CITY OF HACKBERRY, TEXAS

ORDINANCE NO. 375-26

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 RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 1 ("PID 1") 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 1 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 May 14, 2013, 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. 160-13 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 August 12, 2014, the City Council adopted Ordinance No. 229-14 (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 _8tj_ day of _September_ 2026.

CITY OF HACKBERRY HACKBERRY TEXAS

Bryant Green, Mayor

ATTEST:

Brenda Lewallen, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

City of Hackberry
The Rivendale By The Lake
Public Improvement District No. 1

Annual Service and Assessment Plan Update

September 8, 2026

Prepared for:
City of Hackberry
119 Maxwell Road
Frisco, Texas 75036

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

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I. Introduction

The Rivendale By The Lake Public Improvement District No. 1 (the "PID No. 1" or "PID") was created by Resolution No. 160-13 adopted by the City Council of the City of Hackberry (the "City Council") on May 14, 2013 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. On August 12, 2014 the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to Ordinance 229-14. Special assessment revenue bonds in the principal amount of $3,200,000 were issued on August 25, 2015 pursuant to Ordinance 232-15 (the "Bond Ordinance") approved by the City Council on August 11, 2015 (the "Series 2015 Bonds").

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.

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

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

"Administrative Expenses" mean the costs associated with or incident to the administration, organization, maintenance and operation of the PID, including, but not limited to, the costs of: (i) creating and organizing the PID, including conducting hearings, preparing notices and petitions, and all costs incident thereto, engineering fees, legal fees and consultant fees, (ii) the annual administrative, organization, maintenance, and operation costs and expenses associated with, or incident and allocable to, the administration, organization, maintenance and operation of the PIO and the Authorized Improvements, (iii) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors providing services related to the Bonds, (iv) Prepayment Reserves, (v) Delinquency Reserves, (vi) other purposes approved by the City. Administrative Expenses do not include payment of the actual principal of, redemption premium, and interest on the Bonds. Amounts collected in conjunction with Annual Installments for Administrative Expenses 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 Collection Costs" mean the following actual or budgeted costs, as applicable, related to the annual collection costs of outstanding Assessments paid in installments, including the costs or anticipated costs of: (i) issuing, refunding or refinancing bonds, (ii) computing, levying, collecting and transmitting the Assessments (whether by the City, the Administrator or otherwise), (iii) remitting the Assessments to the Trustee, (iv) the City, the Administrator and Trustee (including legal counsel) in the discharge of their duties, (v) complying with arbitrage rebate requirements, (vi) complying with securities disclosure requirements, and (vii) the City in any way related to the collection of the Assessments in installments, including, without limitation, the administration of PID No. 1, maintaining the record of installments, payments and reallocations and/or cancellations of Assessments, and the repayment of the Bonds, including, without limitation, any associated legal expenses, the reasonable costs of other consultants and advisors and contingencies and reserves for such costs as deemed appropriate by the City Council. Annual Collection Costs collected and not expended for actual Annual Collection Costs shall be carried forward and applied to reduce Annual Collection Costs in subsequent years to avoid the over-collection of Annual Collection Costs.

"Annual Installment" means, with respect to each Parcel, each annual payment of the Assessment, as shown on the Assessment Roll attached hereto as Appendix A, calculated as provided in the Service and Assessment Plan, and this Annual Service and Assessment Plan Update.

"Assessed Property" means the property on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service Plan Update. Assessed Property includes Parcels within PID No. 1 other than Non-Benefited Property.

"Assessment" means the assessment levied against Parcels within PID No. 1 imposed pursuant to the Assessment Ordinance and the provisions herein as shown on the Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the

PID Act. The Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes the Assessments, interest on the Assessments, and Collection Costs pertaining to the Assessment.

"Assessment Ordinance" means the ordinance approved by the City Council to approve the imposition of the Assessments.

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

"Assessment Roll" means the assessment roll attached hereto as Appendix A, as 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 the Service and Assessment Plan and Section 372.003 of the PID Act which are constructed pursuant to the PID Reimbursement Agreement, which are to be undertaken for the benefit of property in PID No. 1. The Authorized Improvements are depicted in Exhibit C herein.

"Authorized Improvement Costs" mean the actual or budgeted costs, as applicable, of all or any portion of the Authorized Improvements, as shown in Exhibit B including, but not limited to, all costs paid or incurred in connection with the issuance, from time to time, of one or more series of Bonds, and including all costs otherwise paid or incurred in connection with the transaction that results in the issuance of Bonds (whether such costs are characterized as interest, costs of issuance, reserve fund, or other costs of the transaction).

"Benefited Property" means property within PID No. 1 that receives a benefit from the Authorized Improvements, which consists of all Parcels within PID No. 1 other than Non-Benefited Property. Benefited Property is identified on the map of PID No. 1 included in Exhibit A.

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

"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. The Delinquency Reserve component of the Annual Installments shall not exceed sixty percent (60%) of 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 Annual Installments of an Assessment in accordance with §372.018(b) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and foreclosing the lien against the Assessed Property, including attorneys' fees.

"Developer" means D.R. Horton -Texas, Ltd.

II. Defined Terms

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

"Non-Benefited Property" means Parcels within the boundaries of PID No. 1 that accrue no special benefit from the Authorized Improvements, including Owner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel is not assessed. 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.

"Owner Association Property" means property within the boundaries of PID No. 1 that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a property owners' association.

"Parcel" or "Parcels" means a parcel or parcels within PIO No. 1 identified by either a tax map identification number assigned by the Denton Central Appraisal District for real property tax purposes or by lot and block number in a final subdivision plat recorded in the real property records of Denton County.

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

"PID Costs" mean the portion of the Authorized Improvement Costs funded by PID No. 1.

"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. 1 that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, the City, a school district, a public utility provider or any other public agency, whether in fee simple or through an exclusive use easement.

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

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

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

A. PID Indebtedness

The PID has incurred indebtedness in the amount of $3,200,000 in the form of the Series 2015 Bonds. The sources and uses of funds for the Series 2015 Bonds, which are to be repaid from Assessments, are shown below in Table III-1. As shown in Table III-1, the Developer will fund the balance of the Authorized Improvement Costs. 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 2015 Bonds, other than bonds issued to refund the Series 2015 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 2015 Bonds or outstanding refunding bonds and to pay all costs incident to the 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

The Rivendale By The Lake Public Improvement District No. 1
Series 2015 Bonds
Sources and Uses of Funds

Sources and Uses	PID	Developer	Total
Sources of Funds			
Bond Proceeds	$3,200,000	$0	$3,200,000
Contributions	$0	$232,352	$232,352
Total Sources of Funds	**$3,200,000**	**$232,352**	**$3,432,352**
Uses of Funds			
Construction Costs			
Costs Paid by Developer	$2,578,435	$0	$2,578,435
Costs Paid with PID Bonds	$0	$232,352	$232,352
Subtotal Construction Costs	$2,578,435	$232,352	$2,810,788
Estimated PID Creation Costs	$60,400	$0	$60,400
Total Construction and Creation Costs	$2,638,835	$232,352	$2,871,188
Costs of issuing the Bonds			
Deposit to Capitalized Interest Fund	$144,000	$0	$144,000
Deposit to Debt Service Reserve Fund	$241,288	$0	$241,288
Deposit to Prepayment Reserve Fund	$15,000	$0	$15,000
Other Bond Issue Costs	$160,877	$0	$160,877
Total Uses of Funds	**$3,200,000**	**$232,352**	**$3,432,352**

Projected annual cashflows for the PID and the Series 2015 Bonds for the five-year period ending 2030 are shown in Table III-2 below.

Table III-2

The Rivendale By The Lake Public Improvement District No. 1
Projected Five Year Cashflows

Sources and Uses of Funds	Assessment Year[a] 2026	2027	2028	2029	2030
Revenues					
Annual Installments	$239,663	$240,434	$241,260	$242,142	$243,087
Administrative Fund	$1,714	$1,714	$1,714	$1,714	$1,714
Pledged Revenue Fund	$16,779	$16,779	$16,779	$16,779	$16,779
Total Revenues	$258,156	$258,927	$259,753	$260,635	$261,580
Expenditures					
Series 2015 Bonds	$236,616	$237,387	$238,213	$239,095	$240,040
Administrative Expenses					
Annual Administrative Costs	$4,272	$4,159	$4,045	$3,931	$3,814
Delinquency Reserve	$0	$0	$0	$0	$0
Prepayment Reserve	$0	$0	$0	$0	$0
King Road Maintenance	$6,000	$6,000	$6,000	$6,000	$6,000
Annual Collection Costs	$11,268	$11,381	$11,495	$11,609	$11,726
Total Expenditures	$258,156	$258,927	$259,753	$260,635	$261,580

[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 described in Exhibit C attached hereto for the benefit of the property within PID No. 1. The estimated Authorized Improvement Costs are summarized in Table III-3 below.

TABLE III-3 THE RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 1 ESTIMATED AUTHORIZED IMPROVEMENT COSTS	
AUTHORIZED IMPROVEMENTS	PID NO. 1 ESTIMATED COSTS
ON-SITE IMPROVEMENTS BENEFITING ONLY PID NO.1	
ROADWAY IMPROVEMENTS	$506,966
WATER DISTRIBUTION SYSTEM IMPROVEMENTS	$194,004
STORM SEWER COLLECTION SYSTEM IMPROVEMENTS	$261,675
WASTEWATER COLLECTION SYSTEM IMPROVEMENTS	$186,354
SOFT COSTS INCLUDING CITY, PROFESSIONAL AND MISCELLANEOUS FEES	$229,800
GENERAL CONTINGENCY	$275,760
SUBTOTAL	$1,654,559
ON-SITE IMPROVEMENTS BENEFITING BOTH PID NO. 1 AND PROPERTY OUTSIDE OF PID NO. 1	
ROADWAY IMPROVEMENTS	$22,200
STORM SEWER COLLECTION SYSTEM IMPROVEMENTS	$10,157
SOFT COSTS INCLUDING CITY, PROFESSIONAL AND MISCELLANEOUS FEES	$6,471
GENERAL CONTINGENCY	$7,766
SUBTOTAL	$46,594
OFF-SITE IMPROVEMENTS BENEFITING BOTH PID NO. 1 AND PROPERTY OUTSIDE OF PID NO. 1	
ROADWAY IMPROVEMENTS	$20,444
STORM SEWER COLLECTION SYSTEM IMPROVEMENTS	$259,390
WATER DISTRIBUTION SYSTEM IMPROVEMENTS	$5,228
WASTEWATER COLLECTION SYSTEM IMPROVEMENTS	$337,415
SOFT COSTS INCLUDING CITY, PROFESSIONAL AND MISCELLANEOUS FEES	$124,496
GENERAL CONTINGENCY	$149,394
SUBTOTAL	$896,367
ESTIMATED PID CREATION COSTS	$60,000
ESTIMATED COSTS OF ISSUING THE BONDS	
DEPOSIT TO CAPITALIZED INTEREST FUND	$192,000
DEPOSIT TO DEBT SERVICE RESERVE FUND	$320,000
DEPOSIT TO PREPAYMENT RESERVE FUND	$64,000
OTHER ESTIMATED BOND ISSUANCE COSTS	$350,000
TOTAL ESTIMATED AUTHORIZED IMPROVEMENT COSTS	$3,583,520

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 first allocates the Authorized Improvement Costs between the PID and benefited property outside of the PID, as applicable, then allocates the resulting PID Costs to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built, and concludes that such method of allocation will result in the imposition of equal shares of the PID Costs to Parcels similarly benefited. This method of assessing property has not changed.

Certain on-site and off-site road and related storm sewer collection improvements and off-site water distribution and wastewater collection improvements are allocated between benefited property within the PID and outside of the PID. The Authorized Improvement Costs for these (i) on-site and off-site road and related storm sewer collection improvements are allocated between benefited property within the PID and outside of the PID on a traffic flow basis with the benefit to the PID equal to six and forty-four hundredths percent (6.44%) and (ii) off-site water distribution and wastewater collection improvements are allocated between benefited property within the PID and outside of the PID on a residential dwelling unit basis with the benefit to the PID equal to eighty-two and eight-six hundredths percent (82.86%). Exhibit B summarizes the allocation of the Authorized Improvement Costs.

B. Assessment Terms

A lien has been established against the property assessed 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 real 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 in the PID but is executed only with respect to the amounts then due or past due for current or prior Annual Installments or final payment. Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any.

1. Assessment Roll

The Assessment for each Parcel on which an Assessment is levied is shown in the Assessment Roll attached hereto as Appendix A. The aggregate principal amount of the Assessments is $3,200,000. 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 Administrative Expenses 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 Administrative Expenses 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 Administrative Expenses 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 Administrative Expenses.

a. Optional Assessment Prepayment

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, credit shall be given for Annual Installment payments received by the City prior to the date of payment of the outstanding Assessment. Upon the payment 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, (ii) a Parcel or portion thereof on which an Assessment is levied will otherwise become Non-Benefited Property, or (iii) the reallocation of the Assessment for a subdivided Parcel results in an Assessment that exceeds the maximum Assessment per residential dwelling unit set forth in the Service and Assessment Plan.

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 over a thirty-year period, as shown in the Assessment Roll, with interest accruing on the Assessments at the interest rate on the Series 2015 Bonds plus the additional interest rate as authorized by the PID Act. The additional interest shall be used for establishing the Delinquency and Prepayment Reserve or for any other purpose authorized by the PID Act, the Service and Assessment Plan, and/or as set forth in the Indenture or Bond Ordinance. 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, 2026.

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 additional interest, and Administrative Expenses 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 are personal obligations of the person owning a Parcel on which an Assessment is levied in the year an Annual Installment or Mandatory Assessment Prepayment becomes due, and only to the extent of such Annual Installment(s) and/or Mandatory Assessment Prepayment(s). Any sale of property for nonpayment of the Annual Installment(s) and/or Mandatory Assessment Prepayment(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. The calculation of the 2026 Annual Installment is shown in Table IV-1 on the following page.

Table IV-1 The Rivendale By The Lake PID No. 1 2026 Annual Installment Calculation		
Sources and Uses of Funds	Total	Per Lot[a]
Revenues		
Annual Installments	$239,663	$1,997.19
Administrative Expenses	$1,714	$14.28
Pledged Revenue Fund	$16,779	$139.83
Total Revenues	$258,156	$2,151.30
Expenditures		
Series 2015 Bonds		
March 1, 2027 Interest	$79,752	$664.60
September 1, 2027 Interest	$79,752	$664.60
September 1, 2027 Principal	$77,112	$642.60
Administrative Expenses		
Annual Administrative Costs	$4,272	$35.60
Delinquency Reserve	$0	$0.00
Prepayment Reserve	$0	$0.00
King Road Maintenance	$6,000	$50.00
Annual Collection Costs	$11,268	$93.90
Total Expenditures	$258,156	$2,151.30

[a] The Assessments and Annual Installments are the same for each residential lot. Dividing the total Annual Installment by the 120 lots of Assessed Property results in the Annual Installment per lot shown above.

d. Administrative Expenses

Administrative Expenses shall be collected on a pro-rata basis based on the outstanding Assessment for each Parcel. Administrative Expenses shall be collected as part of the Annual Installments in the amounts on shown on the Assessment Roll attached hereto as Appendix A and are subject to revision through annual updates to the Service and Assessment Plan.

3. Reallocation of Assessments

a. Consolidation of Assessed Lots

Up on the consolidation of one or more Parcels, 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 Lots

Upon the duly approved subdivision of a Parcel on which Assessments are levied, 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 = the Assessment for each new subdivided Parcel
B = the Assessment for the Parcel prior to subdivision
C = the estimated number of units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided

However, the reallocation of an Assessment for a Parcel may not exceed the Assessment prior to the reallocation without compliance with the notice and hearing requirement for the levy of assessments under the PID Act or, alternatively, a Mandatory Assessment Prepayment may be made. 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 reallocated Assessment would exceed such amount, a Mandatory Assessment Prepayment of the excess Assessment shall be made.

4. Reduction of Assessments

The Assessments shall be reduced if (i) the Authorized Improvement Costs are less than the Authorized Improvement 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

There have been no prepayments of Assessments.

APPENDIX A

ASSESSMENT ROLL

APPENDIX A-1

RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 1
ASSESSMENTS

Appendix A-1
Rivendale By The Lake PID 1
Assessment Roll
Series 2015 Bonds

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installment
581470	RBL1_Benefited	1	1	2026	2027	$26,666.67	$22,153.27	$1,997.19
581471	RBL1_Benefited	1	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581472	RBL1_Benefited	1	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581473	RBL1_Benefited	1	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581474	RBL1_Benefited	1	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581475	RBL1_Benefited	1	6	2026	2027	$26,666.67	$22,153.27	$1,997.19
581476	RBL1_Benefited	1	7	2026	2027	$26,666.67	$22,153.27	$1,997.19
581477	RBL1_Non-Benefited	1		2026	2027	$0.00	$0.00	$0.00
581478	RBL1_Benefited	2	1	2026	2027	$26,666.67	$22,153.27	$1,997.19
581479	RBL1_Benefited	2	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581480	RBL1_Benefited	2	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581481	RBL1_Benefited	2	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581482	RBL1_Benefited	2	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581483	RBL1_Benefited	2	6	2026	2027	$26,666.67	$22,153.27	$1,997.19
581484	RBL1_Benefited	2	7	2026	2027	$26,666.67	$22,153.27	$1,997.19
581485	RBL1_Benefited	2	8	2026	2027	$26,666.67	$22,153.27	$1,997.19
581486	RBL1_Benefited	2	9	2026	2027	$26,666.67	$22,153.27	$1,997.19
581487	RBL1_Benefited	2	10	2026	2027	$26,666.67	$22,153.27	$1,997.19
581488	RBL1_Benefited	2	11	2026	2027	$26,666.67	$22,153.27	$1,997.19
581489	RBL1_Benefited	2	12	2026	2027	$26,666.67	$22,153.27	$1,997.19
581490	RBL1_Non-Benefited	2		2026	2027	$0.00	$0.00	$0.00
581491	RBL1_Benefited	3	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581492	RBL1_Benefited	3	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581493	RBL1_Benefited	3	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581494	RBL1_Benefited	3	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581495	RBL1_Benefited	3	6	2026	2027	$26,666.67	$22,153.27	$1,997.19
581496	RBL1_Benefited	3	7	2026	2027	$26,666.67	$22,153.27	$1,997.19
581497	RBL1_Benefited	3	8	2026	2027	$26,666.67	$22,153.27	$1,997.19
581498	RBL1_Benefited	3	9	2026	2027	$26,666.67	$22,153.27	$1,997.19
581499	RBL1_Benefited	3	10	2026	2027	$26,666.67	$22,153.27	$1,997.19
581500	RBL1_Benefited	3	11	2026	2027	$26,666.67	$22,153.27	$1,997.19
581501	RBL1_Benefited	3	12	2026	2027	$26,666.67	$22,153.27	$1,997.19
581502	RBL1_Non-Benefited	4		2026	2027	$0.00	$0.00	$0.00
581503	RBL1_Benefited	4	1	2026	2027	$26,666.67	$22,153.27	$1,997.19

Appendix A-1
Rivendale By The Lake PID 1
Assessment Roll
Series 2015 Bonds

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installment
581504	RBL1_Benefited	4	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581505	RBL1_Benefited	4	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581506	RBL1_Benefited	4	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581507	RBL1_Benefited	4	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581508	RBL1_Benefited	4	6	2026	2027	$26,666.67	$22,153.27	$1,997.19
581509	RBL1_Benefited	4	7	2026	2027	$26,666.67	$22,153.27	$1,997.19
581510	RBL1_Benefited	4	8	2026	2027	$26,666.67	$22,153.27	$1,997.19
581511	RBL1_Benefited	4	9	2026	2027	$26,666.67	$22,153.27	$1,997.19
581512	RBL1_Benefited	4	10	2026	2027	$26,666.67	$22,153.27	$1,997.19
581513	RBL1_Benefited	4	11	2026	2027	$26,666.67	$22,153.27	$1,997.19
581514	RBL1_Benefited	4	12	2026	2027	$26,666.67	$22,153.27	$1,997.19
581515	RBL1_Benefited	4	13	2026	2027	$26,666.67	$22,153.27	$1,997.19
581516	RBL1_Benefited	4	14	2026	2027	$26,666.67	$22,153.27	$1,997.19
581517	RBL1_Benefited	4	15	2026	2027	$26,666.67	$22,153.27	$1,997.19
581518	RBL1_Benefited	4	16	2026	2027	$26,666.67	$22,153.27	$1,997.19
581519	RBL1_Benefited	4	17	2026	2027	$26,666.67	$22,153.27	$1,997.19
581520	RBL1_Benefited	4	18	2026	2027	$26,666.67	$22,153.27	$1,997.19
581521	RBL1_Benefited	4	19	2026	2027	$26,666.67	$22,153.27	$1,997.19
581522	RBL1_Benefited	4	20	2026	2027	$26,666.67	$22,153.27	$1,997.19
581523	RBL1_Benefited	4	21	2026	2027	$26,666.67	$22,153.27	$1,997.19
581524	RBL1_Benefited	4	22	2026	2027	$26,666.67	$22,153.27	$1,997.19
581525	RBL1_Benefited	4	23	2026	2027	$26,666.67	$22,153.27	$1,997.19
581526	RBL1_Benefited	4	24	2026	2027	$26,666.67	$22,153.27	$1,997.19
581527	RBL1_Benefited	4	25	2026	2027	$26,666.67	$22,153.27	$1,997.19
581528	RBL1_Benefited	4	26	2026	2027	$26,666.67	$22,153.27	$1,997.19
581529	RBL1_Benefited	4	27	2026	2027	$26,666.67	$22,153.27	$1,997.19
581530	RBL1_Benefited	4	28	2026	2027	$26,666.67	$22,153.27	$1,997.19
581531	RBL1_Benefited	5	1	2026	2027	$26,666.67	$22,153.27	$1,997.19
581532	RBL1_Benefited	5	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581533	RBL1_Benefited	5	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581534	RBL1_Benefited	5	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581535	RBL1_Benefited	5	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581536	RBL1_Benefited	5	6	2026	2027	$26,666.67	$22,153.27	$1,997.19
581537	RBL1_Benefited	5	7	2026	2027	$26,666.67	$22,153.27	$1,997.19

Appendix A-1
Rivendale By The Lake PID 1
Assessment Roll
Series 2015 Bonds

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installment
581538	RBL1_Benefited	5	8	2026	2027	$26,666.67	$22,153.27	$1,997.19
581539	RBL1_Benefited	5	9	2026	2027	$26,666.67	$22,153.27	$1,997.19
581540	RBL1_Benefited	5	10	2026	2027	$26,666.67	$22,153.27	$1,997.19
581541	RBL1_Benefited	5	11	2026	2027	$26,666.67	$22,153.27	$1,997.19
581542	RBL1_Benefited	5	12	2026	2027	$26,666.67	$22,153.27	$1,997.19
581543	RBL1_Benefited	5	13	2026	2027	$26,666.67	$22,153.27	$1,997.19
581544	RBL1_Benefited	5	14	2026	2027	$26,666.67	$22,153.27	$1,997.19
581545	RBL1_Benefited	5	15	2026	2027	$26,666.67	$22,153.27	$1,997.19
581546	RBL1_Benefited	5	16	2026	2027	$26,666.67	$22,153.27	$1,997.19
581547	RBL1_Benefited	5	17	2026	2027	$26,666.67	$22,153.27	$1,997.19
581548	RBL1_Benefited	5	18	2026	2027	$26,666.67	$22,153.27	$1,997.19
581549	RBL1_Benefited	5	19	2026	2027	$26,666.67	$22,153.27	$1,997.19
581550	RBL1_Benefited	5	20	2026	2027	$26,666.67	$22,153.27	$1,997.19
581551	RBL1_Benefited	5	21	2026	2027	$26,666.67	$22,153.27	$1,997.19
581552	RBL1_Benefited	5	22	2026	2027	$26,666.67	$22,153.27	$1,997.19
581553	RBL1_Benefited	5	23	2026	2027	$26,666.67	$22,153.27	$1,997.19
581554	RBL1_Benefited	5	24	2026	2027	$26,666.67	$22,153.27	$1,997.19
581555	RBL1_Benefited	5	25	2026	2027	$26,666.67	$22,153.27	$1,997.19
581556	RBL1_Benefited	5	26	2026	2027	$26,666.67	$22,153.27	$1,997.19
581557	RBL1_Benefited	5	27	2026	2027	$26,666.67	$22,153.27	$1,997.19
581558	RBL1_Benefited	5	28	2026	2027	$26,666.67	$22,153.27	$1,997.19
581559	RBL1_Benefited	5	29	2026	2027	$26,666.67	$22,153.27	$1,997.19
581560	RBL1_Benefited	5	30	2026	2027	$26,666.67	$22,153.27	$1,997.19
581561	RBL1_Benefited	5	31	2026	2027	$26,666.67	$22,153.27	$1,997.19
581562	RBL1_Benefited	5	32	2026	2027	$26,666.67	$22,153.27	$1,997.19
581563	RBL1_Benefited	5	33	2026	2027	$26,666.67	$22,153.27	$1,997.19
581564	RBL1_Benefited	5	34	2026	2027	$26,666.67	$22,153.27	$1,997.19
581565	RBL1_Benefited	5	35	2026	2027	$26,666.67	$22,153.27	$1,997.19
581566	RBL1_Benefited	5	36	2026	2027	$26,666.67	$22,153.27	$1,997.19
581567	RBL1_Benefited	6	2	2026	2027	$26,666.67	$22,153.27	$1,997.19
581568	RBL1_Benefited	6	3	2026	2027	$26,666.67	$22,153.27	$1,997.19
581569	RBL1_Benefited	6	4	2026	2027	$26,666.67	$22,153.27	$1,997.19
581570	RBL1_Benefited	6	5	2026	2027	$26,666.67	$22,153.27	$1,997.19
581571	RBL1_Benefited	6	6	2026	2027	$26,666.67	$22,153.27	$1,997.19

Appendix A-1
Rivendale By The Lake PID 1
Assessment Roll
Series 2015 Bonds

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installment
581572	RBL1_Benefited	6	7	2026	2027	$26,666.67	$22,153.27	$1,997.19
581573	RBL1_Benefited	6	8	2026	2027	$26,666.67	$22,153.27	$1,997.19
581574	RBL1_Benefited	6	9	2026	2027	$26,666.67	$22,153.27	$1,997.19
581575	RBL1_Benefited	6	10	2026	2027	$26,666.67	$22,153.27	$1,997.19
581576	RBL1_Benefited	6	11	2026	2027	$26,666.67	$22,153.27	$1,997.19
581577	RBL1_Benefited	6	12	2026	2027	$26,666.67	$22,153.27	$1,997.19
581578	RBL1_Benefited	6	13	2026	2027	$26,666.67	$22,153.27	$1,997.19
581579	RBL1_Benefited	6	14	2026	2027	$26,666.67	$22,153.27	$1,997.19
581580	RBL1_Benefited	6	15	2026	2027	$26,666.67	$22,153.27	$1,997.19
581581	RBL1_Benefited	6	16	2026	2027	$26,666.67	$22,153.27	$1,997.19
581582	RBL1_Benefited	6	17	2026	2027	$26,666.67	$22,153.27	$1,997.19
581583	RBL1_Benefited	7	17	2026	2027	$26,666.67	$22,153.27	$1,997.19
581584	RBL1_Benefited	7	18	2026	2027	$26,666.67	$22,153.27	$1,997.19
581585	RBL1_Benefited	7	19	2026	2027	$26,666.67	$22,153.27	$1,997.19
581586	RBL1_Benefited	7	20	2026	2027	$26,666.67	$22,153.27	$1,997.19
581587	RBL1_Benefited	7	21	2026	2027	$26,666.67	$22,153.27	$1,997.19
581588	RBL1_Benefited	7	22	2026	2027	$26,666.67	$22,153.27	$1,997.19
581589	RBL1_Benefited	7	23	2026	2027	$26,666.67	$22,153.27	$1,997.19
581590	RBL1_Benefited	7	24	2026	2027	$26,666.67	$22,153.27	$1,997.19
581591	RBL1_Benefited	7	25	2026	2027	$26,666.67	$22,153.27	$1,997.19
581592	RBL1_Benefited	7	26	2026	2027	$26,666.67	$22,153.27	$1,997.19
					Total	$3,200,000.00	$2,658,392.30	$239,663.27

APPENDIX A-2

RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 1
ESTIMATED ANNUAL INSTALLMENTS

City of Hackberry
Rivendale by the Lake PID 1
Estimated Annual Installments*

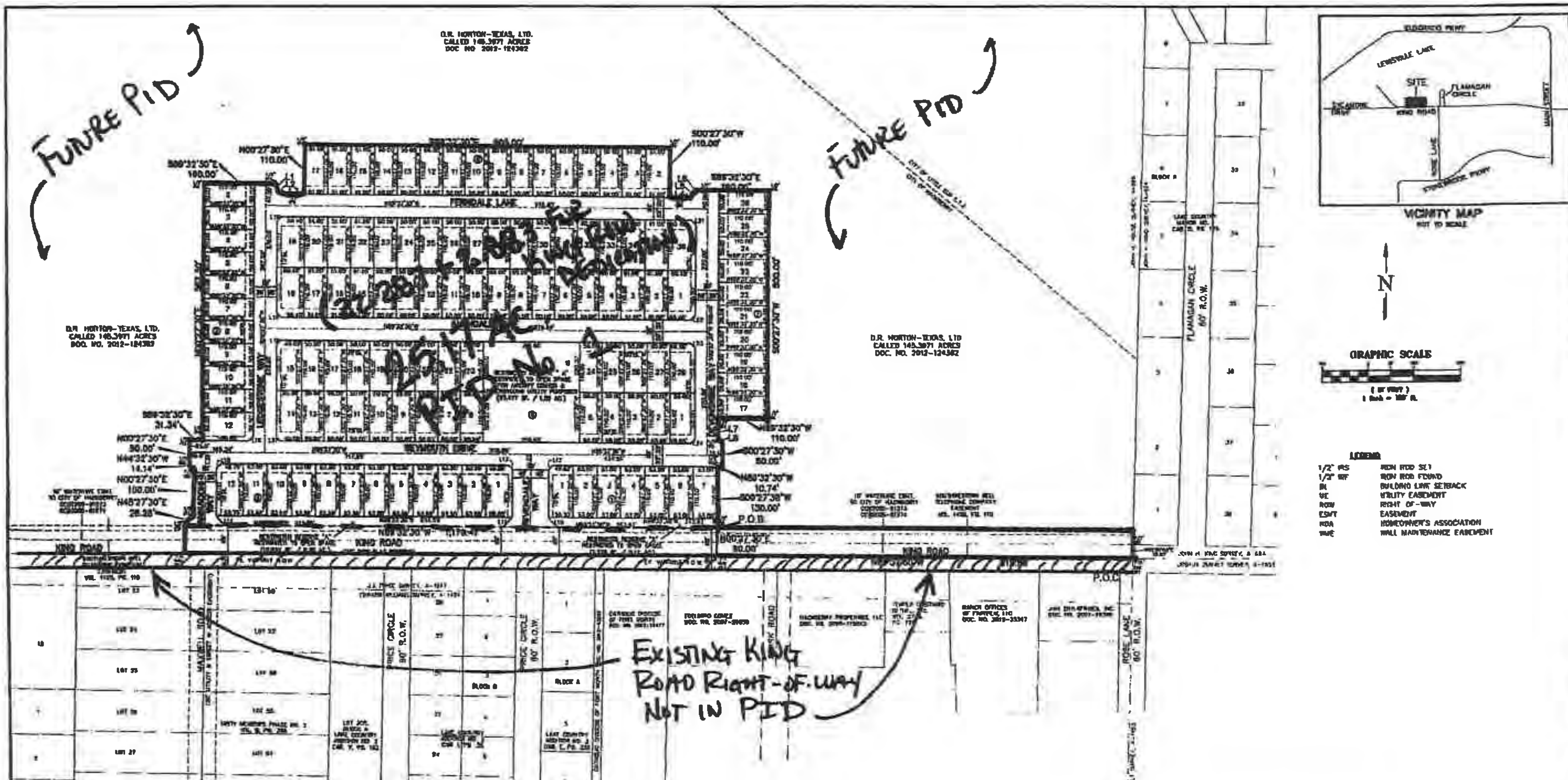
Lot Type: RBL1_Benefited

Tax Year	Bond Year	Principal	Interest	Collection Costs	Administrative Expenses	Estimated Installment Adjustment	Total Annual Installment	Balance
2026	2027	$642.60	$1,329.20	$93.90	$110.77	($179.27)	$1,997.19	$21,510.67
2027	2028	$687.59	$1,290.64	$94.84	$107.55	($177.00)	$2,003.62	$20,823.08
2028	2029	$735.72	$1,249.38	$95.79	$104.12	($174.51)	$2,010.50	$20,087.36
2029	2030	$787.22	$1,205.24	$96.75	$100.44	($171.79)	$2,017.85	$19,300.14
2030	2031	$842.32	$1,158.01	$97.71	$96.50	($168.82)	$2,025.73	$18,457.82
2031	2032	$901.29	$1,107.47	$98.69	$92.29	($25.76)	$2,173.98	$17,556.53
2032	2033	$964.38	$1,053.38	$99.68	$87.78	($22.24)	$2,182.98	$16,592.15
2033	2034	$1,031.89	$995.53	$100.67	$82.96	($18.41)	$2,192.64	$15,560.27
2034	2035	$1,104.12	$933.62	$101.68	$77.80	($14.28)	$2,202.93	$14,456.15
2035	2036	$1,181.41	$867.37	$102.70	$72.28	($14.28)	$2,209.47	$13,274.74
2036	2037	$1,264.11	$796.48	$103.72	$66.37	($14.28)	$2,216.41	$12,010.64
2037	2038	$1,352.59	$720.64	$104.76	$60.05	($14.28)	$2,223.76	$10,658.05
2038	2039	$1,447.27	$639.48	$105.81	$53.29	($14.28)	$2,231.57	$9,210.78
2039	2040	$1,548.58	$552.65	$106.87	$46.05	($10.33)	$2,243.81	$7,662.21
2040	2041	$1,656.98	$459.73	$107.93	$38.31	($2.59)	$2,260.37	$6,005.22
2041	2042	$1,772.97	$360.31	$109.01	$30.03	$0.00	$2,272.32	$4,232.25
2042	2043	$1,897.08	$253.94	$110.10	$21.16	$0.00	$2,282.28	$2,335.17
2043	2044	$2,335.17	$140.11	$111.20	$11.68	$0.00	$2,598.16	$0.00
Total:		$22,153.27	$15,113.18	$1,841.82	$1,259.43	($1,022.12)	$39,345.58	

*Subject to change.

EXHIBIT A

PID BOUNDARIES



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	[illegible]	[illegible]	L14	[illegible]	[illegible]
L2	[illegible]	14.14'	L15	[illegible]	14.14'
L3	[illegible]	50.00'	L16	[illegible]	14.14'
L4	[illegible]	50.00'	L17	[illegible]	14.14'
L5	[illegible]	14.14'	L18	[illegible]	14.14'
L6	[illegible]	[illegible]	L19	[illegible]	14.14'
L7	[illegible]	[illegible]	L20	[illegible]	14.14'
L8	[illegible]	14.14'	L21	[illegible]	14.14'
L9	[illegible]	100.00'	L22	[illegible]	14.14'
L10	[illegible]	[illegible]	L23	[illegible]	14.14'
L11	[illegible]	[illegible]	L24	[illegible]	14.14'
L12	[illegible]	14.14'	L25	[illegible]	100.00'
L13	[illegible]	14.14'	L26	[illegible]	100.00'

GENERAL NOTES:

1. ALL LOTS COMPLY WITH THE MINIMUM SIZE REQUIREMENTS OF THE ZONING DISTRICT.

2. THIS PROPERTY MAY BE SUBJECT TO CHARGES RELATED TO IMPACT FEES AND THE APPLICANT SHOULD CONTACT THE CITY REGARDING ANY APPLICABLE FEES DUE.

3. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY HOA/POA.

4. NOTICE – SELLING ANY A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

5. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.

6. THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48121C0420G, DATED APRIL 18, 2011, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR DENTON COUNTY, TX.

FINAL PLAT

RIVENDALE BY THE LAKE, PHASE 1

120 RESIDENTIAL LOTS & 3 COMMON AREA LOTS

22.287 ACRES OUT OF THE
JOHN H. HOUSE SURVEY – ABSTRACT No. 593
CITY OF HACKBERRY, DENTON COUNTY, TEXAS

D.R. HORTON – TEXAS, LTD.	OWNER/DEVELOPER
4309 Miller Road, Suite A Rowlett, Texas 75088	(214) 607-4244
JBI PARTNERS, INC.	SURVEYOR/ENGINEER
16301 Quorum Drive, Suite 200 B Addison, Texas 75001	(972)248-7676

FEBRUARY 5, 2013 Sheet 1 of 2

EXHIBIT B

AUTHORIZED IMPROVEMENT COSTS

The Rivendale By The Lake Public Improvement District No. 1 Estimated Authorized Improvement Costs			
Authorized Improvements	Total PID No. 1 Estimated Costs	Benefit to PID No. 1	PID No. 1 Estimated Costs
On-site Improvements benefiting only PID No.1			
Roadway Improvements	$506,966	100.00%	$506,966
Water distribution system improvements	$194,004	100.00%	$194,004
Storm sewer collection system improvements	$261,675	100.00%	$261,675
Wastewater collection system improvements	$186,354	100.00%	$186,354
Soft costs including city, professional and miscellaneous fees	$229,800	100.00%	$229,800
General contingency	$275,760	100.00%	$275,760
Subtotal:			$1,654,560
On-site improvements benefiting both PID No.1 and property outside of PID No. I			
Roadway improvements	$344,717	6.44%	$22,200
Storm sewer collection system improvements	$157,714	6.44%	$10,157
Soft costs including city, professional and miscellaneous fees			$6,471
General contingency			$7,766
Subtotal:			$46,593
Off-site improvements benefiting both PID No. I and property outside of PID No. 1			
Roadway Improvements	$317,461	6.44%	$20,444
Water distribution system improvements	$1,513,105	17.14%	$259,390
Storm sewer collection system improvements	$81,181	6.44%	$5,228
Wastewater collection system improvements	$1,968,252	17.14%	$337,415
Soft costs including city, professional and miscellaneous fees			$124,496
General contingency			$149,394
Subtotal:			$896,366
Estimated PID Creation Costs			$60,000
Estimated Costs of Issuing the Bonds			
Deposit to Capitalized Interest Fund			$192,000
Deposit to Debt Service Reserve Fund			$320,000
Deposit to Prepayment Reserve Fund			$64,000
Other Estimated Bond Issuance Costs			$350,000
Total Estimated Authorized Improvement Costs			$3,583,520

EXHIBIT C

DESCRIPTION OF AUTHORIZED IMPROVEMENTS

The Authorized Improvements include on-site and off-site roadway improvements, system water distribution improvements, storm sewer collection system improvements and wastewater collection system improvements.

On-site Improvements

- Internal streets - The project consists of constructing approximately 4,600linear feet of 27 foot wide concrete streets within dedicated street right-of-ways located inside PID No. 1. King Road - The Project consists of a portion of approximately 2,100 linear feet of 4-lane local collector street located inside PID No. 1. The roadway section is concrete and includes transition sections of pavement on either end to reconnect existing King Road.

- The on-site water distribution system improvements consist of approximately 4,600 linear feet of 8-inch water line within the proposed street right-of-ways and easements within PID No. 1. The water lines will connect to an existing City of Hackberry main along the north side of King Road.

- The on-site storm sewer collection system improvements include Storm sewer lines within PID No. 1 - The project consists of approximately 2,300 linear feet of underground pipe system ranging in size from 18-inch to 54-inch.

- King Road storm sewer- This project-consists of a portion of approximately 1,400 linear feet of underground pipe system ranging in size from 18-inch to 48-inch diameter pipe located in PID No. 1. It also includes the construction of a multi-barrel 5-foot by 2-foot box culvert.

- The on-site wastewater collection system improvements consist of approximately 3,800 linear feet of 8-inch wastewater lines within the proposed street right-of-ways and-easements. The wastewater lines will connect to off-site wastewater lines north of PID No. 1 that sewer to a proposed lift station.

Off-site Improvements

- The off-site roadway improvements include a portion of approximately 2,100 linear feet of 4-lane local collector street located outside of PID No. 1. The roadway section is concrete and includes transition sections of pavement on either end to reconnect existing King Road.

- Elevated water tank - The project includes the construction of a 200,000 gallon elevated storage tank to be located on City of Hackberry property outside of the PID. The tank will serve PID No. 1 (120 lots) and the remaining future development (approximately 580 additional lots).

- Ground storage tank - The project includes the construction of a 1.2 million gallon ground storage tank to be located on property outside of PID No. 1. The tank capacity will serve the PID No. 1 (120 lots) and the remaining future development (approximately 520 lots).

- Pump station expansion-- The project includes the construction and installation of a 1,350 gallon per minute service pump, motor, piping and ancillary facilities to be located on property outside of PID No. 1. The project will serve the PID No. 1 (120 lots) and the remaining future development (approximately 580 lots).

- The off-site storm sewer collection system improvements consist of a portion of approximately 1,400 linear feet of underground pipe system ranging in size from 18-inch to 48-inch diameter pipe located outside PID No. 1. It also includes the construction of a multi-barrel 5-foot by 2-foot box culvert.

- The off-site wastewater collection system improvements include constructing approximately 1,300 linear feet of 8-inch gravity wastewater line and 2,900 linear feet of force main within future proposed street right-of-ways and easements north of PID No. 1 and within Maxwell Road south of PID No. 1. The project also includes the construction of a lift station, including controls and appurtenances, that will serve PID No. 1 (120 lots) and future lots in the development (approximately 580 lots). The force main will connect to the existing City wastewater treatment plant located at that south end of Maxwell Drive.

EXHIBIT D

FORM OF PID DISCLOSURE NOTICE

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

CITY OF HACKBERRY
THE RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 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 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

Section 5.014(a) Notice
(Required Before Contract Execution)

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

____
PROPERTY ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Hackberry, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within The Rivendale By The Lake Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Hackberry. The exact amount of each annual installment will be approved each year by the City Council of the City of Hackberry in the annual service plan update for the district. More information about the assessments, including the amounts and due dates, may be obtained from the City of Hackberry.

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

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

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

DATE: ______________________	DATE: ______________________
______________________ SIGNATURE OF PURCHASER	______________________ SIGNATURE OF PURCHASER

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

DATE: ______________________	DATE: ______________________
______________________ SIGNATURE OF SELLER	______________________ SIGNATURE OF SELLER

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

CITY OF HACKBERRY THE RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 1 ESTIMATED ANNUAL INSTALLMENT SCHEDULE*						
TAX YEAR	PRINCIPAL	INTEREST	ANNUAL COLLECTION COSTS	MAINTENANCE OF AUTHORIZED IMPROVEMENTS	ANNUAL INSTALLMENT	YEAR END PRINCIPAL BALANCE
2026	$642.60	$1,329.20	$93.90	$110.77	$2,176.47	$21,510.67
2027	$687.59	$1,290.64	$94.84	$107.55	$2,180.62	$20,823.08
2028	$735.72	$1,249.38	$95.79	$104.12	$2,185.01	$20,087.36
2029	$787.22	$1,205.24	$96.75	$100.44	$2,189.64	$19,300.14
2030	$842.32	$1,158.01	$97.71	$96.50	$2,194.55	$18,457.82
2031	$901.29	$1,107.47	$98.69	$92.29	$2,199.74	$17,556.53
2032	$964.38	$1,053.38	$99.68	$87.78	$2,205.22	$16,592.15
2033	$1,031.89	$995.53	$100.67	$82.96	$2,211.05	$15,560.27
2034	$1,104.12	$933.62	$101.68	$77.80	$2,217.21	$14,456.15
2035	$1,181.41	$867.37	$102.70	$72.28	$2,223.75	$13,274.74
2036	$1,264.11	$796.48	$103.72	$66.37	$2,230.69	$12,010.64
2037	$1,352.59	$720.64	$104.76	$60.05	$2,238.04	$10,658.05
2038	$1,447.27	$639.48	$105.81	$53.29	$2,245.85	$9,210.78
2039	$1,548.58	$552.65	$106.87	$46.05	$2,254.14	$7,662.21
2040	$1,656.98	$459.73	$107.93	$38.31	$2,262.96	$6,005.22
2041	$1,772.97	$360.31	$109.01	$30.03	$2,272.32	$4,232.25
2042	$1,897.08	$253.94	$110.10	$21.16	$2,282.28	$2,335.17
2043	$2,335.17	$140.11	$111.20	$11.68	$2,598.16	$0.00
TOTAL	**$22,153.29**	**$15,113.18**	**$1,841.81**	**$1,259.43**	**$40,367.70**	
*Subject to change.						

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

AFTER RECORDING RETURN TO:

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

____
PROPERTY ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Hackberry, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within The Rivendale By The Lake Public Improvement District No. 1 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

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

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

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

DATE: ________________________ DATE: ________________________

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF ____________________ §

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

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

Notary Public, State of Texas

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

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

DATE: ________________________ DATE: ______________________

________________________________ ____________________________
SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ____________________§

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

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

Notary Public, State of Texas

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

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2043	$2,335.17	$140.11	$111.20	$11.68	$2,598.16	$0.00
TOTAL	**$22,153.29**	**$15,113.18**	**$1,841.81**	**$1,259.43**	**$40,367.70**	
*Subject to change.						