CITY OF MANOR, TEXAS

ORDINANCE NO. ______

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS APPROVING THE 2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE NEWHAVEN PUBLIC IMPROVEMENT DISTRICT INCLUDING THE COLLECTION OF THE 2026 ANNUAL INSTALLMENTS.

WHEREAS, on July 19, 2023, the City of Manor, Texas City Council (the "City Council") passed and approved Resolution No. 2023-28 (the "Original Creation Resolution") authorizing the creation of the Nerwhaven Public Improvement District (the "District") in accordance with the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the purpose of the District is to finance the actual costs of authorized improvements that confer a special benefit on approximately 90.3 acres located within the City; and

WHEREAS, on October 1, 2025, the City Council adopted Ordinance No. 804 ("Original Assessment Ordinance"), which approved the 2025 Service and Assessment Plan (the "2025 SAP") and levied assessments on property located within the District; and

WHEREAS, the 2025 SAP identified the authorized improvements to be constructed for the benefit of the assessed property within the District, set forth the costs of the authorized improvements, the indebtedness to be incurred for such authorized improvements, and the manner of assessing the property in the District for the costs of such authorized improvements based on the benefit provided to the assessed property in the District; and

WHEREAS, the 2025 SAP and assessment roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the Act; and

WHEREAS, the City Council now desires to proceed with the adoption of this Ordinance for the annual updated 2026 Service and Assessment Plan and the updated assessment roll attached thereto, in conformity with the requirements of the Act; and

WHEREAS, the City Council finds the passage of this Ordinance to be in the best interest for the citizens of Manor, Texas.

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

SECTION 1: That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2: That the Newhaven Public Improvement District 2026 Annual Service Plan Update and updated Assessment Roll attached hereto as Exhibit A are hereby accepted as provided.

SECTION 3: If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

SECTION 4: That this Ordinance shall be cumulative of all other City Ordinances and all other provisions of other Ordinances adopted by the City which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

SECTION 5: The City Secretary is directed to cause a copy of this Ordinance, including the 2026 Annual Service Plan Update and updated Assessment Roll, to be recorded in the real property records of Travis County by no later than the seventh day after the City Council passes and approves this Ordinance.

SECTION 6: This Ordinance shall take effect immediately from and after its passage and in accordance with the provisions of the Act, and it is accordingly so ordained.

SECTION 7: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

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PASSED AND APPROVED on this _____ day of August 2026.

THE CITY OF MANOR, TEXAS

____

Dr. Christopher Harvey, Mayor

ATTEST:

____

Lluvia T. Almaraz, City Secretary

APPROVED AS TO FORM:

____

Veronica Rivera, Assistant City Attorney

AFTER RECORDING RETURN TO:

City of Manor
Attn: City Secretary
105 E. Eggleston Street
Manor, TX 78653

Exhibit A

2026 Annual Service Plan Update

NEWHAVEN
PUBLIC IMPROVEMENT DISTRICT
2026 ANNUAL SERVICE PLAN UPDATE

JULY 15, 2026

INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update shall have the meanings set forth in the 2025 Service and Assessment Plan (the "2025 SAP"), used for the levying of Special Assessments.

The District was created pursuant to the PID Act by Resolution No. 2023-28 on July 19, 2023, by the City Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 1, 2025, the City Council approved the 2025 SAP for the District by adopting Ordinance No. 804 which approved the levy of Assessments for Assessed Property within the District and approved the Assessment Roll.

The 2025 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Parcels within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the 2025 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The City Council also adopted an Assessment Roll identifying the Assessments on each Lot within the District, based on the method of assessment identified in the 2025 SAP. This 2026 Annual Service Plan Update also updates the Assessment Roll for 2026.

PARCEL SUBDIVISION

District

- The final plat of Newhaven Phase 1 was filed and recorded with the County as document number 202500128 on August 19, 2025.

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

LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the SEC's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the 2025 SAP. The Authorized Improvements and estimated costs as described in the 2025 SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

OUTSTANDING ASSESSMENT

<u>District</u>

The District has an outstanding Assessment of $4,645,000.00.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B(-1)**.

ANNUAL INSTALLMENT DUE 1/31/2027

District

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment is shown below.

- ***Additional Interest*** – Additional Interest is collected and deposited into an account of the Reserve Fund. The Additional Interest is calculated in accordance with the governing documents, resulting in the District Annual Installment as shown below.

Newhaven PID	
Due January 31, 2027	
Principal	$ 74,000.00
Interest	$ 267,765.00
Administrative Expenses	$ 53,450.00
Additional Interest	$ 23,225.00
Total Annual Installment	**$ 418,440.00**

- ***Administrative Expenses*** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for the District is shown below.

Administrative Expenses Breakdown		
PID Administrator	$	30,600.00
City Auditor		2,500.00
City Administration Fee		6,825.00
Filing Fees		1,000.00
County Collection		1,000.00
PID Trustee Fees		4,500.00
Draw Request Review		11,500.00
P3Works Developer/Issue CDA Review		4,025.00
Collection Cost Maintenance Balance		10,000.00
Less CCMB Credit from Prior Years		(20,000.00)
Arbitrage Calculation		1,500.00
Total Administrative Expenses	**$**	**53,450.00**

PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments are reflected in the corresponding Assessment Roll.

SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

Newhaven PID						
Installments Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 74,000.00	$ 77,000.00	$ 79,000.00	$ 82,000.00	$ 85,000.00
Interest		267,765.00	264,805.00	261,725.00	258,565.00	255,285.00
	(1)	$ 341,765.00	$ 341,805.00	$ 340,725.00	$ 340,565.00	$ 340,285.00
Annual Collection Costs	(2)	$ 53,450.00	$ 63,189.00	$ 64,452.78	$ 65,741.84	$ 67,056.67
Additional Interest Reserve	(3)	$ 23,225.00	$ 22,855.00	$ 22,470.00	$ 22,075.00	$ 21,665.00
Total Annual Installment	**(4) = (1) + (2) + (3)**	**$ 418,440.00**	**$ 427,849.00**	**$ 427,647.78**	**$ 428,381.84**	**$ 429,006.67**

ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding

Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing

ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the 2025 SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at admin@p3-works.com) by December 1st of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council shall be final and binding on the owner and the Administrator.

EXHIBIT A – DISTRICT ASSESSMENT ROLL

Property ID[a]	Property Address	Lot Type	Notes	Newhaven PID Outstanding Special Assessment	Newhaven PID Annual Installment Due 1/31/27
1011412	FOX MANOR DR	Non-Benefited		$ -	$ -
1011413	17709 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011414	17713 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011415	17717 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011416	17801 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011417	17805 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011418	17809 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011419	17813 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011420	17817 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011421	17821 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011422	15001 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011423	15005 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011424	15009 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011425	15013 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011426	15017 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011427	15021 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011428	15025 PEACH RISE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011430	PEACH RISE DR	Non-Benefited		$ -	$ -
1011431	15101 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011432	15105 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011433	15109 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011434	15113 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011435	15117 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011436	15121 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011437	15201 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011438	15205 PEACH RISE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011442	17816 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011443	17808 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011444	17804 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011445	17800 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011446	17720 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011447	17716 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011448	17712 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011449	17708 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011450	17704 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011451	17700 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011452	17616 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011453	17612 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011454	17608 BIRCH CHASE LN	Lot Type 1		$ 15,350.75	$ 1,382.86
1011460	HIDDEN PHASE LN	Non-Benefited		$ -	$ -

Property ID[a]	Property Address	Lot Type	Notes	Newhaven PID Outstanding Special Assessment	Newhaven PID Annual Installment Due 1/31/27
1011461	17601 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011462	17605 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011463	17609 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011464	17613 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011465	17617 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011466	17701 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011467	17709 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011468	15020 CLOUDED CHASE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011469	15016 CLOUDED CHASE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011470	15012 CLOUDED CHASE DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011471	15008 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011472	15004 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011473	15000 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011474	CLOUDED CHASE DR	Non-Benefited		$ -	$ -
1011475	17608 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011476	17604 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011477	17600 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011478	ROLLING DR	Non-Benefited		$ -	$ -
1011479	17601 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011480	17605 ROLLING DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011481	ROLLING DR	Non-Benefited		$ -	$ -
1011482	17613 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011483	17701 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011484	17705 FOX MANOR DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011485	PAINTED PLANS LN	Non-Benefited		$ -	$ -
1011486	15001 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011487	15005 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011488	15009 CLOUDED CHASE DR	Lot Type 2		$ 20,648.79	$ 1,860.12
1011489	CLOUDED CHASE DR	Non-Benefited		$ -	$ -
1011490	17801 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011491	17805 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011492	17809 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011493	17813 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011494	17817 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011495	ROLLING DR	Non-Benefited		$ -	$ -
1011496	17816 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011497	17812 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011498	17808 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011499	17804 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86
1011500	17800 ROLLING DR	Lot Type 1		$ 15,350.75	$ 1,382.86

Property ID[a]	Property Address	Lot Type	Notes	Newhaven PID Outstanding Special Assessment		Newhaven PID Annual Installment Due 1/31/27	
1011501	17720 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011502	17716 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011503	17712 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011504	17708 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011505	17704 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011506	17700 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011507	17616 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011508	17612 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011509	17608 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011510	17604 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011511	17600 ROLLING DR	Lot Type 1		$	15,350.75	$	1,382.86
1011512	HIDDEN PRAIRIE LN	Non-Benefited		$	-	$	-
1011513	17601 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011514	17605 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011515	17609 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011516	17613 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011517	17617 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011518	17701 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011519	17709 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011520	17713 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011521	17717 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011522	17721 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011523	17801 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011524	17805 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011525	17809 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011526	17813 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011527	17817 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011528	17821 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011529	15008 PEACH RISE DR	Lot Type 2		$	20,648.79	$	1,860.12
1011530	15004 PEACH RISE DR	Lot Type 2		$	20,648.79	$	1,860.12
1011531	15000 PEACH RISE DR	Lot Type 2		$	20,648.79	$	1,860.12
1011455	17604 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011456	17600 BIRCH CHASE LN	Lot Type 1		$	15,350.75	$	1,382.86
1011457	HIDDEN PRAIRIE LN	Non-Benefited		$	-	$	-
259066	GREGG LN	Initial Parcel		$	1,342,893.59	$	120,973.17
962885	GREGG LN	Initial Parcel		$	1,509,057.72	$	135,941.90
	Total[b][c]			**$**	**4,645,000.00**	**$**	**418,440.05**

Notes:

[a] Property IDs are preliminary and subject to change based on the final certified rolls provided by the County prior to billing.
[b] Totals may not sum due to rounding.
[c] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT B – DEBT SERVICE SCHEDULE

BOND DEBT SERVICE

City of Manor, Texas
Special Assessment Revenue Bonds, Series 2025
(Newhaven Public Improvement District)
Bonds Callable September 15, 2035 @ Par
FINAL NUMBERS

Period Ending	Principal	Interest	Debt Service
09/15/2026	103,000	239,409.85	342,409.85
09/15/2027	74,000	267,765.00	341,765.00
09/15/2028	77,000	264,805.00	341,805.00
09/15/2029	79,000	261,725.00	340,725.00
09/15/2030	82,000	258,565.00	340,565.00
09/15/2031	85,000	255,285.00	340,285.00
09/15/2032	89,000	250,397.50	339,397.50
09/15/2033	94,000	245,280.00	339,280.00
09/15/2034	99,000	239,875.00	338,875.00
09/15/2035	104,000	234,182.50	338,182.50
09/15/2036	110,000	228,202.50	338,202.50
09/15/2037	115,000	221,877.50	336,877.50
09/15/2038	122,000	215,265.00	337,265.00
09/15/2039	128,000	208,250.00	336,250.00
09/15/2040	135,000	200,890.00	335,890.00
09/15/2041	143,000	193,127.50	336,127.50
09/15/2042	150,000	184,905.00	334,905.00
09/15/2043	159,000	176,280.00	335,280.00
09/15/2044	168,000	167,137.50	335,137.50
09/15/2045	177,000	157,477.50	334,477.50
09/15/2046	187,000	147,300.00	334,300.00
09/15/2047	198,000	136,080.00	334,080.00
09/15/2048	209,000	124,200.00	333,200.00
09/15/2049	222,000	111,660.00	333,660.00
09/15/2050	235,000	98,340.00	333,340.00
09/15/2051	249,000	84,240.00	333,240.00
09/15/2052	264,000	69,300.00	333,300.00
09/15/2053	280,000	53,460.00	333,460.00
09/15/2054	297,000	36,660.00	333,660.00
09/15/2055	314,000	18,840.00	332,840.00
	4,748,000	5,350,782.35	10,098,782.35

EXHIBIT C – LOT TYPE CLASSIFICATION MAP

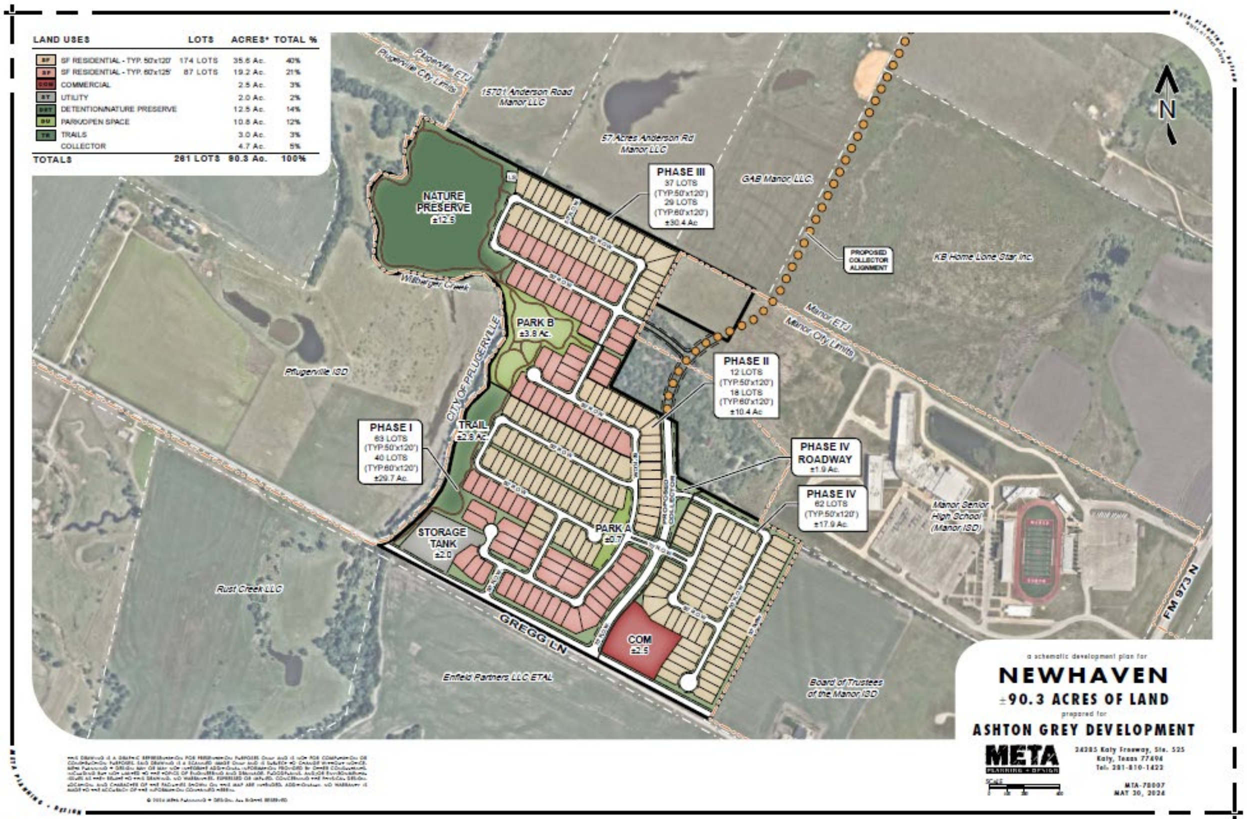

EXHIBIT D – BUYER DISCLOSURES

Buyer disclosures for the following Lot Types are found in this Exhibit:

- District
    - Lot Type 1
    - Lot Type 2
    - Lot Type 3
    - Initial Parcel 259066
    - Initial Parcel 962885

NEWHAVEN PUBLIC IMPROVEMENT DISTRICT LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF MANOR, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

LOT TYPE 1 PRINCIPAL ASSESSMENT: $15,350.75

As the purchaser of the real property described above, you are obligated to pay assessments to City of Manor, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Newhaven Public Improvement District*** (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. The exact amount of each annual installment will be approved each year by the City of Manor, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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.

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - LOT TYPE 1

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs[b]	Additional Interest	Total Annual Installment[b]
2027	244.55	884.91	176.64	76.75	1,382.86
2028	254.47	875.12	208.83	75.53	1,413.95
2029	261.08	864.95	213.00	74.26	1,413.29
2030	270.99	854.50	217.26	72.95	1,415.71
2031	280.91	843.66	221.61	71.60	1,417.78
2032	294.13	827.51	226.04	70.19	1,417.87
2033	310.65	810.60	230.56	68.72	1,420.53
2034	327.17	792.74	235.17	67.17	1,422.25
2035	343.70	773.92	239.88	65.53	1,423.03
2036	363.53	754.16	244.67	63.82	1,426.18
2037	380.05	733.26	249.57	62.00	1,424.87
2038	403.18	711.41	254.56	60.10	1,429.25
2039	423.01	688.22	259.65	58.08	1,428.97
2040	446.15	663.90	264.84	55.97	1,430.85
2041	472.58	638.25	270.14	53.74	1,434.71
2042	495.72	611.07	275.54	51.37	1,433.71
2043	525.46	582.57	281.05	48.89	1,437.98
2044	555.20	552.35	286.67	46.27	1,440.50
2045	584.95	520.43	292.41	43.49	1,441.28
2046	618.00	486.80	298.26	40.57	1,443.61
2047	654.35	449.72	304.22	37.48	1,445.76
2048	690.70	410.45	310.30	34.20	1,445.67
2049	733.66	369.01	316.51	30.75	1,449.94
2050	776.63	324.99	322.84	27.08	1,451.54
2051	822.89	278.40	329.30	23.20	1,453.79
2052	872.46	229.02	335.88	19.09	1,456.46
2053	925.34	176.67	342.60	14.72	1,459.34
2054	981.52	121.15	349.45	10.10	1,462.23
2055	1,037.70	62.26	356.44	5.19	1,461.60
Total	**$ 15,350.75**	**$ 16,892.01**	**$ 7,913.91**	**$ 1,428.81**	**$ 41,585.47**

Footnotes:

[a] Interest rate on PID Bonds is 4.000% for bonds maturing in 2030, 5.750% for bonds maturing in 2045, and 6.000% for bonds maturing in 2055.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

NEWHAVEN PUBLIC IMPROVEMENT DISTRICT LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF MANOR, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

LOT TYPE 2 PRINCIPAL ASSESSMENT: $20,648.79

As the purchaser of the real property described above, you are obligated to pay assessments to City of Manor, Texas, (the “City”), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Newhaven Public Improvement District*** (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. The exact amount of each annual installment will be approved each year by the City of Manor, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

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

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

_______________________________ _______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

____
SIGNATURE OF SELLER

____
SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - LOT TYPE 2

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs[b]	Additional Interest	Total Annual Installment[b]
2027	328.96	1,190.32	237.61	103.24	1,860.12
2028	342.29	1,177.16	280.90	101.60	1,901.95
2029	351.19	1,163.47	286.52	99.89	1,901.06
2030	364.52	1,149.42	292.25	98.13	1,904.32
2031	377.86	1,134.84	298.09	96.31	1,907.10
2032	395.64	1,113.11	304.05	94.42	1,907.23
2033	417.87	1,090.36	310.14	92.44	1,910.81
2034	440.09	1,066.34	316.34	90.35	1,913.12
2035	462.32	1,041.03	322.66	88.15	1,914.17
2036	488.99	1,014.45	329.12	85.84	1,918.40
2037	511.22	986.33	335.70	83.40	1,916.64
2038	542.34	956.93	342.41	80.84	1,922.52
2039	569.01	925.75	349.26	78.13	1,922.15
2040	600.13	893.03	356.25	75.28	1,924.69
2041	635.69	858.53	363.37	72.28	1,929.87
2042	666.81	821.97	370.64	69.10	1,928.52
2043	706.82	783.63	378.05	65.77	1,934.27
2044	746.82	742.99	385.61	62.24	1,937.66
2045	786.83	700.05	393.33	58.50	1,938.71
2046	831.29	654.80	401.19	54.57	1,941.85
2047	880.19	604.93	409.22	50.41	1,944.74
2048	929.08	552.12	417.40	46.01	1,944.61
2049	986.87	496.37	425.75	41.36	1,950.36
2050	1,044.66	437.16	434.26	36.43	1,952.52
2051	1,106.90	374.48	442.95	31.21	1,955.53
2052	1,173.58	308.06	451.81	25.67	1,959.13
2053	1,244.71	237.65	460.84	19.80	1,963.01
2054	1,320.28	162.97	470.06	13.58	1,966.89
2055	1,395.85	83.75	479.46	6.98	1,966.04
Total	**$ 20,648.79**	**$ 22,721.99**	**$ 10,645.26**	**$ 1,921.94**	**$ 55,937.98**

Footnotes:

[a] Interest rate on PID Bonds is 4.000% for bonds maturing in 2030, 5.750% for bonds maturing in 2045, and 6.000% for bonds maturing in 2055.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

NEWHAVEN PUBLIC IMPROVEMENT DISTRICT LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF MANOR, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

LOT TYPE 3 PRINCIPAL ASSESSMENT: $8.15 per Square Foot

As the purchaser of the real property described above, you are obligated to pay assessments to City of Manor, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Newhaven Public Improvement District*** (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. The exact amount of each annual installment will be approved each year by the City of Manor, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

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

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

DATE:

SIGNATURE OF PURCHASER

DATE:

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:

SIGNATURE OF SELLER

DATE:

SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §

§

COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - LOT TYPE 3

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs[b]	Additional Interest	Total Annual Installment[b]
2027	0.13	0.47	0.09	0.04	0.73
2028	0.14	0.46	0.11	0.04	0.75
2029	0.14	0.46	0.11	0.04	0.75
2030	0.14	0.45	0.12	0.04	0.75
2031	0.15	0.45	0.12	0.04	0.75
2032	0.16	0.44	0.12	0.04	0.75
2033	0.16	0.43	0.12	0.04	0.75
2034	0.17	0.42	0.12	0.04	0.76
2035	0.18	0.41	0.13	0.03	0.76
2036	0.19	0.40	0.13	0.03	0.76
2037	0.20	0.39	0.13	0.03	0.76
2038	0.21	0.38	0.14	0.03	0.76
2039	0.22	0.37	0.14	0.03	0.76
2040	0.24	0.35	0.14	0.03	0.76
2041	0.25	0.34	0.14	0.03	0.76
2042	0.26	0.32	0.15	0.03	0.76
2043	0.28	0.31	0.15	0.03	0.76
2044	0.29	0.29	0.15	0.02	0.76
2045	0.31	0.28	0.16	0.02	0.77
2046	0.33	0.26	0.16	0.02	0.77
2047	0.35	0.24	0.16	0.02	0.77
2048	0.37	0.22	0.16	0.02	0.77
2049	0.39	0.20	0.17	0.02	0.77
2050	0.41	0.17	0.17	0.01	0.77
2051	0.44	0.15	0.17	0.01	0.77
2052	0.46	0.12	0.18	0.01	0.77
2053	0.49	0.09	0.18	0.01	0.77
2054	0.52	0.06	0.19	0.01	0.78
2055	0.55	0.03	0.19	0.00	0.78
Total	**$ 8.15**	**$ 8.97**	**$ 4.20**	**$ 0.76**	**$ 22.08**

Footnotes:

[a] Interest rate on PID Bonds is 4.000% for bonds maturing in 2030, 5.750% for bonds maturing in 2045, and 6.000% for bonds maturing in 2055.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

NEWHAVEN PUBLIC IMPROVEMENT DISTRICT INITIAL PARCEL 259066 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF MANOR, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

INITIAL PARCEL 259066 PRINCIPAL ASSESSMENT: $1,342,893.59

As the purchaser of the real property described above, you are obligated to pay assessments to City of Manor, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Newhaven Public Improvement District*** (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. The exact amount of each annual installment will be approved each year by the City of Manor, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
________________________________	________________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF SELLER	SIGNATURE OF SELLER

STATE OF TEXAS §

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COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - INITIAL PARCEL 259066

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs[b]	Additional Interest	Total Annual Installment[b]
2027	21,393.78	77,412.25	15,452.67	6,714.47	120,973.17
2028	22,261.10	76,556.50	18,268.27	6,607.50	123,693.37
2029	22,839.31	75,666.05	18,633.63	6,496.19	123,635.19
2030	23,706.63	74,752.48	19,006.31	6,382.00	123,847.41
2031	24,573.94	73,804.22	19,386.43	6,263.46	124,028.05
2032	25,730.36	72,391.22	19,774.16	6,140.59	124,036.33
2033	27,175.89	70,911.72	20,169.64	6,011.94	124,269.19
2034	28,621.41	69,349.11	20,573.04	5,876.06	124,419.62
2035	30,066.94	67,703.38	20,984.50	5,732.96	124,487.77
2036	31,801.57	65,974.53	21,404.19	5,582.62	124,762.91
2037	33,247.10	64,145.94	21,832.27	5,423.61	124,648.92
2038	35,270.83	62,234.23	22,268.92	5,257.38	125,031.35
2039	37,005.46	60,206.16	22,714.29	5,081.02	125,006.94
2040	39,029.20	58,078.34	23,168.58	4,896.00	125,172.12
2041	41,342.04	55,834.16	23,631.95	4,700.85	125,509.01
2042	43,365.78	53,456.99	24,104.59	4,494.14	125,421.50
2043	45,967.72	50,963.46	24,586.68	4,277.31	125,795.18
2044	48,569.67	48,320.32	25,078.42	4,047.47	126,015.88
2045	51,171.62	45,527.56	25,579.99	3,804.62	126,083.79
2046	54,062.67	42,585.19	26,091.58	3,548.77	126,288.21
2047	57,242.83	39,341.43	26,613.42	3,278.45	126,476.13
2048	60,422.98	35,906.86	27,145.68	2,992.24	126,467.77
2049	64,181.35	32,281.49	27,688.60	2,690.12	126,841.56
2050	67,939.72	28,430.60	28,242.37	2,369.22	126,981.91
2051	71,987.19	24,354.22	28,807.22	2,029.52	127,178.15
2052	76,323.77	20,034.99	29,383.36	1,669.58	127,411.70
2053	80,949.45	15,455.56	29,971.03	1,287.96	127,664.01
2054	85,864.24	10,598.60	30,570.45	883.22	127,916.50
2055	90,779.03	5,446.74	31,181.86	453.90	127,861.52
Total	**$ 1,342,893.59**	**$ 1,477,724.30**	**$ 692,314.10**	**$ 124,993.18**	**$ 3,637,925.17**

Footnotes:

[a] Interest rate on PID Bonds is 4.000% for bonds maturing in 2030, 5.750% for bonds maturing in 2045, and 6.000% for bonds maturing in 2055.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

NEWHAVEN PUBLIC IMPROVEMENT DISTRICT INITIAL PARCEL 962885 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

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

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

This notice requirement does not apply to a transfer:

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

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

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

AFTER RECORDING[1] RETURN TO:

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NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO

CITY OF MANOR, TEXAS

CONCERNING THE FOLLOWING PROPERTY

____

STREET ADDRESS

INITIAL PARCEL 962885 PRINCIPAL ASSESSMENT: $1,509,057.72

As the purchaser of the real property described above, you are obligated to pay assessments to City of Manor, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Newhaven Public Improvement District*** (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. The exact amount of each annual installment will be approved each year by the City of Manor, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

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.

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

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

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

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

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

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

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

DATE:	DATE:
______________________________	______________________________
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _______ §

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

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

Notary Public, State of Texas][3]

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

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

DATE: DATE:

______________________________ ______________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ________ §

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

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

Notary Public, State of Texas][4]

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

ANNUAL INSTALLMENTS - INITIAL PARCEL 962885

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs[b]	Additional Interest	Total Annual Installment[b]
2027	24,040.96	86,990.92	17,364.72	7,545.29	135,941.90
2028	25,015.60	86,029.29	20,528.71	7,425.08	138,998.67
2029	25,665.35	85,028.66	20,939.28	7,300.01	138,933.30
2030	26,639.99	84,002.05	21,358.07	7,171.68	139,171.78
2031	27,614.62	82,936.45	21,785.23	7,038.48	139,374.78
2032	28,914.13	81,348.61	22,220.93	6,900.41	139,384.08
2033	30,538.52	79,686.04	22,665.35	6,755.84	139,645.75
2034	32,162.91	77,930.08	23,118.66	6,603.14	139,814.79
2035	33,787.30	76,080.71	23,581.03	6,442.33	139,891.37
2036	35,736.57	74,137.94	24,052.65	6,273.39	140,200.55
2037	37,360.96	72,083.09	24,533.71	6,094.71	140,072.46
2038	39,635.10	69,934.84	25,024.38	5,907.90	140,502.22
2039	41,584.37	67,655.82	25,524.87	5,709.73	140,474.78
2040	43,858.51	65,264.72	26,035.37	5,501.81	140,660.40
2041	46,457.54	62,742.85	26,556.07	5,282.51	141,038.97
2042	48,731.68	60,071.54	27,087.19	5,050.23	140,940.65
2043	51,655.58	57,269.47	27,628.94	4,806.57	141,360.56
2044	54,579.48	54,299.28	28,181.52	4,548.29	141,608.57
2045	57,503.38	51,160.96	28,745.15	4,275.39	141,684.88
2046	60,752.16	47,854.51	29,320.05	3,987.88	141,914.60
2047	64,325.82	44,209.38	29,906.45	3,684.12	142,125.77
2048	67,899.48	40,349.83	30,504.58	3,362.49	142,116.37
2049	72,122.89	36,275.86	31,114.67	3,022.99	142,536.41
2050	76,346.30	31,948.49	31,736.97	2,662.37	142,694.13
2051	80,894.59	27,367.71	32,371.70	2,280.64	142,914.65
2052	85,767.76	22,514.04	33,019.14	1,876.17	143,177.10
2053	90,965.80	17,367.97	33,679.52	1,447.33	143,460.63
2054	96,488.73	11,910.02	34,353.11	992.50	143,744.37
2055	102,011.65	6,120.70	35,040.17	510.06	143,682.58
Total	**$ 1,509,057.72**	**$ 1,660,571.83**	**$ 777,978.20**	**$ 140,459.32**	**$ 4,088,067.08**

Footnotes:

[a] Interest rate on PID Bonds is 4.000% for bonds maturing in 2030, 5.750% for bonds maturing in 2045, and 6.000% for bonds maturing in 2055.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.