

CITY OF HACKBERRY, TEXAS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Hackberry, Texas on June 9, 2026 at 7:00 p.m. at 119 Maxwell Road, Hackberry, Texas 75034. The public hearing will be held to consider a proposed amendment to the Service and Assessment Plan and Assessment Roll to be levied against the assessable property within the Rivendale By the Lake Public Improvement District #3 (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act"). The proposed Amendment is for a Reassessment as required by Section 372.020 of the Act in order to reduce the amount of the annual Assessments due to a reduction in the Actual Costs of the Authorized Improvements.

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") are: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) possible establishment or improvement of open space; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) special supplemental services for the improvement and promotion of the District; (vi) projects similar to those listed in subsections (i) - (v) above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (vii) payment of costs associated with operating and maintaining the public improvements listed in subparagraphs (i) - (v) above; and (viii) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) - (v) above, and costs of establishing, administering and operating the District. These Authorized Improvements shall promote the interests of the District and confer a special benefit upon the Property.

The total costs of the Authorized Improvements originally approved for the District, including the costs of creating the District, are \$1,106,777. The Actual Costs of the Authorized Improvements are \$1,047,266, resulting in a reduction in the Actual Costs in the amount of \$52,734.00.

The boundaries of the District include approximately 12.088 acres of land, being a part of the Matthew Jones Survey, Abstract No. 667, Denton County, Texas, filed in the Real Property Records of Denton County, Texas, located wholly within the extraterritorial jurisdiction of the City of Hackberry and more particularly described by a metes and bounds description available at Hackberry City Hall and available for public inspection.

All written or oral objections on the proposed amendment to the Service and Assessment Plan and Assessments within the District will be considered at the public hearing.

A copy of the Amended Service and Assessment Plan (the "Amended SAP") and Amended Assessment Roll relating to the Authorized Improvements (the "Amended Assessment Roll"), which Amended SAP and Amended Assessment Roll includes the assessments to be levied against each parcel in the District for the Authorized Improvements, is available for public inspection at the office of the City Administrator, 119 Maxwell Road, Hackberry, Texas 75036.