CITY OF HACKBERRY, TEXAS

ORDINANCE NO. 374-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HACKBERRY, TEXAS ACCEPTING AND APPROVING AN UPDATE OF THE ANNUAL SERVICE AND ASSESSMENT PLAN AND AN UPDATED ASSESSMENT ROLL FOR THE CITY OF HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3 ("PID 3") 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 3 ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 4, 2014, 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. 168-14 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, after notice and a public hearing conducted in the manner required by law on February 11, 2014, and continued to May 13, 2014, the City Council adopted Ordinance No. 223-14 (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, clause, 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. ENGROSSMENT AND ENROLLMENT. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the exact Caption and Effective Date clause in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City. 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.

SECTION 6. 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.

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 PUBLIC IMPROVEMENT DISTRICT NO. 3

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

Hackberry Public Improvement District No. 3 (the "PID" or "PID No. 3") was created by Resolution No. 168-14 adopted by the City Council of the City of Hackberry (the "City Council") on January 14, 2014 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 "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 convened initially on February 11, 2014 and ultimately continued until May 13, 2014, the City Council approved the Service and Assessment Plan and then levied assessments pursuant to Ordinance No. 223-14.

The City issued special assessment revenue bonds in a combined total principal amount of $4,850,000 (the "Series 2014 Bonds") on July 29, 2014 to pay for and/or finance a portion of the Phase #13 Improvements and Phases #14-16 Improvements. The Series 2014 Bonds were issued in two series: Series 2014 Phase #13 Project Bonds in the principal amount of $2,450,000 and Series 2014 Phases #14-16 Project Bonds in the principal amount of $2,400,000. The Phase #13 Improvements and Phases #14-16 Improvements that were not financed by the Series 2014 Bonds were instead financed by the Phase #13 Reimbursement Agreement and Phases #14-16 Reimbursement Agreement.

The outstanding Series 2014 Phase #13 Project Bonds and Series 2014 Phases #14-16 Project Bonds were refunded and the Phase #13 Reimbursement Agreement and Phases #14-16 Reimbursement Agreement obligations were refinanced by the City's special assessment revenue bonds issued in the principal amount of $8,522,256 on October 5, 2017 (the "Series 2017 Phases #13-16 Project Refunding Bonds"). The Series 2017 Phases #13-16 Project Refunding Bonds were issued pursuant to Ordinance 249-17 (the "Bond Ordinance") which was approved by the City Council on September 12, 2017.

Pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act, this update of the Service and Assessment Plan (the "Annual 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 Service and Assessment Plan and pursuant to this Annual Service and Assessment Plan Update.

II. Defined Terms

Capitalized terms shall have the meaning given to them below or elsewhere herein.

"Actual Cost(s)" means, with respect to an Authorized Improvement, the demonstrated, reasonable, allocable, and allowable costs of constructing such Authorized Improvement, as specified in a Certification for Payment that has been reviewed and approved by the City. Actual Costs may include (a) the costs for the design, planning, financing, administration, management, acquisition, installation, construction and/or implementation of such Authorized Improvement, including general contractor construction management fees and real estate acquisition costs, if any, (b) the costs of preparing the construction plans for such Authorized Improvement, (c) the fees paid for obtaining permits, licenses or other governmental approvals for such Authorized Improvement, (d) the costs for external professional costs associated with such Authorized Improvement, such as engineering, geotechnical, surveying, land planning, architectural landscapers, advertising, marketing and research studies, appraisals, legal, accounting and similar professional services, taxes (property and franchise) (e) the costs of all labor, bonds and materials, including equipment and fixtures, incurred by contractors, builders and materialmen in connection with the acquisition, construction or implementation of the Authorized Improvements, (f) all related permitting, zoning and public approval expenses, architectural, engineering, legal, and consulting fees, financing charges, taxes, governmental fees and charges (including inspection fees, plan review fees, County permit fees, development fees), insurance premiums, miscellaneous expenses, and all advances and payments for Administrative Expenses.

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated. Actual Costs also may be paid to the Developer or any other person or entity only in the capacity of construction manager or only in the capacity of general contractor but not both.

"Administrator" means the employee or designee of the City who shall have the responsibilities provided for herein, in the Indenture, or in another agreement approved by the City Council.

"Administrative Expenses" mean the administrative, organization, maintenance and operation costs associated with, or incident to, the administration, organization, maintenance and operation of PID No. 3, including, but not limited to, the costs of: (i) annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, and operation of PID No. 3, (ii) computing, levying, billing and collecting Assessments or the installments thereof, (iii) maintaining the record of installments of the Assessments and the system of registration and transfer of the Bonds, (iv) paying and redeeming the Bonds, (v) investing or depositing of monies, (vi) complying with the PID Act and codes with respect to the Bonds, (vii) the Trustee fees and expenses relating to the Bonds, including reasonable fees, (vii) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors, and (ix) administering the construction of the Authorized Improvements. Administrative Expenses do not include payment of the actual principal of, redemption premium, if any, and interest on the Bonds. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of Administrative Expenses.

"Annual Installment" means, with respect to each Assessed Property, each annual payment of: (i) the Assessment, as shown on the Assessment Roll attached hereto as Appendix A, as applicable, and calculated as provided in Section IV herein, (ii) the interest on the outstanding Assessment amount, (iii) Administrative Expenses, (iv) the Prepayment Reserve, and (v) the Delinquency Reserve.

"Assessed Property" means, for any year, Parcels within PID No. 3 other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Parcel created by such subdivision or reduction according to the provisions herein and the PID Act.

"Assessment Ordinance" means an Assessment Ordinance adopted by the City Council approving the Service and Assessment Plan (including amendments, supplements or updates to the Service and Assessment Plan) and levying the Assessments.

"Assessment Revenues" mean the revenues actually received by the City from Assessments levied within PID No. 3.

"Assessment Roll" means, as applicable, the Phase #13 Assessment Roll and the Phases #14 - 16 Assessment Roll attached hereto as Appendix A as updated, modified or amended from time to time in accordance with the procedures set forth in the Service and Assessment Plan, this Annual Service and Assessment Plan Update, and in the PID Act.

"Authorized Improvements" mean those public improvements described in Section 372.003 of the PID Act designed, constructed, and installed in accordance with the Service and Assessment Plan, this Annual Service and Assessment Plan Update, and any future updates and/or amendments.

"Bonds" mean any bonds or other obligations secured by the Assessment Revenues issued by the City in one or more series.

"Certification for Payment" means the document to be provided by the Developer or construction manager to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Hackberry, Texas.

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

"Delinquency Reserve" means a reserve established and maintained to offset delinquent Annual Installments that shall be funded up to an amount equal to ten percent (10%) of the annual debt service corresponding to each year's Annual Installments. The Delinquency Reserve component of the Annual

Installments shall not exceed one-half of one percent (0.50%) of the outstanding principal amount of Bonds.

"Delinquent Collection Costs" mean interest, penalties and expenses incurred or imposed with respect to any delinquent installment of an Assessment in accordance with the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorney's fees.

"Developer" means Lennar Homes of Texas Land and Construction, Ltd.

"Homeowner Association Property" means property within the boundaries of PID No. 3 that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a homeowners' association established for the benefit of a group of homeowners or property owners within PID No. 3.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the Official Public Records of Denton County, Texas.

"Major Improvements" means Authorized Improvements which benefit all Assessed Property within PID No. 3 and are depicted in Exhibit C.

"Non-Benefited Property" means Parcels within the boundaries of PID No. 3 that accrue no special benefit from the Authorized Improvements, including Homeowner 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. If Assessed Property is converted to Non-Benefited Property and the Assessment may not be reallocated pursuant to the provisions in the Service and Assessment Plan, such Assessed Property shall remain subject to the Assessment until prepaid as required by the Service and Assessment Plan and Section IV herein.

"Parcel" means a property identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purpose, by metes and bounds description, by lot and block number in a final subdivision plat recorded in the Official Public Records of Denton County, or by any other means determined by the City.

"Phase" means one or more Parcels within PID No. 3 that will be developed in the same general time period.

"Phase #13" means the initial Phase to be developed, identified as "Phase #13" and generally shown on Exhibit A.

"Phase #13 Assessed Property" means all Parcels within Phase #13 other than Non-Benefited Property.

"Phase #13 Assessment Roll" means the document included in this Annual Service and Assessment Plan Update as Appendix A, as updated, modified or amended from time to time in accordance with the procedures set forth in the Service and Assessment Plan, this Annual Services and Assessment Plan Update, and in the PID Act, including updates prepared in connection with the issuance of Bonds, if any.

"Phase #13 Improvements" means Authorized Improvements which only benefit Phase #13 Assessed Property and are depicted in Exhibit C.

"Phase #13 Revenues" mean the revenues received by the City from the collection of Assessments and Annual Installments for the Phase #13 Assessed Property.

"Phases #14 - 16" mean the property within PID No. 3 excluding Phase #13.

"Phases #14 -16 Assessed Property" means, for any year, all Parcels within the PID other than (a) Non-Benefited Property, and (b) Parcels within Phase #13. "Phases #14 16 Assessment Roll" means the document included in this Service and Assessment Plan as Appendix D, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of Bonds, if any, or in connection with any Annual Service Plan Update.

"Phases #14 - 16 Improvements" means Authorized Improvements which only benefit Phases #14 -16 Assessed Property and are depicted in Exhibit C.

"Phases #14 - 16 Revenues" mean the revenues received by the City from the collection of Assessments and Annual Installments for the Phases #14 - 16 Assessed Property.

"PID" means City of Hackberry Hidden Cove Public Improvement District No. 3.

"PID Act" means Texas Local Government Code Chapter 372, Improvement Districts in Municipalities and Counties, Subchapter A, Public Improvement Districts, as amended.

"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.

"Prepayment Reserve" means a reserve established and maintained to fund the interest due on Assessments from the date of prepayment to the date on which Bonds are redeemed. The Prepayment Reserve component of the Annual Installments shall not exceed forty percent (40%) of one-half of one percent (0.50%) of the outstanding principal amount of Bonds.

"Public Property" means property within the boundaries of PID No. 3 that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means each Reimbursement Agreement by and between the City and the Developer in which the Developer agrees to fund the Actual Costs of certain Authorized Improvements and the City agrees to reimburse the Developer for the Actual Costs of those Authorized Improvements funded by the Developer with interest as permitted by the Act.

"Service and Assessment Plan" means the original Service and Assessment Plan prepared for PID No. 3 pursuant to the PID Act and approved by **City Council** pursuant to Ordinance No. 223-14.

"Trust Indenture" means any indenture, trust agreement, ordinance, or similar document setting forth the terms and provisions relating to any series of Bonds, as may be amended 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.

III. Annual Service Plan Update

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 Phases #13-16 Project Refunding Bonds in the original principal amount of $8,522,256. The sources and uses of funds for the Series 2017 Phases #13-16 Project Refunding Bonds, which are to be repaid from the Assessments are shown in Table III-1. The sources and uses of funds for the Series 2014 Phase #13 Project Bonds and Series 2014 Phases #14-16 Project Bonds which were refunded and defeased by the Series 2017 Phases #13-16 Project Refunding Bonds, and the Phase #13 Reimbursement Agreement and Phases 14-16 Reimbursement Agreement amounts which were refinanced by the Series 2017 Phases #13-16 Project 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 Assessment Revenues on a parity with the Series 2017 Phases #13-16 Project Refunding Bonds, other than bonds issued to refund the Series 2017 Phases #13-16 Project 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 Phases #13-16 Project 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. 3
Sources and Uses of Funds
Series 2017 Refunding Bonds

Sources and Uses of Funds	Total
Sources of Funds	
Principal Amount	$8,522,256.00
Premium	$442,629.20
Transfer from Phase #13 Pledged Revenue Fund	$374.58
Transfer from Phases #14-16 Pledged Revenue Fund	$286,225.08
Transfer from Phase #13 Bond Fund	$12.98
Transfer from Phases #14-16 Bond Fund	$18.90
Transfer from Phase #13 Reserve Fund	$233,337.27
Transfer from Phases #14-16 Reserve Fund	$278,848.37
Transfer from Phase #13 Administrative Fund	$14,097.61
Transfer from Phases #14-16 Administrative Fund	$37,914.19
Total Sources	**$9,815,714.18**
Use of Funds:	
Deposit to Phase #13 Improvement Account of Project Fund	$1,072,680.42
Deposit to Phases #14-16 Improvement Account of Project Fund	$2,555,137.23
Deposit to Escrow Fund	$5,269,475.60
Deposit to Reserve Account of the Reserve Fund	$153,562.50
Deposit to Administrative Fund	$40,000.00
Cost of Issuance	$724,858.43
Total Uses	**$9,815,714.18**

TABLE III-2

HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 3
SOURCES AND USES OF FUNDS
SERIES 2014 BONDS AND REIMBURSEMENT AGREEMENTS

SOURCES AND USES	SERIES 2014 PHASES #14-16 PROJECT BONDS	SERIES 2014 PHASE #13 PROJECT BONDS	PHASE #13 REIMBURSEMENT AGREEMENT	PHASES #14-16 REIMBURSEMENT AGREEMENT	TOTAL
SOURCES OF FUNDS					
BOND PROCEEDS	$2,400,000	$2,450,000			$4,850,000
REIMBURSEMENT OBLIGATION			$1,362,000	$2,918,000	$4,280,000
TOTAL SOURCES	$2,400,000	$2,450,000	$1,362,000	$2,918,000	$9,130,000
USES OF FUNDS					
MAJOR IMPROVEMENTS					
ROAD IMPROVEMENTS	$93,864	$0	$0	$0	$93,864
WATER DISTRIBUTION SYSTEM IMPROVEMENTS	$686,780	$395,345	$524,231	$0	$1,606,356
SANITARY SEWER IMPROVEMENTS	$349,000	$0	$158,976	$425,793	$933,769
PUBLIC ACCESS, UTILITY AND DRAINAGE EASEMENTS	$510,000	$0	$0	$0	$510,000
OTHER SOFT AND MISCELLANEOUS COSTS	$30,087	$59,145	$364,404	$0	$453,636
SUBTOTAL MAJOR IMPROVEMENTS	$1,669,731	$454,490	$1,047,611	$425,793	$3,597,625
PHASE 13 IMPROVEMENTS					
ROAD IMPROVEMENTS	$0	$0	$0	$0	$0
WATER DISTRIBUTION SYSTEM IMPROVEMENTS	$0	$530,621	$0	$0	$630,621
SANITARY SEWER IMPROVEMENTS	$0	$445,835	$0	$0	$445,835
STORM DRAINAGE IMPROVEMENTS	$0	$293,332	$0	$0	$293,332
OTHER SOFT AND MISCELLANEOUS COSTS	$0	$184,771	$0	$0	$184,771
SUBTOTAL PHASE 13 IMPROVEMENTS	$0	$1,454,559	$0	$0	$1,454,559
PHASES 14-16 IMPROVEMENTS					
ROAD IMPROVEMENTS	$0	$0	$0	$0	$0
WATER DISTRIBUTION SYSTEM IMPROVEMENTS	$0	$0	$0	$637,392	$637,392
SANITARY SEWER IMPROVEMENTS	$0	$0	$0	$661,084	$661,084
STORM DRAINAGE IMPROVEMENTS	$0	$0	$0	$366,186	$366,186
OTHER SOFT AND MISCELLANEOUS COSTS	$0	$0	$0	$233,052	$233,052
SUBTOTAL PHASES 14-16 IMPROVEMENTS	$0	$0	$0	$1,897,714	$1,897,714
BOND ISSUE COSTS	$730,269	$540,951	$314,389	$594,493	$2,180,102
TOTAL USES	$2,400,000	$2,450,000	$1,362,000	$2,918,000	$9,130,000

Projected annual cashflows for the PID and the Series 2017 Phases #13-16 Project Refunding Bonds for the five-year period ending 2030 are shown in Table III-3 below.

TABLE III-3

HACKBERRY HIDDEN COVE PUBLIC IMPROVEMENT DISTRICT NO. 3
PROJECTED FIVE YEAR CASHFLOWS
SERIES 2017 REFUNDING AND IMPROVEMENT BONDS

SOURCES AND USES OF FUNDS	ASSESSMENT YEAR[a] 2026	2027	2028	2029	2030
SOURCES OF FUNDS					
ANNUAL INSTALLMENTS	$615,133	$612,130	$618,631	$614,130	$614,131
AVAILABLE FUND BALANCES					
ADMINISTRATIVE FUND	$19,335	$19,335	$19,335	$19,335	$19,335
PLEDGED REVENUE FUND	$23,204	$23,207	$23,206	$23,207	$23,206
TOTAL SOURCES	$657,671	$654,671	$661,171	$656,671	$656,671
USES OF FUNDS					
SERIES 2017 BONDS	$598,550	$596,850	$604,700	$601,650	$603,150
ADMINISTRATIVE EXPENSES	$23,455	$23,455	$23,455	$23,455	$23,455
PREPAYMENT AND DELINQUENCY RESERVE	$35,666	$34,366	$33,016	$31,566	$30,066
TOTAL USES	$657,671	$654,671	$661,171	$656,671	$656,671

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

B. Authorized Improvements

The City determined to undertake the Authorized Improvements depicted in Exhibit 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 Service and Assessment Plan provides that (i) the Major Improvements costs shall be allocated equally to all residential dwelling units within the PID, (ii) the Phase #13 Improvements costs shall be allocated equally to all residential dwelling units comprising the Phase #13 Assessed Property, and (iii) the Phase #14-16 Improvements costs shall be allocated equally to all residential dwelling units comprising the Phase #14-16 Assessed Property, and concludes that such method of allocation results in the imposition of equal shares of the Authorized Improvements costs to Parcels similarly benefited. This method of assessing property has not changed.

B. Assessment Terms

A lien has been established against the Assessed Property effective as of the date of the Assessment Ordinance 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 will 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 is 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 as shown in the Assessment Roll attached hereto as Appendix A. The original aggregate principal amount of the Assessments is $3,812,000 for the Phase #13 Assessed Property and $5,318,000 for the Phases #14-16 Assessed Property. 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 balance 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 unpaid principal balance 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 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 or (ii) a Parcel or portion thereof on which an Assessment is levied will otherwise become Non-Benefited Property.

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. The Annual Installments include annual payments of principal and interest, annual deposits to the Prepayment Reserve and Delinquency Reserve, and Administrative Expenses.

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 Assessments for the Phase #13 Assessed Property were originally to be payable in thirty-four (34) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2014 Phase #13 Project Bonds through 2047 or thirty-one (31) years. The issuance of the Series 2017 Phases #13-16 Project Refunding Bonds reduced the number of remaining Annual Installments to twenty-seven (27) or through 2044. Pursuant to the Service and Assessment Plan, interest on the Assessments for the Phase #13 Assessed Property was initially equal to the interest rate on the Series 2014 Phase #13 Project Bonds and then equal to the interest rate on the portion of the 2017 Phases #13-16 Project Refunding Bonds corresponding to the Phase #13 Assessed Property or six and four one-hundredths percent (6.04%).

The Assessments for the Phases #14-16 Assessed Property were originally to be payable in thirty-four (34) Annual Installments of principal and interest beginning with the tax year following the issuance of the Series 2014 Phases #14-16 Project Bonds through 2047 or thirty-one (31) years. The issuance of the Series 2017 Phases #13-16 Project Refunding Bonds reduced the number of remaining Annual Installments to twenty-seven (27) or through 2044. Pursuant to the Service and Assessment Plan, interest on the Assessments for the Phase #14-16 Assessed Property was initially equal to the interest rate on the Series 2014 Phase #14-16 Project Bonds and then equal to the interest rate on the portion of the 2017 Phases #13-16 Project Refunding Bonds corresponding to the Phase #14-16 Assessed Property or four and sixty-three one-hundredths percent (4.63%).

Administrative Expenses shall be allocated to each Parcel pro rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in PID No. 3 as a whole that are payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under an applicable Trust Indenture, such as capitalized interest and interest earnings on any account balances and by any other funds available to PID No. 3.The calculation of the 2026 Annual Installment is shown in Table IV-1 below.

Table IV-1

Hackberry Hidden Cove Public Improvement District No. 3
2026 Annual Installment Calculation

Sources and Uses	Phase #13	Phases #14-16	Total	Phase #13 Per Lot[a]	Phases #14-16 Per Lot[a]
Sources of Funds					
Annual Installments	$268,170	$346,963	$615,133	$1,676.06	$1,542.06
Available Balances					
Administrative Fund	$7,575	$11,760	$19,335	$47.34	$52.27
Pledged Revenue Fund	$10,140	$13,064	$23,204	$63.38	$58.06
Total Sources	$285,885	$371,786	$657,671	$1,786.78	$1,652.38
Uses of Funds					
Series 2017 Refunding and Improvement Bonds					
March 1, 2026 Interest	$72,688	$96,588	$169,275	$454.30	$429.28
September 1, 2026 Interest	$72,688	$96,588	$169,275	$454.30	$429.28
September 1, 2026 Principal	$115,000	$145,000	$260,000	$718.75	$644.44
Administrative Expenses	$10,194	$13,261	$23,455	$63.71	$58.94
Delinquency and Prepayment Reserve	$15,316	$20,350	$35,666	$95.73	$90.44
Total Uses	$285,885	$371,786	$657,671	$1,786.78	$1,652.38

[a] Assessments and Annual Installments are the same for all residential lots within the grouped phases. For example, The Annual Installment for a Phase #13 Lot is calculated by dividing the aggregate Annual Installment for Phase #13 by the one hundred sixty-one (160) Phase #13 Lots. The Annual Installment for a Phases #14-16 Lot is calculated by dividing the aggregate Annual Installment for Phases #14-16 by the two hundred twenty-five (225) Phases #14-16 Lots.

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 x (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 Road Service and Assessment Plan approved by the City Council.

4. 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.

5. Prepayments of Assessments

The Assessment has been prepaid for Parcels R655491 and R655561.

6. Extraordinary Optional Redemptions

One extraordinary optional redemption in the amount of $40,000 occurred on November 15, 2025 from the proceeds of prepayments received.

APPENDIX A

ASSESSMENT ROLL

APPENDIX A-1

HACKBERRY PID NO. 3
ASSESSMENTS

Appendix A-1
Hackberry PID 3
Series 2017 Bonds (Phase 13)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
638680	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638681	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638682	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638683	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638684	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638685	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638686	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638687	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638688	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638689	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638690	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638691	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638692	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638693	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638694	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638695	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
638696	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655457	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655458	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655459	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655460	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655461	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655462	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655463	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655464	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655465	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655466	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655467	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655468	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655469	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655470	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655471	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655472	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655473	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655474	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655475	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655476	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655477	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
655478	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655479	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655480	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655481	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655482	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655483	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655484	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655485	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655486	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655487	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655488	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655489	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655490	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655492	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655493	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655494	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655495	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655496	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655498	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655499	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655500	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655501	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655502	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655503	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655504	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655505	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655506	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655507	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655508	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655510	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655511	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655512	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655513	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655514	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655515	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655516	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655517	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655518	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
655519	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655520	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655521	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655522	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655523	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655524	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655525	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655526	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655527	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655528	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655529	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655530	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655531	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655532	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655533	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655534	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655535	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655536	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655537	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655538	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655539	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655540	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655541	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655542	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655543	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655544	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655545	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655546	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655547	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655548	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655549	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655550	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655551	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655552	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655553	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655554	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655555	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655556	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
655557	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655558	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655559	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655560	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655562	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655563	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655564	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655565	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655566	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655567	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655568	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655569	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655570	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655571	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655572	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655573	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655574	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655575	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655576	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655577	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655578	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655579	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655580	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655581	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655582	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655583	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655584	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655585	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655586	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655587	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655588	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655589	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655590	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655591	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655592	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655593	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655594	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655595	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06

Appendix A-1
Hackberry PID 3
Series 2017 Bonds (Phase 13)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
655596	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655597	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655598	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655599	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655600	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655601	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655602	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
655603	HCE3_Phase_13_Benefited			2026	2027	$22,081.83	$19,145.42	$1,676.06
					Total	$3,533,092.34	$3,063,266.60	$268,170.10

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
660076	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660077	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660078	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660079	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660080	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660081	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660082	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660083	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660084	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660085	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660086	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660087	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660088	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660089	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660090	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660091	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660092	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660093	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660094	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660095	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660096	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660097	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660098	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660099	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660100	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660101	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660102	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660103	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660104	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660105	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660106	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660107	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660108	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660109	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660110	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660111	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660112	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660113	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06

PROPERTY ID	LOT CATEGORY	BLOCK	LOT	TAX YEAR	BOND YEAR	ORIGINAL PRINCIPAL	OUTSTANDING PRINCIPAL	ANNUAL INSTALLMENTS
660114	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660115	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660116	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660117	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660118	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660119	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660120	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660121	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660122	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660123	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660124	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660125	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660126	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660127	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660128	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660129	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660130	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660131	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660132	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660133	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660134	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660135	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660136	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660137	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660138	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660139	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660140	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660141	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660142	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660143	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660144	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660145	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660146	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660147	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660148	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660149	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660150	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
660151	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
660152	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680278	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680279	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680280	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680281	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680282	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680283	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680284	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680285	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680286	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680287	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680288	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680289	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680290	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680291	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680292	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680293	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680294	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680295	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680296	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680297	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680298	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680299	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680300	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680301	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680302	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680304	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680305	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680306	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680307	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680308	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680310	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680311	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680312	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680313	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680314	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680315	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680316	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06

Appendix A-1
Hackberry PID 3
Series 2017 Bonds (Phase 14-16)

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
680317	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680318	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680319	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680320	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680321	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680322	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680323	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680324	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680325	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680326	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680327	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680328	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680329	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680330	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680331	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680332	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680333	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680334	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680336	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680337	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680338	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680339	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680341	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
680342	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684314	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684315	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684316	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684317	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684318	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684319	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684320	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684321	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684322	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684323	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684324	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684325	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684326	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684327	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
684328	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684329	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684330	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684331	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684333	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684334	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684335	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684338	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684339	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684340	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684341	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684342	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684343	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684344	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684345	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684346	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684347	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684348	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684349	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684350	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684351	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684352	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684353	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684354	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684355	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684356	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684357	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684358	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684359	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684360	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684361	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684362	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684363	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684364	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684365	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684366	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684367	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684368	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
684369	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684370	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684371	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684372	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684373	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684374	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684375	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684376	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684377	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684378	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684379	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684380	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684381	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684382	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684383	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684384	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684385	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684386	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684387	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684388	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684389	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684390	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684391	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684392	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684393	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684394	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684395	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684396	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684397	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684398	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684399	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684400	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
684401	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
728395	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
730866	HCE3_Phase_14-16_Benefited			2026	2027	$21,977.78	$18,088.89	$1,542.06
					Total	$4,945,000.00	$4,070,000.00	$346,962.82

APPENDIX A-2

HACKBERRY PID NO. 3
ESTIMATED ANNUAL INSTALLMENTS

City of Hackberry
Hackberry PID 3
Estimated Annual Installments*

Lot Type: HCE3_Phase_13_Benefited

Tax Year	Bond Year	Principal	Interest	Prepayment and Delinquency Reserve	Annual Collection Costs	Estimated Annual Installment Adjustment	Total Annual Installment	Balance
2026	2027	$718.75	$908.06	$95.73	$119.78	($166.25)	$1,676.06	$18,426.67
2027	2028	$718.75	$875.70	$92.13	$122.17	($168.65)	$1,640.11	$17,707.92
2028	2029	$781.25	$843.36	$88.54	$124.62	($171.09)	$1,666.68	$16,926.67
2029	2030	$812.50	$808.20	$84.63	$127.11	($173.58)	$1,658.86	$16,114.17
2030	2031	$843.75	$771.64	$80.57	$129.65	($176.12)	$1,649.49	$15,270.42
2031	2032	$875.00	$733.68	$76.35	$132.25	($69.28)	$1,748.00	$14,395.42
2032	2033	$937.50	$694.30	$71.98	$134.89	($71.59)	$1,767.08	$13,457.92
2033	2034	$968.75	$652.12	$67.29	$137.59	($74.65)	$1,751.10	$12,489.17
2034	2035	$1,000.00	$608.52	$62.45	$140.34	($77.24)	$1,734.07	$11,489.17
2035	2036	$1,062.50	$563.52	$57.45	$143.15	($79.72)	$1,746.89	$10,426.67
2036	2037	$1,125.00	$515.70	$52.13	$146.01	($82.79)	$1,756.05	$9,301.67
2037	2038	$1,125.00	$465.08	$46.51	$148.93	($86.76)	$1,698.76	$8,176.67
2038	2039	$1,187.50	$408.84	$40.88	$151.91	($89.88)	$1,699.26	$6,989.17
2039	2040	$1,281.25	$349.46	$34.95	$154.95	($91.86)	$1,728.74	$5,707.92
2040	2041	$1,312.50	$285.40	$28.54	$158.05	($95.83)	$1,688.66	$4,395.42
2041	2042	$1,406.25	$219.78	$21.98	$161.21	($98.45)	$1,710.76	$2,989.17
2042	2043	$1,468.75	$149.46	$14.95	$164.43	($101.84)	$1,695.74	$1,520.42
2043	2044	$1,520.42	$76.02	$7.60	$167.72	($105.53)	$1,666.22	$0.00
Total:		$19,145.42	$9,928.84	$1,024.65	$2,564.73	($1,981.10)	$30,682.54	

*Subject to change.

City of Hackberry
Hackberry PID 3
Estimated Annual Installments*

Lot Type: HCE3_Phase_14-16_Benefited

Tax Year	Bond Year	Principal	Interest	Prepayment and Delinquency Reserve	Annual Collection Costs	Estimated Annual Installment Adjustment	Total Annual Installment	Balance
2026	2027	$644.44	$858.56	$90.44	$132.24	($183.62)	$1,542.06	$17,444.44
2027	2028	$688.89	$829.56	$87.22	$134.88	($186.27)	$1,554.28	$16,755.56
2028	2029	$733.33	$798.56	$83.78	$137.58	($188.97)	$1,564.28	$16,022.22
2029	2030	$755.56	$765.56	$80.11	$140.33	($191.72)	$1,549.83	$15,266.67
2030	2031	$800.00	$731.56	$76.33	$143.14	($194.52)	$1,556.50	$14,466.67
2031	2032	$822.22	$695.56	$72.33	$146.00	($86.53)	$1,649.58	$13,644.44
2032	2033	$866.67	$658.56	$68.22	$148.92	($89.69)	$1,652.68	$12,777.78
2033	2034	$911.11	$619.56	$63.89	$151.90	($92.41)	$1,654.05	$11,866.67
2034	2035	$933.33	$578.56	$59.33	$154.93	($95.56)	$1,630.59	$10,933.33
2035	2036	$977.78	$536.56	$54.67	$158.03	($98.89)	$1,628.14	$9,955.56
2036	2037	$1,044.44	$492.56	$49.78	$161.19	($101.91)	$1,646.07	$8,911.11
2037	2038	$1,088.89	$445.56	$44.56	$164.42	($104.39)	$1,639.03	$7,822.22
2038	2039	$1,155.56	$391.11	$39.11	$167.71	($107.57)	$1,645.91	$6,666.67
2039	2040	$1,200.00	$333.33	$33.33	$171.06	($111.68)	$1,626.05	$5,466.67
2040	2041	$1,266.67	$273.33	$27.33	$174.48	($114.48)	$1,627.33	$4,200.00
2041	2042	$1,333.33	$210.00	$21.00	$177.97	($118.35)	$1,623.95	$2,866.67
2042	2043	$1,400.00	$143.33	$14.33	$181.53	($121.79)	$1,617.40	$1,466.67
2043	2044	$1,466.67	$73.33	$7.33	$185.16	($125.14)	$1,607.36	$0.00
Total:		$18,088.89	$9,435.11	$973.11	$2,831.46	($2,313.50)	$29,015.08	

*Subject to change.

EXHIBIT A

PID BOUNDARIES

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

Aerial photography taken December 2013

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

DEVELOPMENT DATA		
PHASE THIRTEEN	~	162 LOTS (12/2014)
PHASE FOURTEEN	~	64 LOTS (1/2018)
PHASE FIFTEEN	~	77 LOTS (3/2019)
PHASE SIXTEEN	~	85 LOTS (9/2020)
TOTAL	~	388 LOTS

PHASING PLAN
THE SHORES AT HIDDEN COVE
PHASES 13 – 16

AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 [illegible]

EXHIBIT B

AUTHORIZED IMPROVEMENT COSTS

Appendix B - Authorized Improvement Costs

Major Improvement Costs

Authorized Improvement	Improvement Costs
Road Improvements[1]	$93,864
Water Improvements[1]	$1,606,356
Sanitary Sewer Improvements[1]	$933,769
Public Access, Utility and Drainage Easements[2]	$510,000
Other soft and miscelaneous costs	$453,636
Total Major Improvements	$3,597,625

Phase #13	
Projected total Units	162
% of total units	41.8%
Proportionate Share of Costs	$1,502,101

Phases #14-16	
Projected total Units	226
% of total Equivalent units	58.2%
Proportionate Share of Costs	$2,095,524

Notes:

1 - See attached detailed Costs of the Authorized Improvements.

2- Acquisition costs for public access, utility and drainage easement areas.

Appendix B - Authorized Improvement Costs

Phase #13 Improvement Costs

Authorized Improvement	Improvement Costs
Road Improvements	$0
Water Improvements	$530,621
Sanitary Sewer Improvements	$445,835
Storm Drainage Improvements	$293,332
Other soft and miscelaneous costs	$184,771
Subotal Phase 1 Improvements	$1,454,559
Phase #13 share of Major Improvements	$1,502,101
GRAND TOTAL	$2,956,660

Phases #14-16 Improvement Costs

(for information purposue only)

Authorized Improvement	Improvement Costs
Road Improvements	$0
Water Improvements	$637,392
Sanitary Sewer Improvements	$661,084
Storm Drainage Improvements	$366,186
Other soft and miscelaneous costs	$233,052
Subotal Phases #14-16 Improvements	$1,897,714
Phases #14-16 share of Major Improvements	$2,095,524
GRAND TOTAL	$3,993,238

Master Improvements Summary

Water Distribution System	
Elevated Storage Tank	$1,109,000
Pump Station Improvements	$273,000
Existing Pump Station and Storage Facility Reimbursement	$129,622
12" Waterline Reimbursement	$94,734
Subtotal:	**$1,606,356**
Sanitary Sewer System	
WWTP Expansion Phase 3	$349,000
Existing Lift Station Reimbursement	$563,345
Previous WWTP Expansion Reimbursement	$21,424
Subtotal:	**$933,769**
Roadway Improvements	
Public Paving Improvements	$93,864
Subtotal:	**$93,864**
TOTAL HARD MASTER IMPROVEMENT COSTS:	**$2,633,989**

DOWDEY, ANDERSON
& ASSOCIATES, INC.
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

February 26, 2014

Mr. Barry Milton
One Hackberry, Ltd.
5225 Village Creek Drive, Suite 300
Plano, Texas 75093

Re: The Shores at Hidden Cove
Reimbursable shared cost summary

Mr. Milton:

In order to provide calculations for the shared costs based on upsized and excess capacity of One Hackberry, Ltd improvements, I studied four major elements of infrastructure. There are four major items constructed by One Hackberry, LTD. that serve to benefit the development of the "Dhaka" tract.

As District Engineer for Denton County Fresh Water Supply District No. 4-A, I have reviewed and approved all phases of construction within the Hidden Cove development.

The first item is the water line. A 12" water line was installed from a connection point in Hidden Cove Phase One, in Stonebrook Parkway, to a future connection point adjacent to the Dhaka tract, in Hackberry Creek Park Road. This 4,796 linear feet of 12" water line allows the full development of both the Dhaka and Hidden Cove tracts. Without the Dhaka tract added, an 8" water line would have been sufficient to develop and serve the Hidden Cove tracts. Thus, I have calculated the benefit as an oversize percentage, comparing the costs of the 12" water line and 8" water line.

The second item is the sanitary sewer system. This system consists of a lift station, force main and gravity sewer main. This system is designed for the full development of both the Dhaka and Hidden Cove tracts. A 12"-15" sewer line was installed from a connection point in Hidden Cove Phase One, in Stonebrook Parkway, to the Lift Station No. 2 point adjacent to the Dhaka tract, in The Shores of Hidden Cove Phase Seven. The capacity within the system is shared by the Dhaka tract and Hidden Cove tract, thus I calculated a percentage of capacity based on lot count contributing to the system. Because the capacity percentages change based on the number of lots contributing within the gravity portion, I divided that portion into nine segments to better define the capacity. The Dhaka contributing lots is calculated at 410 lots. The Hidden Cove contributing lots varies.
Segment 1:
971 l.f. main; 7 ea 5' Manhole; Dhaka: 410 lots or 43.9%, Hidden Cove 524 lots, Total 934 lots
Segment 2:
165 l.f. main; 1 ea 5' Manhole; Dhaka: 410 lots or 46.5%, Hidden Cove 472 lots, Total 882 lots
Segment 3:

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

807 l.f. main; 2 ea 5' Manhole; Dhaka: 410 lots or 48.5%, Hidden Cove 436 lots, Total 846 lots
Segment 4:
287 l.f. main; 1 ea 4' Manhole; Dhaka: 410 lots or 53.6%, Hidden Cove 355 lots, Total 765 lots
Segment 5:
280 l.f. main; 1 ea 4' Manhole; Dhaka: 410 lots or 55.6%, Hidden Cove 327 lots, Total 737 lots
Segment 6:
135 l.f. main; 1 ea 4' Manhole; Dhaka: 410 lots or 56.4%, Hidden Cove 317 lots, Total 727 lots
Segment 7:
275 l.f. main; 1 ea 4' Manhole; Dhaka: 410 lots or 57.3%, Hidden Cove 306 lots, Total 716 lots
Segment 8:
707 l.f. main, 233 l.f. Force main; 3 ea 4' Manhole; Dhaka: 410 lots or 62.4%, Hidden Cove 247 lots, Total 657 lots
Segment 9:
840 l.f. Force main; Dhaka: 410 lots or 62.4%, Hidden Cove 247 lots, Total 657 lots
Lift Station #2:
Lift Station plus other; Dhaka: 410 lots or 62.4%, Hidden Cove 247 lots, Total 657 lots

The third item is the improvements to the City of Hackberry Wastewater Treatment Plant. One Hackberry, Ltd. was responsible for significant upgrades to the City plant. These improvements were designed to create oversize capacity beyond the needs of the Hidden Cove tract. The capacity increases allow a portion of the Dhaka tract to be developed. Capacity of the plant is calculated by the size of the clarifier tank. The tank added by One Hackberry, Ltd. is a 290,000 gallon tank. Using City criteria design flow of 210 gallons/connection/day yields 1,381 connections (lots) added. Based on the original design for Hidden Cove being 1,040 connections, yields 1,381 – 1,040 = 341 additional connections created. 341 connections is 25% of the 1,381 connections created, thus 25% of the improvements can be attributed to the Dhaka tract.

The fourth item is the Water Storage and Pump Station site. One Hackberry, Ltd. was responsible for constructing the Water Storage and Pump Station site on Rose Lane. The plant consists of a 600,000 gallon storage tank, a 30,000 gallon hydro-pneumatic tank system and a four station pump facility. The 600,000 gallon storage tank and the 30,000 gallon hydro-pneumatic tank system is sufficient for up to 2,500 connections, or well above the combined Dhaka and Hidden Cove count of 1,450 connections. With the Dhaka tract at 410 connections and Hidden Cove at 1,040, yields 1,450 total connections. Thus, the Dhaka percentage is 410/1,450 or 28.27%.

If you have any questions please call me at 972-931-0694 at your convenience.

Sincerely,

DOWDEY, ANDERSON
& ASSOCIATES, INC.
CIVIL ENGINEERS

5225 Village Creek Drive
Suite 200
Plano, Texas 75093
972-931-0694
972-931-9538 Fax

Michael S. Dowdey, P.E.

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

LIFT STATION #2 AND RELATED GRAVITY SEWER AND FORCE MAIN LINES FROM THE LIFT STATION TO THE HIDDEN COVE PHASE ONE CONNECTION POINT

									PAYMENT ALLOCATION	
DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	NON-REIMBURSABLE PAYMENTS	REIMBURSABLE PAYMENTS
LIFT STATION #2 GRAVITY FLOW AND FORCE MAINS - CODES 220 AND 221 (01/01/11 -12/31/13)										
09/12/11	GB-OP	10354	CULLUM CONSTRUCTION COMPANY	SEGMENT 1 - SEWER TRUNK LINE - SBP	2200:220	SBP	43.9%	55,272.82	31,008.05	24,264.77
				SEGMENT 2 - SEWER TRUNK LINE - PH4	2200:220	04	46.5%	6,999.07	3,744.50	3,254.57
				SEGMENT 3 - SEWER TRUNK LINE - PH4	2200:220	04	48.5%	26,426.39	13,609.59	12,816.80
				SEGMENT 4 - SEWER TRUNK LINE - PH4	2200:220	04	53.6%	7,615.48	3,533.59	4,081.89
				SEGMENT 5 - SEWER TRUNK LINE - PH4	2200:220	04	55.6%	1,976.27	877.46	1,098.81
10/10/11	GB-OP	10369	CULLUM CONSTRUCTION COMPANY	SEGMENT 5 - SEWER TRUNK LINE - PH4	2200:220	04	55.6%	5,494.63	2,439.62	3,055.01
				SEGMENT 6 - SEWER TRUNK LINE - PH4	2200:220	04	56.4%	4,475.93	1,951.51	2,524.42
				SEGMENT 7 - SEWER TRUNK LINE - PH4	2200:220	04	57.3%	3,098.25	1,322.95	1,775.30
12/12/11	GB-OP	10409	CULLUM CONSTRUCTION COMPANY	SEGMENT 7 - SEWER TRUNK LINE - PH5	2200:220	05	57.3%	4,096.12	1,749.04	2,347.08
				SEGMENT 8 - SEWER TRUNK LINE - PH5	2200:220	05	62.4%	20,585.16	7,740.02	12,845.14
02/20/12	GB-OP	10449	CULLUM CONSTRUCTION COMPANY	SEGMENT 8 - SEWER TRUNK LINE - PH5	2200:220	05	62.4%	1,636.47	615.31	1,021.16
04/10/12	GB-OP	10480	CULLUM CONSTRUCTION COMPANY	SEGMENT 1 - SEWER TRUNK LINE - SBP	2200:220	SBP	43.9%	6,141.43	3,445.34	2,696.09
				SEGMENT 2 - SEWER TRUNK LINE - PH4	2200:220	04	46.5%	777.68	416.06	361.62
				SEGMENT 3 - SEWER TRUNK LINE - PH4	2200:220	04	48.5%	2,936.26	1,512.17	1,424.09
				SEGMENT 4 - SEWER TRUNK LINE - PH4	2200:220	04	53.6%	846.17	392.62	453.55
				SEGMENT 5 - SEWER TRUNK LINE - PH4	2200:220	04	55.6%	830.10	368.56	461.54
				SEGMENT 6 - SEWER TRUNK LINE - PH4	2200:220	04	56.4%	497.32	216.83	280.49
				SEGMENT 7 - SEWER TRUNK LINE - PH4	2200:220	04	57.3%	344.25	146.99	197.26
				SEGMENT 7 - SEWER TRUNK LINE - PH5	2200:220	05	57.3%	455.13	194.34	260.79
				SEGMENT 8 - SEWER TRUNK LINE - PH5	2200:220	05	62.4%	2,469.07	928.37	1,540.70
09/07/12	GB-OP	10578	CULLUM CONSTRUCTION COMPANY	SEGMENT 9 - SEWER TRUNK LINE - PH7	2200:221	OV4	62.4%	5,814.00	2,186.06	3,627.94
10/10/12	GB-OP	10600	CULLUM CONSTRUCTION COMPANY	SEGMENT 9 - SEWER TRUNK LINE - PH7	2200:221	OV4	62.4%	14,149.80	5,320.32	8,829.48
12/10/12	GB-OP	10627	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	184,275.00	69,287.40	114,987.60
01/10/13	GB-OP	10643	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	78,975.00	29,694.60	49,280.40
02/10/13	GB-OP	10677	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	157,950.00	59,389.20	98,560.80
03/10/13	GB-OP	10691	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	52,650.00	19,796.40	32,853.60
04/10/13	GB-OP	10719	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	42,120.00	15,837.12	26,282.88
05/10/13	GB-OP	10733	CULLUM CONSTRUCTION COMPANY	LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	12,978.00	4,879.73	8,098.27
11/11/13	GB-OP	10853	CULLUM CONSTRUCTION COMPANY	SEGMENT 9 - SEWER TRUNK LINE - PH7	2200:221	OV4	62.4%	2,218.20	834.04	1,384.16
				LIFT STATION #2 - PHASE 7	2200:221	OV4	62.4%	68,762.00	25,854.52	42,907.48
							SUB-TOTAL	772,866.00	309,292.31	463,573.69

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

LIFT STATION #2 AND RELATED GRAVITY SEWER AND FORCE MAIN LINES FROM THE LIFT STATION TO THE HIDDEN COVE PHASE ONE CONNECTION POINT

DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	PAYMENT ALLOCATION NON-REIMBURSABLE PAYMENTS	REIMBURSABLE PAYMENTS
04/10/13	GB-OP	10713	PRECISION FENCE AND DECK	FENCE /LIFT STATION	2200:221	OV4	62.4%	5,880.00	2,210.88	3,669.12
							SUB-TOTAL	5,880.00	2,210.88	3,669.12
09/10/13	GB-OP	10811	RATLIFF HARDSCAPE, LTD.	SIDEWALK/LIFT STATION	2200:221	OV4	62.4%	4,288.00	1,612.29	2,675.71
							SUB-TOTAL	4,288.00	1,612.29	2,675.71
							CATEGORY TOTAL	783,034.00	313,115.48	469,918.52
				ALLOCATION OF OTHER QUALIFIED COSTS (SEE NOTE 2 BELOW)			13.5%	105,709.59	42,270.59	63,439.00
							TOTAL REIMBURSABLE COSTS			533,357.52
							TOTAL REIMBURSABLE INTEREST (SEE NOTE 3 BELOW)			29,987.49
							TOTAL REIMBURSABLE COSTS AND INTEREST			**563,345.01**

NOTE 1: LIFT STATION #2 WAS CONSTRUCTED BY ONE HACKBERRY, LTD. IN CONNECTION WITH THE DEVELOPMENT OF THE SHORES AT HIDDEN COVE PHASE 7. THE SEWER TRUNK LINE WAS CONSTRUCTED BY ONE HACKBERRY, LTD. IN CONNECTION WITH THE CONSTRUCTION OF STONEBROOK PARKWAY AND THE DEVELOPMENT OF PHASES 4, 5 AND 7 OF THE SHORES AT HIDDEN COVE. IN ANTICIPATION OF ACQUIRING THE DHAKA PROPERTY, ONE HACKBERRY, LTD., SIZED THE LIFT STATION AND THE SEWER TRUNK LINE TO ACCEPT THE SANITARY SEWER FLOWAGE FROM BOTH THE HIDDEN COVE SUBDIVISION AND THE FULL DEVELOPMENT OF THE DHAKA PROPERTY. DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, CALCULATED AND PROVIDED THE PERCENTAGES USED ABOVE TO DETERMINE THE PORTION OF THE COSTS TO CONSTRUCT LIFT STATION #2 AND SEWER TRUNK LINE IMPROVEMENTS THAT DIRECTLY BENEFITED THE DHAKA PROPERTY.

NOTE 2: ACTUAL COST FOR ENGINEERING AND STAKING (9%), GEOTECHNICAL AND MATERIAL TESTING (1%), CONSTRUCTION MANAGEMENT (2%),AND INSPECTION AND RECORDING KEEPING (1.5%) WERE NOT IDENTIFIED SPECIFICALLY WITH THE CONSTRUCTION OF THE LIFT STATION AND RELATED IMPROVEMENTS. THEREFORE, DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, ASSIGNED THE PERCENTAGES (SHOWN IN PARENTHESES AFTER EACH FUNCTION LISTED ABOVE) TO BE APPLIED TO THE ACTUAL LIFT STATION IMPROVEMENTS COST TO DETERMINE THE ALLOCABLE SHARE OF ENGINEERING AND STAKING, GEOTECHNICAL AND MATERIAL TESTING, CONSTRUCTION MANAGEMENT, INSPECTION AND RECORDING KEEPING COSTS RELATED TO THE LIFT STATION AND RELATED IMPROVEMENTS.

NOTE 3: SEE SEPARATE SCHEDULE FOR THE REIMBURSABLE INTEREST CALCULATION.

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY RELATED COSTS AND EXPENSES

DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	PAYMENT ALLOCATION NON-REIMBURSABLE PAYMENTS	PAYMENT ALLOCATION REIMBURSABLE PAYMENTS
HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY (07/13/10 -12/31/13)										
01/20/12	GB-OP	10437	3RD GENERATION ENGINEERING	INSTALL PUMP #3	2200:232	W	13.33%	6,000.00	5,200.20	799.80
							SUB-TOTAL	6,000.00	5,200.20	799.80
11/10/10	GB-OP	10136	CITY OF HACKBERRY	JACOBS ENGINEERING INVOICE	2200:405	W	28.27%	1,268.31	909.76	358.55
07/13/11	GB-OP	10320	CITY OF HACKBERRY	JACOBS ENGINEERING INVOICE	2200:405	W	28.27%	2,074.22	1,487.84	586.38
10/19/11	GB-OP	CREDIT	CITY OF HACKBERRY	REIMBURSE PUMP STATION EXTRAS	2200:232	W	13.33%	(5,265.00)	(4,563.18)	(701.82)
12/12/11	GB-OP	10406	CITY OF HACKBERRY	EJES ENGINEERING INVOICE	2200:405	W	28.27%	903.50	648.08	255.42
							SUB-TOTAL	(1,018.97)	(1,517.50)	498.53
08/10/10	GB-OP	10077	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	W	28.27%	2,000.00	1,434.60	565.40
				ENGINEERING	2200:405	W	28.27%	2,265.00	1,624.68	640.32
09/10/10	GB-OP	10097	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	W	28.27%	2,000.00	1,434.60	565.40
				ENGINEERING	2200:405	W	28.27%	15,498.32	11,116.94	4,381.38
10/11/10	GB-OP	10113	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	W	28.27%	2,000.00	1,434.60	565.40
				ENGINEERING	2200:405	W	28.27%	4,840.68	3,472.22	1,368.46
11/10/10	GB-OP	10129	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	W	28.27%	2,000.00	1,434.60	565.40
				ENGINEERING	2200:405	W	28.27%	2,126.80	1,525.55	601.25
12/10/10	GB-OP	10147	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	W	28.27%	2,000.00	1,434.60	565.40
				ENGINEERING	2200:405	W	28.27%	2,984.15	2,140.53	843.62
01/10/11	GB-OP	10195	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	2,077.87	1,490.46	587.41
02/10/11	GB-OP	10223	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	585.00	419.62	165.38
03/10/11	GB-OP	10233	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	2,386.44	1,711.79	674.65
04/10/11	GB-OP	10250	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	1,886.09	1,352.89	533.20
05/10/11	GB-OP	10273	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	2,870.00	2,058.65	811.35
06/10/11	GB-OP	10298	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	525.00	376.58	148.42
07/11/11	GB-OP	10315	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	1,505.00	1,079.54	425.46
08/15/11	GB-OP	10335	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	1,260.00	903.80	356.20
09/12/11	GB-OP	10355	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	5,364.26	3,847.78	1,516.48
10/12/11	GB-OP	10370	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	245.00	175.74	69.26
02/10/12	GB-OP	10440	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	W	28.27%	420.00	301.27	118.73
							SUB-TOTAL	56,839.61	40,771.04	16,068.57

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY RELATED COSTS AND EXPENSES

DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	PAYMENT ALLOCATION: NON-REIMBURSABLE PAYMENTS	PAYMENT ALLOCATION: REIMBURSABLE PAYMENTS
01/10/11	GB-OP	10197	FRYER CONSTRUCTION COMPANY	PRESSURE TANKS ADDITION	2200:232	W	28.27%	10,800.00	7,746.84	3,053.16
01/10/11				PUMP NO. 3 ADDITION	2200:232	W	13.33%	2,587.50	2,242.59	344.91
01/10/11				PRESSURE TANKS ADDITION	2200:232	W	28.27%	6,595.97	4,731.29	1,864.68
04/10/11	GB-OP	10251	FRYER CONSTRUCTION COMPANY	PRESSURE TANKS ADDITION	2200:232	W	28.27%	32,637.21	23,410.67	9,226.54
04/10/11				PUMP NO. 3 ADDITION	2200:232	W	13.33%	2,121.44	1,838.65	282.79
04/10/11				PRESSURE TANKS ADDITION	2200:232	W	28.27%	106,566.82	76,440.38	30,126.44
04/10/11				PUMP NO. 3 ADDITION	2200:232	W	13.33%	14,632.06	12,681.61	1,950.45
05/10/11	GB-OP	10275	FRYER CONSTRUCTION COMPANY	PRESSURE TANKS ADDITION	2200:232	W	28.27%	11,745.00	8,424.69	3,320.31
05/10/11				PUMP NO. 3 ADDITION	2200:232	W	13.33%	24,714.00	21,419.62	3,294.38
08/15/11	GB-OP	10338	FRYER CONSTRUCTION COMPANY	PUMP NO. 3 ADDITION	2200:232	W	13.33%	450.00	390.02	59.98
08/15/11				PUMP NO. 3 ADDITION	2200:232	W	13.33%	6,880.00	5,962.90	917.10
09/26/11	GB-OP	10361	FRYER CONSTRUCTION COMPANY	PRESSURE TANKS ADDITION	2200:232	W	28.27%	18,705.00	13,417.10	5,287.90
10/10/11	GB-OP	10373	FRYER CONSTRUCTION COMPANY	PUMP NO. 3 ADDITION	2200:232	W	13.33%	13,565.00	11,756.79	1,808.21
							SUB-TOTAL	252,000.00	279,370.63	96,270.65
05/10/11	GB-OP	10277	REED ENGINEERING GROUP	CONSTRUCTION MATERIAL TESTING	2200:232	W	28.27%	240.00	172.15	67.85
							SUB-TOTAL	240.00	172.15	67.85
							CATEGORY TOTAL	314,060.64	323,996.52	113,705.40
				ALLOCATION OF OTHER QUALIFIED COSTS (SEE NOTE 2 BELOW)			2.0%	6,281.21	6,479.93	2,274.11
							TOTAL REIMBURSABLE COSTS			115,979.51
							TOTAL REIMBURSABLE INTEREST (SEE NOTE 3 BELOW)			13,642.13
							TOTAL REIMBURSABLE COSTS AND INTEREST			**129,621.64**

NOTE 1: THE HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY WERE CONSTRUCTED BY ONE HACKBERRY, LTD. IN CONNECTION WITH THE DEVELOPMENT OF THE HIDDEN COVE SUBDIVISION. IN ANTICIPATION OF ACQUIRING THE DHAKA PROPERTY, ONE HACKBERRY, LTD., SIZED THE HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY TO PROVIDE WATER SERVICE TO BOTH THE HIDDEN COVE SUBDIVISION AND EITHER PARTIAL DEVELOPMENT (FOR THE PUMPS) OR FULL DEVELOPMENT (THE STORAGE FACILITY) OF THE DHAKA PROPERTY. DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, PROVIDED THE PERCENTAGES USED ABOVE TO ALLOCATE THE PORTION OF THE COSTS TO CONSTRUCT THE HIGH PRESSURE PUMP STATION, WATER STORAGE FACILITY AND RELATED IMPROVEMENTS WHICH DIRECTLY BENEFITED THE DHAKA PROPERTY. THE COSTS SHOWN ABOVE INCLUDE THE PORTION OF THE TOTAL COSTS TO CONSTRUCT THE HIGH PRESSURE PUMP STATION, WATER STORAGE FACILITY AND THE RELATED IMPROVEMENTS WHICH HAVE NOT BEEN PREVIOUSLY REIMBURSED TO ONE HACKBERRY, LTD. AND THE IMPROVEMENTS RELATED TO SUCH COSTS HAVE NOT BEEN CONVEYED TO THE CITY OF HACKBERRY.

NOTE 2: THE ACTUAL COSTS FOR CONSTRUCTION MANAGEMENT (2%) WAS NOT IDENTIFIED SPECIFICALLY WITH THE CONSTRUCTION OF THE HIGH PRESSURE PUMP STATION, WATER STORAGE FACILITY AND RELATED IMPROVEMENTS. THEREFORE, DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, ASSIGNED THE PERCENTAGE (SHOWN IN PARENTHESES ABOVE) TO BE APPLIED TO THE ACTUAL HIGH PRESSURE PUMP STATION AND WATER STORAGE FACILITY IMPROVEMENTS COSTS TO DETERMINE THE ALLOCABLE SHARE OF CONSTRUCTION MANAGEMENT COSTS RELATED TO THE HIGH PRESSURE PUMP STATION, WATER STORAGE FACILITY AND RELATED IMPROVEMENTS.

NOTE 3: SEE SEPARATE SCHEDULE FOR REIMBURSABLE INTEREST CALCULATION.

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

12" WATER LINE FROM THE LENNAR ENTRY TO THE DHAKA PROPERTY TO THE HIDDEN COVE PHASE ONE CONNECTION POINT

									PAYMENT ALLOCATION	
DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	NON-REIMBURSABLE PAYMENTS	REIMBURSABLE PAYMENTS
				WATER LINE - CODE 230 (01/01/11 -12/31/13)						
09/12/11	GB-OP	10354	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - SBP	2200:230	SBP	100.0%	12,427.20	0.00	12,427.20
				GATE VALVES - 8" TO 12" DIFFERENCE - SBP	2200:230	SBP	100.0%	783.00	0.00	783.00
				WATER LINE - 8" TO 12" DIFFERENCE - PH4	2200:230	04	100.0%	18,720.00	0.00	18,720.00
				GATE VALVES - 8" TO 12" DIFFERENCE - PH4	2200:230	04	100.0%	3,024.00	0.00	3,024.00
10/10/11	GB-OP	10369	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - PH4	2200:230	04	100.0%	2,340.00	0.00	2,340.00
				GATE VALVES - 8" TO 12" DIFFERENCE - PH4	2200:230	04	100.0%	2,268.00	0.00	2,268.00
12/12/11	GB-OP	10409	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - PH5	2200:230	05	100.0%	10,194.30	0.00	10,194.30
				GATE VALVES - 8" TO 12" DIFFERENCE - PH5	2200:230	05	100.0%	2,934.00	0.00	2,934.00
02/20/12	GB-OP	10449	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - PH5	2200:230	05	100.0%	1,203.79	0.00	1,203.79
04/10/12	GB-OP	10480	CULLUM CONSTRUCTION COMPANY	RETAINAGE - 8" TO 12" DIFFERENCE - SBP	2200:230	SBP	100.0%	1,467.80	0.00	1,467.80
				RETAINAGE - 8" TO 12" DIFFERENCE - PH4	2200:230	04	100.0%	2,928.00	0.00	2,928.00
				RETAINAGE - 8" TO 12" DIFFERENCE - PH5	2200:230	05	100.0%	1,592.46	0.00	1,592.46
09/07/12	GB-OP	10578	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - PH7	2200:230	07	100.0%	10,327.50	0.00	10,327.50
				GATE VALVES - 8" TO 12" DIFFERENCE - PH7	2200:230	07	100.0%	1,503.00	0.00	1,503.00
10/10/12	GB-OP	10600	CULLUM CONSTRUCTION COMPANY	WATER LINE - 8" TO 12" DIFFERENCE - PH7	2200:230	07	100.0%	2,818.80	0.00	2,818.80
11/11/13	GB-OP	10853	CULLUM CONSTRUCTION COMPANY	RETAINAGE - 8" TO 12" DIFFERENCE - PH7	2200:230	07	100.0%	1,627.70	0.00	1,627.70
							SUB-TOTAL	76,159.55	0.00	76,159.55
							CATEGORY TOTAL	76,159.55	0.00	76,159.55
				ALLOCATION OF OTHER QUALIFIED COSTS (SEE NOTE 2 BELOW)			13.5%	10,281.54	0.00	10,281.54
							TOTAL REIMBURSABLE COSTS			86,441.09
							TOTAL REIMBURSABLE INTEREST (SEE NOTE 3 BELOW)			8,293.29
							TOTAL REIMBURSABLE COSTS AND INTEREST			**94,734.38**

NOTE 1: THE 12" WATER LINE WAS CONSTRUCTED BY ONE HACKBERRY, LTD. IN CONNECTION WITH THE CONSTRUCTION OF STONEBROOK PARKWAY AND THE DEVELOPMENT OF PHASES 4, 5 AND 7 OF THE SHORES AT HIDDEN COVE. IN ANTICIPATION OF ACQUIRING THE DHAKA PROPERTY, ONE HACKBERRY, LTD., UPSIZED THE WATER LINE FROM AN 8 INCH LINE, WHICH WOULD HAVE BEEN ADEQUATE TO SERVE FULL DEVELOPMENT OF THE SHORES AT HIDDEN COVE SUBDIVISION PROPERTY, TO A 12 INCH LINE WHICH IS ABLE TO SERVE FULL DEVELOPMENT OF BOTH THE SHORES AT HIDDEN COVE SUBDIVISION PROPERTY AND THE DHAKA PROPERTY. DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, PROVIDED THE INFORMATION NECESSARY TO DETERMINE THE PORTION OF THE COSTS TO CONSTRUCT THE 12 INCH WATER LINE THAT DIRECTLY BENEFITED THE DHAKA PROPERTY.

NOTE 2: ACTUAL COST FOR ENGINEERING AND STAKING (9%), GEOTECHNICAL AND MATERIAL TESTING (1%), CONSTRUCTION MANAGEMENT (2%),AND INSPECTION AND RECORDING KEEPING (1.5%) WERE NOT IDENTIFIED SPECIFICALLY WITH THE CONSTRUCTION OF THE 12" WATER LINE. THEREFORE, DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, ASSIGNED THE PERCENTAGES (SHOWN IN PARENTHESES AFTER EACH FUNCTION LISTED ABOVE) TO BE APPLIED TO THE ACTUAL LIFT STATION IMPROVEMENTS COST TO DETERMINE THE ALLOCABLE SHARE OF ENGINEERING AND STAKING, GEOTECHNICAL AND MATERIAL TESTING, CONSTRUCTION MANAGEMENT, INSPECTION AND RECORDING KEEPING COSTS RELATED TO THE 12 INCH WATER LINE.

NOTE 3: SEE SEPARATE SCHEDULE FOR THE REIMBURSABLE INTEREST CALCULATION.

ONE HACKBERRY, LTD.

SCHEDULE OF DEVELOPMENT COSTS AND EXPENSES QUALIFIED FOR REIMBURSEMENT BY LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD. FROM THE PROCEEDS OF THE SALE OF BONDS ISSUED BY HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3

WASTEWATER TREATMENT PLANT AND RELATED COSTS AND EXPENSES

									PAYMENT ALLOCATION	
DATE	BANK ACCOUNT	CHECK NO. AND CASH RECEIPT REF	CONTRACTOR	DESCRIPTION	CATEGORY	CLASS	ALLOCATION PERCENTAGE (NOTE 1)	PAYMENT AMOUNT	NON-REIMBURSABLE PAYMENTS	REIMBURSABLE PAYMENTS
WASTEWATER TREATMENT PLANT (07/13/10 -12/31/13)										
07/13/11	GB-OP	10320	CITY OF HACKBERRY	JACOBS ENGINEERING INVOICE	2200:405	S	25.00%	1,534.76	1,151.07	383.69
11/10/11	GB-OP	10400	CITY OF HACKBERRY	JACOBS ENGINEERING INVOICE	2200:405	S	25.00%	643.60	482.70	160.90
04/19/12	GB-OP	10490	CITY OF HACKBERRY	WWTP IMPROVEMENTS	2200:222	S	25.00%	54,175.00	40,631.25	13,543.75
							SUB-TOTAL	56,353.36	42,265.02	14,088.34
08/10/10	GB-OP	10077	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	S	25.00%	3,000.00	2,250.00	750.00
09/10/10	GB-OP	10097	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	S	25.00%	3,000.00	2,250.00	750.00
10/11/10	GB-OP	10113	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	S	25.00%	3,000.00	2,250.00	750.00
11/10/10	GB-OP	10129	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	S	25.00%	3,000.00	2,250.00	750.00
12/10/10	GB-OP	10147	DOWDEY ANDERSON & ASSOCIATES INC.	CONSTRUCTION ADMINISTRATION	2200:315	S	25.00%	3,000.00	2,250.00	750.00
03/10/11	GB-OP	10233	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	S	25.00%	837.98	628.49	209.49
04/10/11	GB-OP	10250	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	S	25.00%	881.91	661.43	220.48
05/10/11	GB-OP	10273	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	S	25.00%	1,470.00	1,102.50	367.50
10/12/11	GB-OP	10370	DOWDEY ANDERSON & ASSOCIATES INC.	ENGINEERING	2200:405	S	25.00%	855.00	641.25	213.75
							SUB-TOTAL	19,044.89	14,283.67	4,761.22
04/11/11	GB-OP	10253	SOUTHWEST FLUID PRODUCTS, INC.	WWTP - SERVICE PLATFORM	2200:232	S	25.00%	500.00	375.00	125.00
							SUB-TOTAL	500.00	375.00	125.00
							CATEGORY TOTAL	75,898.25	56,923.69	18,974.56
				ALLOCATION OF OTHER QUALIFIED COSTS (SEE NOTE 2 BELOW)			2.0%	1,517.97	1,138.47	379.49
							TOTAL REIMBURSABLE COSTS			19,354.05
							TOTAL REIMBURSABLE INTEREST (SEE NOTE 3 BELOW)			2,069.90
							TOTAL REIMBURSABLE COSTS AND INTEREST			**21,423.95**

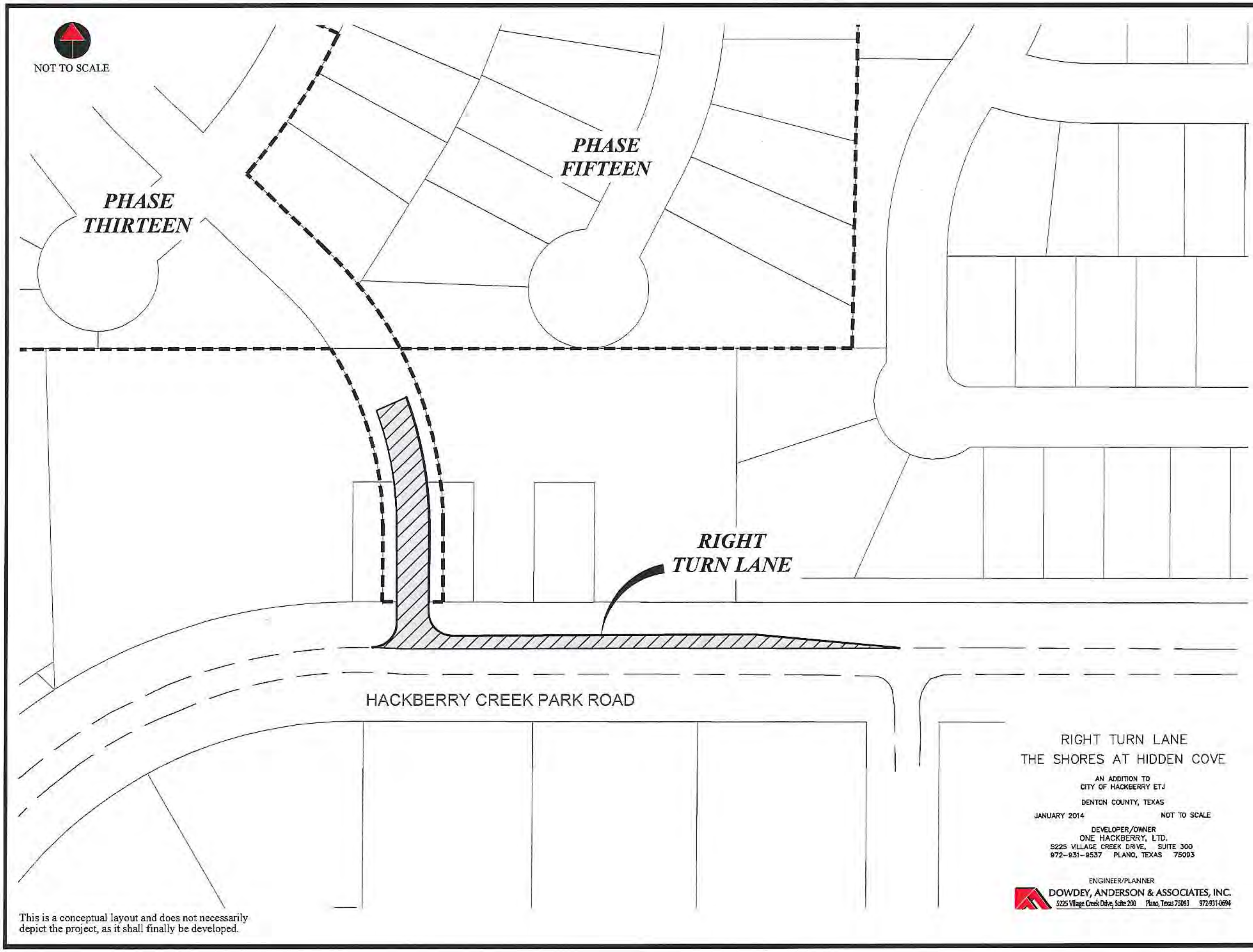
NOTE 1: THE CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION WAS COMPLETED BY ONE HACKBERRY, LTD. IN CONNECTION WITH THE DEVELOPMENT OF THE HIDDEN COVE SUBDIVISION. IN ANTICIPATION OF ACQUIRING THE DHAKA PROPERTY, ONE HACKBERRY, LTD., SIZED THE INITIAL CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION TO PROVIDE SANITARY SEWER SERVICE TO BOTH THE HIDDEN COVE SUBDIVISION AND PARTIAL DEVELOPMENT OF THE DHAKA PROPERTY. DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, PROVIDED THE PERCENTAGE USED ABOVE TO ALLOCATE THE PORTION OF THE COSTS TO CONSTRUCT THE CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION AND RELATED IMPROVEMENTS WHICH DIRECTLY BENEFITED THE DHAKA PROPERTY. THE COSTS SHOWN ABOVE INCLUDE THE PORTION OF THE TOTAL COSTS TO CONSTRUCT THE CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION WHICH HAVE NOT BEEN PREVIOUSLY REIMBURSED TO ONE HACKBERRY, LTD. AND THE IMPROVEMENTS RELATED TO SUCH COSTS HAVE NOT BEEN CONVEYED TO THE CITY OF HACKBERRY.

NOTE 2: ACTUAL COST FOR CONSTRUCTION MANAGEMENT (2%) WAS NOT IDENTIFIED SPECIFICALLY WITH THE CONSTRUCTION OF THE CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION AND RELATED IMPROVEMENTS. THEREFORE, DOWDEY, ANDERSON & ASSOCIATES, INC., THE PROJECT ENGINEER, ASSIGNED THE PERCENTAGE (SHOWN IN PARENTHESES ABOVE) TO BE APPLIED TO THE ACTUAL CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION IMPROVEMENTS COST TO DETERMINE THE ALLOCABLE SHARE OF CONSTRUCTION MANAGEMENT COSTS RELATED TO THE CITY OF HACKBERRY WASTEWATER TREATMENT PLANT EXPANSION AND RELATED IMPROVEMENTS.

NOTE 3: SEE SEPARATE SCHEDULE FOR THE REIMBURSABLE INTEREST CALCULATION.

EXHIBIT C

DEPICTION OF AUTHORIZED IMPROVEMENTS


NOT TO SCALE
PHASE THIRTEEN
PHASE FIFTEEN
RIGHT TURN LANE
HACKBERRY CREEK PARK ROAD
RIGHT TURN LANE
THE SHORES AT HIDDEN COVE
AN ADDITION TO
CITY OF HACKBERRY ETJ
DENTON COUNTY, TEXAS
JANUARY 2014
NOT TO SCALE
DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093
ENGINEER/PLANNER
DOWDEY, ANDERSON & ASSOCIATES, INC.
5225 Village Creek Drive, Suite 200 Plano, Texas 75093 972-931-0694
This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

OFFSITE WATER IMPROVEMENTS
THE SHORES AT HIDDEN COVE
PHASES 13 – 16

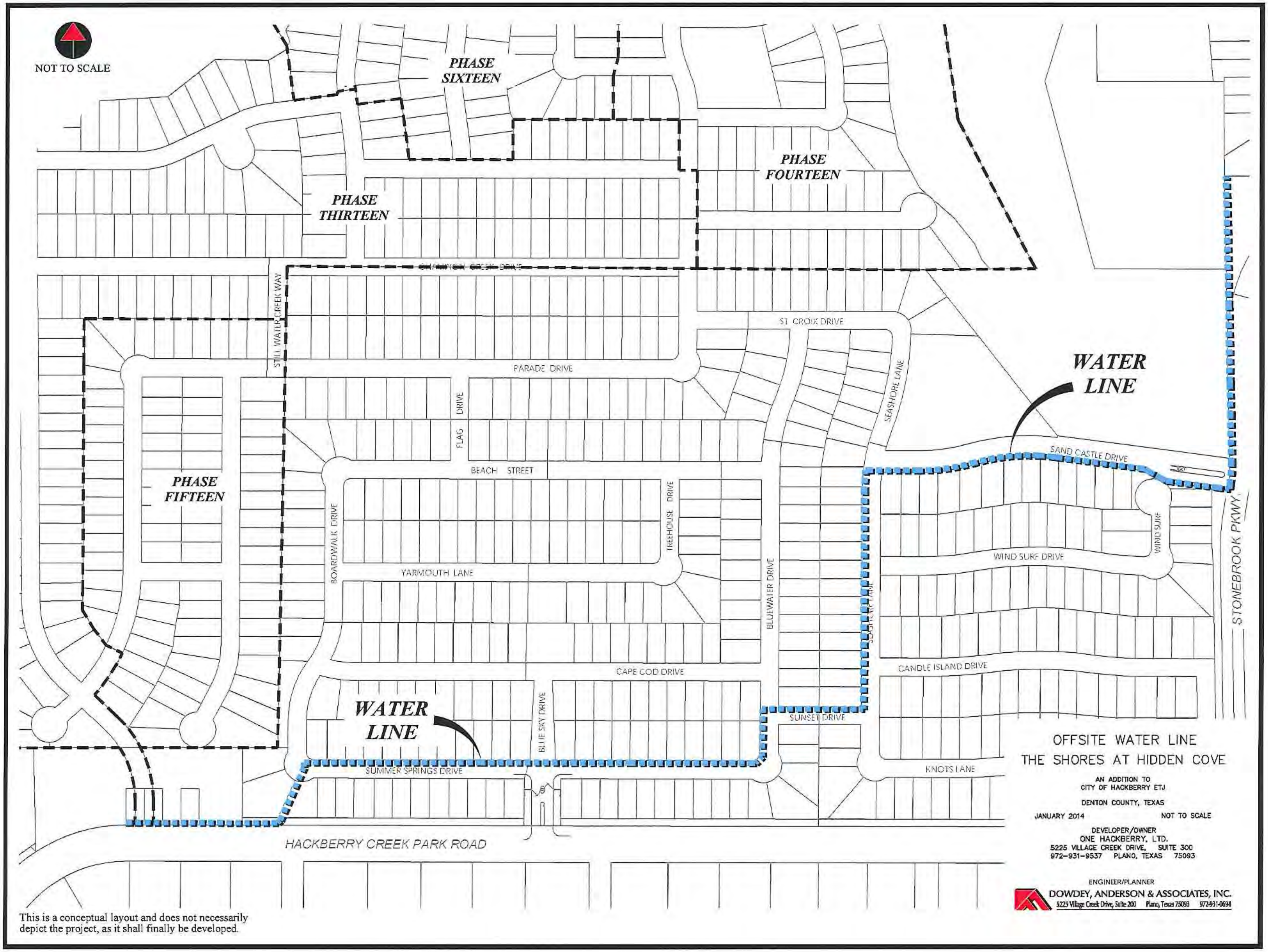
AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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



OFFSITE WATER LINE
THE SHORES AT HIDDEN COVE

AN ADDITION TO
CITY OF HACKBERRY ETJ
DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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

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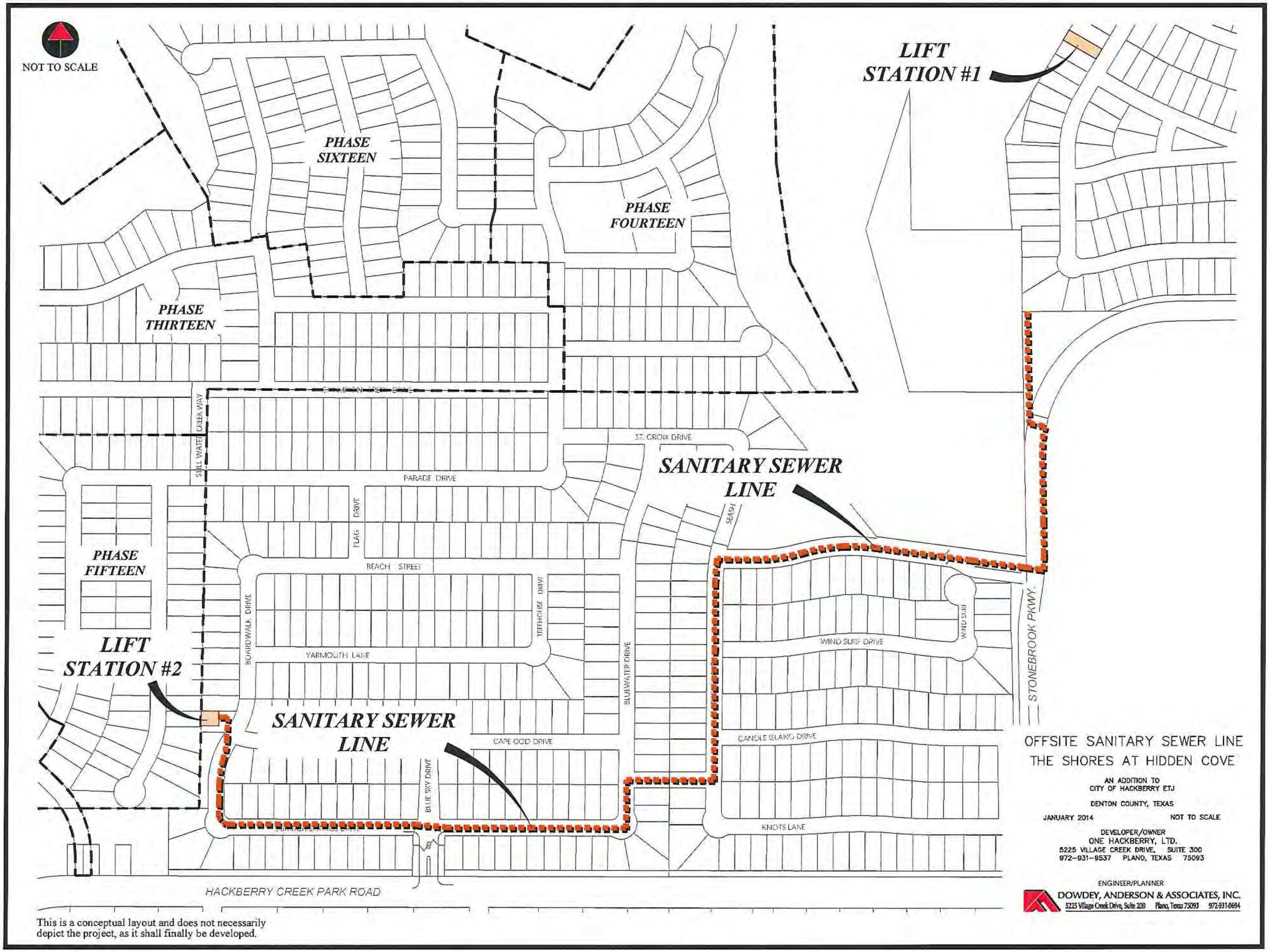


This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

OFFSITE SANITARY SEWER LINE
THE SHORES AT HIDDEN COVE

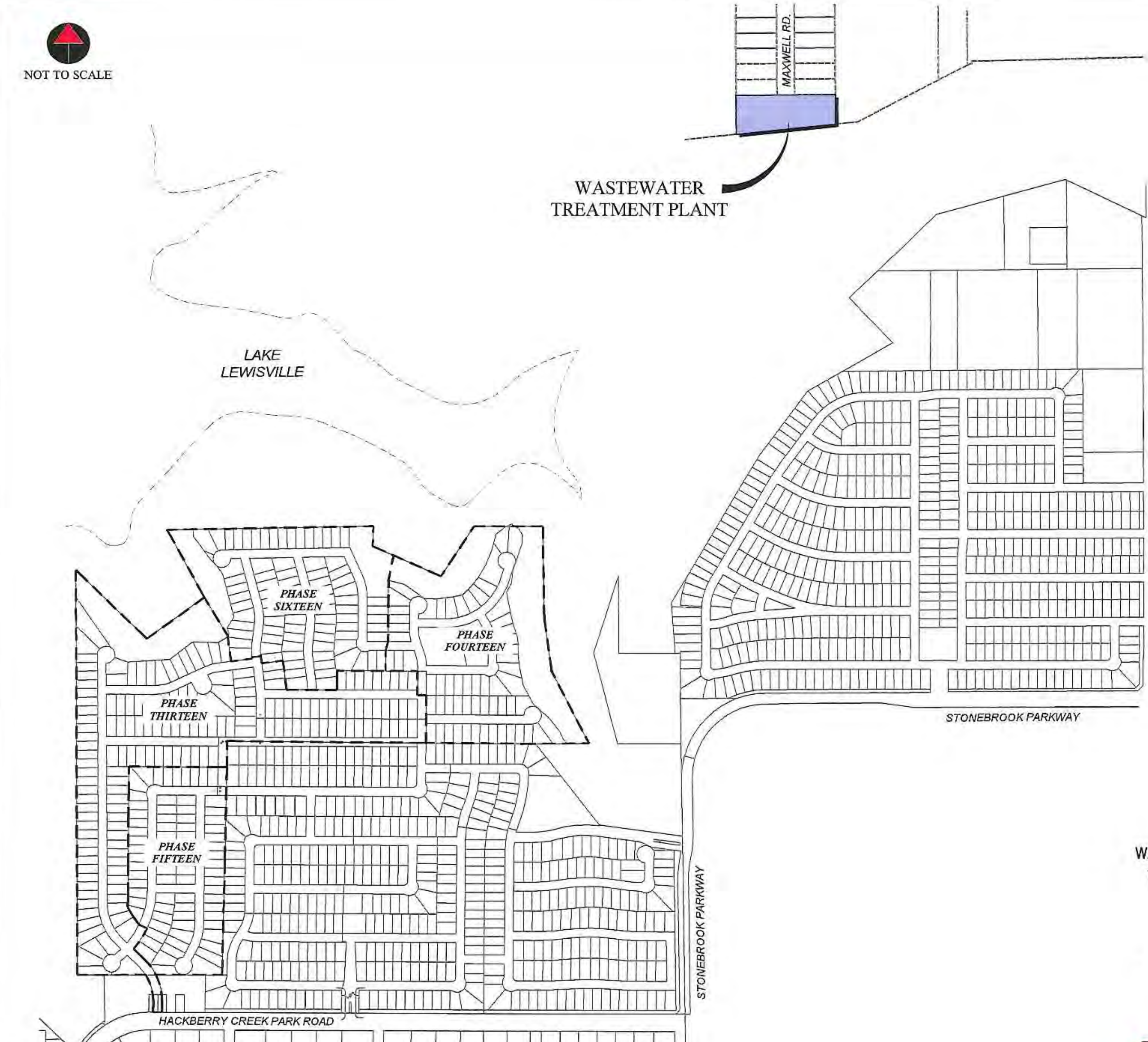
AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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



This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

WASTEWATER TREATMENT PLANT

THE SHORES AT HIDDEN COVE
PHASES 13 – 16

AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

WATER LINE

THE SHORES AT HIDDEN COVE
PHASES 13 – 16

AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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

SANITARY SEWER
THE SHORES AT HIDDEN COVE
PHASES 13 – 16

AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-8537 PLANO, TEXAS 75093

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

This is a conceptual layout and does not necessarily depict the project, as it shall finally be developed.

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STORM SEWER

THE SHORES AT HIDDEN COVE

PHASES 13 – 16

AN ADDITION TO
CITY OF HACKBERRY ETJ

DENTON COUNTY, TEXAS

JANUARY 2014 NOT TO SCALE

DEVELOPER/OWNER
ONE HACKBERRY, LTD.
5225 VILLAGE CREEK DRIVE, SUITE 300
972-931-9537 PLANO, TEXAS 75093

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

EXHIBIT D

FORM OF PID DISCLOSURE NOTICE

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

CITY OF HACKBERRY
HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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

PHASE 13 LOT

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 Hackberry Public Improvement District No. 3 (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
HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3
PHASE 13 LOT

ESTIMATED ANNUAL INSTALLMENT SCHEDULE*

TAX YEAR	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2026	$718.75	$908.06	$95.73	$119.78	$1,842.32	$18,426.67
2027	$718.75	$875.70	$92.13	$122.17	$1,808.76	$17,707.92
2028	$781.25	$843.36	$88.54	$124.62	$1,837.77	$16,926.67
2029	$812.50	$808.20	$84.63	$127.11	$1,832.44	$16,114.17
2030	$843.75	$771.64	$80.57	$129.65	$1,825.61	$15,270.42
2031	$875.00	$733.68	$76.35	$132.25	$1,817.28	$14,395.42
2032	$937.50	$694.30	$71.98	$134.89	$1,838.67	$13,457.92
2033	$968.75	$652.12	$67.29	$137.59	$1,825.75	$12,489.17
2034	$1,000.00	$608.52	$62.45	$140.34	$1,811.31	$11,489.17
2035	$1,062.50	$563.52	$57.45	$143.15	$1,826.61	$10,426.67
2036	$1,125.00	$515.70	$52.13	$146.01	$1,838.84	$9,301.67
2037	$1,125.00	$465.08	$46.51	$148.93	$1,785.52	$8,176.67
2038	$1,187.50	$408.84	$40.88	$151.91	$1,789.13	$6,989.17
2039	$1,281.25	$349.46	$34.95	$154.95	$1,820.60	$5,707.92
2040	$1,312.50	$285.40	$28.54	$158.05	$1,784.48	$4,395.42
2041	$1,406.25	$219.78	$21.98	$161.21	$1,809.21	$2,989.17
2042	$1,468.75	$149.46	$14.95	$164.43	$1,797.59	$1,520.42
2043	$1,520.42	$76.02	$7.60	$167.72	$1,771.76	$0.00
TOTAL	**$19,145.42**	**$9,928.84**	**$1,024.66**	**$2,564.76**	**$32,663.65**	

*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

Phase 13 Lot

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 Hackberry Public Improvement District No. 3 (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 5.0143 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
HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3
PHASE 13 LOT

ESTIMATED ANNUAL INSTALLMENT SCHEDULE*

TAX YEAR	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2026	$718.75	$908.06	$95.73	$119.78	$1,842.32	$18,426.67
2027	$718.75	$875.70	$92.13	$122.17	$1,808.76	$17,707.92
2028	$781.25	$843.36	$88.54	$124.62	$1,837.77	$16,926.67
2029	$812.50	$808.20	$84.63	$127.11	$1,832.44	$16,114.17
2030	$843.75	$771.64	$80.57	$129.65	$1,825.61	$15,270.42
2031	$875.00	$733.68	$76.35	$132.25	$1,817.28	$14,395.42
2032	$937.50	$694.30	$71.98	$134.89	$1,838.67	$13,457.92
2033	$968.75	$652.12	$67.29	$137.59	$1,825.75	$12,489.17
2034	$1,000.00	$608.52	$62.45	$140.34	$1,811.31	$11,489.17
2035	$1,062.50	$563.52	$57.45	$143.15	$1,826.61	$10,426.67
2036	$1,125.00	$515.70	$52.13	$146.01	$1,838.84	$9,301.67
2037	$1,125.00	$465.08	$46.51	$148.93	$1,785.52	$8,176.67
2038	$1,187.50	$408.84	$40.88	$151.91	$1,789.13	$6,989.17
2039	$1,281.25	$349.46	$34.95	$154.95	$1,820.60	$5,707.92
2040	$1,312.50	$285.40	$28.54	$158.05	$1,784.48	$4,395.42
2041	$1,406.25	$219.78	$21.98	$161.21	$1,809.21	$2,989.17
2042	$1,468.75	$149.46	$14.95	$164.43	$1,797.59	$1,520.42
2043	$1,520.42	$76.02	$7.60	$167.72	$1,771.76	$0.00
TOTAL	**$19,145.42**	**$9,928.84**	**$1,024.66**	**$2,564.76**	**$32,663.65**	

*Subject to change.

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

CITY OF HACKBERRY
HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), 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

PHASE 14 - 16 LOT

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 Hackberry Public Improvement District No. 3 (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 HACKBERRY PUBLIC IMPROVEMENT DISTRICT NO. 3 PHASE 14 - 16 LOT ESTIMATED ANNUAL INSTALLMENT SCHEDULE*						
TAX YEAR	PRINCIPAL	INTEREST	PREPAYMENT AND DELINQUENCY RESERVE	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	PRINCIPAL BALANCE
2026	$644.44	$858.56	$90.44	$132.24	$1,725.68	$17,444.44
2027	$688.89	$829.56	$87.22	$134.88	$1,740.55	$16,755.56
2028	$733.33	$798.56	$83.78	$137.58	$1,753.24	$16,022.22
2029	$755.56	$765.56	$80.11	$140.33	$1,741.55	$15,266.67
2030	$800.00	$731.56	$76.33	$143.14	$1,751.02	$14,466.67
2031	$822.22	$695.56	$72.33	$146.00	$1,736.11	$13,644.44
2032	$866.67	$658.56	$68.22	$148.92	$1,742.36	$12,777.78
2033	$911.11	$619.56	$63.89	$151.90	$1,746.45	$11,866.67
2034	$933.33	$578.56	$59.33	$154.93	$1,726.16	$10,933.33
2035	$977.78	$536.56	$54.67	$158.03	$1,727.03	$9,955.56
2036	$1,044.44	$492.56	$49.78	$161.19	$1,747.97	$8,911.11
2037	$1,088.89	$445.56	$44.56	$164.42	$1,743.42	$7,822.22
2038	$1,155.56	$391.11	$39.11	$167.71	$1,753.48	$6,666.67
2039	$1,200.00	$333.33	$33.33	$171.06	$1,737.73	$5,466.67
2040	$1,266.67	$273.33	$27.33	$174.48	$1,741.82	$4,200.00
2041	$1,333.33	$210.00	$21.00	$177.97	$1,742.30	$2,866.67
2042	$1,400.00	$143.33	$14.33	$181.53	$1,739.20	$1,466.67
2043	$1,466.67	$73.33	$7.33	$185.16	$1,732.49	$0.00
TOTAL	**$18,088.89**	**$9,435.15**	**$ 973.09**	**$2,831.47**	**$31,328.56**	
*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

PHASE 14 - 16 LOT

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 Hackberry Public Improvement District No. 3 (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 5.0143 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 ____________________ §

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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)

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TAX YEAR	**PRINCIPAL**	**INTEREST**	**PREPAYMENT AND DELINQUENCY RESERVE**	**ADMINISTRATIVE EXPENSES**	**ANNUAL INSTALLMENT**	**PRINCIPAL BALANCE**
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2029	$755.56	$765.56	$80.11	$140.33	$1,741.55	$15,266.67
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2035	$977.78	$536.56	$54.67	$158.03	$1,727.03	$9,955.56
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2039	$1,200.00	$333.33	$33.33	$171.06	$1,737.73	$5,466.67
2040	$1,266.67	$273.33	$27.33	$174.48	$1,741.82	$4,200.00
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2043	$1,466.67	$73.33	$7.33	$185.16	$1,732.49	$0.00
TOTAL	**$18,088.89**	**$9,435.15**	**$ 973.09**	**$2,831.47**	**$31,328.56**	
*Subject to change.						