CITY OF HACKBERRY, TEXAS

ORDINANCE NO. 377-26

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HACKBERRY, TEXAS ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN AND 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. 3 ("PID 3") IN COMPLIANCE WITH CHAPTER 372 (AUTHORIZED IMPROVEMENT ASSESSMENT); MAKING AND ADOPTING FINDINGS; PROVIDING FOR THE INCORPORATION OF FINDINGS; ACCEPTING AND APPROVING THE ANNUAL SERVICE PLAN UPDATE AND UPDATED ASSESSMENT ROLL FOR PID 3 ATTACHED AS EXHIBIT "A" HERETO; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING SEVERABILITY; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on January 12, 2016, 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. 183-16 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 September 12, 2017, the City Council adopted Ordinance No. 250-17 (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 Amended and Restated Service and Assessment Plan and 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 Amended and Restated Service and Assessment Plan and 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 Amended and Restated Service and Assessment Plan and 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 Amended and Restated Service and Assessment Plan and Annual Service Plan Update to be posted on the City's Internet website.

SECTION 6. EFFECTIVE DATE. This Ordinance shall take effect upon its passage and publication as required by law. The City Secretary is directed to publish the caption of this Ordinance as required law.

DULY PASSED AND APPROVED by the City Council of the City of Hackberry, Texas this 8th day of September 2026.

Bryant Green, Mayor

ATTEST:

Brenda Lewallen, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

CITY OF HACKBERRY
RIVENDALE BY THE LAKE
PUBLIC IMPROVEMENT DISTRICT NO. 3

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN
AND
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. 3 (the "PID" or "PID No. 3") was created pursuant to the provisions of the "Public Improvement District Assessment Act," being Chapter 372 "Improvement Districts in Municipalities and Counties," Subchapter A "Public Improvement Districts," Sections 372.001 through 372.041 of the Local Government Code of the State of Texas, as amended (the "PID Act"), and in connection with Resolution No. 183-16 adopted by the City Council of the City of Hackberry (the "City Council") on January 12, 2016. A map of the PID boundaries is included in Exhibit A.

A service and assessment plan (the "Service and Assessment Plan") was subsequently prepared at the direction of the City Council identifying the Authorized Improvements and their estimated costs, the manner of assessing the property in the PID, and the indebtedness to be incurred. Following a public hearing held on September 12, 2017, the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to Ordinance 250-17. Special assessment revenue bonds have not been issued, but the Reimbursement Agreement establishes PID indebtedness in an amount not to exceed $1,106,077. This amended and restated Service and Assessment Plan and Annual Service and Assessment Plan Update (the "Amended and Restated Service and Assessment Plan") is prepared for the purpose of reducing the Assessments to an amount that is equal to the Actual Costs of the Authorized Improvements.

Pursuant to the PID Act, this Amended and Restated Service and Assessment Plan contains a Improvement Plan, Service Plan; Assessment Plan; and Assessment Roll. In accordance with the PID Act, the Administrator will prepare at least annually an update to the Amended and Restated Service and Assessment Plan (the "Annual Service Plan Update") and submit it to the City Council for approval along with an updated Assessment Roll. Capitalized terms used in this Amended and Restated Service and Assessment Plan shall have the meanings given to them in Section II unless otherwise defined herein.

II. Defined Terms

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

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

Actual Costs include general contractor's fees in an amount up to a percentage equal to the percentage of work completed and accepted by the City or construction management fees in an amount up to five percent of the eligible Actual Costs described in a Certification for Payment. The amounts expended on legal costs, taxes, governmental fees, insurance premiums, permits, financing costs, and appraisals shall be excluded from the base upon which the general contractor and construction management fees are calculated.

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

"Administrative Expenses" mean the administrative, organization, maintenance and operation 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, including 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, and operation of the PID, (iii) computing, levying, billing and collecting Assessments or the Annual Installments thereof, (iv) maintaining the record of installments of the Assessments, (v) investing or depositing of monies, (vi) complying with the PID Act, (vii) legal counsel, engineers, accountants, financial advisors, investment bankers or other consultants and advisors. Administrative Expenses do not include payment of the actual principal and/or interest on the Reimbursement Agreement. Administrative Expenses collected and not expended for actual Administrative Expenses shall be carried forward and applied to reduce Administrative Expenses in subsequent years to avoid the over-collection of amounts to pay Administrative Expenses.

II. Defined Terms

"Annual Installment" means, with respect to each Parcel, each annual payment of: (i) the Assessments, as shown on the Assessment Roll attached hereto as Appendix A, and calculated as provided in the Service and Assessment Plan, (ii) Administrative Expenses, and (iii) Delinquent Collection Costs

"Assessed Property" means the property that benefits from the Authorized Improvements to be provided by the PID on which Assessments have been imposed as shown in the Assessment Roll, as the Assessment Roll is updated each year by the Annual Service and Assessment Plan Update. Assessed Property includes all Parcels within the PID other than Non-Benefited Property.

"Assessment" means an assessment levied against a Parcel imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on any Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and the PID Act. An Assessment for a Parcel consists of the Annual Installments to be collected in all years and includes Administrative Expenses and interest on all Assessments.

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

"Assessment Revenues" mean the revenues actually received by or on behalf of the City from the collection of Assessments but excluding Delinquent Collection Costs and Administrative Expenses.

"Assessment Roll" means, as applicable, the Assessment Roll of the property in the PID, included herein 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 Amended and Restated Service and Assessment Plan, and the PID Act.

"Authorized Improvements" mean those public improvements depicted in Exhibit C herein for which Assessments are levied, acquired, constructed and installed in accordance with the Service and Assessment Plan, this Amended and Restated Service and Assessment Plan, and any future updates and/or amendments.

"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.

"Certification for Payment" means the certificate to be provided by the Developer, or his designee, to substantiate the Actual Cost of one or more Authorized Improvements.

"City" means the City of Hackberry, Texas.

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

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

"Developer" means D.R. Horton – Texas Ltd.

"Homeowner Association" means a homeowners' association or property owners' association established for the benefit of property owners within the PID.

"Homeowner Association Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to, whether in fee simple or through an exclusive use easement, a Homeowner Association.

"Lot" means a tract of land described as a "lot" in a subdivision plat recorded in the official public records of Denton County, Texas.

"Non-Benefited Property" means Parcels that accrue no special benefit from the Authorized Improvements, including Homeowner Association Property, Public Property and easements that create an exclusive use for a public utility provider. Property identified as Non-Benefited Property is not assessed at the time the Assessments (i) are imposed or (ii) are reallocated pursuant to a subdivision of a Parcel. For Assessed Property that is converted to Non-Benefited Property, if the Assessments may not be reallocated pursuant to the provisions in the Service and Assessment Plan, such Assessed Property shall remain subject to the Assessment until prepaid as required by the Service and Assessment Plan and Section IV herein.

"Parcel" or "Parcels" means a parcel or parcels within the PID 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 Chapter 372 "Improvement Districts in Municipalities and Counties," Subchapter A "Public Improvement Districts," Sections 372.001 through 372.041 of the Local Government Code of the State of Texas, as amended.

"Prepayment Costs" mean interest and Administrative 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.

"Public Property" means property within the boundaries of the PID that is owned by or irrevocably offered for dedication to the federal government, the State of Texas, Denton County, the City, a school district or any other public agency, whether in fee simple or through an exclusive use easement.

"Reimbursement Agreement" means the Rivendale By The Lake Public Improvement District No. 3 Facilities Construction, Funding and Reimbursement Agreement by and between the City and the Developer with an effective date of September 12, 2017 in which the Developer agrees to fund the Actual Costs of certain Authorized Improvements and the City agrees to reimburse the Developer and/or the City for the Actual Costs of those Authorized Improvements funded by the Developer with interest as permitted by the Act.

The Authorized Improvements include on-site and off-site street and roadway improvements, water distribution system improvements, sanitary sewer collection system improvements and storm sewer collection system improvements. A description of the improvements is as follows.

- Road Improvements: The roadway improvements include clearing and grubbing, street excavations, concrete pavements, lime stabilized subgrade, street lighting, etc. All roadway improvements will be constructed according to the City's requirements.[1]
- Water Distribution System Improvements: The water distribution system improvements include 8-inch water lines, fire hydrants, valves, fittings, etc. All offsite water distribution system improvements will be constructed according to the City's requirements.
- Sanitary Sewer Improvements: The sanitary sewer collection system improvements include 8-inch PVC, manholes, trench safety, etc. All sanitary sewer collection system improvements will be constructed according to the City requirements.
- Storm Drainage Improvements: The storm sewer collection system improvements include various sized reinforced concrete pipes, manholes, junction boxes, inlets, headwalls, trench safety, etc. All storm sewer collection system improvements will be constructed according to the City's requirements.[1]

Detailed actual and estimated costs for the Authorized Improvement are included in Exhibit B. Table III-1 compares the actual to the budgeted costs of the Authorized Improvements

Table III-1

Rivendale By The Lake Public Improvement District No. 3
Actual and Budgeted Costs of Authorized Improvements

Authorized Improvements	Actual Costs	Budgeted Costs	Reduction
Paving, Grading, and Erosion Control	$582,048	$627,037	($44,988)
Water and Sewer	$253,173	$253,173	$0
PID Creation, Engineering, and Other	$212,045	$226,567	($14,522)
Total	$1,047,266	$1,106,777	($59,511)

[1] Reimbursement to the Developer of the Actual Cost of the Road Improvements and Storm Drainage Improvements is pending the designation by the City of an entity in accordance with Section 372.023(a)(3) of the PID Act.

Pursuant to Section 372.013 of the PID Act, an ongoing service plan defining annual indebtedness and the projected or budgeted costs for improvements must be submitted to the City Council for review and approval. The service plan must cover a period of at least five (5) years and be updated annually. Improvements authorized under the PID Act are set forth in Section 372.003 and may include the expenses incurred in the establishment, administration, and operation of the PID. Furthermore, and pursuant to Section 372.023 of the PID Act, all costs incurred in connection with the issuance of PID Bonds may be included in the Assessments.

A. PID Indebtedness

Pursuant to the Reimbursement Agreement, the Developer is entitled to be reimbursed an amount equal to the actual costs of the Authorized Improvements not to exceed $1,106,077 (the "Reimbursement Amount") from Assessment Revenues, plus interest on the unpaid balance of the Reimbursement Amount. The sources and uses of funds for the Reimbursement Amount are summarized in Table IV-1 below.

TABLE IV-1

RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 3
REIMBURSEMENT AMOUNT
SOURCES AND USES OF FUNDS

SOURCES AND USES	AMENDED AND RESTATED	ESTIMATED	REDUCTION
SOURCES OF FUNDS			
REIMBURSEMENT AMOUNT	$1,047,266	$1,100,000	($52,734)
CONTRIBUTIONS	$0	$6,077	($6,077)
TOTAL SOURCES OF FUNDS	**$1,047,266**	**$1,106,077**	**($58,811)**
USES OF FUNDS			
AUTHORIZED IMPROVEMENTS			
PAVING, GRADING, AND EROSION CONTROL	$582,048	$627,037	($44,988)
UTILITIES	$253,173	$253,173	$0
PID CREATION AND OTHER COSTS	$212,045	$226,567	($14,522)
TOTAL USES OF FUNDS	$1,047,266	**$1,106,077**	**($58,811)**

Projected annual cashflows for amended and restated reimbursement amount for the five-year period ending 2030 are shown in Table IV-2 on the following page.

Table III-2 **Rivendale By The Lake Public Improvement District No. 3** **Projected Five Year Cashflows**					
	Assessment Year[a]				
Sources and Uses of Funds	**2026**	**2027**	**2028**	**2029**	**2030**
Sources of Funds					
Annual Installments	$95,119	$95,119	$95,119	$95,119	$95,119
Total Sources	$95,119	$95,119	$95,119	$95,119	$95,119
Uses of Funds					
Reimbursement Agreement	$72,062	$72,062	$72,062	$72,062	$72,062
Administrative Expenses	$21,107	$21,107	$21,107	$21,107	$21,107
King Road Maintenance	$1,950	$1,950	$1,950	$1,950	$1,950
Total Uses	$95,119	$95,119	$95,119	$95,119	$95,119

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

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 allocates the estimated costs of the Authorized Improvements equally to each Lot of Assessed Property and determines that such method of allocation results in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.
As indicated in the Service and Assessment Plan, the Authorized Improvements provide a special benefit to the Assessed Property as a result of the close proximity to these improvements and for the specific purpose of providing infrastructure for the Assessed Property. The Assessed Property cannot be used without the construction of the Authorized Improvements, and the Authorized Improvements are provided specifically to meet the needs of the Assessed Property. The road improvements create the traffic circulation patterns within the PID, allowing access to and from the adjacent roadways to each interior parcel and block area. The water and sanitary sewer improvements help create the grid for the water line system and the sanitary sewer collection system for the Assessed Properties, and the storm sewer improvements allow for the runoff created in each parcel and block area to get to the appropriate storm sewer system or location.

The calculation of the amended and restated Assessments and the Assessments as originally levied is shown in Table V-1 below.

Table V-1

Rivendale By The Lake Public Improvement District No. 3
Calculation of Assessments

	Assessments		
Description	**Amended and Restated**	**As Originally Levied**	**Reduction**
Reimbursement Amount	$1,047,266	$1,100,000	($52,734)
Estimated Lots of Assessed Property	40	40	0
Assessment per Lot	$26,182	$27,500	($1,318)

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 outstanding Assessment, as amended and restated herein, for each Parcel on which an Assessment is levied is shown in the Assessment Roll attached hereto as Appendix A. 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) Assessed 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 original Assessment calculated for such Parcel.

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 will be paid in Annual Installments over a thirty-year period with interest accruing on the Assessments at an interest rate of five and seventy-eight hundredths percent (5.78%).

The Annual Installment of the Assessments will be due and payable at the same time property taxes are due. Payment of the 2026 Annual Installments shall payable no later than January 31, 2027. The County Tax Assessor/Collector will invoice each owner of a Parcel on which Assessments are levied for the 2026 Annual Installment at the same time as the County's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the County's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest 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.

Estimated average Annual Installments for the amended and restated Assessments and the Assessments as originally levied are shown in Table V-2 below.

TABLE V-2 RIVENDALE BY THE LAKE PID NO. 3 AVERAGE ANNUAL INSTALLMENT CALCULATION			
SOURCES AND USES OF FUNDS	AMENDED AND RESTATED	AS ORIGINALLY LEVIED	REDUCTION
SOURCES OF FUNDS			
ANNUAL INSTALLMENTS	$2,483.95	$2,546.24	($107.28)
TOTAL SOURCES	$2,483.95	$2,546.24	($107.28)
USES OF FUNDS			
REIMBURSEMENT AMOUNT			
INTEREST	$816.75	$864.11	($47.36)
PRINCIPAL	$1,030.98	$1,090.91	($59.92)
ADMINISTRATIVE EXPENSES	$541.22	$541.22	$0.00
KING ROAD MAINTENANCE	$50.00	$50.00	$0.00
TOTAL USES	$2,483.95	$2,546.24	($107.28)

d. Administrative Expenses

Administrative Expenses shall be collected on a pro-rata basis based on the 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:

$$A = B \times (C \div D)$$

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 Actual Costs of the Authorized Improvements to be funded by the Reimbursement Agreement are less than the Actual Costs of the Authorized Improvements used to calculate the Assessments securing the Reimbursement Agreement resulting in Assessments in excess of the reimbursement amount set forth in the Reimbursement Agreement or (ii) all the Authorized Improvements are not undertaken, resulting in Assessments in excess of the reimbursement amount set forth in the Reimbursement Agreement.

5. Prepayments of Assessments

The Assessment for Block 28 Lot 18 has been prepaid in connection with the Replat Rivendale by the Lake, Phase 7 Lots 15R-17R and CA-4R, Block 28.

APPENDIX A

ASSESSMENT ROLL

APPENDIX A-1

RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 3
AMENDED AND RESTATED ASSESSMENTS

Appendix A-1
Rivendale By The Lake PID 3

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
702879	RBL3_Phase7_Benefited	28	1	2026	2027	$26,181.66	$22,144.92	$2,438.95
702880	RBL3_Phase7_Benefited	28	2	2026	2027	$26,181.66	$22,144.92	$2,438.95
702881	RBL3_Phase7_Benefited	28	3	2026	2027	$26,181.66	$22,144.92	$2,438.95
702882	RBL3_Phase7_Benefited	28	4	2026	2027	$26,181.66	$22,144.92	$2,438.95
702883	RBL3_Phase7_Benefited	28	5	2026	2027	$26,181.66	$22,144.92	$2,438.95
702884	RBL3_Phase7_Benefited	28	6	2026	2027	$26,181.66	$22,144.92	$2,438.95
702885	RBL3_Phase7_Benefited	28	7	2026	2027	$26,181.66	$22,144.92	$2,438.95
702886	RBL3_Phase7_Benefited	28	8	2026	2027	$26,181.66	$22,144.92	$2,438.95
702887	RBL3_Phase7_Benefited	28	9	2026	2027	$26,181.66	$22,144.92	$2,438.95
702888	RBL3_Phase7_Benefited	28	10	2026	2027	$26,181.66	$22,144.92	$2,438.95
702889	RBL3_Phase7_Benefited	28	11	2026	2027	$26,181.66	$22,144.92	$2,438.95
702890	RBL3_Phase7_Benefited	28	12	2026	2027	$26,181.66	$22,144.92	$2,438.95
702891	RBL3_Phase7_Benefited	28	13	2026	2027	$26,181.66	$22,144.92	$2,438.95
702892	RBL3_Phase7_Benefited	28	14	2026	2027	$26,181.66	$22,144.92	$2,438.95
702898	RBL3_Phase7_Benefited	25	53	2026	2027	$26,181.66	$22,144.92	$2,438.95
702899	RBL3_Phase7_Benefited	25	54	2026	2027	$26,181.66	$22,144.92	$2,438.95
702900	RBL3_Phase7_Benefited	25	55	2026	2027	$26,181.66	$22,144.92	$2,438.95
702901	RBL3_Phase7_Benefited	25	56	2026	2027	$26,181.66	$22,144.92	$2,438.95
702902	RBL3_Phase7_Benefited	25	57	2026	2027	$26,181.66	$22,144.92	$2,438.95
702903	RBL3_Phase7_Benefited	25	58	2026	2027	$26,181.66	$22,144.92	$2,438.95
702904	RBL3_Phase7_Benefited	25	59	2026	2027	$26,181.66	$22,144.92	$2,438.95
702905	RBL3_Phase7_Benefited	25	60	2026	2027	$26,181.66	$22,144.92	$2,438.95
702906	RBL3_Phase7_Benefited	25	61	2026	2027	$26,181.66	$22,144.92	$2,438.95
702907	RBL3_Phase7_Benefited	27	8	2026	2027	$26,181.66	$22,144.92	$2,438.95
702908	RBL3_Phase7_Benefited	27	9	2026	2027	$26,181.66	$22,144.92	$2,438.95
702909	RBL3_Phase7_Benefited	27	10	2026	2027	$26,181.66	$22,144.92	$2,438.95
702910	RBL3_Phase7_Benefited	27	11	2026	2027	$26,181.66	$22,144.92	$2,438.95
702911	RBL3_Phase7_Benefited	27	12	2026	2027	$26,181.66	$22,144.92	$2,438.95
702912	RBL3_Phase7_Benefited	27	13	2026	2027	$26,181.66	$22,144.92	$2,438.95
702913	RBL3_Phase7_Benefited	27	3	2026	2027	$26,181.66	$22,144.92	$2,438.95
702914	RBL3_Phase7_Benefited	27	4	2026	2027	$26,181.66	$22,144.92	$2,438.95
702915	RBL3_Phase7_Benefited	27	5	2026	2027	$26,181.66	$22,144.92	$2,438.95
702916	RBL3_Phase7_Benefited	27	6	2026	2027	$26,181.66	$22,144.92	$2,438.95
702917	RBL3_Phase7_Benefited	27	7	2026	2027	$26,181.66	$22,144.92	$2,438.95
702918	RBL3_Phase7_Benefited	27	1	2026	2027	$26,181.66	$22,144.92	$2,438.95
702919	RBL3_Phase7_Benefited	27	2	2026	2027	$26,181.66	$22,144.92	$2,438.95
959837	RBL3_Phase7_Benefited	28	15R	2026	2027	$26,181.66	$22,144.92	$2,438.95
959838	RBL3_Phase7_Benefited	28	16R	2026	2027	$26,181.66	$22,144.92	$2,438.95

PROPERTY ID	LOT CATEGORY	BLOCK	LOT	TAX YEAR	BOND YEAR	ORIGINAL PRINCIPAL	OUTSTANDING PRINCIPAL	ANNUAL INSTALLMENTS
959839	RBL3_Phase7_Benefited	28	17R	2026	2027	$26,181.66	$22,144.92	$2,438.95
					TOTAL	$1,021,084.57	$863,651.82	$95,119.17

APPENDIX A-2

RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 3
ESTIMATED AMENDED AND RESTATED ANNUAL INSTALLMENTS

City of Hackberry
Rivendale by the Lake PID 3
Estimated Annual Installments*

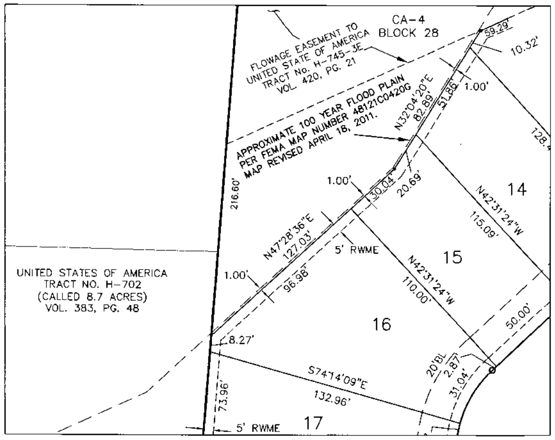
Lot Type: RBL3_Phase7_Benefited

Tax Year	Principal	Interest	Maintenance	Administrative Expenses	Total Annual Installment	Balance
2026	$536.74	$1,311.00	$50.00	$541.22	$2,438.95	$22,144.92
2027	$567.76	$1,279.98	$50.00	$541.22	$2,438.95	$21,577.16
2028	$600.58	$1,247.16	$50.00	$541.22	$2,438.95	$20,976.58
2029	$635.29	$1,212.45	$50.00	$541.22	$2,438.95	$20,341.29
2030	$672.01	$1,175.73	$50.00	$541.22	$2,438.95	$19,669.28
2031	$710.85	$1,136.88	$50.00	$541.22	$2,438.95	$18,958.43
2032	$751.94	$1,095.80	$50.00	$541.22	$2,438.95	$18,206.49
2033	$795.40	$1,052.33	$50.00	$541.22	$2,438.95	$17,411.08
2034	$841.38	$1,006.36	$50.00	$541.22	$2,438.95	$16,569.71
2035	$890.01	$957.73	$50.00	$541.22	$2,438.95	$15,679.70
2036	$941.45	$906.29	$50.00	$541.22	$2,438.95	$14,738.25
2037	$995.87	$851.87	$50.00	$541.22	$2,438.95	$13,742.38
2038	$1,053.43	$794.31	$50.00	$541.22	$2,438.95	$12,688.96
2039	$1,114.32	$733.42	$50.00	$541.22	$2,438.95	$11,574.64
2040	$1,178.72	$669.01	$50.00	$541.22	$2,438.95	$10,395.92
2041	$1,246.85	$600.88	$50.00	$541.22	$2,438.95	$9,149.07
2042	$1,318.92	$528.82	$50.00	$541.22	$2,438.95	$7,830.14
2043	$1,395.15	$452.58	$50.00	$541.22	$2,438.95	$6,434.99
2044	$1,475.79	$371.94	$50.00	$541.22	$2,438.95	$4,959.20
2045	$1,561.10	$286.64	$50.00	$541.22	$2,438.95	$3,398.10
2046	$1,651.33	$196.41	$50.00	$541.22	$2,438.95	$1,746.77
2047	$1,746.77	$100.96	$50.00	$541.22	$2,438.95	$0.00
Total:	$22,681.66	$17,968.56	$1,100.00	$11,906.75	$53,656.97	

*Subject to change.

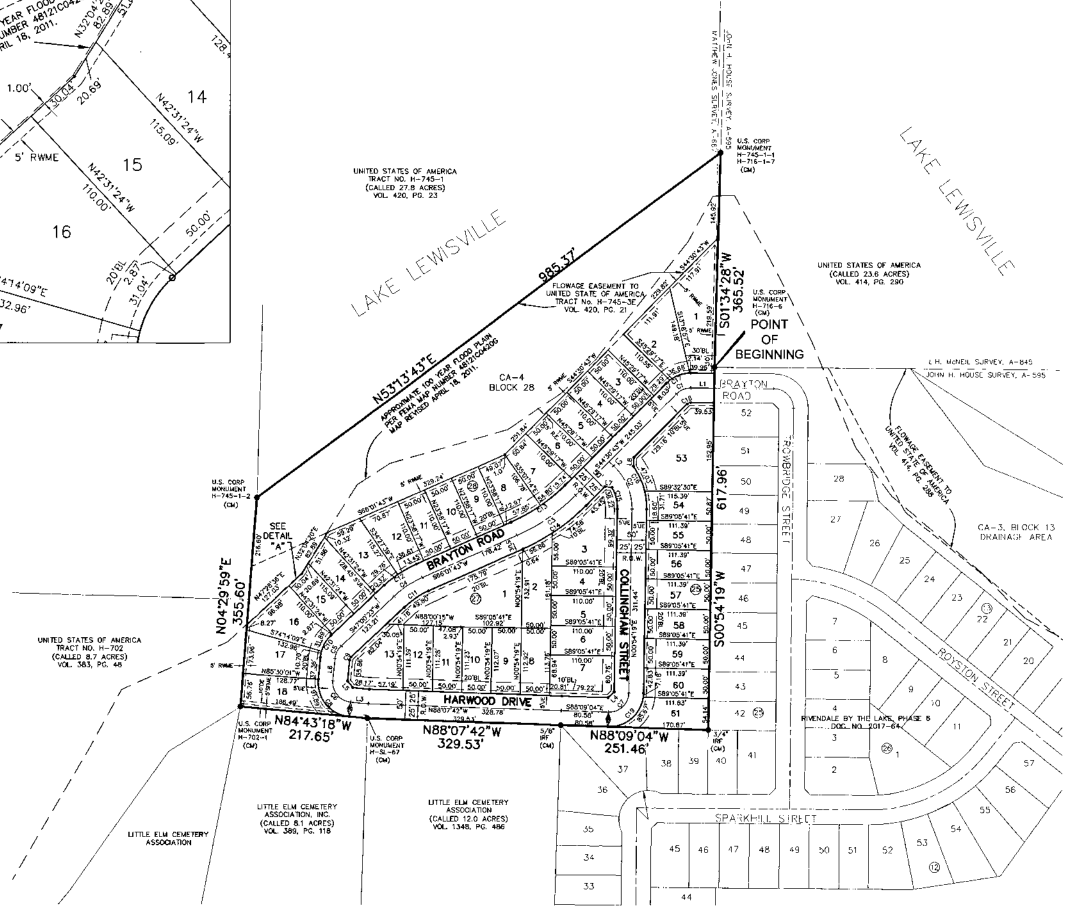
EXHIBIT A

PID BOUNDARIES



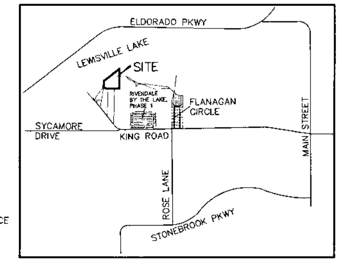
"DETAIL A"
1" = 30'

Block/Lot	Square Feet	Acres
B25-L53	15,768	0.361
B25-L54	5,699	0.129
B25-L55	5,569	0.127
B25-L56	5,569	0.127
B25-L57	5,569	0.127
B25-L58	5,569	0.127
B25-L59	5,569	0.127
B25-L60	5,570	0.127
B25-L61	6,690	0.153
B27-L1	17,548	0.402
B27-L2	7,307	0.167
B27-L3	11,094	0.254
B27-L4	5,500	0.126
B27-L5	5,500	0.126
B27-L6	5,500	0.126
B27-L7	7,633	0.175
B27-L8	5,666	0.130
B27-L9	5,624	0.129
B27-L10	5,582	0.128
B27-L11	5,561	0.127
B27-L12	5,566	0.127
B27-L13	8,354	0.191
B28-CA4	157,032	3.604
B28-L1	12,264	0.281
B28-L2	8,792	0.201
B28-L3	5,500	0.126
B28-L4	5,500	0.126
B28-L5	5,500	0.126
B28-L6	5,500	0.126
B28-L7	6,617	0.151
B28-L8	6,580	0.151
B28-L9	5,500	0.126
B28-L10	5,500	0.126
B28-L11	5,500	0.126
B28-L12	6,717	0.154
B28-L13	7,255	0.166
B28-L14	6,088	0.139
B28-L15	5,544	0.127
B28-L16	8,064	0.185
B28-L17	7,892	0.181
B28-L18	8,132	0.186



LEGEND

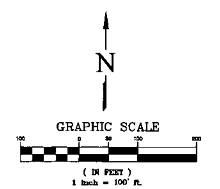
IRS	IRON ROD SET
IRF	IRON ROD FOUND
BL	BUILDING LINE SETBACK
UE	UTILITY EASEMENT
ROW	RIGHT-OF-WAY
ESMT	EASEMENT
HOA	HOMEOWNER'S ASSOCIATION
RWME	RETAINING WALL MAINTENANCE EASEMENT
SFME	SCREENING FENCE MAINTENANCE EASEMENT

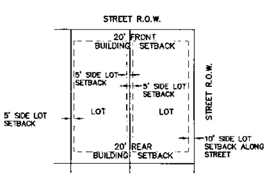


VICINITY MAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°35'17"W	39.75'
L2	S46°43'22"E	10.40'
L3	N84°43'18"W	30.42'
L4	N46°22'38"E	14.03'
L5	S39°43'18"E	14.14'
L6	N05°16'42"E	37.36'
L7	N83°47'58"W	12.40'
L8	N03°30'58"E	15.10'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	45°54'00"	33.50'	26.84'	14.19'	S67°27'43"W	26.13'
C2	47°37'41"	100.00'	83.13'	44.13'	N22°54'31"W	80.75'
C3	21°31'00"	325.00'	122.05'	61.75'	N55°16'13"E	121.33'
C4	19°01'20"	175.00'	58.10'	29.32'	S56°31'03"W	57.83'
C5	41°43'41"	33.50'	24.40'	12.77'	S26°08'32"W	23.86'
C6	90°00'00"	33.50'	52.62'	33.50'	S39°43'18"E	47.38'
C7	90°56'37"	33.50'	53.17'	34.06'	N46°22'38"E	47.76'
C8	90°00'00"	58.50'	91.89'	58.50'	S39°43'18"E	82.73'
C9	41°43'41"	8.50'	6.19'	3.24'	S26°08'32"W	6.05'
C10	41°43'41"	58.50'	42.61'	22.30'	S26°08'32"W	41.67'
C11	19°01'20"	150.00'	49.80'	25.13'	S56°31'03"W	49.57'
C12	19°01'20"	200.00'	66.40'	33.51'	S56°31'03"W	66.10'
C13	21°31'00"	300.00'	112.66'	57.00'	N55°16'13"E	112.00'
C14	21°31'00"	350.00'	131.44'	66.50'	N55°16'13"E	130.67'
C15	29°11'37"	75.00'	38.21'	19.53'	N13°41'29"W	37.80'
C16	36°05'34"	125.00'	78.74'	40.73'	N17°08'28"W	77.45'
C17	45°54'00"	58.50'	46.86'	24.77'	S67°27'43"W	45.62'
C18	45°54'00"	8.50'	6.81'	3.60'	S67°27'43"W	6.63'
C19	90°56'37"	58.50'	92.85'	59.47'	N46°22'38"E	83.41'





TYPICAL LOT BUILDING SETBACK DETAIL
N.T.S.

GENERAL NOTES:

1. ALL COMMON AREAS WILL BE OWNED AND MAINTAINED BY HOA.

2. NOTICE – SELLING ANY 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.

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

4. WATER AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF HACKBERRY.

5. THE SUBJECT TRACT LIES WITHIN THE LIMITS OF THE CITY OF HACKBERRY E.T.J.

6. ALL LOT CORNERS ARE ONE-HALF INCH IRON SET WITH A YELLOW CAP STAMPED "JBI" UNLESS OTHERWISE NOTED.

7. LOT CA-4, BLOCK 28, SHALL BE FOR DRAINAGE EASEMENT AND OPEN SPACE AND SHALL BE OWNED AND MAINTAINED BY HOA.

8. RETAINING WALL MAINTENANCE EASEMENT ON BLOCK 28 SHALL BE MAINTAINED BY HOA.

9. LOTS 1-18, BLOCK 28, HAVE A MINIMUM FINISH FLOOR ELEVATION OF 539.0'.

10. SCREENING FENCE MAINTENANCE EASEMENT SHALL BE MAINTAINED BY HOA

FINAL PLAT

RIVENDALE BY THE LAKE, PHASE 7

40 RESIDENTIAL LOTS & 1 COMMON AREA LOTS

12.088 ACRES OUT OF THE
MATTHEW JONES SURVEY– ABSTRACT No. 667
CITY OF HACKBERRY E.T.J.
DENTON COUNTY, TEXAS

D.R. HORTON – TEXAS, LTD. — **OWNER/DEVELOPER**
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607–4244

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
TBPE No. F-438 TBPLS No. 10076000
(972)248–7676

APRIL 3, 2017

Sheet 1 of 2

Filed for Record
in the Official Records Of:
Denton County
On: 4/18/2017 10:32:14 AM
In the PLAT Records
RIVENDALE BY THE LAKE PI
Doc Number: 2017–179
Number of Pages: 2
Amount: 100.00
Order#:20170418000249
By: CR

Drawing: H:\Projects\HOE260\dwg\xHOE260-PT-PHASE 7.dwg Saved By: mdavidson Save Time: 4/3/2017 9:30 AM Plotted by: mdavidson Plot Date: 1/16/2014

STATE OF TEXAS ~

COUNTY OF DENTON ~

OWNERS' CERTIFICATION~

WHEREAS D.R. HORTON – TEXAS, LTD., is the owner of all that parcel of land located in Denton County, Texas, being a part of the Matthew Jones Survey, Abstract Number 667, and being all of that called 12.088 acre tract of land described in a special warranty deed to D.R. Horton – Texas, Ltd. as recorded in Document Number 2015–139233, Page 306, Denton County Deed Records, and being further described as follows:

BEGINNING at a U.S. Corps of Engineer Monument (H–716–6) found in the east line of said 12.088 acre tract, said point being the northwest corner of CA–3, Block 13, Rivendale By The Lake, Phase 6, an addition to Denton County as recorded in Document 2017–64, Denton County Plat Records, said point also being the southwest corner of that called 23.6 acre parcel of land described in deed to United States of America, as recorded in Volume 414, Page 290, Denton County Deed Records;

THENCE South 00 degrees 54 minutes 19 seconds West, 617.96 feet to a three–quarters inch iron rod found at the southeast corner of said 12.088 acre tract, said point being the northeast corner of Lot 39, Block 25, and the northwest corner of Lot 40, Block 25, and the southwest corner of Lot 42, Block 25, of said Rivendale By The Lake, Phase 6 Addition;

THENCE along the south line of said 12.088 acre tract as follows:

North 88 degrees 09 minutes 04 seconds West, 251.46 feet to a five–eighths inch iron rod found for corner, said point being the northwest corner of Lot 37, Block 25, of said Rivendale By The Lake, Phase 6 Addition, said point also being the northeast corner of that called 12.0 acre tract of land described in deed to Little Elm Cemetery Association as recorded in Volume 1348, Page 486, Denton County Deed Records;

North 88 degrees 07 minutes 42 second West, 329.53 feet to a U.S. Corps of Engineer Monument (H–SL–67) found at the northwest corner of said 12.0 acre tract, said point also being the northeast corner of that called 8.1 acre tract of land described in deed to Little Elm Cemetery Association as recorded in Volume 389, Page 118, Denton County Deed Records;

North 84 degrees 43 minutes 18 seconds West, 217.65 feet to a U.S. Corps of Engineer Monument (H–702–1) found at the southwest corner of said 12.088 acre tract, said point being in the east line of that called 8.7 acre parcel of land described as Tract No. H–702 to the United States of America as recorded in Volume 383, Page 48, Denton County Deed Records;

THENCE North 04 degrees 29 minutes 59 seconds East, 355.60 feet to a U.S. Corps of Engineer Monument (H–745–1–2) found at the northwest corner of said 12.088 acre tract, said point also being the southwest corner of that called 27.8 acre parcel of land described as Tract No. H–745–1 to the United States of America as recorded in Volume 420, Page 23, Denton County Deed Records;

THENCE North 53 degrees 13 minutes 43 seconds East, 985.37 feet to a U.S. Corps of Engineer Monument (H–745–1–1, and H–716–1–7) found at the northeast corner of said 12.088 acre tract, said point also being the southeast corner of said 27.8 acre tract;

THENCE South 01 degrees 34 minutes 28 seconds West, 365.52 feet along the east line of said 12.088 acre tract to the POINT OF BEGINNING and containing 526,559 square feet or 12.088 acres.

STATE OF TEXAS ~

COUNTY OF DENTON ~

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, D.R. HORTON – TEXAS, LTD., acting by and through its duly authorized agent, does hereby adopt this plat designating the hereinabove described property as **RIVENDALE BY THE LAKE, PHASE 7**, an addition to Denton County, Texas, and does hereby dedicate to the public use forever, the right–of–ways and easements shown on this plat for the mutual use and accommodation of the City of Hackberry and all public utilities desiring to use or using same. All and any public utility and the City of Hackberry shall have the right to remove and keep removed all or part of any buildings, fences, shrubs, trees or other improvements or growths, which in any way endanger or interfere with the construction, maintenance of efficiency of its respective systems in said right–of–ways and easements, and the City of Hackberry and all public utilities construction, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or parts of its respective systems without the necessity at any time procuring the permission of anyone. This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Hackberry, Texas.

WITNESS MY HAND, this 4 day of April, 2017.

D L Booth

David L. Booth, an Authorized Agent for D.R. Horton–Texas, Ltd.

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared David L. Booth, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this 4th day of April, 2017.

Karen Williams

Notary Public in and for the State of Texas

KAREN WILLIAMS
Notary ID #125155758
My Commission Expires
February 7, 2021

CERTIFICATE OF APPROVAL

Approved this 11th day of April, 2017.
by the City Council of the City of Hackberry, Texas.

Mayor

City Secretary

CITY OF HACKBERRY
HACKBERRY TEXAS

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, MARK W. HARP, do hereby certify that I prepared this plat from and actual survey of the land and that the corner monuments shown hereon were properly placed under my personal supervision in accordance with the platting ordinances, rules, regulations, and resolutions of Denton County, Texas.

Mark W. Harp

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS ~

COUNTY OF DALLAS ~

BEFORE ME, the undersigned authority in and for the State of Texas, on this day personally appeared Mark W. Harp, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND at Dallas, Texas, this 3rd day of April, 2017.

Notary Public in and for the State of Texas.

DAN B. RAMSEY
Notary Public, State of Texas
My Comm. Expires 05/04/19

FINAL PLAT

RIVENDALE BY THE LAKE, PHASE 7

40 RESIDENTIAL LOTS & 1 COMMON AREA LOTS

12.088 ACRES OUT OF THE
MATTHEW JONES SURVEY– ABSTRACT No. 667
CITY OF HACKBERRY E.T.J.
DENTON COUNTY, TEXAS

D.R. HORTON – TEXAS, LTD. — **OWNER/DEVELOPER**
4306 Miller Road, Suite A
Rowlett, Texas 75088
(214) 607–4244

JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
16301 Quorum Drive, Suite 200 B
Addison, Texas 75001
TBPE No. F–438 TBPLS No. 10076000
(972)248–7676

APRIL 3, 2017

Sheet 2 of 2

Filed for Record
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Denton County
On: 4/18/2017 10:32:14 AM
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RIVENDALE BY THE LAKE PI
Doc Number: 2017–179
Number of Pages: 2
Amount: 100.00
Order#:20170418000249
By: CR

Plotted by: mdavidson Plot Date: 4/3/2017 9:33 AM

Drawing: H:\Projects\HOE260\dwg\xHOE260–PT–PHASE 7.dwg Saved By: mdavidson Save Time: 4/3/2017 9:30 AM

EXHIBIT B

AUTHORIZED IMPROVEMENT COSTS

EXHIBIT B-1

ESTIMATED COST OF AUTHORIZED IMPROVEMENTS

Rivendale - Phase 7 ;   PID #3

GL Date	Cost Code	Cost Type	Description	Vendor Name	Batch Number	Batch Date	Address Number	Invoice Date	Invoice #	*Actual Amount*	PID Eligible Amount
7/7/2016	17000	1510	City Fees	City of Hackberry	73686245	7/7/2016	1609946	7/6/2016	RIVENDALE PH7 INSPECT FEE	*$9,289.03*	**$9,289.03**
8/16/2017	17000	1510	City Fees	City of Hackberry	5851878	8/16/2017	1680411	2/22/2017	02222017-M70	*$12,000.00*	**$12,000.00**
10/27/2015	12020	1510	Civil Engineer Survey	JBI Partners Inc	48405136	10/27/2015	1173077	10/21/2015	42764	*$26,000.00*	**$26,000.00**
11/23/2015	12020	1510	Civil Engineer Survey	JBI Partners Inc	84562670	11/23/2015	1173077	11/18/2015	42802	*$10,410.03*	**$10,410.03**
12/29/2015	12020	1510	Civil Engineer Survey	JBI Partners Inc	45845929	12/29/2015	1173077	12/16/2015	43018	*$2,600.00*	**$2,600.00**
2/2/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	56948928	2/2/2016	1173077	1/27/2016	43069	*$3,215.19*	**$3,215.19**
2/26/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	64338782	2/26/2016	1173077	2/24/2016	43254	*$2,157.53*	**$2,157.53**
3/29/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	75455893	3/29/2016	1173077	3/23/2016	43393	*$2,636.10*	**$2,636.10**
5/2/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	41538715	5/2/2016	1173077	4/27/2016	43559	*$3,522.02*	**$3,522.02**
6/27/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	67547320	6/27/2016	1173077	6/22/2016	43777	*$4,130.55*	**$4,130.55**
7/26/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	84059971	7/26/2016	1173077	7/20/2016	43923	*$872.88*	**$872.88**
8/26/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	19233981	8/26/2016	1173077	8/24/2016	44100	*$1,140.12*	**$1,140.12**
9/22/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	31689164	9/22/2016	1173077	9/21/2016	44233	*$3,613.30*	**$3,613.30**
10/28/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	53152459	10/28/2016	1173077	10/26/2016	44340	*$4,510.00*	**$4,510.00**
11/22/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	77040359	11/22/2016	1173077	11/21/2016	44459	*$2,540.00*	**$2,540.00**
12/22/2016	12020	1510	Civil Engineer Survey	JBI Partners Inc	94778582	12/22/2016	1173077	12/20/2016	44640	*$710.00*	**$710.00**
1/24/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	32341298	1/24/2017	1173077	1/24/2017	44747	*$1,180.00*	**$1,180.00**
2/23/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	56235488	2/23/2017	1173077	2/20/2017	44860	*$853.20*	**$853.20**
3/29/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	92467194	3/29/2017	1173077	3/24/2017	44960	*$4,200.00*	**$4,200.00**
4/26/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	13668577	4/26/2017	1173077	4/24/2017	45100	*$5,053.78*	**$5,053.78**
6/1/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	48184812	6/1/2017	1173077	5/22/2017	45266	*$1,464.91*	**$1,464.91**
7/5/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	94033994	7/5/2017	1173077	6/26/2017	45366	*$300.00*	**$300.00**
8/30/2017	12020	1510	Civil Engineer Survey	JBI Partners Inc	8270800	8/30/2017	1173077	8/21/2017	45627	*$1,100.00*	**$1,100.00**
	12020	1510	Civil Engineer Survey	JBI Partners Inc			1173077			*$720.00*	**$720.00**
4/30/2015	10040	1510	Due Diligence	JBI Partners Inc	87622795	4/30/2015	1173077	4/22/2015	41975	*$16,225.00*	**$16,225.00**
5/13/2015	10040	1510	Due Diligence	JBI Partners Inc	91560723	5/13/2015	1173077	3/25/2015	253139007	*$16,495.34*	**$16,495.34**
7/18/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	79609823	7/18/2016	1172572	7/15/2016	100020	*$4,804.03*	**$4,804.03**
8/9/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	92903998	8/9/2016	1172572	8/4/2016	100325	*$1,948.50*	**$1,948.50**
9/7/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	24775481	9/7/2016	1172572	9/2/2016	101730	*$1,816.76*	**$1,816.76**
10/12/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	40660530	10/12/2016	1172572	10/4/2016	102701	*$7,879.90*	**$7,879.90**
11/17/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	73707716	11/17/2016	1172572	11/4/2016	103863	*$2,856.00*	**$2,856.00**
11/17/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	73707716	11/17/2016	1172572	11/4/2016	103863	*$1,214.20*	**$1,214.20**
11/21/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	76168922	11/21/2016	1172572	11/17/2016	104396	*$1,031.84*	**$1,031.84**
12/20/2016	20140	1520	Erosion Control	Southwest Erosion Control Inc	93770409	12/20/2016	1172572	12/16/2016	105311	*$3,617.93*	**$3,617.93**
1/12/2017	20140	1520	Erosion Control	Southwest Erosion Control Inc	25210885	1/12/2017	1172572	1/5/2017	105802	*$227.33*	**$227.33**
3/21/2017	20140	1520	Erosion Control	Southwest Erosion Control Inc	83063799	3/21/2017	1172572	3/20/2017	108291	*$8,823.46*	**$8,823.46**
7/13/2017	20140	1520	Erosion Control	Southwest Erosion Control Inc	99747997	7/13/2017	1172572	7/5/2017	112054	*$1,175.49*	**$1,175.49**
5/2/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	41538715	5/2/2016	1650592	4/30/2016	201604043	*$21,122.34*	**$21,122.34**
5/26/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	52945880	5/26/2016	1650592	5/1/2016	201605038	*$14,785.64*	**$14,785.64**
7/13/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	76702262	7/13/2016	1650592	6/30/2016	201606041	*$55,479.46*	**$55,479.46**
7/26/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	84059971	7/26/2016	1650592	7/25/2016	201607039	*$112,078.74*	**$112,078.74**
9/28/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	34784365	9/28/2016	1650592	9/30/2016	201609058	*$34,632.32*	**$34,632.32**
9/28/2016	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	34784365	9/28/2016	1650592	9/30/2016	201609058	*$3,478.18*	**$3,478.18**
3/1/2017	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	61990967	3/1/2017	1650592	2/28/2017	201702036E	*$8,658.00*	**$8,658.00**
7/19/2017	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	7/19/2017	1650592	4/30/2017	201704073R	*$33,794.36*	**$33,794.36**
7/19/2017	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	7/19/2017	1650592	3/31/2017	201703044E	*$2,164.50*	**$2,164.50**
7/19/2017	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	7/19/2017	1650592	3/31/2017	201703044C	*$42,345.04*	**$42,345.04**
7/19/2017	20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	7/19/2017	1650592	3/31/2017	201703044C	*$9,404.96*	**$9,404.96**
	24050	1520	Paving	Gilco Contracting Inc						*$195,924.60*	**$195,924.60**
	24050	1520	Paving	Gilco Contracting Inc	50226006	10/26/2016	1367629	9/30/2016	1141-6-001	*$57,773.20*	**$57,773.20**
12/28/2017	26002	1520	Perimeter Fencing	Ace Fence of DFW	33780796	12/28/2017	1172244	12/14/2017	132364	*$18,438.40*	**$18,438.40**
11/10/2016	26090	1520	Retaining Walls	C&W Stoneworks LLC	66605408	11/10/2016	1798125	11/4/2016	1 110416	*$85,565.00*	**$0.00**
11/30/2016	26090	1520	Retaining Walls	C&W Stoneworks LLC	80984043	11/30/2016	1798125	11/22/2016	#2	*$79,091.00*	**$0.00**
5/10/2017	26090	1520	Retaining Walls	C&W Stoneworks LLC	26690794	5/10/2017	1798125	5/5/2017	3	*$45,755.00*	**$0.00**
5/18/2017	26090	1520	Retaining Walls	C&W Stoneworks LLC	34224961	5/18/2017	1798125	5/5/2017	4	*$17,755.00*	**$0.00**
4/3/2015	12060	1510	Soils Engineer	Alpha Testing Inc	79360496	4/3/2015	1172675	3/30/2015	213798	*$7,800.00*	**$7,800.00**
6/1/2016	12060	1510	Soils Engineer	Alpha Testing Inc	55683878	6/1/2016	1172675	5/27/2016	215640	*$8,600.00*	**$8,600.00**
5/22/2017	24090	1520	Street Signs	Crossroads LP	37134398	5/22/2017	1495030	5/16/2017	28757	*$4,790.06*	**$4,790.06**
10/12/2016	22000.01	1520	Utility Infrastructure	KCK Utility Construction, Inc.	40660530	10/12/2016	1503317	9/23/2016	912-16 1	*$197,030.52*	**$197,030.52**
11/30/2016	22000.01	1520	Utility Infrastructure	KCK Utility Construction, Inc.	80984043	11/30/2016	1503317	11/22/2016	912-16 PH-7	*$29,340.00*	**$29,340.00**
1/31/2017	22000.01	1520	Utility Infrastructure	KCK Utility Construction, Inc.	36520624	1/31/2017	1503317	1/24/2017	3 RIVENDALE BY THE LAKE	*$1,485.00*	**$1,485.00**
3/28/2017	22000.01	1520	Utility Infrastructure	KCK Utility Construction, Inc.	91215510	3/28/2017	1503317	3/24/2017	4-RETAINAGE	*$25,317.28*	**$25,317.28**
				various					PID Creation Costs	*$50,000.00*	**$50,000.00**
									Total	*$1,334,943.02*	**$1,106,777.02**

EXHIBIT B-2

ACTUAL COST OF AUTHORIZED IMPROVEMENTS

Rivendale by the Lake PID 3 Actual Cost of Authorized Improvements								
Cost Code	Cost Type	Description	Vendor Name	Batch Number	Invoice Date	Check Date	Submitted Invoice Number	Invoice Amount
10040	1510	Due Diligence	JBI Partners Inc	91560723	3/25/2015	5/15/2015	41880	$16,495.34
10040	1510	Due Diligence	JBI Partners Inc	87622795	4/22/2015	5/1/2015	41975	$16,225.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	48405136	10/21/2015	10/30/2015	42764	$26,000.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	84562670	11/18/2015	11/23/2015	42802	$10,410.03
12020	1510	Civil Engineer Survey	JBI Partners Inc	45845929	12/16/2015	12/31/2015	43018	$2,600.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	56948928	1/27/2016	2/5/2016	43069	$3,215.19
12020	1510	Civil Engineer Survey	JBI Partners Inc	64338782	2/24/2016	2/29/2016	43254	$2,157.53
12020	1510	Civil Engineer Survey	JBI Partners Inc	75455893	3/23/2016	4/1/2016	43393	$2,636.10
12020	1510	Civil Engineer Survey	JBI Partners Inc	41538715	4/27/2016	5/6/2016	43559	$3,522.02
12020	1510	Civil Engineer Survey	JBI Partners Inc	67547320	6/22/2016	6/27/2016	43777	$4,130.55
12020	1510	Civil Engineer Survey	JBI Partners Inc	84059971	7/20/2016	7/29/2016	43923	$872.88
12020	1510	Civil Engineer Survey	JBI Partners Inc	19233981	8/24/2016	8/30/2016	44100	$1,140.12
12020	1510	Civil Engineer Survey	JBI Partners Inc	31689164	9/21/2016	9/23/2016	44233	$3,613.30
12020	1510	Civil Engineer Survey	JBI Partners Inc	53152459	10/26/2016	10/31/2016	44340	$4,510.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	77040359	11/21/2016	11/23/2016	44459	$2,540.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	94778582	12/20/2016	12/23/2016	44640	$710.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	32341298	1/24/2017	1/27/2017	44747	$1,180.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	56235488	2/20/2017	2/24/2017	44860	$853.20
12020	1510	Civil Engineer Survey	JBI Partners Inc	92467194	3/24/2017	3/31/2017	44960	$4,200.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	13668577	4/24/2017	4/28/2017	45100	$5,053.78
12020	1510	Civil Engineer Survey	JBI Partners Inc	48184812	5/22/2017	6/2/2017	45266	$1,464.91
12020	1510	Civil Engineer Survey	JBI Partners Inc	94033994	6/26/2017	7/7/2017	45366	$300.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	8270800	8/21/2017	9/1/2017	45627	$1,100.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	41537594	1/22/2018	1/29/2018	46215	$720.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	69380094	4/23/2018	5/4/2018	46570	$2,911.68
12020	1510	Civil Engineer Survey	JBI Partners Inc	75611354	5/21/2018	5/25/2018	46702	$240.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	85679550	6/25/2018	6/29/2018	46804	$1,175.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	5439536	8/27/2018	9/1/2018	47109	$2,040.00
12020	1510	Civil Engineer Survey	JBI Partners Inc	67884446	4/29/2019	5/3/2019	47990	$841.98
12020	1510	Civil Engineer Survey	JBI Partners Inc	77065628	5/28/2019	6/7/2019	48111	$1,329.79
12060	1510	Soils Engineer	Alpha Testing Inc	79360496	3/30/2015	4/6/2015	213798	$7,800.00
12060	1510	Soils Engineer	Alpha Testing Inc	55683878	5/27/2016	6/3/2016	215640	$8,600.00
17000	1510	City Fees	City of Hackberry	73686245	7/6/2016	7/8/2016	Email	$9,289.03
17000	1510	City Fees	City of Hackberry	5851878	2/22/2017	8/8/2017		$12,000.00
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	41538715	4/30/2016	5/6/2016	App 1	$21,122.34
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	52945880	5/1/2016	5/27/2016	App 2	$14,785.64
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	76702262	6/30/2016	7/15/2016	App 3	$55,479.46
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	84059971	7/25/2016	7/29/2016	App 4	$112,078.74
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	34784365	9/30/2016	9/30/2016	App 5	$34,632.32
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	34784365	9/30/2016	3/3/2017	App 5	$2,478.18
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	61990967	2/28/2017	3/3/2017	App 6	$8,658.00
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	3/31/2017	7/21/2017	App 7	$2,164.50
20080	1520	Grading - Rough	Vilhauer Enterprises LLC	669658	3/31/2017	7/21/2017	App 7	$42,345.04

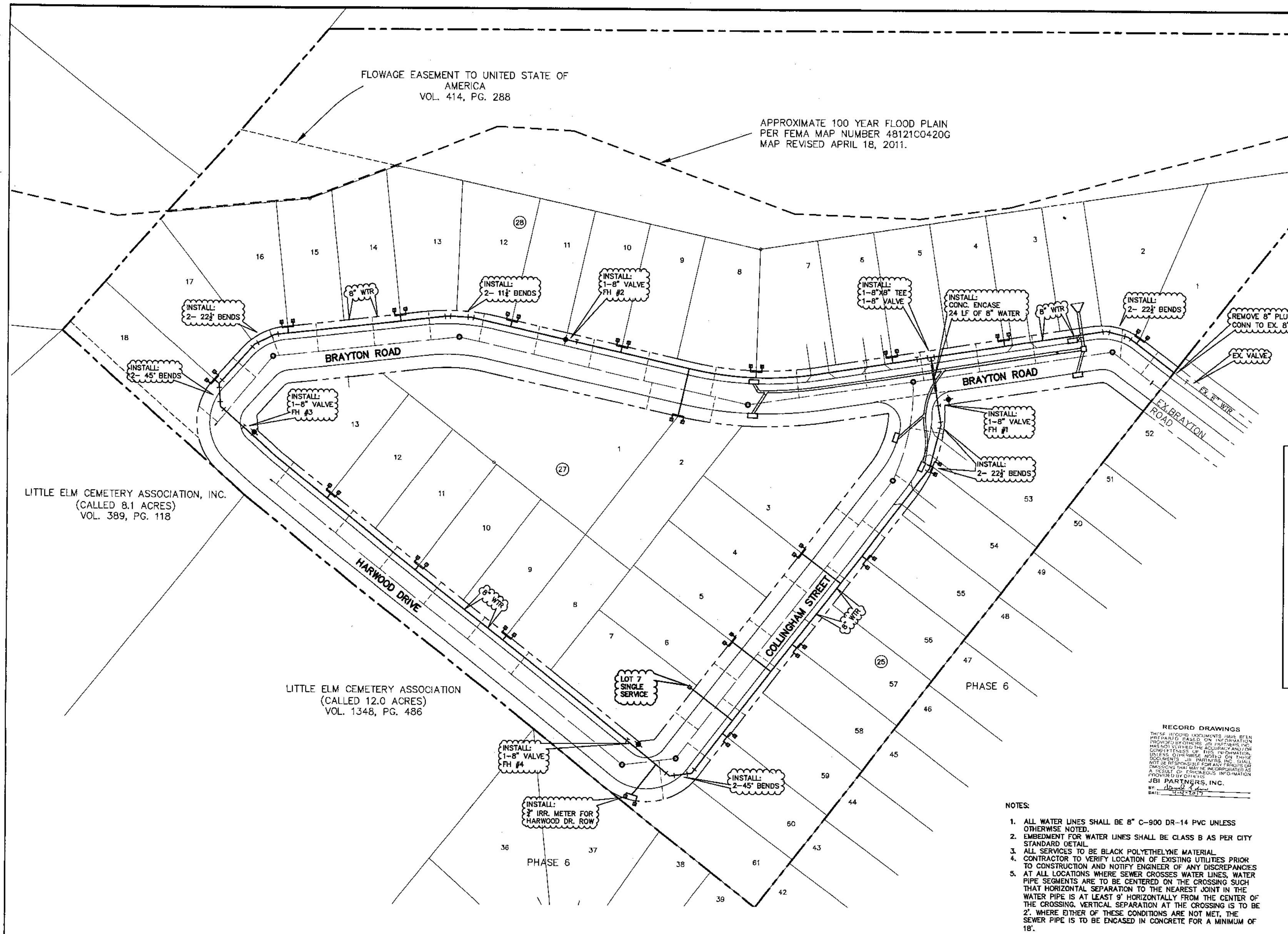
COST CODE	COST TYPE	DESCRIPTION	VENDOR NAME	BATCH NUMBER	INVOICE DATE	CHECK DATE	SUBMITTED INVOICE NUMBER	INVOICE AMOUNT
20080	1520	GRADING - ROUGH	VILHAUER ENTERPRISES LLC	669658	3/31/2017	7/21/2017	APP 7	$9,404.96
20080	1520	GRADING - ROUGH	VILHAUER ENTERPRISES LLC	669658	4/30/2017	7/21/2017	APP 8	$33,794.36
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	79609823	7/15/2016	7/18/2016	10020	$4,804.03
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	92903998	8/4/2016	8/12/2016	100325	$1,948.50
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	24775481	9/2/2016	9/9/2016	101730	$1,816.76
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	40660530	10/4/2016	10/14/2016	102701	$7,879.90
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	73707716	11/4/2016	11/18/2016	103863	$2,856.00
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	73707716	11/4/2016	11/18/2016	103863	$1,214.20
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	76168922	11/17/2016	11/21/2016	104396	$1,031.84
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	93770409	12/16/2016	12/23/2016	105311	$3,617.93
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	25210885	1/5/2017	1/13/2017	105802	$227.33
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	83063799	3/20/2017	3/24/2017	108291	$8,823.46
20140	1520	EROSION CONTROL	SOUTHWEST EROSION CONTROL INC	99747997	7/5/2017	7/14/2017	112054	$1,175.49
22000.01	1520	WATER AND SEWER	KCK UTILITY CONSTRUCTION, INC.	40660530	9/23/2016	10/14/2016	1	$170,802.37
22000.01	1520	DRAINAGE	KCK UTILITY CONSTRUCTION, INC.	40660530	9/23/2016	10/14/2016	1	$26,228.15
22000.01	1520	WATER AND SEWER	KCK UTILITY CONSTRUCTION, INC.	80984043	11/22/2016	12/2/2016	2	$0.00
22000.01	1520	DRAINAGE	KCK UTILITY CONSTRUCTION, INC.	80984043	11/22/2016	12/2/2016	2	$29,340.00
22000.01	1520	WATER AND SEWER	KCK UTILITY CONSTRUCTION, INC.	36520624	1/24/2017	2/3/2017	3	$1,122.19
22000.01	1520	DRAINAGE	KCK UTILITY CONSTRUCTION, INC.	36520624	1/24/2017	2/3/2017	3	$362.81
22000.01	1520	WATER AND SEWER	KCK UTILITY CONSTRUCTION, INC.	91215510	3/24/2017	3/31/2017	4	$19,269.47
22000.01	1520	DRAINAGE	KCK UTILITY CONSTRUCTION, INC.	91215510	3/24/2017	3/31/2017	4	$5,882.82
22000.01	1520	WATER AND SEWER	KCK UTILITY CONSTRUCTION, INC.	91215510	3/24/2017	3/31/2017	4	$124.69
22000.01	1520	DRAINAGE	KCK UTILITY CONSTRUCTION, INC.	91215510	3/24/2017	3/31/2017	4	$40.31
24050	1520	PAVING	GILCO CONTRACTING INC	66605408	8/5/2016	10/14/2016	1141-7-001	$27,541.57
24050	1520	PAVING	GILCO CONTRACTING INC	84366748	10/31/2016	12/6/2016	1141-7-002	$152,092.48
24050	1520	PAVING	GILCO CONTRACTING INC	20600960	11/30/2016	1/6/2017	1141-7-003	$2,250.00
24050	1520	PAVING	GILCO CONTRACTING INC	32329200	12/31/2016	1/27/2017	1141-7-004	$6,854.40
24050	1520	PAVING	GILCO CONTRACTING INC	32329200	12/31/2016	1/27/2017	1141-7-005F	$20,970.95
24090	1520	STREET SIGNS	CROSSROADS LP	37134398	5/16/2017	5/22/2017	28757	$4,790.06
26002	1520	PERIMETER FENCING	ACE FENCE OF DFW	33780796	12/14/2017	12/29/2017	132364	$18,438.40
7505	-	PID CREATION COSTS	COATS ROSE	61333184	2/2/2016	2/19/2016	20293878	$2,568.75
7505	-	PID CREATION COSTS	COATS ROSE	53230773	1/7/2016	1/22/2016	20292018	$2,020.00
7505	-	PID CREATION COSTS	COATS ROSE	61333184	2/2/2016	5/14/2020	20435687	$800.00
7505	-	PID CREATION COSTS	COATS ROSE	53230773	1/7/2016	1/9/2020	20423677	$882.00
7505	-	PID CREATION COSTS	COATS ROSE	78206879	5/4/2020	11/26/2019	20420933	$1,600.00
7505	-	PID CREATION COSTS	COATS ROSE	35566062	12/9/2019	9/20/2019	20416195	$1,200.00
7505	-	PID CREATION COSTS	COATS ROSE	23826917	11/14/2019	3/30/2020	20413749	$800.00
7505	-	PID CREATION COSTS	COATS ROSE	869966	9/9/2019	6/21/2019	20408943	$560.00
7505	-	PID CREATION COSTS	COATS ROSE	63200665	8/6/2019	4/6/2018	20371669	$3,009.00
7505	-	PID CREATION COSTS	COATS ROSE	80283347	6/10/2019	3/16/2018	20369530	$57.50
7505	-	PID CREATION COSTS	COATS ROSE	61298422	3/29/2018	11/22/2017	20358413	$277.50
7505	-	PID CREATION COSTS	COATS ROSE	54473973	3/6/2018	7/14/2017	20345030	$55.50
7505	-	PID CREATION COSTS	COATS ROSE	2	11/7/2017	2/17/2017	20330312	$91.25

Rivendale by the Lake PID 3
Actual Cost of Authorized Improvements

Cost Code	Cost Type	Description	Vendor Name	Batch Number	Invoice Date	Check Date	Submitted Invoice Number	Invoice Amount
7505	-	PID Creation Costs	Coats Rose	99023962	6/23/2017	1/20/2017	20324541	$1,927.50
7505	-	PID Creation Costs	Coats Rose	47122275	2/3/2017	11/11/2016	20321322	$5,078.75
7505	-	PID Creation Costs	Coats Rose	27835243	12/5/2016	9/16/2016	20314492	$58.50
7505	-	PID Creation Costs	Coats Rose	66606659	11/2/2016	6/30/2016	20305171	$267.50
7505	-	PID Creation Costs	Coats Rose	28113223	8/29/2016	4/29/2016	20302159	$510.00
7505	-	PID Creation Costs	Coats Rose	55527581	5/23/2016	3/11/2016	20296957	$78.00
10070	1510	PID Creation Costs	Winstead	89725726	4/21/2016	4/23/2018	2638860	$360.50
10070	1510	PID Creation Costs	Winstead	68441953	3/4/2016	4/6/2018	2618215	$669.50
10070	1510	PID Creation Costs	Winstead	61298422	12/14/2017	4/6/2018	2595209	$4,067.40
Total								$1,047,266.23

EXHIBIT C

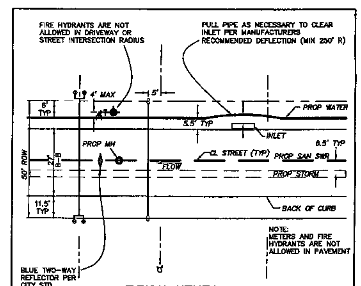
DEPICTION OF AUTHORIZED IMPROVEMENTS



SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
WATER	3/4"	1	3/4"	1	DOM
WATER	1"	20	3/4"	39	DOM
SANITARY	4"	40	–	–	–
WATER	3/4"	0	3/4"	1	IRR

FIRE HYDRANT NO.	STREET NAME	PAVING STATION
1	BRAYTON ROAD	7+51.77
2	BRAYTON ROAD	4+06.92
3	HARWOOD DRIVE	1+52.23
4	HARWOOD DRIVE	5+92.43



TYPICAL UTILITY & SERVICE LOCATION DETAILS
(N.T.S.)

LEGEND

- Proposed water line and valve
- Proposed sanitary sewer and manhole
- Existing water line and valve
- Proposed storm sewer and inlet
- Existing storm sewer and inlet
- Proposed fire hydrant assembly
- Existing fire hydrant assembly
- Existing sanitary sewer line and manhole
- Proposed water services
- Proposed sanitary sewer service

RECORD DRAWINGS

THESE RECORD DOCUMENTS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY OTHERS. JBI PARTNERS, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION. UNLESS OTHERWISE NOTED ON THESE DOCUMENTS, JBI PARTNERS, INC. SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY BE INCORPORATED AS A RESULT OF ERRONEOUS INFORMATION PROVIDED BY OTHERS.

JBI PARTNERS, INC.
BY: [signature]
DATE: 4-4-2017

NOTES:

1. ALL WATER LINES SHALL BE 8" C-900 DR-14 PVC UNLESS OTHERWISE NOTED.
2. EMBEDMENT FOR WATER LINES SHALL BE CLASS B AS PER CITY STANDARD DETAIL.
3. ALL SERVICES TO BE BLACK POLYETHELYNE MATERIAL.
4. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES
5. AT ALL LOCATIONS WHERE SEWER CROSSES WATER LINES, WATER PIPE SEGMENTS ARE TO BE CENTERED ON THE CROSSING SUCH THAT HORIZONTAL SEPARATION TO THE NEAREST JOINT IN THE WATER PIPE IS AT LEAST 9' HORIZONTALLY FROM THE CENTER OF THE CROSSING. VERTICAL SEPARATION AT THE CROSSING IS TO BE 2'. WHERE EITHER OF THESE CONDITIONS ARE NOT MET, THE SEWER PIPE IS TO BE ENCASED IN CONCRETE FOR A MINIMUM OF 18'.

BENCHMARKS

BM 1) 60 d nail set approximately 15 feet north and 22 feet east of the centerline intersection of King Road and Flanagan Circle.
Elevation=557.37'

BM 2) One-half inch iron rod set along the south pavement line of Sycamore Road, approximately 410 feet west of the centerline intersection of Sycamore Road and King Road.
Elevation=549.78'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: SAV
DRAWN BY: ABM
CHECKED BY: JWK

STATE OF TEXAS
JEFF W. KLEMENT
102173
LICENSED PROFESSIONAL ENGINEER
1-22-16

The seal appearing on this document was authorized by Jeff W. Klement, P.E. 102173. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

JBI PARTNERS
16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com
TBPE No. F-438 TBPLS No. 10076000

WATER PLAN

RIVENDALE BY THE LAKE, PHASE 7

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. HOE260

SHEET NO. 13

Plotted by: svillegas Plot Date: 1/21/2016 2:52 PM
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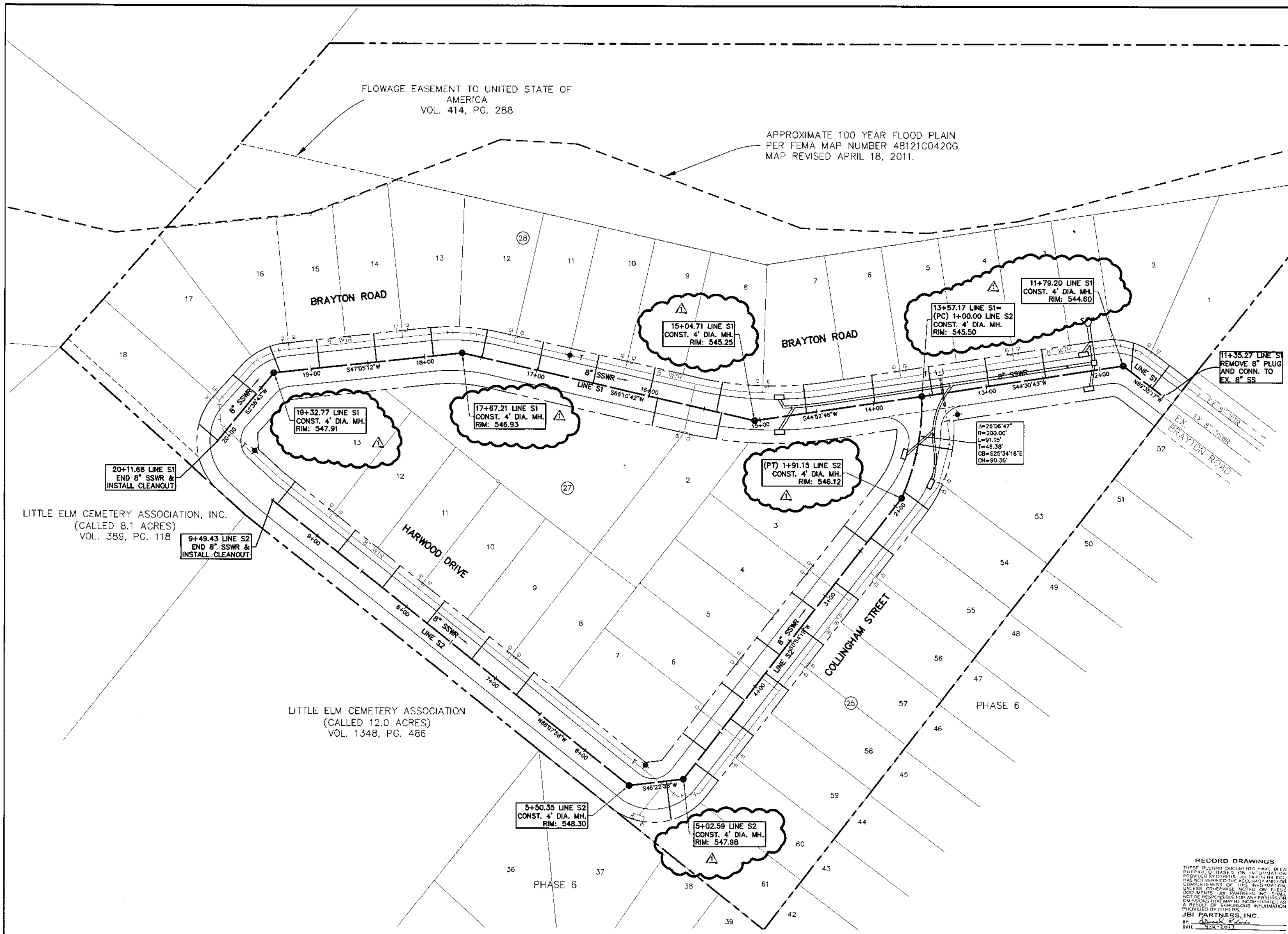
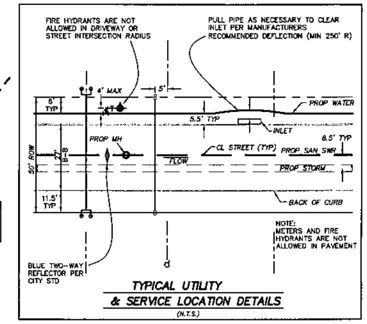




TYPICAL UTILITY & SERVICE LOCATION DETAILS

(N.T.S.)

NOTES:

1. ALL SEWER LINES SHALL BE 8" SDR-35 PVC UNLESS OTHERWISE NOTED.
2. EMBEDMENT FOR SEWER LINES SHALL BE CLASS B-1 AS PER CITY STANDARD DETAIL.
3. AT ALL LOCATIONS WHERE SEWER CROSSES WATER LINES, WATER PIPE SEGMENTS ARE TO BE CENTERED ON THE CROSSING SUCH THAT HORIZONTAL SEPARATION TO THE NEAREST JOINT IN THE WATER PIPE IS AT LEAST 9' HORIZONTALLY FROM THE CENTER OF THE CROSSING. VERTICAL SEPARATION AT THE CROSSING IS TO BE 2'. WHERE EITHER OF THESE CONDITIONS ARE NOT MET, THE SEWER PIPE IS TO BE ENCASED IN CONCRETE FOR A MINIMUM OF 18'.
4. CONTRACTOR TO VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES

SERVICE SCHEDULE

SERVICE TYPE	SERVICE SIZE	NUMBER OF SERVICES	METER SIZE	NUMBER OF METERS	METER TYPE
WATER	3/4"	1	3/4"	1	DOM
WATER	1"	20	3/4"	39	DOM
SANITARY	4"	40	–	–	–
WATER	3/4"	0	3/4"	1	IRR

LEGEND

- Proposed water line and valve
- Proposed sanitary sewer and manhole
- Existing water line and valve
- Proposed storm sewer and inlet
- Existing storm sewer and inlet
- Proposed fire hydrant assembly
- Existing fire hydrant assembly
- Existing sanitary sewer line and manhole
- Proposed water services
- Proposed sanitary sewer service
- Existing sanitary force main

RECORD DRAWINGS

JBI PARTNERS, INC.

BENCHMARKS

BM 1) 60 d nail set approximately 15 feet north and 22 feet east of the centerline intersection of King Road and Flanagan Circle.
Elevation=557.37'

BM 2) One-half inch iron rod set along the south pavement line of Sycamore Road, approximately 410 feet west of the centerline intersection of Sycamore Road and King Road.
Elevation=549.78'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
1	RIM ELEVATIONS REVISED	CSF	8/8/16				

DESIGNED BY: SAV
DRAWN BY: ABM
CHECKED BY: JWK

STATE OF TEXAS JEFF W. KLEMENT 102173 LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Jeff W. Klement, P.E. 102173. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

8-8-16

JBI PARTNERS
16301 Quorum Drive Suite 200 B Addison, Texas 75001 Main 972.248.7676 Fax 972.248.1414 www.jbipartners.com
TBPE No. F-438 TBPLS No. 10076000

SANITARY SEWER PLAN

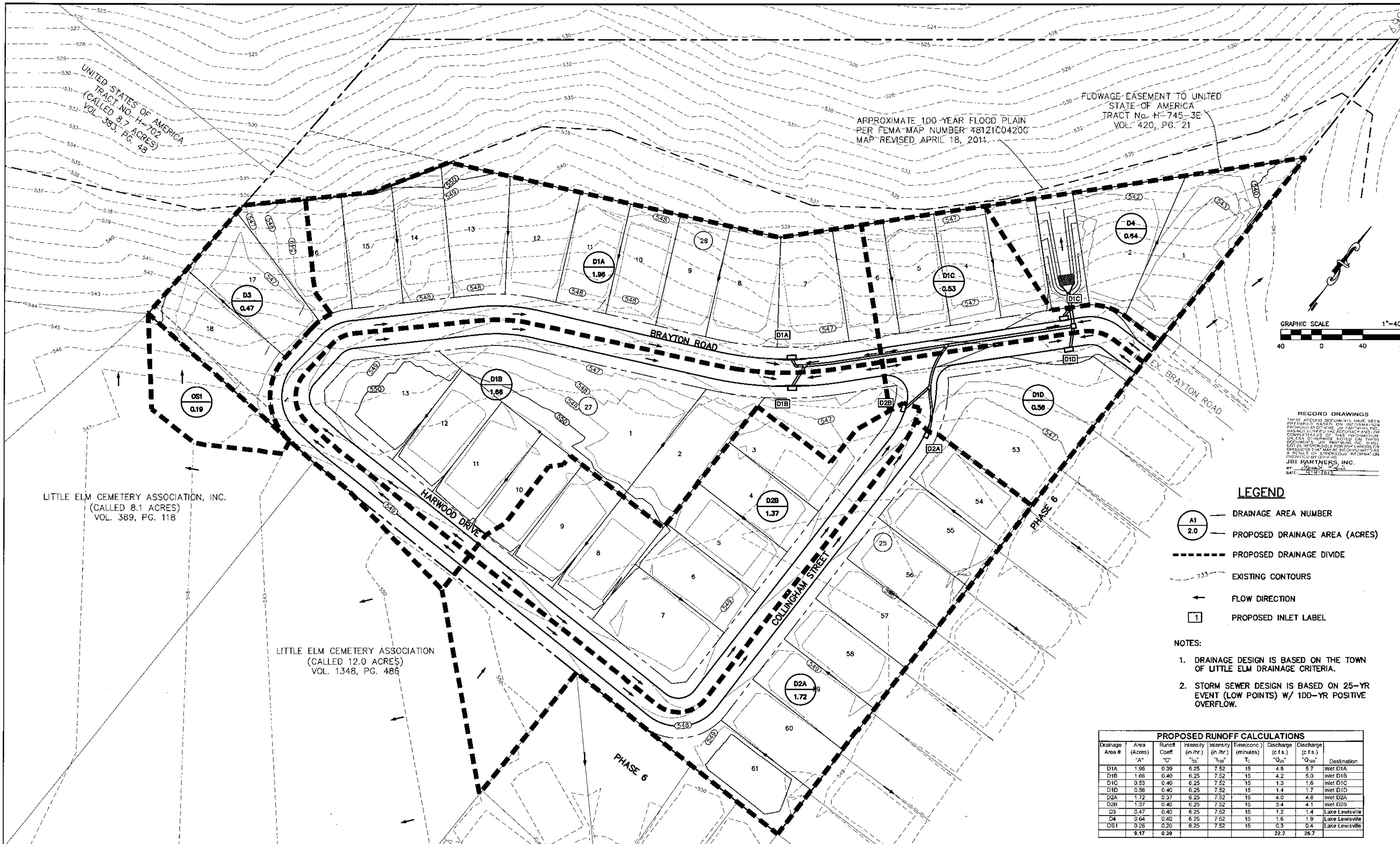
RIVENDALE BY THE LAKE, PHASE 7

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. HOE260

SHEET NO. 14

Drawing: H:\Projects\HOE260\dwg\HOE260-SS.dwg Saved By: svillegas Save Time: 1/25/2016 10:48 AM Plotted by: cfarrow Plot Date: 8/8/2016 3:15 PM



RECORD DRAWINGS

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JBI PARTNERS, INC.

BY: [signature]

DATE: 4-4-2017

LEGEND

- A1 — DRAINAGE AREA NUMBER
- 2.0 — PROPOSED DRAINAGE AREA (ACRES)
- PROPOSED DRAINAGE DIVIDE
- 733 EXISTING CONTOURS
- FLOW DIRECTION
- 1 PROPOSED INLET LABEL

NOTES:

1. DRAINAGE DESIGN IS BASED ON THE TOWN OF LITTLE ELM DRAINAGE CRITERIA.
2. STORM SEWER DESIGN IS BASED ON 25-YR EVENT (LOW POINTS) W/ 100-YR POSITIVE OVERFLOW.

PROPOSED RUNOFF CALCULATIONS

Drainage Area #	Area (Acres) "A"	Runoff Coeff. "C"	Intensity (in./hr.) "I_{25}"	Intensity (in./hr.) "I_{100}"	Time(conc.) (minutes) T_c	Discharge (c.f.s.) "Q_{25}"	Discharge (c.f.s.) "Q_{100}"	Destination
D1A	1.96	0.39	6.25	7.52	15	4.8	5.7	Inlet D1A
D1B	1.66	0.40	6.25	7.52	15	4.2	5.0	Inlet D1B
D1C	0.53	0.40	6.25	7.52	15	1.3	1.6	Inlet D1C
D1D	0.56	0.40	6.25	7.52	15	1.4	1.7	Inlet D1D
D2A	1.72	0.37	6.25	7.52	15	4.0	4.8	Inlet D2A
D2B	1.37	0.40	6.25	7.52	15	3.4	4.1	Inlet D2B
D3	0.47	0.40	6.25	7.52	15	1.2	1.4	Lake Lewisville
D4	0.64	0.40	6.25	7.52	15	1.6	1.9	Lake Lewisville
OS1	0.26	0.20	6.25	7.52	15	0.3	0.4	Lake Lewisville
	9.17	0.39				22.2	26.7	

BENCHMARKS

BM 1) 60 d nail set approximately 15 feet north and 22 feet east of the centerline intersection of King Road and Flanagan Circle.
Elevation=557.37'

BM 2) One-half inch iron rod set along the south pavement line of Sycamore Road, approximately 410 feet west of the centerline intersection of Sycamore Road and King Road.
Elevation=549.78'

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: SAV
DRAWN BY: SAV
CHECKED BY: JWK

STATE OF TEXAS
JEFF W. KLEMENT
102173
LICENSED
PROFESSIONAL ENGINEER

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6-14-16

JBI PARTNERS
16301 Quorum Drive
Suite 200 B
Addison, Texas 75001
Main 972.248.7676
Fax 972.248.1414
www.jbipartners.com
TBPE No. F-438 TBPLS No. 10076000

DRAINAGE AREA MAP

RIVENDALE BY THE LAKE, PHASE 7

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. HOE260

SHEET NO. 16

Drawing: H:\Projects\HOE260\dwg\HOE260-DAM.dwg Saved By: svillegas Save Time: 3/3/2016 4:52 PM Plotted by: svillegas Plot Date: 6/14/2016 8:57 AM

EXHIBIT D

FORM OF PID DISCLOSURE NOTICE

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

CITY OF HACKBERRY
RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 3
BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.0035), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

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

This notice requirement does not apply to a transfer:

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

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

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

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

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

____
PROPERTY ADDRESS

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. 3 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

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

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

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

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

City of Hackberry Rivendale By The Lake Public Improvement District No. 3 Estimated Annual Installment Schedule*						
			Administrative Expenses			
Tax Year	Principal	Interest	Maintenance of Authorized Improvements	Administrative Expenses	Annual Installment	Year End Principal Balance
2026	$536.74	$1,311.00	$50.00	$541.22	$2,438.95	$22,144.92
2027	$567.76	$1,279.98	$50.00	$541.22	$2,438.95	$21,577.16
2028	$600.58	$1,247.16	$50.00	$541.22	$2,438.95	$20,976.58
2029	$635.29	$1,212.45	$50.00	$541.22	$2,438.95	$20,341.29
2030	$672.01	$1,175.73	$50.00	$541.22	$2,438.95	$19,669.28
2031	$710.85	$1,136.88	$50.00	$541.22	$2,438.95	$18,958.43
2032	$751.94	$1,095.80	$50.00	$541.22	$2,438.95	$18,206.49
2033	$795.40	$1,052.33	$50.00	$541.22	$2,438.95	$17,411.08
2034	$841.38	$1,006.36	$50.00	$541.22	$2,438.95	$16,569.71
2035	$890.01	$957.73	$50.00	$541.22	$2,438.95	$15,679.70
2036	$941.45	$906.29	$50.00	$541.22	$2,438.95	$14,738.25
2037	$995.87	$851.87	$50.00	$541.22	$2,438.95	$13,742.38
2038	$1,053.43	$794.31	$50.00	$541.22	$2,438.95	$12,688.96
2039	$1,114.32	$733.42	$50.00	$541.22	$2,438.95	$11,574.64
2040	$1,178.72	$669.01	$50.00	$541.22	$2,438.95	$10,395.92
2041	$1,246.85	$600.88	$50.00	$541.22	$2,438.95	$9,149.07
2042	$1,318.92	$528.82	$50.00	$541.22	$2,438.95	$7,830.14
2043	$1,395.15	$452.58	$50.00	$541.22	$2,438.95	$6,434.99
2044	$1,475.79	$371.94	$50.00	$541.22	$2,438.95	$4,959.20
2045	$1,561.10	$286.64	$50.00	$541.22	$2,438.95	$3,398.10
2046	$1,651.33	$196.41	$50.00	$541.22	$2,438.95	$1,746.77
2047	$1,746.77	$100.96	$50.00	$541.22	$2,438.95	$0.00
Total	**$22,681.66**	**$17,968.55**	**$1,100.00**	**$11,906.84**	**$53,656.90**	
*Subject to change						

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

AFTER RECORDING RETURN TO:

____

____

____

____

____

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

____
PROPERTY ADDRESS

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. 3 (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

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

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

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

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

DATE: ________________________ DATE: ________________________

______________________________ ______________________________
SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF ____________________ §

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

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

Notary Public, State of Texas

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

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

DATE: ________________________ DATE: ______________________

________________________________ ____________________________

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF ____________________§

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

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

Notary Public, State of Texas

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

CITY OF HACKBERRY
RIVENDALE BY THE LAKE PUBLIC IMPROVEMENT DISTRICT NO. 3

ESTIMATED ANNUAL INSTALLMENT SCHEDULE*

			Administrative Expenses			
Tax Year	**Principal**	**Interest**	**Maintenance of Authorized Improvements**	**Administrative Expenses**	**Annual Installment**	**Year End Principal Balance**
2026	$536.74	$1,311.00	$50.00	$541.22	$2,438.95	$22,144.92
2027	$567.76	$1,279.98	$50.00	$541.22	$2,438.95	$21,577.16
2028	$600.58	$1,247.16	$50.00	$541.22	$2,438.95	$20,976.58
2029	$635.29	$1,212.45	$50.00	$541.22	$2,438.95	$20,341.29
2030	$672.01	$1,175.73	$50.00	$541.22	$2,438.95	$19,669.28
2031	$710.85	$1,136.88	$50.00	$541.22	$2,438.95	$18,958.43
2032	$751.94	$1,095.80	$50.00	$541.22	$2,438.95	$18,206.49
2033	$795.40	$1,052.33	$50.00	$541.22	$2,438.95	$17,411.08
2034	$841.38	$1,006.36	$50.00	$541.22	$2,438.95	$16,569.71
2035	$890.01	$957.73	$50.00	$541.22	$2,438.95	$15,679.70
2036	$941.45	$906.29	$50.00	$541.22	$2,438.95	$14,738.25
2037	$995.87	$851.87	$50.00	$541.22	$2,438.95	$13,742.38
2038	$1,053.43	$794.31	$50.00	$541.22	$2,438.95	$12,688.96
2039	$1,114.32	$733.42	$50.00	$541.22	$2,438.95	$11,574.64
2040	$1,178.72	$669.01	$50.00	$541.22	$2,438.95	$10,395.92
2041	$1,246.85	$600.88	$50.00	$541.22	$2,438.95	$9,149.07
2042	$1,318.92	$528.82	$50.00	$541.22	$2,438.95	$7,830.14
2043	$1,395.15	$452.58	$50.00	$541.22	$2,438.95	$6,434.99
2044	$1,475.79	$371.94	$50.00	$541.22	$2,438.95	$4,959.20
2045	$1,561.10	$286.64	$50.00	$541.22	$2,438.95	$3,398.10
2046	$1,651.33	$196.41	$50.00	$541.22	$2,438.95	$1,746.77
2047	$1,746.77	$100.96	$50.00	$541.22	$2,438.95	$0.00
Total	**$22,681.66**	**$17,968.55**	**$1,100.00**	**$11,906.84**	**$53,656.90**	

*Subject to change