2026	2027	$8,372.94	$6,250.71	$712.86
649680	HC2_Utility_Benefited	X	24	2026	2027	$8,372.94	$6,250.71	$712.86
649681	HC2_Utility_Benefited	X	25	2026	2027	$8,372.94	$6,250.71	$712.86
649682	HC2_Utility_Benefited	X	26	2026	2027	$8,372.94	$6,250.71	$712.86
649683	HC2_Utility_Benefited	X	27	2026	2027	$8,372.94	$6,250.71	$712.86
649684	HC2_Utility_Benefited	X	28	2026	2027	$8,372.94	$6,250.71	$712.86
649685	HC2_Utility_Benefited	X	29	2026	2027	$8,372.94	$6,250.71	$712.86
649686	HC2_Utility_Benefited	X	30	2026	2027	$8,372.94	$6,250.71	$712.86
649687	HC2_Utility_Benefited	X	31	2026	2027	$8,372.94	$6,250.71	$712.86
649688	HC2_Utility_Benefited	X	32	2026	2027	$8,372.94	$6,250.71	$712.86
649689	HC2_Utility_Benefited	X	33	2026	2027	$8,372.94	$6,250.71	$712.86
649690	HC2_Utility_Benefited	X	34	2026	2027	$8,372.94	$6,250.71	$712.86
649691	HC2_Utility_Benefited	X	35	2026	2027	$8,372.94	$6,250.71	$712.86
649692	HC2_Utility_Benefited	X	36	2026	2027	$8,372.94	$6,250.71	$712.86
649693	HC2_Utility_Benefited	X	7	2026	2027	$8,372.94	$6,250.71	$712.86
649694	HC2_Utility_Benefited	X	8	2026	2027	$8,372.94	$6,250.71	$712.86
649695	HC2_Utility_Benefited	X	9	2026	2027	$8,372.94	$6,250.71	$712.86
649696	HC2_Utility_Benefited	X	10	2026	2027	$8,372.94	$6,250.71	$712.86
649697	HC2_Utility_Benefited	X	11	2026	2027	$8,372.94	$6,250.71	$712.86
649698	HC2_Utility_Benefited	X	12	2026	2027	$8,372.94	$6,250.71	$712.86
649699	HC2_Utility_Benefited	X	13	2026	2027	$8,372.94	$6,250.71	$712.86
649700	HC2_Utility_Benefited	X	14	2026	2027	$8,372.94	$6,250.71	$712.86
649701	HC2_Utility_Benefited	X	15	2026	2027	$8,372.94	$6,250.71	$712.86
649702	HC2_Utility_Benefited	X	16	2026	2027	$8,372.94	$6,250.71	$712.86
649703	HC2_Utility_Benefited	X	17	2026	2027	$8,372.94	$6,250.71	$712.86
649704	HC2_Utility_Benefited	X	37	2026	2027	$8,372.94	$6,250.71	$712.86
649705	HC2_Utility_Benefited	X	38	2026	2027	$8,372.94	$6,250.71	$712.86
649706	HC2_Utility_Benefited	X	39	2026	2027	$8,372.94	$6,250.71	$712.86
649707	HC2_Utility_Benefited	X	40	2026	2027	$8,372.94	$6,250.71	$712.86
649708	HC2_Utility_Benefited	X	41	2026	2027	$8,372.94	$6,250.71	$712.86
649709	HC2_Utility_Benefited	X	42	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
649710	HC2_Utility_Benefited	X	43	2026	2027	$8,372.94	$6,250.71	$712.86
649711	HC2_Utility_Benefited	X	44	2026	2027	$8,372.94	$6,250.71	$712.86
649712	HC2_Utility_Benefited	X	45	2026	2027	$8,372.94	$6,250.71	$712.86
649713	HC2_Utility_Benefited	X	46	2026	2027	$8,372.94	$6,250.71	$712.86
649714	HC2_Utility_Benefited	X	1	2026	2027	$8,372.94	$6,250.71	$712.86
649715	HC2_Utility_Benefited	X	2	2026	2027	$8,372.94	$6,250.71	$712.86
649716	HC2_Utility_Benefited	X	3	2026	2027	$8,372.94	$6,250.71	$712.86
649717	HC2_Utility_Benefited	X	4	2026	2027	$8,372.94	$6,250.71	$712.86
649718	HC2_Utility_Benefited	X	5	2026	2027	$8,372.94	$6,250.71	$712.86
649719	HC2_Utility_Benefited	X	6	2026	2027	$8,372.94	$6,250.71	$712.86
649720	HC2_Utility_Benefited	X	47	2026	2027	$8,372.94	$6,250.71	$712.86
649721	HC2_Utility_Benefited	X	48	2026	2027	$8,372.94	$6,250.71	$712.86
649722	HC2_Utility_Benefited	X	49	2026	2027	$8,372.94	$6,250.71	$712.86
649723	HC2_Utility_Benefited	X	50	2026	2027	$8,372.94	$6,250.71	$712.86
649724	HC2_Utility_Benefited	X	51	2026	2027	$8,372.94	$6,250.71	$712.86
649725	HC2_Utility_Benefited	X	52	2026	2027	$8,372.94	$6,250.71	$712.86
649726	HC2_Utility_Benefited	X	53	2026	2027	$8,372.94	$6,250.71	$712.86
649727	HC2_Utility_Benefited	X	54	2026	2027	$8,372.94	$6,250.71	$712.86
649728	HC2_Utility_Non-Benefited	X	1x	N/A	N/A		$0.00	$0.00
649729	HC2_Utility_Non-Benefited	X	2x	N/A	N/A		$0.00	$0.00
649730	HC2_Utility_Non-Benefited	X	3x	N/A	N/A		$0.00	$0.00
649731	HC2_Utility_Non-Benefited	X	4x	N/A	N/A		$0.00	$0.00
649732	HC2_Utility_Non-Benefited	X	5x	N/A	N/A		$0.00	$0.00
649733	HC2_Utility_Non-Benefited	X	6x	N/A	N/A		$0.00	$0.00
649734	HC2_Utility_Non-Benefited	X	7x	N/A	N/A		$0.00	$0.00
649735	HC2_Utility_Benefited	Y	1	2026	2027	$8,372.94	$6,250.71	$712.86
649736	HC2_Utility_Benefited	Y	2	2026	2027	$8,372.94	$6,250.71	$712.86
649737	HC2_Utility_Benefited	Y	3	2026	2027	$8,372.94	$6,250.71	$712.86
649738	HC2_Utility_Benefited	Y	4	2026	2027	$8,372.94	$6,250.71	$712.86
649739	HC2_Utility_Benefited	Y	5	2026	2027	$8,372.94	$6,250.71	$712.86
649740	HC2_Utility_Benefited	Y	6	2026	2027	$8,372.94	$6,250.71	$712.86
649741	HC2_Utility_Benefited	Y	7	2026	2027	$8,372.94	$6,250.71	$712.86
649742	HC2_Utility_Benefited	Y	8	2026	2027	$8,372.94	$6,250.71	$712.86
649743	HC2_Utility_Benefited	Y	9	2026	2027	$8,372.94	$6,250.71	$712.86
649744	HC2_Utility_Benefited	Y	10	2026	2027	$8,372.94	$6,250.71	$712.86
649746	HC2_Utility_Benefited	Y	11	2026	2027	$8,372.94	$6,250.71	$712.86
649747	HC2_Utility_Benefited	Y	12	2026	2027	$8,372.94	$6,250.71	$712.86
649748	HC2_Utility_Benefited	Y	13	2026	2027	$8,372.94	$6,250.71	$712.86

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
649749	HC2_Utility_Benefited	Y	14	2026	2027	$8,372.94	$6,250.71	$712.86
649750	HC2_Utility_Benefited	Y	15	2026	2027	$8,372.94	$6,250.71	$712.86
649751	HC2_Utility_Benefited	Y	16	2026	2027	$8,372.94	$6,250.71	$712.86
649752	HC2_Utility_Benefited	Y	17	2026	2027	$8,372.94	$6,250.71	$712.86
649753	HC2_Utility_Benefited	Y	18	2026	2027	$8,372.94	$6,250.71	$712.86
649754	HC2_Utility_Benefited	Y	19	2026	2027	$8,372.94	$6,250.71	$712.86
649755	HC2_Utility_Benefited	Y	20	2026	2027	$8,372.94	$6,250.71	$712.86
649756	HC2_Utility_Benefited	Z	1	2026	2027	$8,372.94	$6,250.71	$712.86
649757	HC2_Utility_Benefited	Z	2	2026	2027	$8,372.94	$6,250.71	$712.86
649758	HC2_Utility_Benefited	Z	3	2026	2027	$8,372.94	$6,250.71	$712.86
649759	HC2_Utility_Benefited	Z	4	2026	2027	$8,372.94	$6,250.71	$712.86
649760	HC2_Utility_Benefited	Z	5	2026	2027	$8,372.94	$6,250.71	$712.86
649761	HC2_Utility_Benefited	Z	6	2026	2027	$8,372.94	$6,250.71	$712.86
649762	HC2_Utility_Benefited	Z	7	2026	2027	$8,372.94	$6,250.71	$712.86
649763	HC2_Utility_Benefited	Z	8	2026	2027	$8,372.94	$6,250.71	$712.86
649764	HC2_Utility_Benefited	Z	9	2026	2027	$8,372.94	$6,250.71	$712.86
649765	HC2_Utility_Benefited	Z	10	2026	2027	$8,372.94	$6,250.71	$712.86
649766	HC2_Utility_Benefited	Z	11	2026	2027	$8,372.94	$6,250.71	$712.86
649767	HC2_Utility_Benefited	Z	12	2026	2027	$8,372.94	$6,250.71	$712.86
649768	HC2_Utility_Benefited	Z	13	2026	2027	$8,372.94	$6,250.71	$712.86
649769	HC2_Utility_Benefited	Z	14	2026	2027	$8,372.94	$6,250.71	$712.86
649770	HC2_Utility_Benefited	Z	15	2026	2027	$8,372.94	$6,250.71	$712.86
649771	HC2_Utility_Benefited	Z	16	2026	2027	$8,372.94	$6,250.71	$712.86
649772	HC2_Utility_Benefited	Z	17	2026	2027	$8,372.94	$6,250.71	$712.86
649773	HC2_Utility_Benefited	Z	18	2026	2027	$8,372.94	$6,250.71	$712.86
649774	HC2_Utility_Benefited	Z	19	2026	2027	$8,372.94	$6,250.71	$712.86
649775	HC2_Utility_Benefited	Z	20	2026	2027	$8,372.94	$6,250.71	$712.86
649776	HC2_Utility_Benefited	Bb	1	2026	2027	$8,372.94	$6,250.71	$712.86
649777	HC2_Utility_Benefited	Bb	2	2026	2027	$8,372.94	$6,250.71	$712.86
649778	HC2_Utility_Benefited	Bb	3	2026	2027	$8,372.94	$6,250.71	$712.86
649779	HC2_Utility_Benefited	Bb	4	2026	2027	$8,372.94	$6,250.71	$712.86
649780	HC2_Utility_Benefited	Bb	5	2026	2027	$8,372.94	$6,250.71	$712.86
649781	HC2_Utility_Benefited	Bb	6	2026	2027	$8,372.94	$6,250.71	$712.86
649782	HC2_Utility_Benefited	Bb	7	2026	2027	$8,372.94	$6,250.71	$712.86
649783	HC2_Utility_Benefited	Bb	8	2026	2027	$8,372.94	$6,250.71	$712.86
649784	HC2_Utility_Benefited	Bb	9	2026	2027	$8,372.94	$6,250.71	$712.86
649785	HC2_Utility_Benefited	Bb	10	2026	2027	$8,372.94	$6,250.71	$712.86
649786	HC2_Utility_Benefited	Bb	11	2026	2027	$8,372.94	$6,250.71	$712.86

Appendix A-1
Hackberry Hidden Cove PID 2
Series 2017 (Utility Refunding Bonds)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
649787	HC2_Utility_Benefited	Bb	12	2026	2027	$8,372.94	$6,250.71	$712.86
649788	HC2_Utility_Benefited	Bb	13	2026	2027	$8,372.94	$6,250.71	$712.86
649789	HC2_Utility_Benefited	Bb	14	2026	2027	$8,372.94	$6,250.71	$712.86
649790	HC2_Utility_Benefited	Bb	15	2026	2027	$8,372.94	$6,250.71	$712.86
649791	HC2_Utility_Benefited	Bb	16	2026	2027	$8,372.94	$6,250.71	$712.86
649792	HC2_Utility_Benefited	Bb	17	2026	2027	$8,372.94	$6,250.71	$712.86
649793	HC2_Utility_Benefited	Bb	18	2026	2027	$8,372.94	$6,250.71	$712.86
649794	HC2_Utility_Benefited	Bb	19	2026	2027	$8,372.94	$6,250.71	$712.86
649795	HC2_Utility_Benefited	Bb	20	2026	2027	$8,372.94	$6,250.71	$712.86
649796	HC2_Utility_Non-Benefited	E	9	N/A	N/A		$0.00	$0.00
					Total	$7,284,457.80	$5,438,121.65	$620,186.61

APPENDIX A-2

HACKBERRY HIDDEN COVE PID NO. 2 (UTILITY IMPROVEMENTS)
ESTIMATED ANNUAL INSTALLMENTS

City of Hackberry
Hidden Cove PID 2
Estimated Annual Installments - Utility Improvements*

Lot Type: HC2_Utility_Benefited

Tax Year	Bond Year	Principal	Interest	Prepayment and Delinquency Reserve	Annual Collection Costs	Estimated Annual Installment Adjustment	Total Annual Installment	Balance
2026	2027	$402.30	$279.31	$31.25	$47.86	($47.86)	$712.86	$5,848.42
2027	2028	$418.39	$263.12	$29.24	$48.82	($48.82)	$710.75	$5,430.02
2028	2029	$435.63	$244.29	$27.15	$49.79	($49.79)	$707.08	$4,994.39
2029	2030	$457.47	$224.69	$24.97	$50.79	($50.79)	$707.13	$4,536.92
2030	2031	$480.46	$204.10	$22.68	$51.80	($51.80)	$707.25	$4,056.46
2031	2032	$503.45	$182.48	$20.28	$52.84	($34.28)	$724.77	$3,553.01
2032	2033	$525.29	$159.83	$17.77	$53.90	($35.34)	$721.44	$3,027.73
2033	2034	$548.28	$136.19	$15.14	$54.97	($36.42)	$718.16	$2,479.45
2034	2035	$577.01	$111.52	$12.40	$56.07	($37.52)	$719.48	$1,902.44
2035	2036	$605.75	$85.55	$9.51	$57.20	($38.64)	$719.37	$1,296.69
2036	2037	$633.33	$58.29	$6.48	$58.34	($39.78)	$716.67	$663.36
2037	2038	$663.36	$29.79	$3.32	$59.51	($40.95)	$715.03	$0.00
Total:		$6,250.71	$1,979.17	$220.20	$641.88	($511.98)	$8,579.98	

*Subject to change.

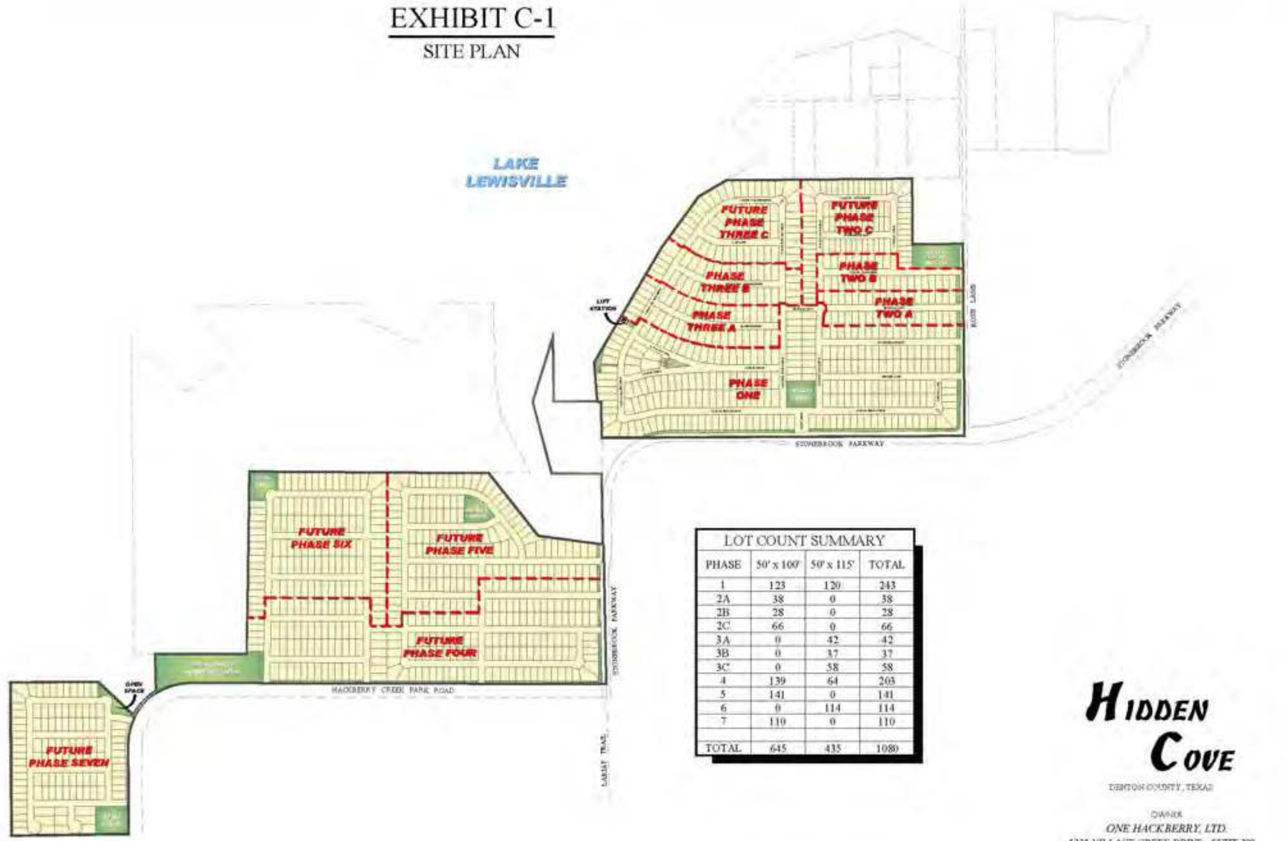
EXHIBIT A

PID BOUNDARIES

NOT TO SCALE

EXHIBIT C-1

SITE PLAN



LOT COUNT SUMMARY			
PHASE	50' x 100'	50' x 115'	TOTAL
1	123	120	243
2A	38	0	38
2B	28	0	28
2C	66	0	66
3A	0	42	42
3B	0	37	37
3C	0	58	58
4	139	64	203
5	141	0	141
6	0	114	114
7	110	0	110
TOTAL	645	435	1080

HIDDEN COVE

DENTON COUNTY, TEXAS

OWNER

ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75097

ENGINEER

DOWDEY, ANDERSON & ASSOCIATES, INC.

EXHIBIT B

AUTHORIZED IMPROVEMENT COSTS

HIDDEN COVE - JOINT UTILITY CONTRACT

Hackberry ETJ, Denton County,Texas

Summary of Estimated Projects and Costs

	DIRECT	INDIRECT	TOTAL
Water Distribution System			
(includes pro-rata costs of the offsite water improvements)	$ 1,812,312.05	$ 843,058.60	$ 2,655,370.65
Wastewater Collection System			
(includes pro-rata costs of the offsite sanitary sewer improvements)	$ 2,694,755.29	$ 1,166,000.00	$ 3,860,755.29
Storm Sewer Collection System			
(includes inlets, drainage pipe, detention pond, pipe to detention areas, drainage channels& erosion control)	$ 2,887,917.68	$ 3,310.50	$ 2,891,228.18
City, Professional and Miscellaneous Fees	$ 1,935,074.50		$ 1,935,074.50
General Contingency (15%)	$ 941,527.50		$ 941,527.50
Eligible PID Project Costs	$ 10,271,587.02	$ 2,012,369.10	$ 12,283,956.12

HIDDEN COVE - JOINT UTILITY CONTRACT

Hackberry ETJ, Denton County, Texas

Total Lots: ***1,080*** *Total Acres:* ***208.272***
Prepared: ***12/19/08*** *Revised:*

Overall Opinion of Probable Cost Summary by Tract For PID Creation

TRACT ID	Area (Ac)	Lots (#)	Cost ($)	By Lot ($)	By Acre ($)
OVERALL (INDIRECT)	208.272	1,080	$2,012,369	$1,863	$9,662
OVERALL (DIRECT)	208.272	1,080	$1,057,999	$980	$5,080
PHASE ONE (DIRECT)	48.281	243	$1,662,221	$6,840	$34,428
PHASE TWO A (DIRECT)	5.798	38	$137,961	$3,631	$23,795
PHASE TWO B (DIRECT)	5.324	28	$421,475	$15,053	$79,165
PHASE TWO C (DIRECT)	13.044	66	$603,175	$9,139	$46,242
PHASE THREE A (DIRECT)	7.782	42	$196,639	$4,682	$25,268
PHASE THREE B (DIRECT)	7.578	37	$346,725	$9,371	$45,754
PHASE THREE C (DIRECT)	11.197	58	$642,275	$11,074	$57,361
PHASE FOUR (DIRECT)	41.027	203	$2,426,443	$11,953	$59,143
PHASE FIVE (DIRECT)	24.577	141	$910,225	$6,455	$37,036
PHASE SIX (DIRECT)	22.155	114	$761,875	$6,683	$34,388
PHASE SEVEN (DIRECT)	21.509	110	$1,104,575	$10,042	$51,354
CATEGORY TOTALS	**208.272**	**1,080**	**$12,283,956**	**$11,374**	**$58,980**

Phases One, Two A and Three A of Tract 1 have been constructed for a total of 323 lots. Of these 323 lots, 171 are developed and occupied. All remaining undeveloped lots include 152 lots from Tract 1 and 757 lots from Phases Two B, Two C, Three B, Three C, Four, Five, Six and Seven, for a total of 909 undeveloped lots.

	Lots	Percent	Alotted Cost
Developed	**171**	16%	$1,944,959.72
Undeveloped	**909**	84%	$10,338,996.40
TOTAL	**1080**	100%	$12,283,956.12

HIDDEN COVE OVERALL (INDIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***1080***   *Total Acres:* ***208.272***
Prepared: ***12/19/08***   *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
OFF-SITE IMPROVEMENTS	$4,024,738	$3,727	$19,324
SUB-TOTALS	$4,024,738	$3,727	$19,324
CATEGORY SUBTOTALS	**$4,024,738**	**$3,727**	**$19,324**
CATEGORY TOTALS (50%)*	**$2,012,369**	**$1,863**	**$9,662**

*A cost sharing of 50 percent for improvements is based on future use by projected populations. The City of Hackberry currently has a population of approximately 1,000-1,500. At build-out, the population is expected to reach 3,500-4,000. Similarly, current and future phases of the Hidden Cove development are projected to add an additional population of 3,500-4,000. Thus, each contributing about half of the total population of the immediate area.

Opinion of Probable Cost

HIDDEN COVE OVERALL (INDIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***1080*** *Total Acres:* ***208.272***

Prepared: ***12/19/08*** *Revised:*

OFF-SITE IMPROVEMENTS	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
WWTP Expansion	$ 1,079.63	PER LOT	1080	$ 2,332,000.00
HIGH SERVICE PS & GROUND STORAGE TANK	$ 1,172.99	PER LOT	1080	$ 1,266,825.00
PUMP STA & GROUND STORAGE TANK CHANGE ORDE	$ 6.64	PER LOT	1080	$ 7,165.90
PHASE ONE ROSE LANE - WATER	$ 412,126.30	LS.	1	$ 412,126.30
PHASE ONE ROSE LANE - STORM	$ 3,310.50	LS.	1	$ 6,621.00
TOTAL				**$ 4,024,738.20**

HIDDEN COVE OVERALL (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***1080*** *Total Acres:* ***208.272***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
OFF-SITE IMPROVEMENTS	$988,699	$915	$4,747
SUB-TOTALS	$988,699	$915	$4,747
OVERALL CONTINGENCY/ESCALATION (15%)	$69,300	$64	$333
CATEGORY TOTALS	**$1,057,999**	**$980**	**$5,080**

Opinion of Probable Cost

HIDDEN COVE OVERALL (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***1080*** *Total Acres:* ***208.272***
Prepared: ***12/19/08*** *Revised:*

OFF-SITE IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
Phase One Lift Station	$ 526,698.81	LS.	1	$ 526,698.81
Phase Four Lift Statin	$ 250,000.00	LS.	1	$ 250,000.00
Phase Seven Lift Statin	$ 200,000.00	LS.	1	$ 200,000.00
MISCELLANEOUS ITEMS (5%)				$ 12,000.00
TOTAL				**$ 988,698.81**

HIDDEN COVE PHASE ONE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***243*** *Total Acres:* ***48.281***

Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$13,725	$56	$284
WATER	$406,740	$1,674	$8,424
SANITARY SEWER	$294,184	$1,211	$6,093
STORM SEWER	$546,822	$2,250	$11,326
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$400,750	$1,649	$8,300
SUB-TOTALS	$1,662,221	$6,840	$34,428
CATEGORY TOTALS	**$1,662,221**	**$6,840**	**$34,428**

Opinion of Probable Cost

HIDDEN COVE PHASE ONE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: **243** *Total Acres:* **48.281**

Prepared: **12/19/08** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
SILT FENCE (HIGH FLOW)	$ 1.25	LF.	10980	$ 13,725.00
TOTAL				**$ 13,725.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.07	LF.	6260	$ 106,858.20
12" P.V.C. WATERLINE	$ 31.45	LF.	3900	$ 122,655.00
6" GATE VALVE & BOX	$ 619.60	EA.	21	$ 13,011.60
8" GATE VALVE & BOX	$ 833.20	EA.	25	$ 20,830.00
12" GATE VALVE & BOX	$ 1,660.84	EA.	9	$ 14,947.56
16" GATE VALVE & BOX	$ 1,800.00	EA.	0	$ -
FIRE HYDRANT ASSEMBLY	$ 1,818.60	EA.	21	$ 38,190.60
1" SINGLE WATER SERVICE	$ 336.40	EA.	4	$ 1,345.60
1" BULLHEAD SERVICE	$ 433.79	EA.	121	$ 52,488.59
2-4" IRRIGATION SLEEVES	$ 6.04	LF.	160	$ 966.40
2" IRRIGATION SERVICE	$ 736.53	EA.	2	$ 1,473.06
MISCELLANEOUS FITTINGS	$ 3,605.50	TN.	9	$ 32,449.50
TESTING & CHLORINATION	$ 0.15	LF.	10160	$ 1,524.00
TOTAL				**$ 406,740.11**

NOTE:

1) THE COST FOR DOMESTIC AND IRRIGATION METERS ARE PAID BY THE BUILDER, PRIOR TO CONNECTION.

2) WATER METER COSTS ARE ESTABLISHED BY THE CITY AND VARY WITH SIZE.

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 15.67	LF.	7690	$ 120,502.30
12" P.V.C. PIPE (0'-10' DEEP)	$ 25.03	LF.	964	$ 24,128.92
4' DIAMETER MANHOLE	$ 2,215.72	EA.	21	$ 46,530.12
4' DIAMETER DROP MANHOLE (0-8' DEEP)	$ 2,808.33	EA.	1	$ 2,808.33
SINGLE CLEANOUT	$ 469.37	EA.	3	$ 1,408.11
4" SERVICE LINES	$ 339.83	EA.	245	$ 83,258.35
2000 PSI CONCRETE ENCASEMENT	$ 30.00	LF.	100	$ 3,000.00
TRENCH SAFETY	$ 0.20	LF.	8654	$ 1,730.80
TESTING & T.V. INSPECTION	$ 1.25	LF.	8654	$ 10,817.50
TOTAL				**$ 294,184.43**

Opinion of Probable Cost

HIDDEN COVE PHASE ONE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***243*** *Total Acres:* ***48.281***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 32.21	LF.	623	$ 20,066.83
21" R.C.P.	$ 35.70	LF.	425	$ 15,172.50
24" R.C.P.	$ 39.73	LF.	285	$ 11,323.05
36" R.C.P.	$ 64.86	LF.	344	$ 22,311.84
42" R.C.P.	$ 88.55	LF.	201	$ 17,798.55
45" R.C.P.	$ 99.03	LF.	42	$ 4,159.26
48" R.C.P.	$ 106.86	LF.	595	$ 63,581.70
54" R.C.P.	$ 136.03	LF.	1145	$ 155,754.35
60" R.C.P.	$ 159.90	LF.	185	$ 29,581.50
5' X 5' R.C.B. *(Reinforced Concrete Box)*	$ 168.78	LF.	206	$ 34,768.68
5' X 5' R.C.B. DEBRIS SEPERATOR	$ 13,800.00	EA.	1	$ 13,800.00
10' INLET	$ 2,400.00	EA.	8	$ 19,200.00
12' INLET	$ 2,650.00	EA.	10	$ 26,500.00
14' INLET	$ 2,900.00	EA.	2	$ 5,800.00
STORM SEWER MANHOLE	$ 3,800.00	EA.	2	$ 7,600.00
JUNCTION BOX	$ 4,675.00	EA.	1	$ 4,675.00
TRENCH SAFETY	$ 0.20	LF.	4051	$ 810.20
UTILITY CHANGE ORDERS	$ 63,118.08	LS.	1	$ 63,118.08
UTILITY BONDS	$ 30,800.00	LS.	1	$ 30,800.00
TOTAL				**$ 546,821.54**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 82,000.00	LS.	1	$ 82,000.00
ENGINEERING	$ 156,750.00	LS.	1	$ 156,750.00
ENVIRONMENTAL & GEOTECHNICAL	$ 41,500.00	LS.	1	$ 41,500.00
CONSTRUCTION MANAGEMENT	$ 120,500.00	LS.	1	$ 120,500.00
TOTAL				**$ 400,750.00**

HIDDEN COVE PHASE TWO A (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***38*** *Total Acres:* ***5.798***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$2,208	$58	$381
WATER	$25,576	$673	$4,411
SANITARY SEWER	$30,436	$801	$5,249
STORM SEWER	$10,175	$268	$1,755
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$69,566	$1,831	$11,998
SUB-TOTALS	$137,961	$3,631	$23,795
CATEGORY TOTALS	**$137,961**	**$3,631**	**$23,795**

Opinion of Probable Cost

HIDDEN COVE PHASE TWO A (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: **38** *Total Acres:* **5.798**

Prepared: **12/19/08** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
SILT FENCE (HIGH FLOW)	$ 1.38	LF.	1600	$ 2,208.00
TOTAL				**$ 2,208.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 13.63	LF.	930	$ 12,675.90
6" GATE VALVE & BOX	$ 688.82	EA.	1	$ 688.82
8" GATE VALVE & BOX	$ 965.40	EA.	1	$ 965.40
CONNECT TO EXISTING WATERLINE	$ 300.00	EA.	2	$ 600.00
FIRE HYDRANT ASSEMBLY	$ 2,099.32	EA.	1	$ 2,099.32
1" SINGLE WATER SERVICE	$ 341.74	EA.	2	$ 683.48
1" BULLHEAD SERVICE	$ 410.78	EA.	18	$ 7,394.04
MISCELLANEOUS FITTINGS	$ 658.12	TN.	0.5	$ 329.06
TESTING & CHLORINATION	$ 0.15	LF.	930	$ 139.50
TOTAL				**$ 25,575.52**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (1,700 LF. THRU PH. 3/6)	$ 13.25	LF.	923	$ 12,229.75
4' DIAMETER MANHOLE	$ 1,799.44	EA.	3	$ 5,398.32
CONNECT TO EXISTING MANHOLE	$ 300.00	EA.	1	$ 300.00
4" SERVICE LINES	$ 292.73	EA.	38	$ 11,123.74
TRENCH SAFETY	$ 0.25	LF.	923	$ 230.75
TESTING & T.V. INSPECTION	$ 1.25	LF.	923	$ 1,153.75
TOTAL				**$ 30,436.31**

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 32.71	LF.	32	$ 1,046.72
24" R.C.P.	$ 40.33	LF.	35	$ 1,411.55
12' INLET	$ 2,650.00	EA.	2	$ 5,300.00
TRENCH SAFETY	$ 0.25	LF.	67	$ 16.75
PAYMENT, MAINTENANCE BONDS	$ 2,400.00	EA.	1	$ 2,400.00
TOTAL				**$ 10,175.02**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 6,876.00	LS.	1	$ 6,876.00
ENGINEERING	$ 33,440.00	LS.	1	$ 33,440.00
ENVIRONMENTAL & GEOTECHNICAL	$ 5,500.00	LS.	1	$ 5,500.00
CONSTRUCTION MANAGEMENT	$ 23,750.00	LS.	1	$ 23,750.00
TOTAL				**$ 69,566.00**

HIDDEN COVE PHASE TWO B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***28*** *Total Acres:* ***5.324***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$25,000	$893	$4,696
WATER	$46,000	$1,643	$8,640
SANITARY SEWER	$110,000	$3,929	$20,661
STORM SEWER	$72,000	$2,571	$13,524
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$113,500	$4,054	$21,319
SUB-TOTALS	$366,500	$13,089	$68,839
OVERALL CONTINGENCY/ESCALATION (15%)	$54,975	$1,963	$10,326
CATEGORY TOTALS	**$421,475**	**$15,053**	**$79,165**

Opinion of Probable Cost

HIDDEN COVE PHASE TWO B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***28*** *Total Acres:* ***5.324***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
EROSION CONTROL	$ 400.00	LT.	28	$ 11,200.00
ROCK CHECK DAMS	$ 600.00	LF.	20	$ 12,000.00
MISCELLANEOUS ITEMS (5%)				$ 1,800.00
TOTAL				**$ 25,000.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.00	LF.	1292	$ 21,964.00
6" GATE VALVE & BOX	$ 650.00	EA.	2	$ 1,300.00
CONNECT TO EXISTING WATERLINE	$ 500.00	EA.	2	$ 1,000.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	2	$ 4,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	4	$ 1,500.00
1" x 3/4" BULLHEAD SERVICE	$ 450.00	EA.	16	$ 7,200.00
1" X 3/4" BULLHEAD SERVICE ON EX. 12"	$ 450.00	EA.	1	$ 450.00
1" SERVIES ON EX. 12'	$ 400.00	EA.	1	$ 400.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	1.3	$ 4,420.00
TESTING & CHLORINATION	$ 1.00	LF.	1292	$ 1,292.00
MISCELLANEOUS ITEMS (5%)				$ 2,474.00
TOTAL				**$ 46,000.00**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 18.00	LF.	2854	$ 51,372.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	8	$ 20,000.00
CONNECT TO EXISTING MANHOLE	$ 500.00	EA.	1	$ 500.00
SINGLE CLEANOUT	$ 450.00	EA.	1	$ 450.00
4" SERVICE LINES	$ 375.00	EA.	67	$ 25,125.00
TRENCH SAFETY	$ 1.00	LF.	2854	$ 2,854.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	2854	$ 3,567.50
MISCELLANEOUS ITEMS (5%)				$ 6,131.50
TOTAL				**$ 110,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE TWO B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***28*** *Total Acres:* ***5.324***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	34	$ 1,190.00
21" R.C.P.	$ 40.00	LF.	451	$ 18,040.00
24" R.C.P.	$ 45.00	LF.	493	$ 22,185.00
30" R.C.P.	$ 65.00	LF.	235	$ 15,275.00
10' INLET	$ 2,200.00	EA.	3	$ 6,600.00
CONNECT TO EXISTING STORM LINE	$ 500.00	EA.	1	$ 500.00
30" TYPE "B" HEADWALL	$ 2,800.00	EA.	1	$ 2,800.00
TRENCH SAFETY	$ 1.00	LF.	1213	$ 1,213.00
MISCELLANEOUS ITEMS (5%)				$ 4,197.00
TOTAL				**$ 72,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 14,012.00	LS.	1	$ 14,012.00
ENGINEERING	$ 53,405.00	LS.	1	$ 53,405.00
ENVIRONMENTAL & GEOTECHNICAL	$ 7,750.00	LS.	1	$ 7,750.00
CONSTRUCTION MANAGEMENT	$ 38,125.00	LS.	1	$ 38,125.00
TOTAL				**$ 113,500.00**

HIDDEN COVE PHASE TWO C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***66*** *Total Acres:* ***13.044***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$40,000	$606	$3,067
WATER	$119,000	$1,803	$9,123
SANITARY SEWER	$103,000	$1,561	$7,896
STORM SEWER	$149,000	$2,258	$11,423
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$113,500	$1,720	$8,701
SUB-TOTALS	$524,500	$7,947	$40,210
OVERALL CONTINGENCY/ESCALATION (15%)	$78,675	$1,192	$6,032
CATEGORY TOTALS	**$603,175**	**$9,139**	**$46,242**

Opinion of Probable Cost

HIDDEN COVE PHASE TWO C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***66*** *Total Acres:* ***13.044***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
EROSION CONTROL	$ 400.00	LT.	94	$ 37,600.00
MISCELLANEOUS ITEMS (5%)				$ 2,400.00
TOTAL				**$ 40,000.00**

WATER	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
8" P.V.C. WATERLINE	$ 17.00	LF.	2328	$ 39,576.00
6" GATE VALVE & BOX	$ 650.00	EA.	7	$ 4,550.00
8" GATE VALVE & BOX	$ 850.00	EA.	11	$ 9,350.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	7	$ 14,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	94	$ 35,250.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	2.2	$ 7,480.00
TESTING & CHLORINATION	$ 1.00	LF.	2328	$ 2,328.00
MISCELLANEOUS ITEMS (5%)				$ 6,466.00
TOTAL				**$ 119,000.00**

SANITARY SEWER	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
8" P.V.C. PIPE	$ 18.00	LF.	2323	$ 41,814.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	6	$ 15,000.00
SINGLE CLEANOUT	$ 450.00	EA.	1	$ 450.00
4" SERVICE LINES	$ 375.00	EA.	94	$ 35,250.00
TRENCH SAFETY	$ 1.00	LF.	2323	$ 2,323.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	2323	$ 2,903.75
MISCELLANEOUS ITEMS (5%)				$ 5,259.25
TOTAL				**$ 103,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE TWO C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***66*** *Total Acres:* ***13.044***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	684	$ 23,940.00
21" R.C.P.	$ 40.00	LF.	299	$ 11,960.00
30" R.C.P.	$ 65.00	LF.	165	$ 10,725.00
36" R.C.P.	$ 80.00	LF.	250	$ 20,000.00
42" R.C.P.	$ 105.00	LF.	150	$ 15,750.00
12' INLET	$ 3,000.00	EA.	13	$ 39,000.00
"Y" INLET	$ 3,500.00	EA.	1	$ 3,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
24" RCP HEADWALL (TEMP.)	$ 2,000.00	EA.	1	$ 2,000.00
42" RCP HEADWALL (TEMP.)	$ 3,000.00	EA.	1	$ 3,000.00
ROCK-RIP-RAP	$ 60.00	SY.	20	$ 1,200.00
MISC. GRADING	$ 5,000.00	EA.	1	$ 5,000.00
TRENCH SAFETY	$ 1.00	LF.	1520	$ 1,520.00
MISCELLANEOUS ITEMS (5%)				$ 7,405.00
TOTAL				**$ 149,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 14,012.00	LS.	1	$ 14,012.00
ENGINEERING	$ 53,405.00	LS.	1	$ 53,405.00
ENVIRONMENTAL & GEOTECHNICAL	$ 7,750.00	LS.	1	$ 7,750.00
CONSTRUCTION MANAGEMENT	$ 38,125.00	LS.	1	$ 38,125.00
TOTAL				**$ 113,500.00**

HIDDEN COVE PHASE THREE A (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***42*** *Total Acres:* ***7.782***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$3,450	$82	$443
WATER	$35,496	$845	$4,561
SANITARY SEWER	$35,896	$855	$4,613
STORM SEWER	$44,538	$1,060	$5,723
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$77,259	$1,839	$9,928
SUB-TOTALS	$196,639	$4,682	$25,268
CATEGORY TOTALS	**$196,639**	**$4,682**	**$25,268**

Opinion of Probable Cost

HIDDEN COVER THREE A (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***42*** *Total Acres:* ***7.782***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
SILT FENCE (HIGH FLOW)	$ 1.38	LF.	2500	$ 3,450.00
TOTAL				**$ 3,450.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 13.63	LF.	1220	$ 16,628.60
6" GATE VALVE & BOX	$ 688.82	EA.	2	$ 1,377.64
8" GATE VALVE & BOX	$ 965.40	EA.	3	$ 2,896.20
CONNECT TO EXISTING WATERLINE	$ 300.00	EA.	2	$ 600.00
FIRE HYDRANT ASSEMBLY	$ 2,099.32	EA.	2	$ 4,198.64
1" SINGLE WATER SERVICE	$ 341.74	EA.	1	$ 341.74
1" BULLHEAD SERVICE	$ 410.78	EA.	20	$ 8,215.60
MISCELLANEOUS FITTINGS	$ 1,055.00	TN.	1	$ 1,055.00
TESTING & CHLORINATION	$ 0.15	LF.	1220	$ 183.00
TOTAL				**$ 35,496.42**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 13.25	LF.	1238	$ 16,403.50
4' DIAMETER MANHOLE	$ 1,777.77	EA.	3	$ 5,333.31
CONNECT TO EXISTING	$ 300.00	EA.	1	$ 300.00
4" SERVICE LINES	$ 292.73	EA.	41	$ 12,001.93
TESTING & T.V. INSPECTION	$ 1.25	LF.	1238	$ 1,547.50
TOTAL				**$ 35,895.74**

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 32.71	LF.	76	$ 2,485.96
21" R.C.P.	$ 36.09	LF.	45	$ 1,624.05
30" R.C.P.	$ 50.60	LF.	68	$ 3,440.80
39" R.C.P.	$ 81.26	LF.	156	$ 12,676.56
10' INLET	$ 2,330.00	EA.	4	$ 9,320.00
5" CONC. WEIR STRUCTURE	$ 8,850.00	LS.	1	$ 8,850.00
39"-TYPE "CH-FW-0" PRE-CAST HEADWALL	$ 3,550.00	EA.	1	$ 3,550.00
TRENCH SAFETY	$ 0.25	LF.	363	$ 90.75
PAYMENT, MAINTENANCE BONDS	$ 2,500.00	EA.	1	$ 2,500.00
TOTAL				**$ 44,538.12**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 8,548.50	LS.	1	$ 8,548.50
ENGINEERING	$ 36,960.00	LS.	1	$ 36,960.00
ENVIRONMENTAL & GEOTECHNICAL	$ 5,500.00	LS.	1	$ 5,500.00
CONSTRUCTION MANAGEMENT	$ 26,250.00	LS.	1	$ 26,250.00
TOTAL				**$ 77,258.50**

HIDDEN COVE PHASE THREE B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***37*** *Total Acres:* ***7.578***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$16,000	$432	$2,111
WATER	$56,000	$1,514	$7,390
SANITARY SEWER	$52,000	$1,405	$6,862
STORM SEWER	$101,000	$2,730	$13,328
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$76,500	$2,068	$10,095
SUB-TOTALS	$301,500	$8,149	$39,786
OVERALL CONTINGENCY/ESCALATION (15%)	$45,225	$1,222	$5,968
CATEGORY TOTALS	**$346,725**	**$9,371**	**$45,754**

Opinion of Probable Cost

HIDDEN COVE PHASE THREE B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***37*** *Total Acres:* ***7.578***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
PRE-DEVELOPMENT EROSION CONTROL:				
EROSION CONTROL	$ 400.00	LT.	37	$ 14,800.00
MISCELLANEOUS ITEMS (5%)				$ 1,200.00
TOTAL				**$ 16,000.00**

WATER	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
8" P.V.C. WATERLINE	$ 17.00	LF.	1355	$ 23,035.00
6" GATE VALVE & BOX	$ 650.00	EA.	3	$ 1,950.00
8" GATE VALVE & BOX	$ 850.00	EA.	5	$ 4,250.00
CONNECT TO EXISTING WATERLINE	$ 500.00	EA.	2	$ 1,000.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	3	$ 6,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	3	$ 1,125.00
1" x 3/4" BULLHEAD SERVICES	$ 450.00	EA.	17	$ 7,650.00
3/4" IRRIGATION SERVICES	$ 375.00	EA.	1	$ 375.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	2	$ 6,800.00
TESTING & CHLORINATION	$ 1.00	LF.	1355	$ 1,355.00
MISCELLANEOUS ITEMS (5%)				$ 2,460.00
TOTAL				**$ 56,000.00**

SANITARY SEWER	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
8" P.V.C. PIPE	$ 18.00	LF.	1380	$ 24,840.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	2	$ 5,000.00
CONNECT TO EXISTING MANHOLE	$ 500.00	EA.	1	$ 500.00
SINGLE CLEANOUT	$ 450.00	EA.	2	$ 900.00
4" SERVICE LINES	$ 375.00	EA.	38	$ 14,250.00
2000 PSI CONCRETE ENCASEMENT	$ 30.00	LF.	10	$ 300.00
TRENCH SAFETY	$ 1.00	LF.	1380	$ 1,380.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	1380	$ 1,725.00
MISCELLANEOUS ITEMS (5%)				$ 3,105.00
TOTAL				**$ 52,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE THREE B (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***37*** *Total Acres:* ***7.578***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
21" R.C.P.	$ 40.00	LF.	122	$ 4,880.00
27" R.C.P.	$ 55.00	LF.	68	$ 3,740.00
42" R.C.P.	$ 105.00	LF.	232	$ 24,360.00
60" R.C.P.	$ 190.00	LF.	73	$ 13,870.00
10' INLET	$ 2,400.00	EA.	4	$ 9,600.00
12' INLET	$ 3,000.00	EA.	2	$ 6,000.00
8'x6' JUNCTION BOX	$ 4,500.00	EA.	1	$ 4,500.00
60" TYPE "B" PRE-CAST HEADWALL	$ 3,000.00	EA.	1	$ 3,000.00
7'x5' CAST-IN-PLACE REINFORCED BOX CULVERT	$ 355.00	LF.	59	$ 20,945.00
7'x5' TYPE "B" HEADWALL	$ 4,500.00	EA.	1	$ 4,500.00
TRENCH SAFETY	$ 1.00	LF.	554	$ 554.00
MISCELLANEOUS ITEMS (5%)				$ 5,051.00
TOTAL				**$ 101,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 12,275.75	LS.	1	$ 12,275.75
ENGINEERING	$ 32,895.00	LS.	1	$ 32,895.00
ENVIRONMENTAL & GEOTECHNICAL	$ 9,500.00	LS.	1	$ 9,500.00
CONSTRUCTION MANAGEMENT	$ 21,625.00	LS.	1	$ 21,625.00
TOTAL				**$ 76,500.00**

HIDDEN COVE PHASE THREE C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***58*** *Total Acres:* ***11.197***

Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$26,000	$448	$2,322
WATER	$85,000	$1,466	$7,591
SANITARY SEWER	$40,000	$690	$3,572
STORM SEWER	$331,000	$5,707	$29,561
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$76,500	$1,319	$6,832
SUB-TOTALS	$558,500	$9,629	$49,879
OVERALL CONTINGENCY/ESCALATION (15%)	$83,775	$1,444	$7,482
CATEGORY TOTALS	**$642,275**	**$11,074**	**$57,361**

Opinion of Probable Cost

HIDDEN COVE PHASE THREE C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***58*** *Total Acres:* ***11.197***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST	UNIT	QTY	TOTAL
	($)	(-)	(± #)	($)
EROSION CONTROL	$ 400.00	LT.	60	$ 24,000.00
MISCELLANEOUS ITEMS (5%)				$ 2,000.00
TOTAL				**$ 26,000.00**

WATER	UNIT COST	UNIT	QTY	TOTAL
	($)	(-)	(± #)	($)
8" P.V.C. WATERLINE	$ 17.00	LF.	2125	$ 36,125.00
6" GATE VALVE & BOX	$ 650.00	EA.	5	$ 3,250.00
8" GATE VALVE & BOX	$ 850.00	EA.	4	$ 3,400.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	5	$ 10,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	61	$ 22,875.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	1	$ 3,400.00
TESTING & CHLORINATION	$ 1.00	LF.	2125	$ 2,125.00
MISCELLANEOUS ITEMS (5%)				$ 3,825.00
TOTAL				**$ 85,000.00**

SANITARY SEWER	UNIT COST	UNIT	QTY	TOTAL
	($)	(-)	(± #)	($)
8" P.V.C. PIPE	$ 18.00	LF.	482	$ 8,676.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	2	$ 5,000.00
4" SERVICE LINES	$ 375.00	EA.	60	$ 22,500.00
TRENCH SAFETY	$ 1.00	LF.	482	$ 482.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	482	$ 602.50
MISCELLANEOUS ITEMS (5%)				$ 2,739.50
TOTAL				**$ 40,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE THREE C (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***58*** *Total Acres:* ***11.197***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	324	$ 11,340.00
21" R.C.P.	$ 40.00	LF.	333	$ 13,320.00
24" R.C.P.	$ 45.00	LF.	500	$ 22,500.00
27" R.C.P.	$ 55.00	LF.	192	$ 10,560.00
30" R.C.P.	$ 65.00	LF.	582	$ 37,830.00
33" R.C.P.	$ 70.00	LF.	350	$ 24,500.00
48" R.C.P.	$ 130.00	LF.	850	$ 110,500.00
10' INLET	$ 2,400.00	EA.	14	$ 33,600.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
JUNCTION BOX	$ 5,000.00	EA.	2	$ 10,000.00
REMOVE EX. HEADWALLS	$ 1,000.00	EA.	2	$ 2,000.00
48" RCP HEADWALL (TEMP)	$ 12,000.00	EA.	2	$ 24,000.00
ROCK-RIP-RAP	$ 60.00	SY.	40	$ 2,400.00
MISC. GRADING	$ 5,000.00	EA.	1	$ 5,000.00
TRENCH SAFETY	$ 1.00	LF.	2793	$ 2,793.00
MISCELLANEOUS ITEMS (5%)				$ 16,657.00
TOTAL				**$ 331,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 12,275.75	LS.	1	$ 12,275.75
ENGINEERING	$ 32,895.00	LS.	1	$ 32,895.00
ENVIRONMENTAL & GEOTECHNICAL	$ 9,500.00	LS.	1	$ 9,500.00
CONSTRUCTION MANAGEMENT	$ 21,625.00	LS.	1	$ 21,625.00
TOTAL				**$ 76,500.00**

HIDDEN COVE PHASE FOUR (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***203*** *Total Acres:* ***41.027***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$85,000	$419	$2,072
WATER	$375,000	$1,847	$9,140
SANITARY SEWER	$513,000	$2,527	$12,504
STORM SEWER	$664,000	$3,271	$16,184
OFF-SITE IMPROVEMENTS	$98,950	$487	$2,412
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$374,000	$1,842	$9,116
SUB-TOTALS	$2,109,950	$10,394	$51,428
OVERALL CONTINGENCY/ESCALATION (15%)	$316,493	$1,559	$7,714
CATEGORY TOTALS	**$2,426,443**	**$11,953**	**$59,143**

Opinion of Probable Cost

HIDDEN COVE PHASE FOUR (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Land Plan: 01.18.07

Total Lots: ***203*** *Total Acres:* ***41.027***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
EROSION CONTROL	$ 400.00	LT.	202	$ 80,800.00
MISCELLANEOUS ITEMS (5%)				$ 4,200.00
TOTAL				**$ 85,000.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.00	LF.	4100	$ 69,700.00
12" P.V.C. WATERLINE	$ 24.00	LF.	5100	$ 122,400.00
6" GATE VALVE & BOX	$ 650.00	EA.	15	$ 9,750.00
8" GATE VALVE & BOX	$ 850.00	EA.	15	$ 12,750.00
12" GATE VALVE & BOX	$ 1,250.00	EA.	11	$ 13,750.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	15	$ 30,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	202	$ 75,750.00
2" BLOW OFF VALVE	$ 800.00	LF.	1	$ 800.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	3.6	$ 12,240.00
TESTING & CHLORINATION	$ 1.00	LF.	9200	$ 9,200.00
MISCELLANEOUS ITEMS (5%)				$ 18,660.00
TOTAL				**$ 375,000.00**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (0'-10' DEEP)	$ 18.00	LF.	11800	$ 212,400.00
10" P.V.C. PIPE (0'-10' DEEP)	$ 22.00	LF.	1550	$ 34,100.00
4' DIAMETER MANHOLE (0-8' DEEP)	$ 2,500.00	EA.	45	$ 112,500.00
5' DIAMETER MANHOLE (0-8' DEEP)	$ 3,500.00	EA.	6	$ 21,000.00
SINGLE CLEANOUT	$ 450.00	EA.	6	$ 2,700.00
4" SERVICE LINES	$ 375.00	EA.	202	$ 75,750.00
TRENCH SAFETY	$ 1.00	LF.	13350	$ 13,350.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	13350	$ 16,687.50
MISCELLANEOUS ITEMS (5%)				$ 24,512.50
TOTAL				**$ 513,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE FOUR (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Land Plan: 01.18.07

Total Lots: ***203*** *Total Acres:* ***41.027***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	1500	$ 52,500.00
21" R.C.P.	$ 40.00	LF.	1400	$ 56,000.00
24" R.C.P.	$ 45.00	LF.	200	$ 9,000.00
27" R.C.P.	$ 55.00	LF.	100	$ 5,500.00
30" R.C.P.	$ 65.00	LF.	200	$ 13,000.00
33" R.C.P.	$ 70.00	LF.	200	$ 14,000.00
36" R.C.P.	$ 80.00	LF.	500	$ 40,000.00
42" R.C.P.	$ 105.00	LF.	360	$ 37,800.00
48" R.C.P.	$ 130.00	LF.	950	$ 123,500.00
54" R.C.P.	$ 150.00	LF.	100	$ 15,000.00
60" R.C.P.	$ 190.00	LF.	100	$ 19,000.00
2 - 10' X 5' R.C.B. *(Reinforced Concrete Box)*	$ 750.00	LF.	100	$ 75,000.00
10' INLET	$ 2,400.00	EA.	28	$ 67,200.00
"Y" INLET	$ 3,500.00	EA.	3	$ 10,500.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	2	$ 8,000.00
10' X 5' RCB HEADWALL	$ 9,500.00	EA.	2	$ 19,000.00
HEADWALLS	$ 4,000.00	EA.	2	$ 8,000.00
ROCK-RIP-RAP	$ 80.00	SY.	100	$ 8,000.00
MISC. GRADING	$ 5,000.00	EA.	1	$ 5,000.00
DETENTION POND & STRUCTURES	$ 20,000.00	LS.	2	$ 40,000.00
TRENCH SAFETY	$ 1.00	LF.	5710	$ 5,710.00
MISCELLANEOUS ITEMS (5%)				$ 32,290.00
TOTAL				**$ 664,000.00**

	OFF-SITE IMPROVEMENTS	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
WATER	12" P.V.C. WATERLINE	$ 28.00	LF.	950	$ 26,600.00
	12" GATE VALVE & BOX	$ 1,800.00	EA.	2	$ 3,600.00
	6" GATE VALVE & BOX	$ 650.00	EA.	1	$ 650.00
	FIRE HYDRANT ASSEMBLY	$ 2,250.00	EA.	1	$ 2,250.00
	MISCELLANEOUS FITTINGS	$ 3,400.00	TONS	1	$ 3,400.00
	TESTING & CHLORINATION	$ 1.00	LF.	950	$ 950.00
	EROSION CONTROL	$ 2,000.00	LS.	1	$ 2,000.00
	MAINTENCANCE BONDS	$ 1,000.00	LS.	1	$ 1,000.00
	MISCELLANEOUS ITEMS (5%)				$ 2,550.00
SEWER	8" P.V.C. PIPE *(Poly Vinyl Chloride)*	$ 18.00	LF.	1600	$ 28,800.00
	STREET CROSSINGS	$ 5,000.00	EA.	1	$ 5,000.00
	DRIVEWAY CROSSSINGS	$ 2,500.00	EA.	1	$ 2,500.00
	TESTING & T.V. INSPECTION	$ 1.25	LF.	1600	$ 2,000.00
	EROSION CONTROL	$ 3,000.00	LS.	1	$ 3,000.00
	MAINTENCANCE BONDS	$ 12,000.00	LS.	1	$ 12,000.00
	MISCELLANEOUS ITEMS (5%)				$ 2,650.00
TOTAL					**$ 98,950.00**

	CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
	INSPECTION FEES	$ 66,300.00	LS.	1	$ 66,300.00
	ENGINEERING	$ 164,850.00	LS.	1	$ 164,850.00
	ENVIRONMENTAL & GEOTECHNICAL	$ 41,500.00	LS.	1	$ 41,500.00
	CONSTRUCTION MANAGEMENT	$ 101,000.00	LS.	1	$ 101,000.00
TOTAL					**$ 374,000.00**

HIDDEN COVE PHASE FIVE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***141*** *Total Acres:* ***24.577***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$59,000	$418	$2,401
WATER	$210,000	$1,489	$8,545
SANITARY SEWER	$111,000	$787	$4,516
STORM SEWER	$174,000	$1,234	$7,080
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$237,500	$1,684	$9,664
SUB-TOTALS	$791,500	$5,613	$32,205
OVERALL CONTINGENCY/ESCALATION (15%)	$118,725	$842	$4,831
CATEGORY TOTALS	**$910,225**	**$6,455**	**$37,036**

Opinion of Probable Cost

HIDDEN COVE PHASE FIVE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***141*** *Total Acres:* ***24.577***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
EROSION CONTROL	$ 400.00	LT.	140	$ 56,000.00
MISCELLANEOUS ITEMS (5%)				$ 3,000.00
TOTAL				**$ 59,000.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.00	LF.	5200	$ 88,400.00
6" GATE VALVE & BOX	$ 650.00	EA.	10	$ 6,500.00
8" GATE VALVE & BOX	$ 850.00	EA.	16	$ 13,600.00
CONNECT TO EXISTING WATERLINE	$ 500.00	EA.	4	$ 2,000.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	10	$ 20,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	140	$ 52,500.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	3.2	$ 10,880.00
TESTING & CHLORINATION	$ 1.00	LF.	5200	$ 5,200.00
MISCELLANEOUS ITEMS (5%)				$ 10,920.00
TOTAL				**$ 210,000.00**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE (0'-10' DEEP)	$ 18.00	LF.	1800	$ 32,400.00
4' DIAMETER MANHOLE (0-8' DEEP)	$ 2,500.00	EA.	5	$ 12,500.00
CONNECT TO EXISTING	$ 500.00	EA.	4	$ 2,000.00
SINGLE CLEANOUT	$ 450.00	EA.	4	$ 1,800.00
4" SERVICE LINES	$ 375.00	EA.	140	$ 52,500.00
TRENCH SAFETY	$ 1.00	LF.	1800	$ 1,800.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	1800	$ 2,250.00
MISCELLANEOUS ITEMS (5%)				$ 5,750.00
TOTAL				**$ 111,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE FIVE (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***141*** *Total Acres:* ***24.577***
Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST		UNIT	QTY	TOTAL	
	($)		(-)	(± #)	($)	
18" R.C.P. *(Reinforced Concrete Pipe)*	$	35.00	LF.	500	$	17,500.00
21" R.C.P.	$	40.00	LF.	900	$	36,000.00
24" R.C.P.	$	45.00	LF.	100	$	4,500.00
30" R.C.P.	$	65.00	LF.	200	$	13,000.00
36" R.C.P.	$	80.00	LF.	250	$	20,000.00
42" R.C.P.	$	105.00	LF.	200	$	21,000.00
10' INLET	$	2,400.00	EA.	12	$	28,800.00
STORM SEWER MANHOLE	$	4,000.00	EA.	1	$	4,000.00
HEADWALLS	$	4,000.00	EA.	2	$	8,000.00
REMOVE EX. HEADWALLS	$	1,000.00	EA.	1	$	1,000.00
ROCK-RIP-RAP	$	80.00	SY.	50	$	4,000.00
MISC. GRADING	$	5,000.00	EA.	1	$	5,000.00
TRENCH SAFETY	$	1.00	LF.	2150	$	2,150.00
MISCELLANEOUS ITEMS (5%)					$	9,050.00
TOTAL					**$**	**174,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST		UNIT	QTY	TOTAL	
	($)		(-)	(± #)	($)	
INSPECTION FEES	$	31,150.00	LS.	1	$	31,150.00
ENGINEERING	$	115,250.00	LS.	1	$	115,250.00
ENVIRONMENTAL & GEOTECHNICAL	$	21,000.00	LS.	1	$	21,000.00
CONSTRUCTION MANAGEMENT	$	70,000.00	LT.	1	$	70,000.00
TOTAL					**$**	**237,500.00**

HIDDEN COVE PHASE SIX (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***114*** *Total Acres:* ***22.155***

Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$48,000	$421	$2,167
WATER	$161,000	$1,412	$7,267
SANITARY SEWER	$89,000	$781	$4,017
STORM SEWER	$164,000	$1,439	$7,402
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$200,500	$1,759	$9,050
SUB-TOTALS	$662,500	$5,811	$29,903
OVERALL CONTINGENCY/ESCALATION (15%)	$99,375	$872	$4,485
CATEGORY TOTALS	**$761,875**	**$6,683**	**$34,388**

Opinion of Probable Cost

HIDDEN COVE PHASE SIX (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***114*** *Total Acres:* ***22.155***

Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
EROSION CONTROL	$ 400.00	LT.	114	$ 45,600.00
MISCELLANEOUS ITEMS (5%)				$ 2,400.00
TOTAL				**$ 48,000.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.00	LF.	3800	$ 64,600.00
6" GATE VALVE & BOX	$ 650.00	EA.	8	$ 5,200.00
8" GATE VALVE & BOX	$ 850.00	EA.	10	$ 8,500.00
CONNECT TO EXISTING WATERLINE	$ 500.00	EA.	3	$ 1,500.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	8	$ 16,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	114	$ 42,750.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	3	$ 10,200.00
TESTING & CHLORINATION	$ 1.00	LF.	3800	$ 3,800.00
MISCELLANEOUS ITEMS (5%)				$ 8,450.00
TOTAL				**$ 161,000.00**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 18.00	LF.	1450	$ 26,100.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	4	$ 10,000.00
CONNECT TO EXISTING MANHOLE	$ 500.00	EA.	2	$ 1,000.00
SINGLE CLEANOUT	$ 450.00	EA.	2	$ 900.00
4" SERVICE LINES	$ 375.00	EA.	114	$ 42,750.00
TRENCH SAFETY	$ 1.00	LF.	1450	$ 1,450.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	1450	$ 1,812.50
MISCELLANEOUS ITEMS (5%)				$ 4,987.50
TOTAL				**$ 89,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE SIX (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***114*** *Total Acres:* ***22.155***

Prepared: ***12/19/08*** *Revised:*

STORM SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	500	$ 17,500.00
21" R.C.P.	$ 40.00	LF.	1100	$ 44,000.00
27" R.C.P.	$ 55.00	LF.	200	$ 11,000.00
33" R.C.P.	$ 70.00	LF.	200	$ 14,000.00
10' INLET	$ 2,400.00	EA.	12	$ 28,800.00
STORM SEWER MANHOLE	$ 4,000.00	EA.	1	$ 4,000.00
HEADWALLS	$ 4,000.00	EA.	1	$ 4,000.00
REMOVE EX. HEADWALLS	$ 1,000.00	EA.	2	$ 2,000.00
ROCK-RIP-RAP	$ 80.00	SY.	40	$ 3,200.00
MISC. GRADING	$ 5,000.00	EA.	1	$ 5,000.00
DETENTION POND & STRUCTURES	$ 20,000.00	LS.	1	$ 20,000.00
TRENCH SAFETY	$ 1.00	LF.	2000	$ 2,000.00
MISCELLANEOUS ITEMS (5%)				$ 8,500.00
TOTAL				**$ 164,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
INSPECTION FEES	$ 24,400.00	LS.	1	$ 24,400.00
ENGINEERING	$ 94,450.00	LS.	1	$ 94,450.00
ENVIRONMENTAL & GEOTECHNICAL	$ 24,500.00	LS.	1	$ 24,500.00
CONSTRUCTION MANAGEMENT	$ 57,000.00	LS.	1	$ 57,000.00
TOTAL				**$ 200,500.00**

HIDDEN COVE PHASE SEVEN (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***110*** *Total Acres:* ***21.509***
Prepared: ***12/19/08*** *Revised:*

Opinion of Probable Cost Summary For PID Creation

CATEGORY	By Category	By Lot	By Acre
EROSION CONTROL	$47,000	$427	$2,185
WATER	$233,000	$2,118	$10,833
SANITARY SEWER	$175,000	$1,591	$8,136
STORM SEWER	$266,000	$2,418	$12,367
OFF-SITE IMPROVEMENTS	$44,000	$400	$2,046
CITY, PROFESSIONAL & MISCELLANEOUS FEES	$195,500	$1,777	$9,089
SUB-TOTALS	$960,500	$8,732	$44,656
OVERALL CONTINGENCY/ESCALATION (15%)	$144,075	$1,310	$6,698
CATEGORY TOTALS	**$1,104,575**	**$10,042**	**$51,354**

Opinion of Probable Cost

HIDDEN COVE PHASE SEVEN (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***110*** *Total Acres:* ***21.509***
Prepared: ***12/19/08*** *Revised:*

EROSION CONTROL	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
EROSION CONTROL	$ 400.00	LT.	110	$ 44,000.00
MISCELLANEOUS ITEMS (5%)				$ 3,000.00
TOTAL				**$ 47,000.00**

WATER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. WATERLINE	$ 17.00	LF.	4350	$ 73,950.00
12" P.V.C. WATERLINE	$ 26.00	LF.	1300	$ 33,800.00
6" GATE VALVE & BOX	$ 650.00	EA.	10	$ 6,500.00
8" GATE VALVE & BOX	$ 850.00	EA.	17	$ 14,450.00
12" GATE VALVE & BOX	$ 1,250.00	EA.	3	$ 3,750.00
FIRE HYDRANT ASSEMBLY	$ 2,000.00	EA.	10	$ 20,000.00
1" SINGLE WATER SERVICE	$ 375.00	EA.	110	$ 41,250.00
2" BLOW OFF VALVE	$ 800.00	LF.	2	$ 1,600.00
MISCELLANEOUS FITTINGS	$ 3,400.00	TN.	6	$ 20,400.00
TESTING & CHLORINATION	$ 1.00	LF.	5650	$ 5,650.00
MISCELLANEOUS ITEMS (5%)				$ 11,650.00
TOTAL				**$ 233,000.00**

SANITARY SEWER	UNIT COST ($)	UNIT (-)	QTY (± #)	TOTAL ($)
8" P.V.C. PIPE	$ 18.00	LF.	4200	$ 75,600.00
4' DIAMETER MANHOLE	$ 2,500.00	EA.	15	$ 37,500.00
SINGLE CLEANOUT	$ 450.00	EA.	5	$ 2,250.00
4" SERVICE LINES	$ 375.00	EA.	110	$ 41,250.00
TRENCH SAFETY	$ 1.00	LF.	4200	$ 4,200.00
TESTING & T.V. INSPECTION	$ 1.25	LF.	4200	$ 5,250.00
MISCELLANEOUS ITEMS (5%)				$ 8,950.00
TOTAL				**$ 175,000.00**

Opinion of Probable Cost

HIDDEN COVE PHASE SEVEN (DIRECT COST)

Hackberry ETJ, Denton County, Texas

Total Lots: ***110*** *Total Acres:* ***21.509***
Prepared: ***12/19/08*** *Revised:*

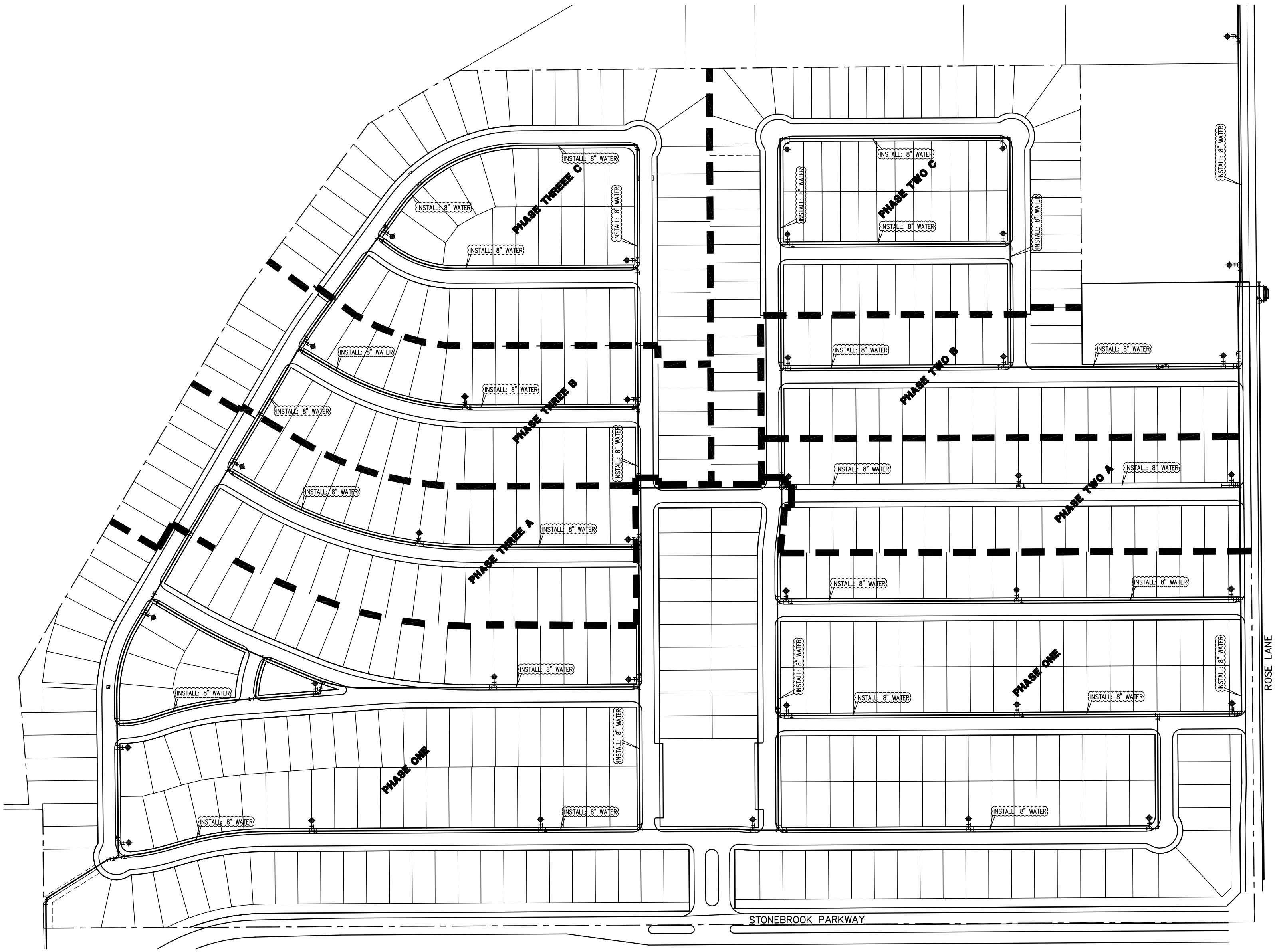
STORM SEWER	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
18" R.C.P. *(Reinforced Concrete Pipe)*	$ 35.00	LF.	300	$ 10,500.00
21" R.C.P.	$ 40.00	LF.	2100	$ 84,000.00
24" R.C.P.	$ 45.00	LF.	500	$ 22,500.00
27" R.C.P.	$ 55.00	LF.	200	$ 11,000.00
33" R.C.P.	$ 70.00	LF.	300	$ 21,000.00
10' INLET	$ 2,400.00	EA.	22	$ 52,800.00
JUNCTION BOX	$ 4,500.00	EA.	2	$ 9,000.00
HDWLS. W DEBRIS SEPARATOR	$ 10,000.00	EA.	2	$ 20,000.00
HEADWALLS	$ 3,500.00	EA.	4	$ 14,000.00
GRADE TO DRAIN	$ 5,000.00	LS.	1	$ 5,000.00
TRENCH SAFETY	$ 1.00	LF.	3400	$ 3,400.00
MISCELLANEOUS ITEMS (5%)				$ 12,800.00
TOTAL				**$ 266,000.00**

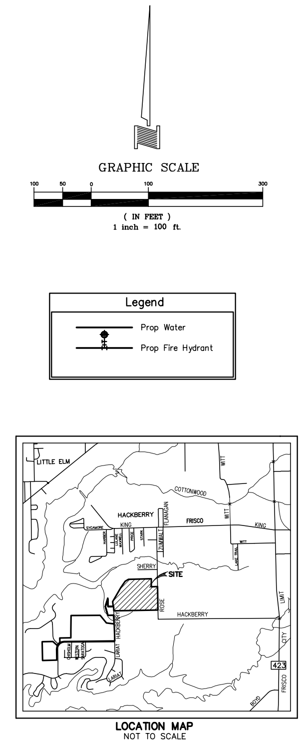
	OFF-SITE IMPROVEMENTS	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
WATER	12" P.V.C. WATERLINE	$ 28.00	LF.	260	$ 7,280.00
	12" GATE VALVE & BOX	$ 1,800.00	EA.	1	$ 1,800.00
	6" GATE VALVE & BOX	$ 650.00	EA.	1	$ 650.00
	FIRE HYDRANT ASSEMBLY	$ 2,250.00	EA.	1	$ 2,250.00
	MISCELLANEOUS FITTINGS	$ 3,400.00	TONS	0.5	$ 1,700.00
	TESTING & CHLORINATION	$ 1.00	LF.	260	$ 260.00
	EROSION CONTROL	$ 1,000.00	LS.	1	$ 1,000.00
	MAINTENANCE BONDS	$ 500.00	LS.	1	$ 500.00
	MISCELLANEOUS ITEMS (5%)				$ 1,060.00
SEWER	6" P.V.C. PIPE *(Poly Vinyl Chloride)*	$ 15.00	LF.	800	$ 12,000.00
	STREET CROSSINGS	$ 5,000.00	EA.	1	$ 5,000.00
	DRIVEWAY CROSSSINGS	$ 2,500.00	EA.	1	$ 2,500.00
	TESTING & T.V. INSPECTION	$ 1.25	LF.	800	$ 1,000.00
	EROSION CONTROL	$ 1,500.00	LS.	1	$ 1,500.00
	MAINTENANCE BONDS	$ 5,000.00	LS.	1	$ 5,000.00
	MISCELLANEOUS ITEMS (5%)				$ 290.00
TOTAL					**$ 44,000.00**

CITY, PROFESSIONAL & MISCELLANEOUS FEES	**UNIT COST ($)**	**UNIT (-)**	**QTY (± #)**	**TOTAL ($)**
INSPECTION FEES	$ 36,900.00	LS.	1	$ 36,900.00
ENGINEERING	$ 83,750.00	LS.	1	$ 83,750.00
ENVIRONMENTAL & GEOTECHNICAL	$ 19,500.00	LS.	1	$ 19,500.00
CONSTRUCTION MANAGEMENT	$ 55,000.00	LS.	1	$ 55,000.00
TOTAL				**$ 195,500.00**

EXHIBIT C

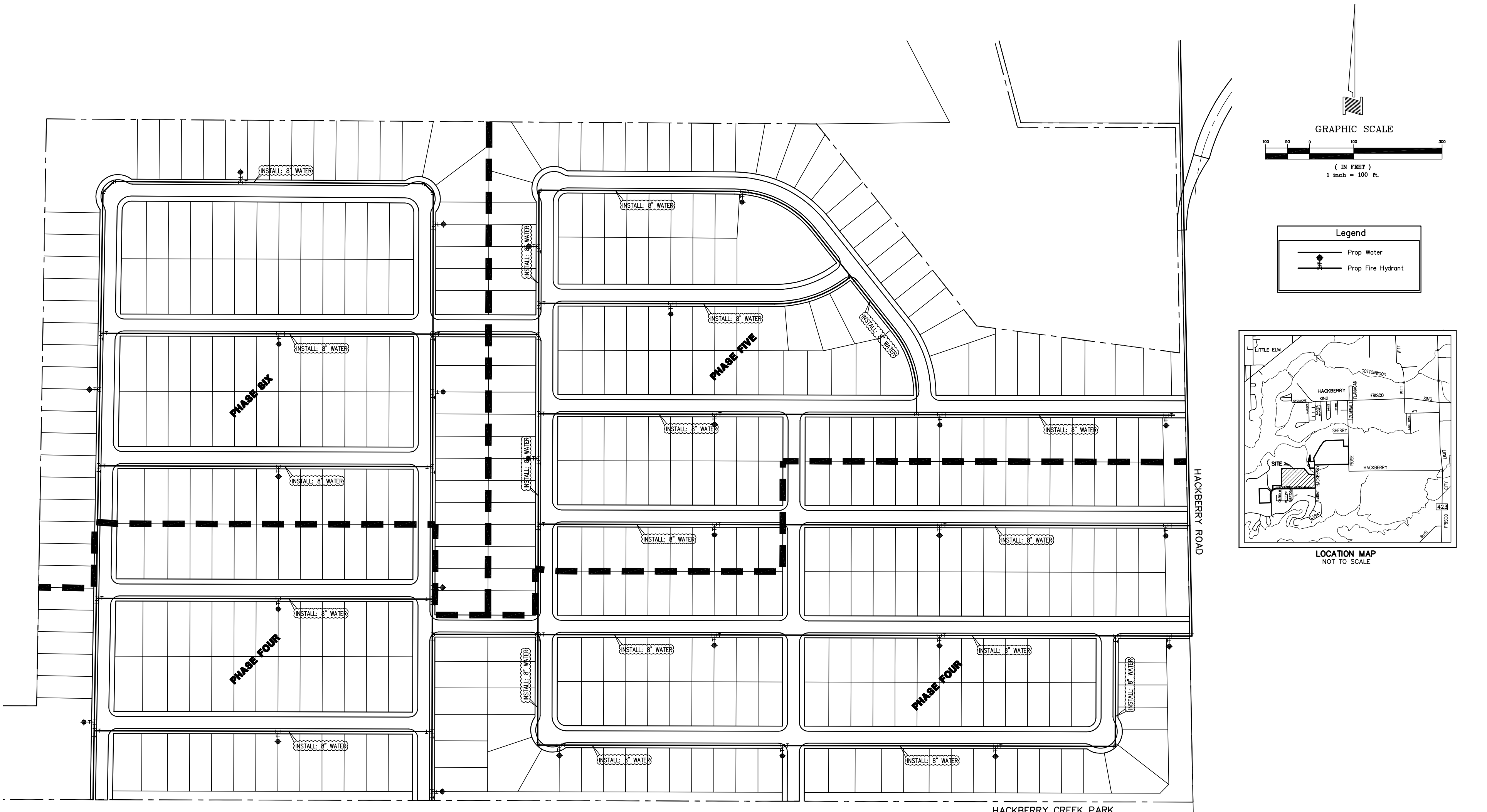
DEPICTION OF AUTHORIZED IMPROVEMENTS





PID EXHIBIT C-7 - WATER					
HIDDEN COVE PHASES 1-3					
THE CITY OF HACKBERRY					
DENTON COUNTY, TEXAS					
DOWDEY, ANDERSON & ASSOCIATES, INC. 5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694					
DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-12 - WATER

HIDDEN COVE PHASES 4-6

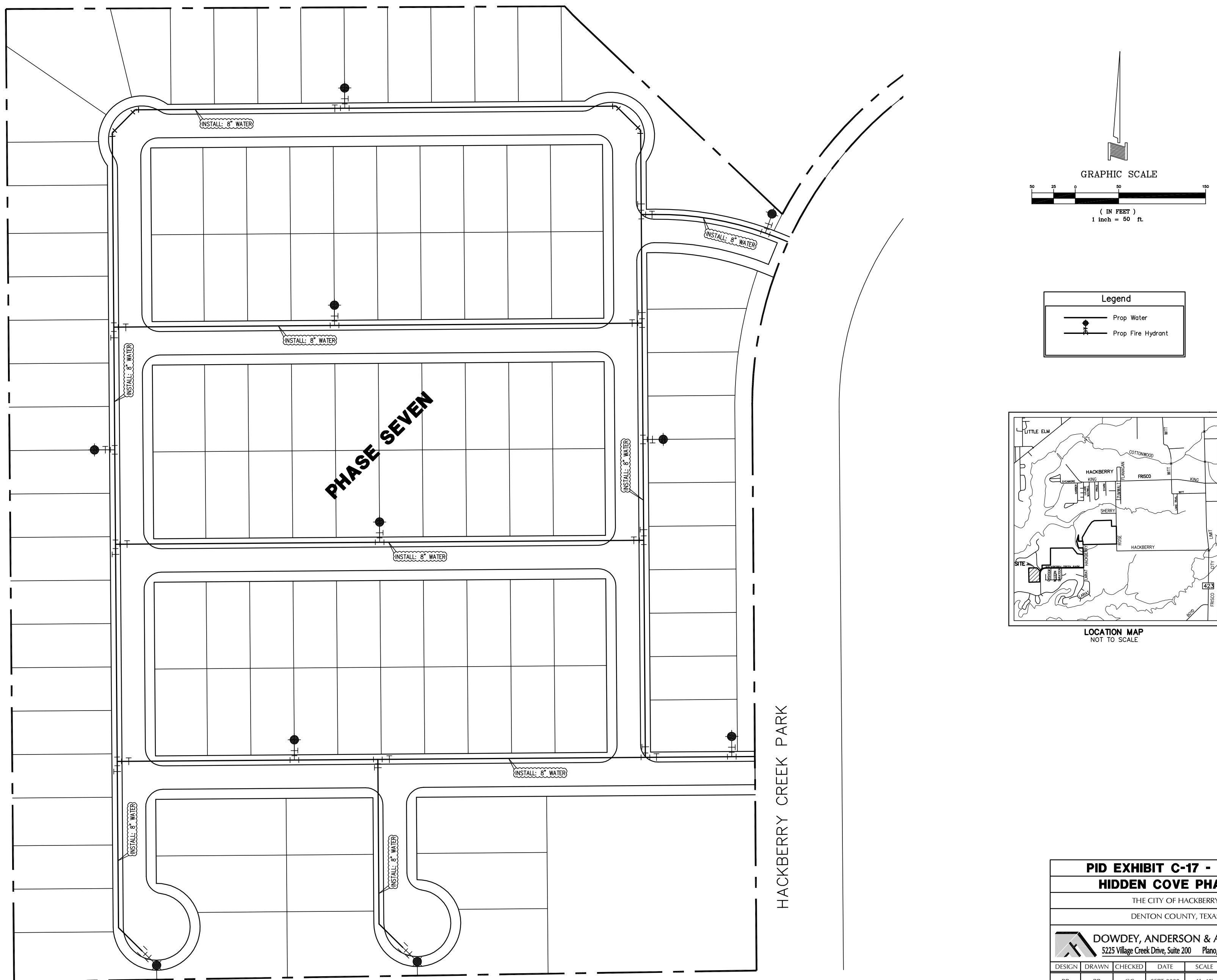
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-17 - WATER
HIDDEN COVE PHASE 7

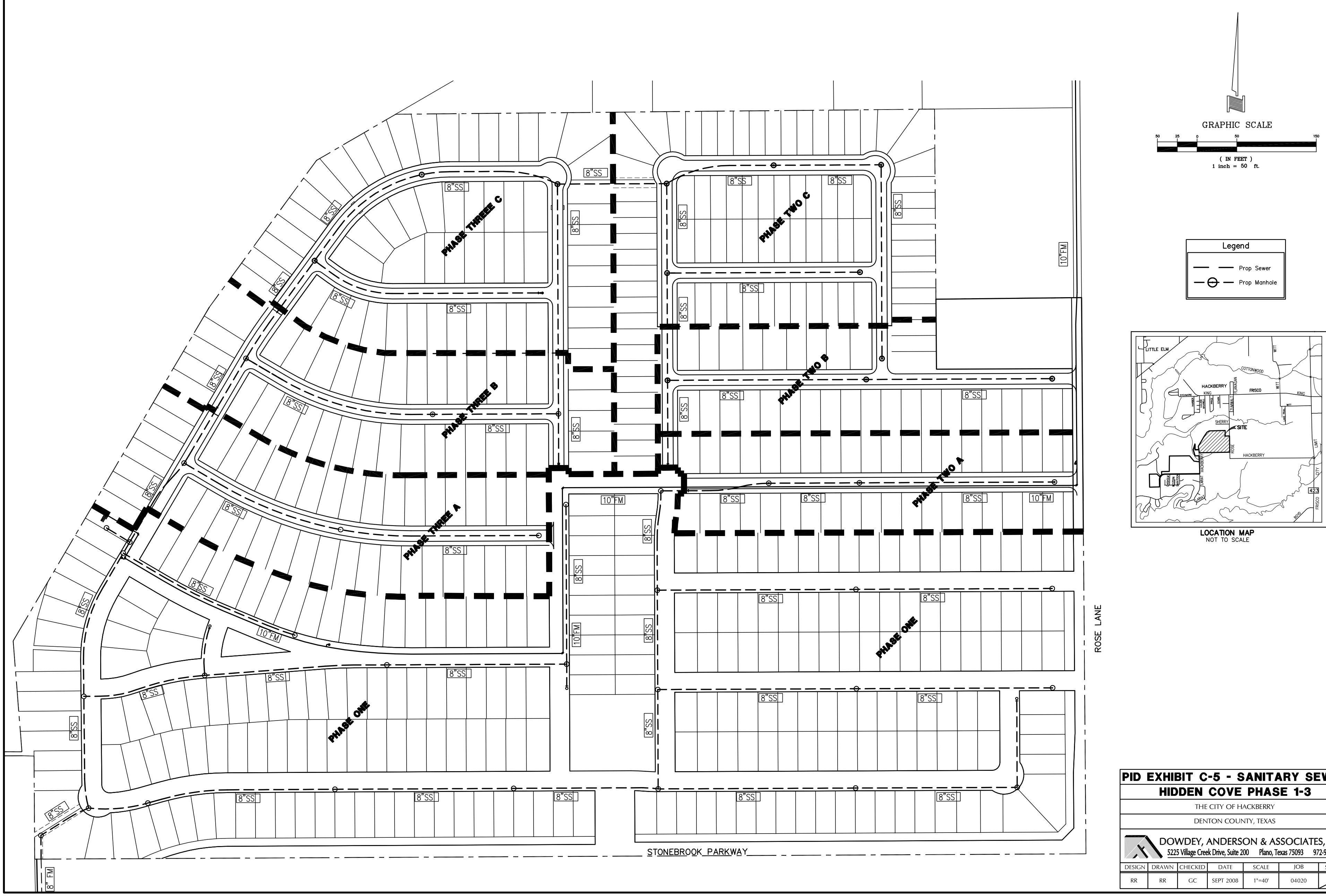
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-5 - SANITARY SEWER
HIDDEN COVE PHASE 1-3

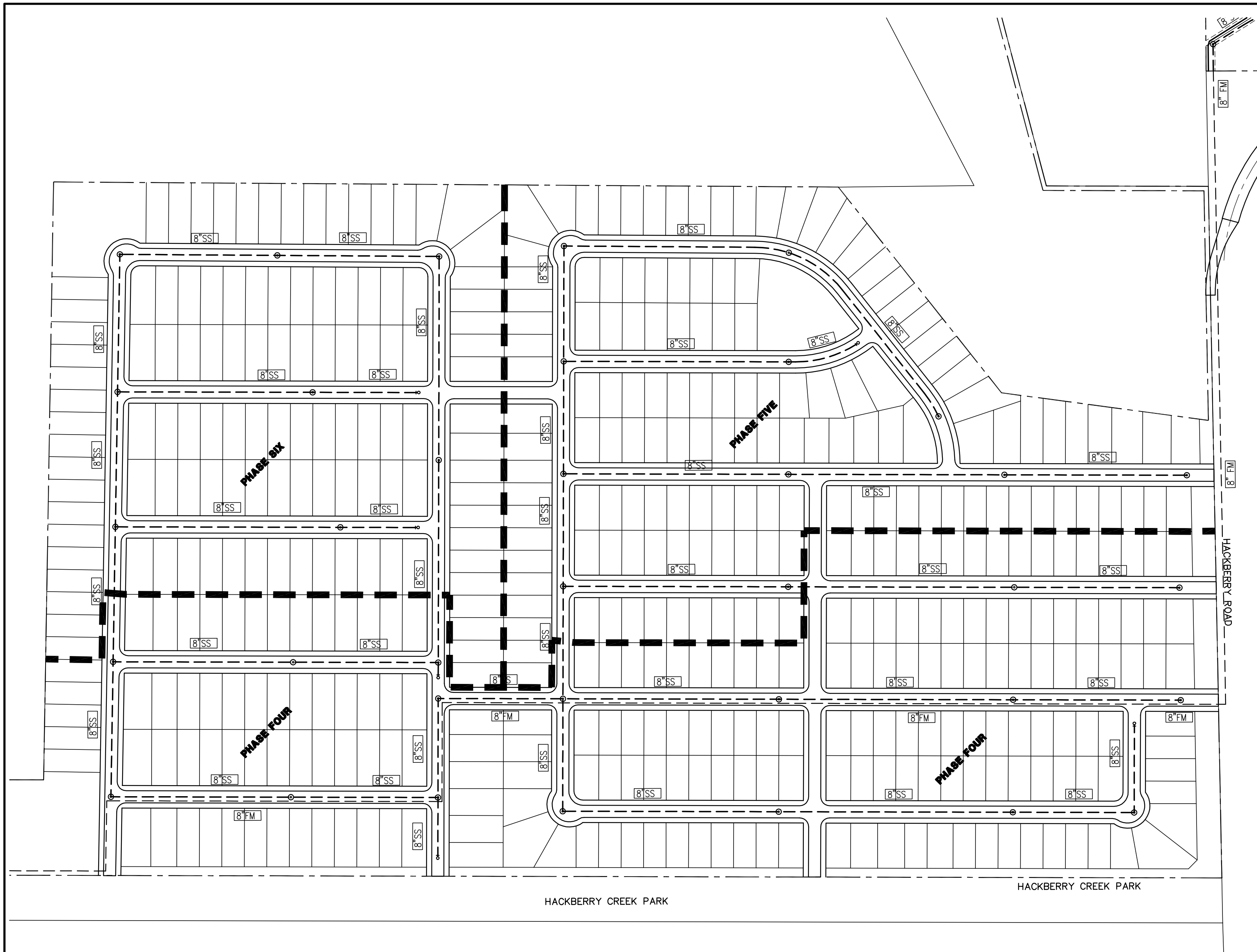
THE CITY OF HACKBERRY

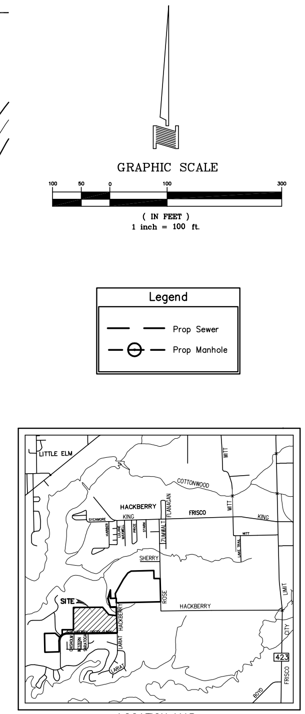
DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:





LOCATION MAP
NOT TO SCALE

PID EXHIBIT C-10 - SANITARY SEWER
HIDDEN COVE PHASES 4-6

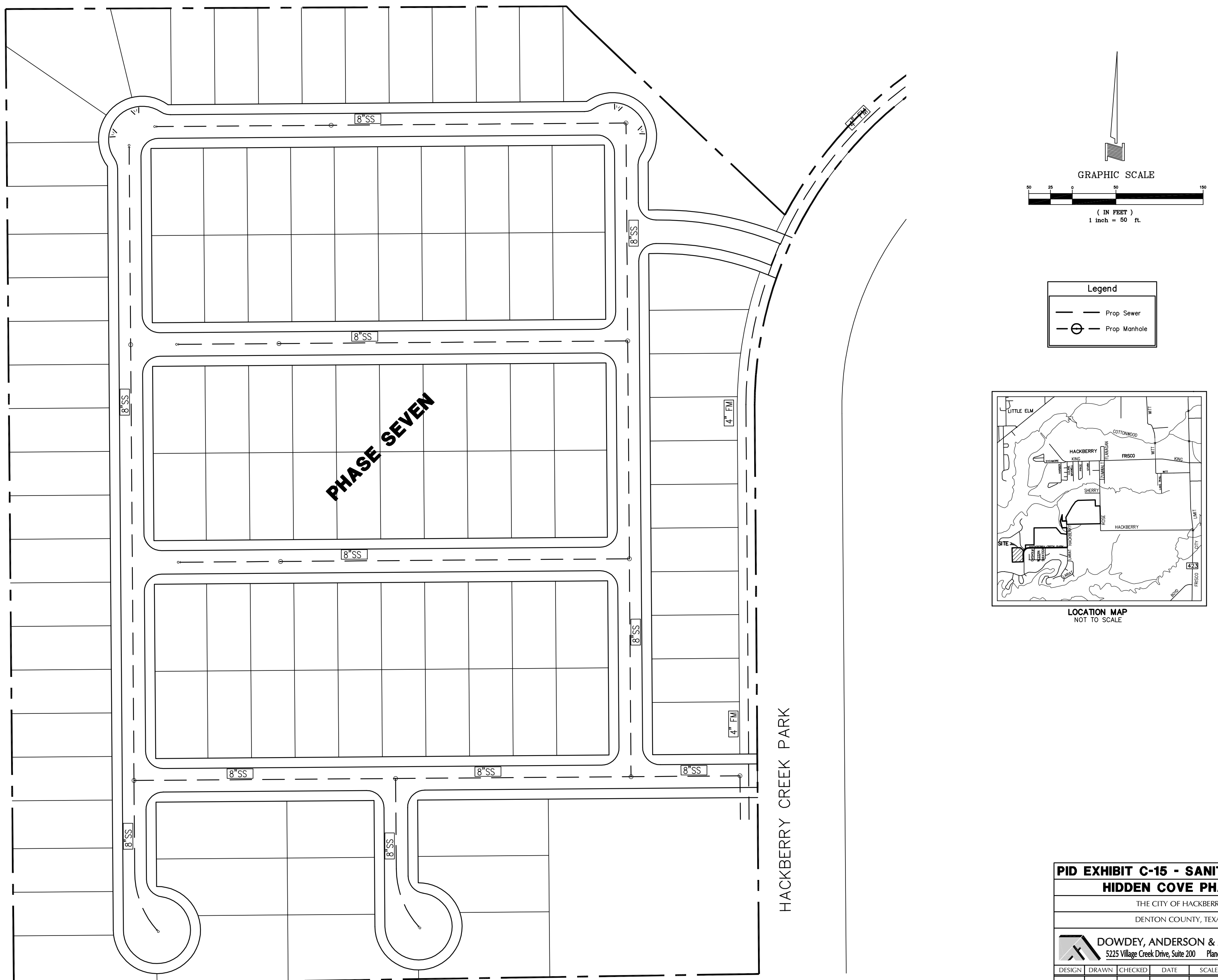
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-15 - SANITARY SEWER
HIDDEN COVE PHASE 7

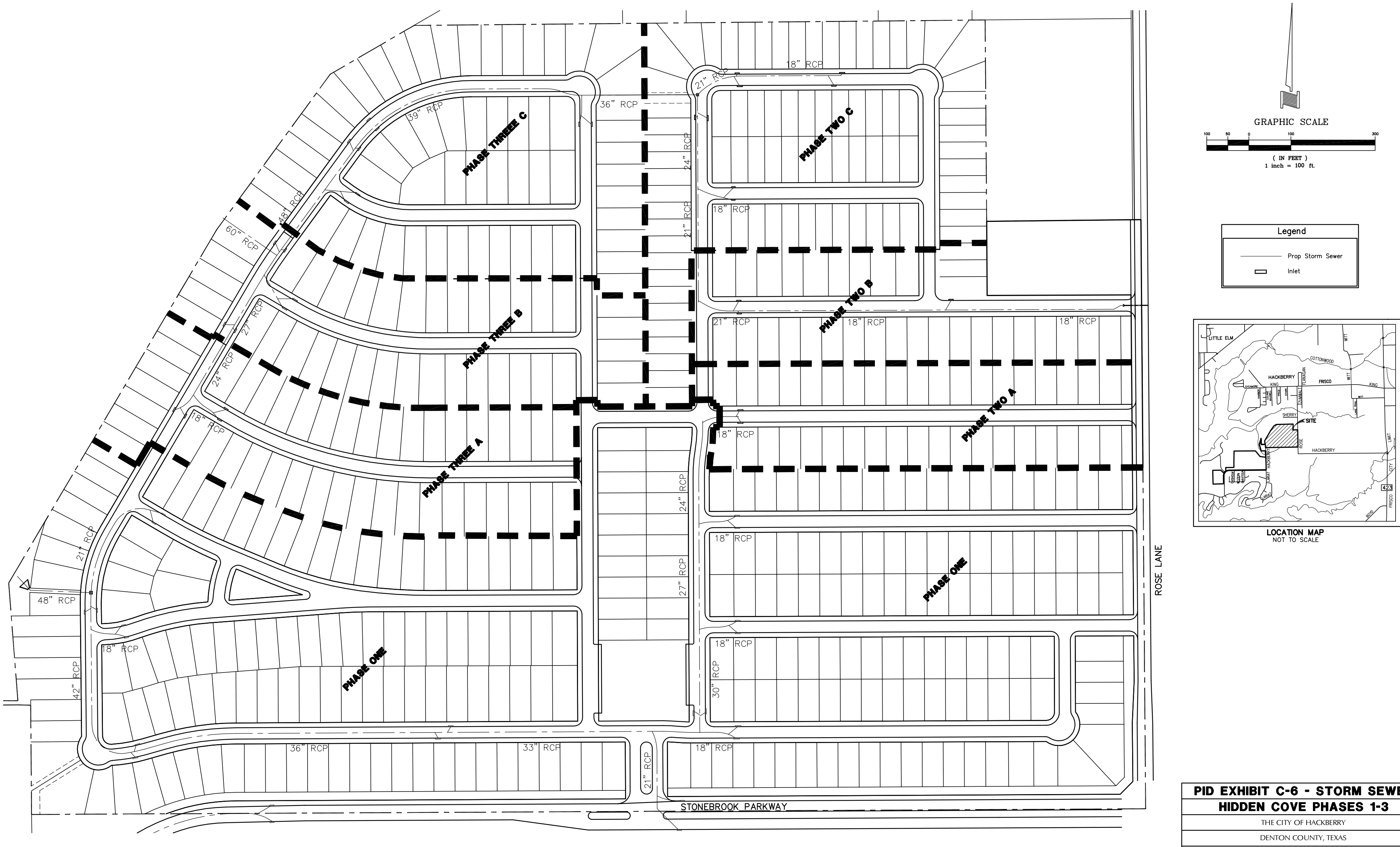
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-6 - STORM SEWER

HIDDEN COVE PHASES 1-3

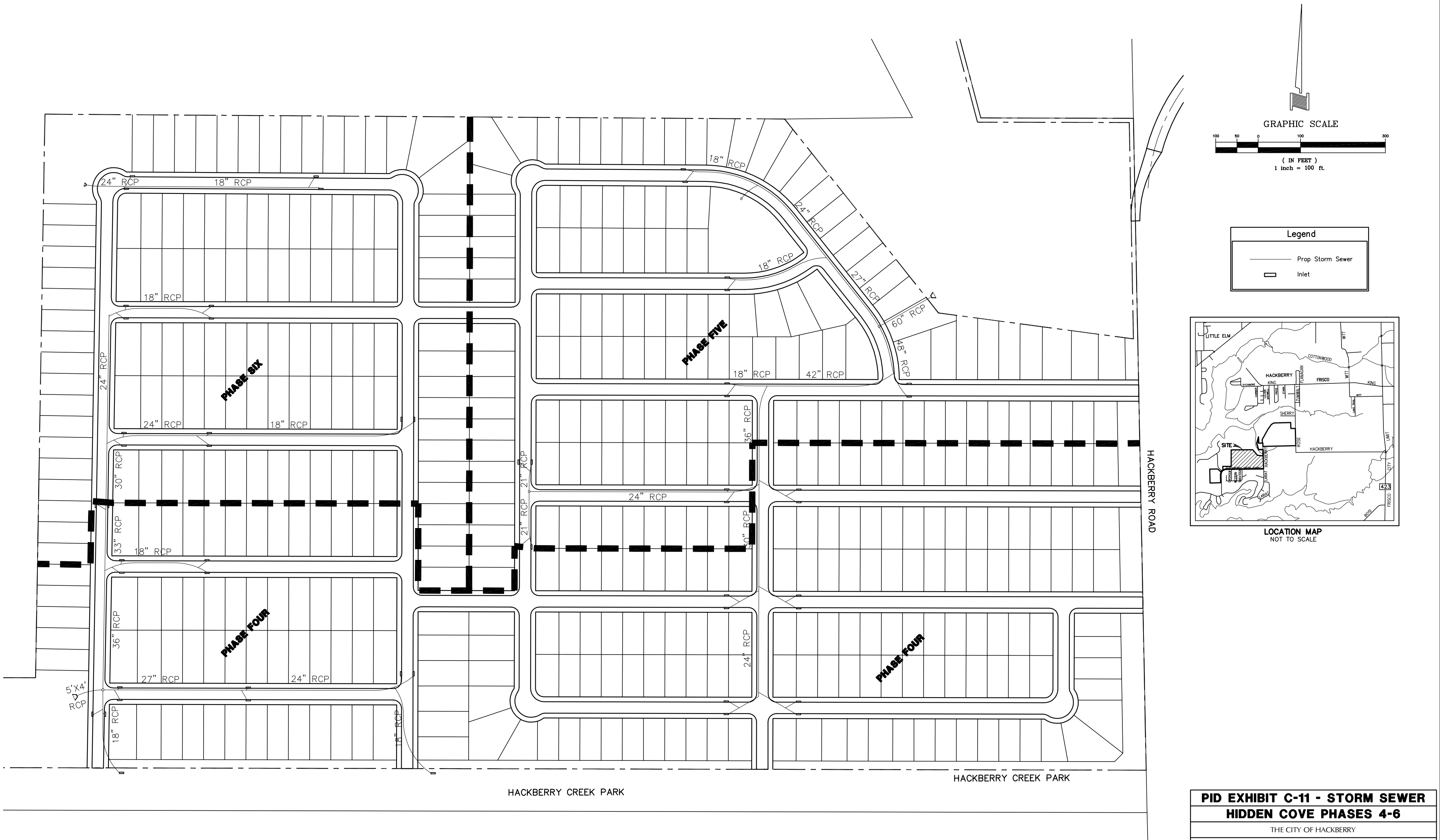
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-11 - STORM SEWER
HIDDEN COVE PHASES 4-6

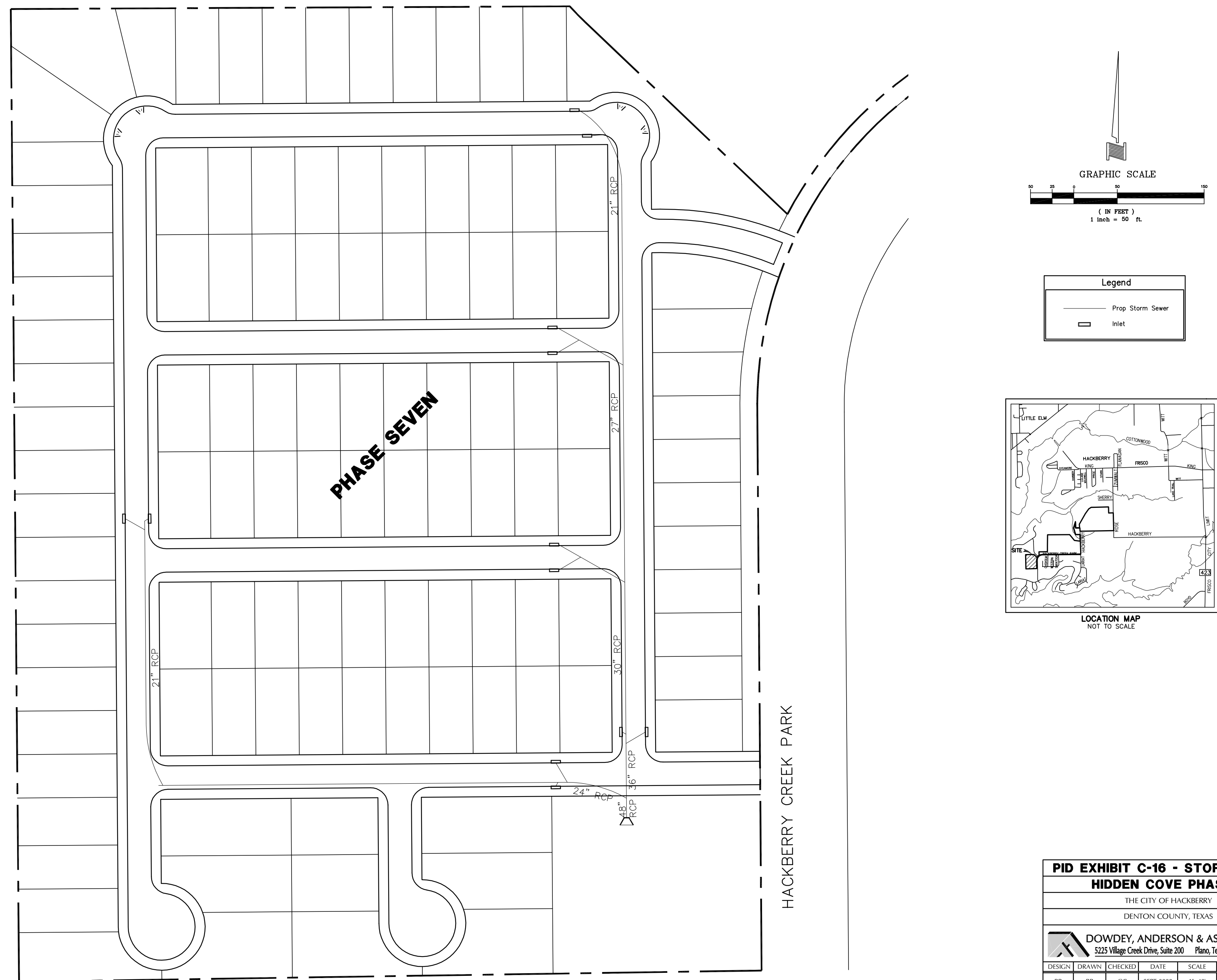
THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:



PID EXHIBIT C-16 - STORM SEWER

HIDDEN COVE PHASE 7

THE CITY OF HACKBERRY

DENTON COUNTY, TEXAS

DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694

DESIGN	DRAWN	CHECKED	DATE	SCALE	JOB	SHEET
RR	RR	GC	SEPT 2008	1"=40'	04020	

PLATE NO.:

EXHIBIT D

FORM OF PID DISCLOSURE NOTICE

SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

THE HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 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 372.0035), 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 groundwater right, surface water right, 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.

SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

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

____
PROPERTY ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Hackberry, 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 The Hackberry Hidden Cove Public Improvement District No. 2 (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 Hackberry. The exact amount of each annual installment will be approved each year by the City Council of the City of Hackberry in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Hackberry.

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.

SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

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

SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)

CITY OF HACKBERRY
THE HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE*

	ROAD ASSESSMENT				UTILITY ASSESSMENT					
TAX YEAR	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ANNUAL COLLECTION COSTS	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ANNUAL COLLECTION COSTS	TOTAL ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2026	$281.61	$193.92	$21.70	$47.86	$402.30	$279.21	$31.25	$47.86	$1,305.71	$9,907.41
2027	$291.95	$182.59	$20.29	$48.82	$418.39	$263.12	$29.24	$48.82	$1,303.22	$9,197.06
2028	$303.45	$169.45	$18.84	$49.79	$435.63	$244.29	$27.15	$49.79	$1,298.39	$8,457.98
2029	$320.69	$155.79	$17.32	$50.79	$457.47	$224.69	$24.97	$50.79	$1,302.51	$7,679.82
2030	$332.18	$141.36	$15.71	$51.80	$480.46	$204.10	$22.68	$51.80	$1,300.12	$6,867.18
2031	$349.43	$126.41	$14.05	$52.84	$503.45	$182.48	$20.28	$52.84	$1,301.79	$6,014.31
2032	$365.52	$110.69	$12.31	$53.90	$525.29	$159.83	$17.77	$53.90	$1,299.19	$5,123.50
2033	$382.76	$94.24	$10.48	$54.97	$548.28	$136.19	$15.14	$54.97	$1,297.03	$4,192.47
2034	$400.00	$77.02	$8.57	$56.07	$577.01	$111.52	$12.40	$56.07	$1,298.66	$3,215.45
2035	$416.09	$59.02	$6.57	$57.20	$605.75	$85.55	$9.51	$57.20	$1,296.88	$2,193.62
2036	$439.08	$40.29	$4.48	$58.34	$633.33	$58.29	$6.48	$58.34	$1,298.65	$1,121.20
2037	$457.84	$20.53	$2.29	$59.51	$663.36	$29.79	$3.32	$59.51	$1,296.15	$0.00
TOTAL	**$4,340.60**	**$1,371.31**	**$ 152.61**	**$ 641.89**	**$6,250.72**	**$1,979.06**	**$ 220.19**	**$ 641.89**	**$15,598.30**	

*Subject to change.

SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN DENTON COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

____
____
____
____
____

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

____
PROPERTY ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Hackberry, 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 The Hackberry Hidden Cove Public Improvement District No. 2 (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.

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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.

SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN DENTON COUNTY DEED OF RECORDS)

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

SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN DENTON COUNTY DEED OF RECORDS)

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

SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN DENTON COUNTY DEED OF RECORDS)

CITY OF HACKBERRY
THE HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 2

ESTIMATED ANNUAL INSTALLMENT SCHEDULE*

	ROAD ASSESSMENT				UTILITY ASSESSMENT					
TAX YEAR	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ANNUAL COLLECTION COSTS	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ANNUAL COLLECTION COSTS	TOTAL ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
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2027	$291.95	$182.59	$20.29	$48.82	$418.39	$263.12	$29.24	$48.82	$1,303.22	$9,197.06
2028	$303.45	$169.45	$18.84	$49.79	$435.63	$244.29	$27.15	$49.79	$1,298.39	$8,457.98
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2033	$382.76	$94.24	$10.48	$54.97	$548.28	$136.19	$15.14	$54.97	$1,297.03	$4,192.47
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2036	$439.08	$40.29	$4.48	$58.34	$633.33	$58.29	$6.48	$58.34	$1,298.65	$1,121.20
2037	$457.84	$20.53	$2.29	$59.51	$663.36	$29.79	$3.32	$59.51	$1,296.15	$0.00
TOTAL	**$4,340.60**	**$1,371.31**	**$ 152.61**	**$ 641.89**	**$6,250.72**	**$1,979.06**	**$ 220.19**	**$ 641.89**	**$15,598.30**	

*Subject to change.