

Landry Burdine

From: Landry Burdine
Sent: Thursday, February 18, 2016 4:03 PM
To: 'Parker Lewis'
Cc: Austin Reilly; 'Anson Reilly'
Subject: MUD REimbursements
Attachments: CTMGT Agreement.pdf

Not sure if you guys included all of this in your analysis...I do remember discussing it a little bit...but there are literally hundreds of millions of dollars out there for MUD reimbursements for Mehrdad/UDF going forward. Attached is a typical MUD notice that a buyer signs. It'll take some thought about how and where all of this is going but at a minimum, We need to keep an eye on this. Might even consider bringing in the great Ross Martin, MUD attorney to the stars and beer drinking buddy (assuming he's not conflicted out)

LB

Landry Burdine
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ü Please consider the environment before printing this e-mail.

**** Electronically Filed Document ****

Denton County
Juli Luke
County Clerk

Document Number: 2016-14547
Recorded As : ERX-NOTICE

Recorded On: February 10, 2016
Recorded At: 12:01:50 pm
Number of Pages: 4

Recording Fee: \$38.00

Parties:

Direct- CTMGT FRISCO HILLS 2B 5A 5B
Indirect-

Receipt Number: 1388652
Processed By: Terri Bair

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



THE STATE OF TEXAS)
COUNTY OF DENTON)

I hereby certify that this instrument was FILED in the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke

County Clerk -
Denton County, Texas

Vendor Title

GN# 1600468-VRMM

AFTER RECORDING RETURN TO:
CTMGT Frisco Hills 2B, 5A, 5B FL-2, LLC
1800 Valley View, Suite 300
Farmers Branch, Texas 75234

DENTON COUNTY FRESH WATER SUPPLY DISTRICT NO. 8-C
UTILITY DISTRICT/STATUTORY DISTRICT

The real property, described below, that you are about to purchase is located in the Denton County Fresh Water Supply District No. 8-C (the "district"). The district has taxing authority separate from any other taxing authority and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the rate of taxes levied by the district on real property located in the district is \$1.00 on each \$100 of assessed valuation. The total amount of bonds, excluding refunding bonds and any bonds or any portion of bonds issued that are payable solely from revenues received or expected to be received under a contract with a governmental entity, approved by the voters and which have been or may, at this date, be issued is \$127,140,000 and the aggregate initial principal amount of all bonds issued for one or more of the specified facilities of the district and payable in whole or in part from property taxes is \$20,810,000.

The district is located in whole or in part in the extraterritorial jurisdiction of the City of Little Elm. By law, a district located in the extraterritorial jurisdiction of a municipality may be annexed without the consent of the district or the voters of the district. When a district is annexed, the district is dissolved.

The purpose of this district is to provide water, sewer, drainage, road, streets, flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of these utility facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the district.

The property subject to the District is legally described as:

Lots 53 and 54, Block 29; Lot 30, Block 30; Lots 7 and 20, Block 31 and Lot 6, Block 32, of FRISCO HILLS PHASE 5B, an Addition to the City of , Denton County, Texas, according to the map or plat thereof recorded under 2015-395, of the Plat Records of Denton County, Texas.

[Signatures appear on the following page]

EXECUTED as of February 8, 2016.

SELLER:

CTMGT Frisco Hills 2B, 5A, 5B FL-2, LLC,
a Texas limited liability company

By: FH 295, LLC,
a Texas limited liability company
Its Manager

By: Centamtar Terras, LLC,
a Texas limited liability company
Its Sole Manager

By: CTMGT, LLC,
a Texas limited liability company
Its Sole Manager and Member

By: [Signature]
Name: Mehrdad Moayed
Its: Sole Manager and Member

STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on February 8, 2016 by Mehrdad Moayed, the Sole Manager and Member of CTMGT, LLC, as the Sole Manager and Member of Centamtar Terras, LLC, as Sole Manager of FH 295, LLC, a Texas limited liability company, as Manager of CTMGT Frisco Hills 2B, 5A, 5B FL-2, LLC, a Texas limited liability company on behalf of said company.



[Signature]
Notary Public, State of Texas

PURCHASER IS ADVISED THAT THE INFORMATION SHOWN ON THIS FORM IS SUBJECT TO CHANGE BY THE DISTRICT AT ANY TIME. THE DISTRICT ROUTINELY ESTABLISHES TAX RATES DURING THE MONTHS OF SEPTEMBER THROUGH DECEMBER OF EACH YEAR, EFFECTIVE FOR THE YEAR IN WHICH THE TAX RATES ARE APPROVED BY THE DISTRICT. PURCHASER IS ADVISED TO CONTACT THE DISTRICT TO DETERMINE THE STATUS OF ANY CURRENT OR PROPOSED CHANGES TO THE INFORMATION SHOWN ON THIS FORM.

The undersigned purchaser acknowledges receipt of the foregoing notice at or before the execution of a binding contract for the purchase of the real property described in the notice or at the closing of the purchase of the real property.

Acknowledged as of February 5, 2016.

PURCHASER:

Dunhill Homes DFW, LLC
a Texas limited liability company

By: _____
Name: Julie Owen
Its: Controller

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on 5 February, 2016 by Julie Owen, the Controller of Dunhill Homes DFW, LLC on behalf of said limited liability company.

Renee Caldwell
Notary Public, State of Texas

