CITY OF HACKBERRY, TEXAS

ORDINANCE NO. 378-26

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 POINTE PUBLIC IMPROVEMENT DISTRICT ("RIVENDALE POINTE") 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 RIVENDALE POINTE 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 June 14, 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. 189-16 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 August 9, 2016, the City Council adopted Ordinance No. 238-16 (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

CITY OF HACKBERRY

ATTEST:

Brenda Lewallen, City Secretary

APPROVED AS TO FORM:

Patricia A. Adams, City Attorney

CITY OF HACKBERRY
RIVENDALE POINTE
PUBLIC IMPROVEMENT DISTRICT

AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN
AND
ANNUAL SERVICE 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 Pointe Public Improvement District (the "PID")

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. 189-16 adopted by the City Council of the City of Hackberry (the "City Council") on June 14, 2016.

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 August 9, 2016, the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to Ordinance 238-16. Special assessment revenue bonds have not been issued, but the Reimbursement Agreement establishes PID indebtedness in an amount not to exceed $2,650,000. 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.

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 and operation expenses of the PID may include the expenses of major repair and extraordinary maintenance of the Authorized Improvements in order to operate and maintain the applicable Authorized Improvements. 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 Pointe Public Improvement District Facilities Construction, Funding and Reimbursement Agreement by and between the City and the Developer dated as of August 9, 2016 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 Pointe Public Improvement District
Actual and Budgeted Costs of Authorized Improvements

Authorized Improvements	Actual Costs	Budgeted Costs	Reduction
Road Improvements	$713,071	$727,097	($14,026)
Water Distribution System Improvements	$187,072	$389,749	($202,677)
Sanitary Sewer Collection System Improvements	$635,285	$1,193,740	($558,455)
Storm Sewer Collection System Improvements	$409,681	$528,024	($118,343)
PID Creation, Engineering, and Other	$336,653	$521,390	($184,737)
Total	$2,281,762	$3,360,000	($1,078,238)

[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 $2,650,000 (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 Pointe Public Improvement District
Reimbursement Amount
Sources and Uses of Funds

Sources and Uses	Amended and Restated	Estimated	Reduction
Sources of Funds			
Reimbursement Amount	$2,281,762	$2,650,000	($52,734)
Contributions	$0	$710,000	($6,077)
Total Sources of Funds	**$2,281,762**	**$3,360,000**	**($58,811)**
Uses of Funds			
Authorized Improvements			
Road Improvements	$713,071	$727,097	($14,026)
Water Distribution System Improvements	$187,072	$389,749	($202,677)
Sanitary Sewer Collection System Improvements	$635,285	$1,193,740	($558,455)
Storm Sewer Collection System Improvements	$409,681	$528,024	($118,343)
PID Creation, Engineering, and Other	$336,653	$521,390	($184,737)
Total Uses of Funds	**$2,281,762**	**$3,360,000**	**($1,078,238)**

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 IV-2 Rivendale Pointe Public Improvement District Projected Five Year Cashflows					
	Assessment Year[a]				
Sources and Uses of Funds	2025	2026	2027	2028	2029
Sources of Funds					
Annual Installments	$182,809	$183,771	$183,676	$183,564	$183,436
Total Sources	$182,809	$183,771	$183,676	$183,564	$183,436
Uses of Funds					
Reimbursement Agreement	$157,338	$157,338	$157,338	$157,338	$157,338
Administrative Expenses	$20,771	$21,733	$21,638	$21,526	$21,397
King Road Maintenance	$4,700	$4,700	$4,700	$4,700	$4,700
Total Uses	$182,809	$183,771	$183,676	$183,564	$183,436

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

A. Apportionment of Authorized Improvement Costs

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 Pointe Public Improvement District
Calculation of Assessments

Description	Assessments: Amended and Restated	Assessments: As Originally Levied	Reduction
Reimbursement Amount	$2,281,762	$2,650,000	($368,238)
Estimated Lots of Assessed Property	96	96	0
Assessment per Lot	$23,768	$27,604	($3,836)

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. The aggregate principal amount of the Assessments is $2,650,000. 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) 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 determined that the Assessments will be paid in Annual Installments over a thirty-year period commencing in 2017 with interest accruing on the Assessments at an interest rate of five and six hundredths percent (5.06%).

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 Pointe Public Improvement District Average Annual Installment Calculation			
Sources and Uses of Funds	Amended and Restated	As Originally Levied	Reduction
Sources of Funds			
Annual Installments	$1,933.79	$2,279.89	($346.10)
Total Sources	$1,933.79	$2,279.89	($346.10)
Uses of Funds			
Reimbursement Amount			
Interest	$657.27	$820.72	($163.44)
Principal	$1,016.54	$1,199.20	($182.66)
Administrative Expenses	$209.98	$209.98	$0.00
King Road Maintenance	$50.00	$50.00	$0.00
Total Uses	$1,933.79	$2,279.89	($346.10)

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:

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

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 parcel ID 702952 has been prepaid.

APPENDIX A

ASSESSMENT ROLL

APPENDIX A-1

RIVENDALE POINTE PID
ASSESSMENTS

Appendix A-1
Rivendale Pointe PID

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
702922	RP_Phase8_Benefited	A	1	2025	2026	$23,768.36	$20,753.67	$1,944.78
702923	RP_Phase8_Benefited	A	2	2025	2026	$23,768.36	$20,753.67	$1,944.78
702924	RP_Phase8_Benefited	A	3	2025	2026	$23,768.36	$20,753.67	$1,944.78
702925	RP_Phase8_Benefited	A	4	2025	2026	$23,768.36	$20,753.67	$1,944.78
702926	RP_Phase8_Benefited	A	5	2025	2026	$23,768.36	$20,753.67	$1,944.78
702927	RP_Phase8_Benefited	A	6	2025	2026	$23,768.36	$20,753.67	$1,944.78
702928	RP_Phase8_Benefited	A	7	2025	2026	$23,768.36	$20,753.67	$1,944.78
702929	RP_Phase8_Benefited	A	8	2025	2026	$23,768.36	$20,753.67	$1,944.78
702930	RP_Phase8_Benefited	A	9	2025	2026	$23,768.36	$20,753.67	$1,944.78
702931	RP_Phase8_Benefited	A	10	2025	2026	$23,768.36	$20,753.67	$1,944.78
702932	RP_Phase8_Benefited	A	11	2025	2026	$23,768.36	$20,753.67	$1,944.78
702933	RP_Phase8_Benefited	A	12	2025	2026	$23,768.36	$20,753.67	$1,944.78
702934	RP_Phase8_Benefited	A	13	2025	2026	$23,768.36	$20,753.67	$1,944.78
702935	RP_Phase8_Benefited	A	14	2025	2026	$23,768.36	$20,753.67	$1,944.78
702936	RP_Phase8_Benefited	A	15	2025	2026	$23,768.36	$20,753.67	$1,944.78
702937	RP_Phase8_Benefited	A	16	2025	2026	$23,768.36	$20,753.67	$1,944.78
702938	RP_Phase8_Benefited	A	17	2025	2026	$23,768.36	$20,753.67	$1,944.78
702939	RP_Phase8_Benefited	A	18	2025	2026	$23,768.36	$20,753.67	$1,944.78
702940	RP_Phase8_Benefited	A	19	2025	2026	$23,768.36	$20,753.67	$1,944.78
702941	RP_Phase8_Benefited	A	20	2025	2026	$23,768.36	$20,753.67	$1,944.78
702942	RP_Phase8_Benefited	A	21	2025	2026	$23,768.36	$20,753.67	$1,944.78
702943	RP_Phase8_Benefited	A	22	2025	2026	$23,768.36	$20,753.67	$1,944.78
702944	RP_Phase8_Benefited	A	23	2025	2026	$23,768.36	$20,753.67	$1,944.78
702945	RP_Phase8_Benefited	A	24	2025	2026	$23,768.36	$20,753.67	$1,944.78
702946	RP_Phase8_Benefited	A	25	2025	2026	$23,768.36	$20,753.67	$1,944.78
702947	RP_Phase8_Benefited	A	26	2025	2026	$23,768.36	$20,753.67	$1,944.78
702948	RP_Phase8_Benefited	A	27	2025	2026	$23,768.36	$20,753.67	$1,944.78
702949	RP_Phase8_Benefited	A	28	2025	2026	$23,768.36	$20,753.67	$1,944.78
702950	RP_Phase8_Benefited	A	29	2025	2026	$23,768.36	$20,753.67	$1,944.78
702951	RP_Phase8_Benefited	A	30	2025	2026	$23,768.36	$20,753.67	$1,944.78
702953	RP_Phase8_Benefited	A	32	2025	2026	$23,768.36	$20,753.67	$1,944.78
702954	RP_Phase8_Benefited	A	33	2025	2026	$23,768.36	$20,753.67	$1,944.78
702955	RP_Phase8_Benefited	A	34	2025	2026	$23,768.36	$20,753.67	$1,944.78
702956	RP_Phase8_Benefited	A	35	2025	2026	$23,768.36	$20,753.67	$1,944.78
702957	RP_Phase8_Benefited	A	36	2025	2026	$23,768.36	$20,753.67	$1,944.78
702958	RP_Phase8_Benefited	A	37	2025	2026	$23,768.36	$20,753.67	$1,944.78
702959	RP_Phase8_Benefited	A	38	2025	2026	$23,768.36	$20,753.67	$1,944.78
702960	RP_Phase8_Benefited	A	39	2025	2026	$23,768.36	$20,753.67	$1,944.78

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
702961	RP_Phase8_Benefited	A	40	2025	2026	$23,768.36	$20,753.67	$1,944.78
702962	RP_Phase8_Benefited	A	41	2025	2026	$23,768.36	$20,753.67	$1,944.78
702963	RP_Phase8_Benefited	A	42	2025	2026	$23,768.36	$20,753.67	$1,944.78
702964	RP_Phase8_Benefited	A	43	2025	2026	$23,768.36	$20,753.67	$1,944.78
702965	RP_Phase8_Benefited	A	44	2025	2026	$23,768.36	$20,753.67	$1,944.78
702966	RP_Phase8_Benefited	A	45	2025	2026	$23,768.36	$20,753.67	$1,944.78
702967	RP_Phase8_Benefited	A	46	2025	2026	$23,768.36	$20,753.67	$1,944.78
702968	RP_Phase8_Benefited	A	47	2025	2026	$23,768.36	$20,753.67	$1,944.78
702969	RP_Phase8_Benefited	A	48	2025	2026	$23,768.36	$20,753.67	$1,944.78
702970	RP_Phase8_Benefited	A	49	2025	2026	$23,768.36	$20,753.67	$1,944.78
702971	RP_Phase8_Benefited	A	50	2025	2026	$23,768.36	$20,753.67	$1,944.78
702972	RP_Phase8_Benefited	A	51	2025	2026	$23,768.36	$20,753.67	$1,944.78
702976	RP_Phase8_Benefited	B	20	2025	2026	$23,768.36	$20,753.67	$1,944.78
702977	RP_Phase8_Benefited	B	21	2025	2026	$23,768.36	$20,753.67	$1,944.78
702978	RP_Phase8_Benefited	B	22	2025	2026	$23,768.36	$20,753.67	$1,944.78
702979	RP_Phase8_Benefited	B	23	2025	2026	$23,768.36	$20,753.67	$1,944.78
702980	RP_Phase8_Benefited	B	24	2025	2026	$23,768.36	$20,753.67	$1,944.78
702981	RP_Phase8_Benefited	B	25	2025	2026	$23,768.36	$20,753.67	$1,944.78
702982	RP_Phase8_Benefited	B	26	2025	2026	$23,768.36	$20,753.67	$1,944.78
702983	RP_Phase8_Benefited	B	27	2025	2026	$23,768.36	$20,753.67	$1,944.78
702984	RP_Phase8_Benefited	B	28	2025	2026	$23,768.36	$20,753.67	$1,944.78
702985	RP_Phase8_Benefited	B	29	2025	2026	$23,768.36	$20,753.67	$1,944.78
702986	RP_Phase8_Benefited	B	30	2025	2026	$23,768.36	$20,753.67	$1,944.78
702987	RP_Phase8_Benefited	B	31	2025	2026	$23,768.36	$20,753.67	$1,944.78
702988	RP_Phase8_Benefited	B	32	2025	2026	$23,768.36	$20,753.67	$1,944.78
702989	RP_Phase8_Benefited	B	33	2025	2026	$23,768.36	$20,753.67	$1,944.78
702990	RP_Phase8_Benefited	B	34	2025	2026	$23,768.36	$20,753.67	$1,944.78
702991	RP_Phase8_Benefited	B	35	2025	2026	$23,768.36	$20,753.67	$1,944.78
702992	RP_Phase8_Benefited	B	36	2025	2026	$23,768.36	$20,753.67	$1,944.78
702993	RP_Phase8_Benefited	B	37	2025	2026	$23,768.36	$20,753.67	$1,944.78
702994	RP_Phase8_Benefited	B	38	2025	2026	$23,768.36	$20,753.67	$1,944.78
702995	RP_Phase8_Benefited	B	1	2025	2026	$23,768.36	$20,753.67	$1,944.78
702996	RP_Phase8_Benefited	B	2	2025	2026	$23,768.36	$20,753.67	$1,944.78
702997	RP_Phase8_Benefited	B	3	2025	2026	$23,768.36	$20,753.67	$1,944.78
702998	RP_Phase8_Benefited	B	4	2025	2026	$23,768.36	$20,753.67	$1,944.78
702999	RP_Phase8_Benefited	B	5	2025	2026	$23,768.36	$20,753.67	$1,944.78
703000	RP_Phase8_Benefited	B	6	2025	2026	$23,768.36	$20,753.67	$1,944.78
703001	RP_Phase8_Benefited	B	7	2025	2026	$23,768.36	$20,753.67	$1,944.78

Property ID	Lot Category	Block	Lot	Tax Year	Bond Year	Original Principal	Outstanding Principal	Annual Installments
703002	RP_Phase8_Benefited	B	8	2025	2026	$23,768.36	$20,753.67	$1,944.78
703003	RP_Phase8_Benefited	B	9	2025	2026	$23,768.36	$20,753.67	$1,944.78
703004	RP_Phase8_Benefited	B	10	2025	2026	$23,768.36	$20,753.67	$1,944.78
703005	RP_Phase8_Benefited	B	11	2025	2026	$23,768.36	$20,753.67	$1,944.78
703006	RP_Phase8_Benefited	B	12	2025	2026	$23,768.36	$20,753.67	$1,944.78
703007	RP_Phase8_Benefited	B	13	2025	2026	$23,768.36	$20,753.67	$1,944.78
703008	RP_Phase8_Benefited	B	14	2025	2026	$23,768.36	$20,753.67	$1,944.78
703009	RP_Phase8_Benefited	B	15	2025	2026	$23,768.36	$20,753.67	$1,944.78
703010	RP_Phase8_Benefited	B	16	2025	2026	$23,768.36	$20,753.67	$1,944.78
703011	RP_Phase8_Benefited	B	17	2025	2026	$23,768.36	$20,753.67	$1,944.78
703012	RP_Phase8_Benefited	B	18	2025	2026	$23,768.36	$20,753.67	$1,944.78
703013	RP_Phase8_Benefited	B	19	2025	2026	$23,768.36	$20,753.67	$1,944.78
703014	RP_Phase8_Benefited	C	1	2025	2026	$23,768.36	$20,753.67	$1,944.78
703015	RP_Phase8_Benefited	C	2	2025	2026	$23,768.36	$20,753.67	$1,944.78
703016	RP_Phase8_Benefited	C	3	2025	2026	$23,768.36	$20,753.67	$1,944.78
703017	RP_Phase8_Benefited	C	4	2025	2026	$23,768.36	$20,753.67	$1,944.78
703018	RP_Phase8_Benefited	C	5	2025	2026	$23,768.36	$20,753.67	$1,944.78
703019	RP_Phase8_Benefited	C	6	2025	2026	$23,768.36	$20,753.67	$1,944.78
					Total	$2,234,225.78	$1,950,844.94	$182,808.86

APPENDIX A-2

RIVENDALE POINTE
ESTIMATED ANNUAL INSTALLMENTS

City of Hackberry
Rivendale Pointe PID
Annual Installments*

Lot Type: RP_Phase8_Benefited

Tax Year	Principal	Interest	Maintenance	Administrative Expenses	Total Annual Installment	Balance
2026	$593.64	$1,080.17	$50.00	$220.96	$1,944.78	$20,753.67
2027	$623.68	$1,050.14	$50.00	$231.20	$1,955.01	$20,129.99
2028	$655.23	$1,018.58	$50.00	$230.19	$1,954.00	$19,474.76
2029	$688.39	$985.42	$50.00	$229.00	$1,952.81	$18,786.37
2030	$723.22	$950.59	$50.00	$227.63	$1,951.44	$18,063.15
2031	$759.82	$914.00	$50.00	$225.97	$1,949.78	$17,303.34
2032	$798.26	$875.55	$50.00	$224.09	$1,947.90	$16,505.08
2033	$838.65	$835.16	$50.00	$221.98	$1,945.79	$15,666.42
2034	$881.09	$792.72	$50.00	$219.53	$1,943.34	$14,785.33
2035	$925.67	$748.14	$50.00	$216.82	$1,940.63	$13,859.66
2036	$972.51	$701.30	$50.00	$213.85	$1,937.66	$12,887.15
2037	$1,021.72	$652.09	$50.00	$210.49	$1,934.30	$11,865.43
2038	$1,073.42	$600.39	$50.00	$206.83	$1,930.64	$10,792.01
2039	$1,127.74	$546.08	$50.00	$202.74	$1,926.55	$9,664.27
2040	$1,184.80	$489.01	$50.00	$208.72	$1,932.53	$8,479.47
2041	$1,244.75	$429.06	$50.00	$192.81	$1,916.62	$7,234.72
2042	$1,307.73	$366.08	$50.00	$197.93	$1,921.74	$5,926.99
2043	$1,373.91	$299.91	$50.00	$191.53	$1,915.34	$4,553.08
2044	$1,443.42	$230.39	$50.00	$184.59	$1,908.40	$3,109.66
2045	$1,516.46	$157.35	$50.00	$177.15	$1,900.96	$1,593.20
2046	$1,593.20	$80.62	$50.00	$175.59	$1,899.40	$0.00
Total:	$21,347.31	$13,802.72	$1,050.00	$4,409.60	$40,609.63	

*Subject to change.

EXHIBIT A

PID BOUNDARIES

EXHIBIT A
SHEET 1 OF 2

LEGAL DESCRIPTION

BEING a parcel of land located in Denton County, Texas, being a part of the John Null Survey, Abstract Number 966, and being a part of the Edward Williams Survey, Abstract Number 1424, and also being all of that called 18.399 acre tract of land described in deed to DRH Land Opportunities I, Inc. as recorded in Document Number 2016-37249, Denton County Deed Records, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "Metroplex 1849" found at the northeast corner of said 18.399 acre tract, said point being the northwest corner of that called 20.918 acre tract of land described in deed to Little Elm Independent School District as recorded in Volume 1788, Page 16, Denton County Deed Records, said point also being in the south right-of-way line of Sycamore Drive;

THENCE South 02 degrees 07 minutes 39 seconds West, 1327.62 feet to a one-half inch iron rod found at the southeast corner of said 18.399 acre tract, said point being the southwest corner of said 20.918 acre tract, said point also being in the north line of Lot 7, Snug Harbor Estates Addition, an addition to Denton County as recorded in Cabinet C, Page 303, Denton County Plat Records;

THENCE along the south line of said 18.399 acre tract as follows:

North 88 degrees 57 minutes 25 seconds West, 370.47 feet U.S.A. corp monument with brass cap stamped 614-2 found at the northwest corner of Lot 10, of said Snug Harbors Estates Addition, said point also being the northeast corner of United States of America Tract G614;

North 88 degrees 12 minutes 52 seconds West, 225.34 feet to a U.S.A. corp monument with brass cap stamped 614-1 found at the southwest corner of said 18.399 acre tract, said point also being the northwest corner of said United States of America Tract G614;

THENCE along the west line of said 18.399 acre tract as follows:

North 01 degrees 37 minutes 32 seconds East, 1127.17 feet along the east line of United States of America Tract E631 to a U.S.A. corp monument with brass cap stamped E 631-1-5 found for corner, said point also being the southeast corner of that tract of land described in deed to Ken E. Seyler, Judith L. Hayes, and Ellen K. Hayes as recorded in Document Number 97-R0030502, Denton County Deed Records;

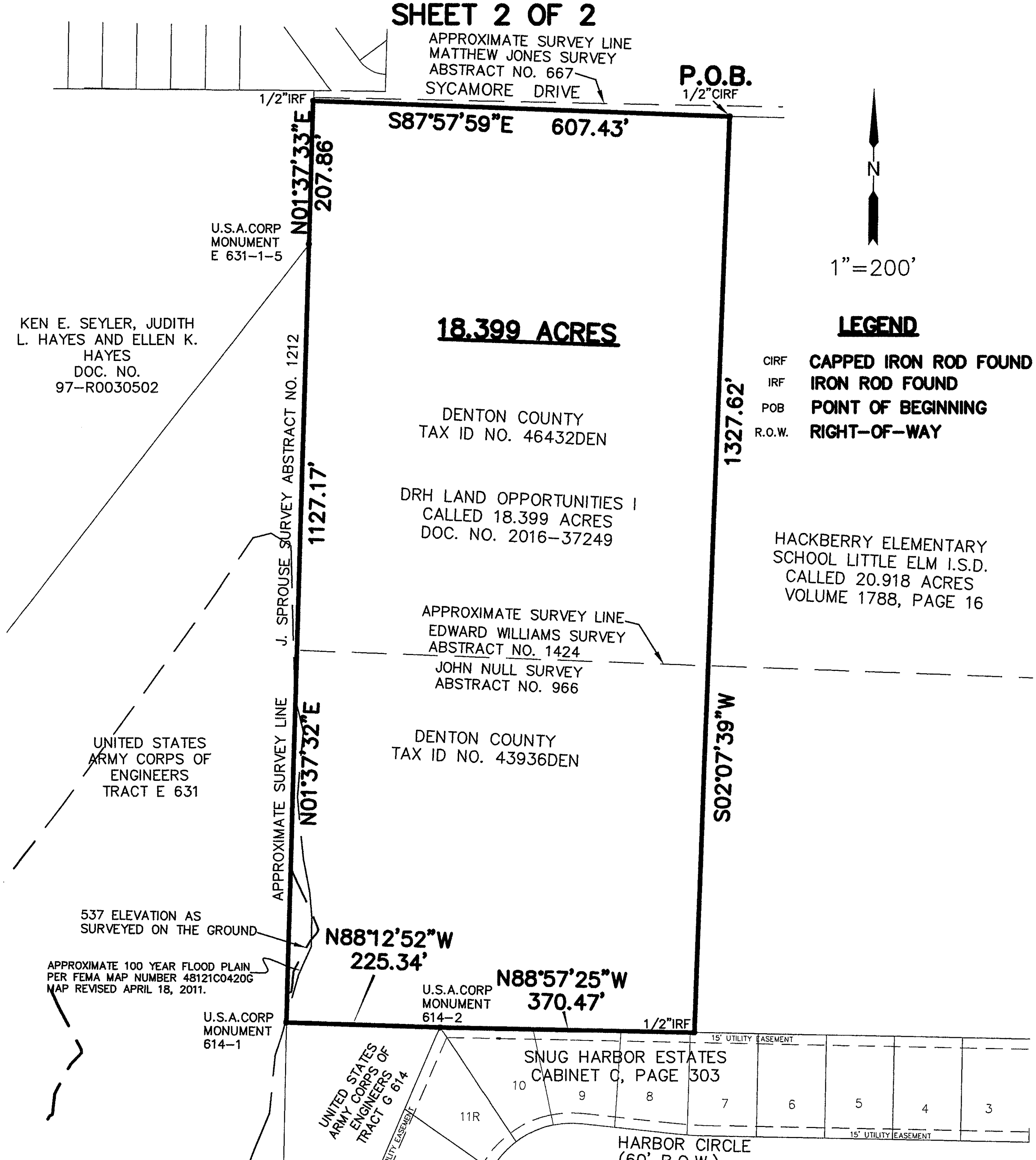
North 01 degrees 37 minutes 33 seconds East, 207.86 feet to a one-half inch iron rod with yellow cap stamped "Metroplex 1849" found at the northwest corner of said 18.399 acre tract, said point also being in the south right-of-way line of Sycamore Drive;

THENCE South 87 degrees 57 minutes 59 seconds East, 607.43 feet along the north line of said 18.399 acre tract and the south right-of-way line of Sycamore Drive to the POINT OF BEGINNING and containing 801,459 square feet or 18.399 acres of land.

TBPE No. F-438 TBPLS No. 10076000

SCALE:	DATE	DRAWN	PROJECT	16301 QUORUM DRIVE, SUITE 200B	JBI PARTNERS
	04-21-2016	MWH	CAD002 PROPERTY DEPICTION MAP.DWG	ADDISON, TEXAS 75001	

EXHIBIT A
SHEET 2 OF 2



The basis of bearing is derived from GPS observations using the (Coordinate System: North Central Zone 4202 State Plane Coordinates, NAD83)

TBPE No. F-438 TBPLS No. 10076000

18.399 ACRES
JOHN NULL SURVEY, ABSTRACT NO. 966
EDWARD WILLIAMS SURVEY, ABSTRACT NO. 1424
DENTON COUNTY, TEXAS

SCALE:	DATE	DRAWN	PROJECT		
1"=200'	04-21-2016	MWH	CAD002 PROPERTY DEPICTION MAP.DWG	16301 QUORUM DRIVE, SUITE 200B ADDISON, TEXAS 75001	JBI PARTNERS

EXHIBIT B

AUTHORIZED IMPROVEMENT COSTS

EXHIBIT B-1

ESTIMATED COST OF AUTHORIZED IMPROVEMENT

ENGINEER'S OPINION OF PROBABLE DEVELOPMENT COST
PREPARED BY JBI PARTNERS, INC. ON July 07, 2016
RIVENDALE POINTE
HACKBERRY, TEXAS
JBI PROJECT NO. CAD002

APPROXIMATE GROSS ACRES:	**18.40**
APPROXIMATE DEVELOPABLE ACRES:	**18.22**
APPROXIMATE NUMBER OF LOTS:	**96**
APPROX. LENGTH OF INTRACT STREETS(lf):	**2,945**
APPROX. INTRACT STREET ROW(ac):	**3.46**

		PRIVATE COSTS	PID COSTS	TOTAL
A.	EROSION CONTROL	$9,696	$16,627	$26,323
B.	EARTHWORK	$172,173	$33,462	$205,635
C.	PAVING	$0	$434,199	$434,199
D.	WATER SYSTEM	$0	$389,749	$389,749
E.	SANITARY SEWER SYSTEM (NOT INCLUDING LIFT STATION)	$0	$756,359	$756,359
F.	DRAINAGE SYSTEM	$0	$511,397	$511,397
G.	SYCAMORE ROAD ESCROW	$0	$174,436	$174,436
H.	RETAINING WALLS	$0	$65,000	$65,000
I.	PAD MOISTURE CONDITIONING ($2,500/lot Budget)	$240,000	$0	$240,000
J.	ENTRANCE MONUMENT	$25,000	$0	$25,000
K.	SYCAMORE SCREENWALL & LANDSCAPE (600' X $150)	$90,000	$0	$90,000
L.	GAS & ELECTRIC ($1700/lot budget)	$163,200	$0	$163,200
M.	STREET LIGHTS ($2,500/light)	$0	$20,000	$20,000
	ESTIMATED HARD COST	**$700,070**	**$2,401,229**	**$3,101,299**
N.	ENGINEERING/ SURVEYING/CONSTRUCTION MNGMT.	$0	$270,704.00	$270,704
N-1.	PID CREATION COST (Estimated Budget)	$0	$99,852.00	$99,852
O.	GEOTECHNICAL STUDY	$9,000	$9,000	$18,000
P.	2.0% INSPECTION FEES (C thru F)	$0	$41,834	$41,834
Q.	CONTINGENCY	$50,000	$100,000	$150,000
	TOTAL ESTIMATED COST	**$759,070**	**$2,922,619**	**$3,681,689**
	LIFT STATION OVERSIZING COST COMPARISON			
E-1.	LIFT STATION TO SERVE RIVENDALE POINTE ONLY	$0	$437,381	$437,381
E-2.	LIFT STATION TO SERVE RIVENDALE POINTE & ADDITIONAL 21 AC.	$0	$574,742	$574,742

NOTES & ASSUMPTIONS:

1 Estimate is based on JBI Partners, Inc. preliminary engineering plans dated May 18, 2015
2 City staff stated that there is a $2,000/lot tap fee for water and $2,000/ lot tap fee for sanitary.
3 Electric and gas cost is a budget. Need to confirm with provider.
4 A budget of $2500 per lot for soil conditioning.
5 Unit prices for this estimate are based on low bids from recently bid single family projects in Hackberry. Final costs may vary.
6 PID Creation Costs are not associated with Engineering/Surveying/Construction Management.

ENGINEER'S OPINION OF PROBABLE DEVELOPMENT COST
PREPARED BY JBI PARTNERS, INC. ON July 07, 2016
RIVENDALE POINTE
HACKBERRY, TEXAS
JBI PROJECT NO. CAD002

Approximate Gross Acres	18.4
Approximate Developable Acres	18.2
Approximate Number of Lots	96
Approximate length of Intract Street (lf)	2,945
Approximate Intract Street ROW (ac.)	3.46

		Units	Cost	Quantity	Total
A.	**Erosion Control**	**Units**	**Cost**	**Quantity**	**Total**
1	Stabilized construction entrance	EA	$1,750.00	1	$1,750
2	Silt fence prior to grading	LF	$1.25	3,910	$4,888
3	8' wide curlex matting after paving	LF	$1.10	6,479	$7,127
4	Inlet protection	LF	$125.00	22	$2,750
5	Rock check dam	EA	$550.00	1	$550
6	Seed disturbed area	AC	$275.00	15.49	$4,259
7	SWPPP book and inspections	LS	$5,000.00	1	$5,000
TOTAL					**$26,323**
B.	**Earthwork**	**Units**	**Cost**	**Quantity**	**Total**
1	Clearing & grubbing (Trees)	AC	$3,500.00	18.4	$64,400
2	Clearing & grubbing (No trees)	AC	$50.00	0.0	$0
3	Street and lot excavation (1.5' over site)	CY	$2.30	44,092	$101,412
4	Lot benching	EA	$150.00	96	$14,400
5	Lot fine grading (post paving)	EA	$150.00	96	$14,400
6	Testing	CY	$0.25	44,092	$11,023
TOTAL					**$205,635**
C.	**Paving**	**Units**	**Cost**	**Quantity**	**Total**
1	6"-3600 PSI concrete street pavement	SY	$34.50	10,156	$350,382
2	6" (32lbs./sy) lime stabilized subgrade	SY	$1.50	10,867	$16,300
3	Hydrated lime material	TN	$150.00	173.87	$26,081
4	Sidewalk (Developer)	SF	$4.50	3,200.00	$14,400
5	Connect to existing asphalt pavement	LF	$30.00	100	$3,000
6	Street signs and poles	EA	$550.00	6	$3,300
7	Barrier free ramps	EA	$1,200.00	6	$7,200
8	Testing	SY	$0.85	10,867	$9,237
9	Maintenance bond (1% of total $)	LS	$4,299.00	1	$4,299
TOTAL					**$434,199**

ENGINEER'S OPINION OF PROBABLE DEVELOPMENT COST
PREPARED BY JBI PARTNERS, INC. ON July 07, 2016
RIVENDALE POINTE
HACKBERRY, TEXAS
JBI PROJECT NO. CAD002

Approximate Gross Acres	18.4
Approximate Developable Acres	18.2
Approximate Number of Lots	96
Approximate length of Intract Street (lf)	2,945
Approximate Intract Street ROW (ac.)	3.46

D.	**Water**	**Units**	**Cost**	**Quantity**	**Total**
1	8" PVC Pipe	LF	$25.00	3,500	$87,500
2	8" X 8" tapping sleeve	EA	$3,000.00	1	$3,000
3	8" Valves	EA	$1,125.00	10	$11,250
4	6" Valves	EA	$785.00	8	$6,280
5	Fire hydrant assembly	EA	$2,960.00	8	$23,680
6	Fittings	TON	$3,330.00	3.50	$11,655
7	Connect to existing water main	EA	$500.00	2	$1,000
8	1" DR-9 poly pipe domestic water service with 3/4" bullheads and meter box, complete in place	EA	$615.00	46	$28,290
9	3/4" DR-9 poly pipe domestic water service and meter box, complete in place	EA	$500.00	4	$2,000
10	2" DR-9 poly pipe irrigation water service and meter box, complete in place	EA	$1,200.00	2	$2,400
11	Excavation safety and support system including excavation safety plans for trenches over five feet in depth, complete in place	LF	$0.25	3,500	$875
12	Testing	LF	$0.86	3,500	$3,010
14	Maintenance bond (1% of total $)	LS	$1,809.40	1	$1,809
13	City of Hackberry Tap Fee	EA	$2,000.00	96	$192,000
14	Offsite Water Easement acquisition for City Waterline	LS	$15,000.00	1	$15,000
TOTAL					**$389,749**

E.	**Sanitary Sewer (Not including Lift Station)**	**Units**	**Cost**	**Quantity**	**Total**
1	8" SDR 35 PVC Pipe	LF	$32.00	3,061	$97,952
2	4' Diameter manhole	EA	$3,065.00	12	$36,780
3	Lift Station, including site work	EA	$350,000.00	1	$350,000
4	8" cleanouts	EA	$750.00	1	$750
5	4" service	EA	$604.00	96	$57,984
6	Concrete encasement	LF	$30.00	306	$9,183
7	Trench safety	LF	$0.25	3,061	$765
8	Testing	LF	$1.75	3,061	$5,357
9	Maintenance bond (1% of total $)	LS	$5,587.71	1	$5,588
10	City of Hackberry Tap Fee	EA	$2,000.00	96	$192,000
TOTAL					**$756,359**

F.	**Drainage**	**Units**	**Cost**	**Quantity**	**Total**
1	5'x3' RCB	LF	$240.00	200	$48,000
2	4'x3' RCB	LF	$210.00	980	$205,800
3	36" RCP	LF	$90.00	520	$46,800
4	30" RCP	LF	$70.00	340	$23,800
5	24" RCP	LF	$60.00	220	$13,200
6	21" RCP	LF	$55.00	750	$41,250
7	18" RCP	LF	$50.00	172	$8,600
10	10' Curb inlet	EA	$2,925.00	21	$61,425
11	4'x4' Area inlet w/ 3' concrete apron	EA	$2,750.00	1	$2,750
12	3'x3' Area inlet w/ 3' concrete apron	EA	$2,325.00	1	$2,325
13	6'x6' storm junction box	EA	$4,500.00	2	$9,000
14	Standard 4'x4' Storm manhole	EA	$2,850.00	2	$5,700
15	Headwall at RCB	EA	$5,000.00	1	$5,000
16	Rock rip rap	SY	$50.00	80	$4,000
17	Grade to drain	LF	$10.00	135	$1,350
18	Offsite Grade to drain northwest of property	LF	$10.00	580	$5,800
19	Trench safety	LF	$0.25	3,182	$796
20	Testing	LF	$1.85	3,182	$5,887
21	Maintenance bond (1% of total $)	LS	$4,914.82	1	$4,915
22	Offsite Drainage Easement acquisition for Grade to drain	LS	$15,000.00	1	$15,000
TOTAL					**$511,397**

ENGINEER'S OPINION OF PROBABLE DEVELOPMENT COST
PREPARED BY JBI PARTNERS, INC. ON July 07, 2016
RIVENDALE POINTE
HACKBERRY, TEXAS
JBI PROJECT NO. CAD002

Approximate Gross Acres	18.4
Approximate Developable Acres	18.2
Approximate Number of Lots	96
Approximate length of Intract Street (lf)	2,945
Approximate Intract Street ROW (ac.)	3.46

		Units	Cost	Quantity	Total
E1.	**Sanitary Sewer Lift Station & Force Main (Crestview Pointe Only)**	**Units**	**Cost**	**Quantity**	**Total**
1	4" IPS pressure pipe SDR-26 class 200 PVC force main	LF	$26.00	1,700	$44,200
2	Bore Force Main across Snug Harbor Circle	LS	$10,000.00	1	$10,000
3	Offsite fence/turf repair for Force Main	LS	$20,000.00	1	$20,000
4	Lift Station, including site work	EA	$350,000.00	1	$350,000
5	Connect to existing manhole	EA	$350.00	1	$350
6	Concrete encasement	LF	$30.00	170	$5,100
7	Trench safety	LF	$0.25	1,700	$425
8	Testing	LF	$1.75	1,700	$2,975
9	Maintenance bond (1% of total $)	LS	$4,330.50	1	$4,331
TOTAL					**$437,381**

		Units	Cost	Quantity	Total
E2.	**Sanitary Sewer Lift Station & Force Main (Crestview Pointe & Additional 21 acres)**	**Units**	**Cost**	**Quantity**	**Total**
1	4" IPS pressure pipe SDR-26 class 200 PVC force main	LF	$26.00	3,350	$87,100
2	Bore Force Main across Snug Harbor Circle	LS	$10,000.00	1	$10,000
3	Offsite fence/turf repair for Force Main	LS	$20,000.00	1	$20,000
4	Lift Station, including site work (estimated 20% increase)	EA	$420,000.00	1	$420,000
5	Connect to existing manhole	EA	$350.00	1	$350
6	Concrete encasement	LF	$30.00	335	$10,050
7	Trench safety	LF	$0.25	3,350	$838
8	Testing	LF	$1.75	3,350	$5,863
9	Maintenance bond (1% of total $)	LS	$5,542.00	1	$5,542
10	Temporary Offsite Construction Easement acquisition for Lift Station	LS	$15,000.00	1	$15,000
TOTAL					**$574,742**

ENGINEER'S OPINION OF PROBABLE DEVELOPMENT COST
PREPARED BY JBI PARTNERS, INC. ON July 07, 2016 **ESCROW**
RIVENDALE POINTE **1/2 31' - no curb or storm**
HACKBERRY, TEXAS
JBI PROJECT NO. CAD002

Approximate Gross Acres	1.0
Approximate Developable Acres	1.0
Approximate Number of Lots	0
Approximate length of Intract Street (lf)	0
Approximate length of Sycamore Road (lf)	1,800

C.	**Paving**	**Units**	**Cost**	**Quantity**	**Total**
1	6"-3600 PSI concrete street pavement	SY	$34.50	3,100	$106,950
2	6" (32lbs./sy) lime stabilized subgrade	SY	$2.50	3,317	$8,293
3	Hydrated lime material	TN	$150.00	53.07	$7,961
4	Remove and dispose existing asphalt pavement	SY	$15.00	2,400	$36,000
5	4' sidewalk along Rivendale Pointe frontage	SF	$5.50	1,600	$8,800
6	Street signs and poles	EA	$550.00	1	$550
7	Traffic Control	LS	$2,000.00	1	$2,000
8	Testing	SY	$0.65	3,317	$2,156
9	Maintenance bond (1% of total $)	LS	$1,727.09	1	$1,727
TOTAL					**$174,436**

EXHIBIT B-2

ACTUAL COST OF AUTHORIZED IMPROVEMENT

RIVENDALE POINTE PID
ACTUAL COST OF AUTHORIZED IMPROVEMENTS

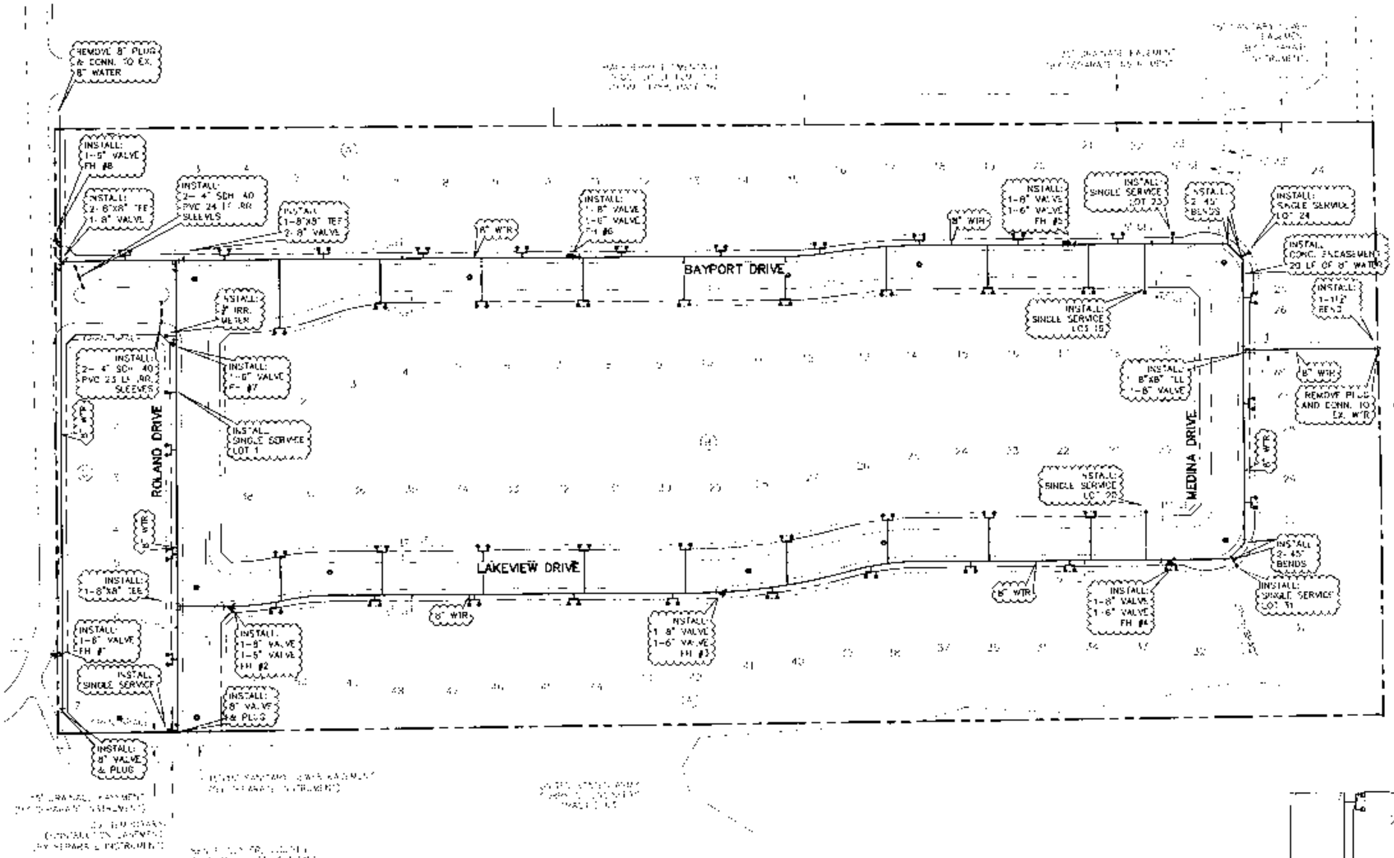
Description	Vendor Name	Invoice Date	Invoice Number	Check Number	Check Date	Gross Invoice Amount	Retainage %	Retainage	Net Invoice Amount	Actual Cost
Sycamore Road Escrow	DR Horton			985628	10/4/2019	$174,436.00			$174,436.00	$174,436.00
Earthwork	Chris Harp Construction	7/31/2016	1	463818	8/5/2016	$133,290.29	10.00%	$13,329.03	$119,961.26	$21,689.69
Moisture Conditioning	Chris Harp Construction	7/31/2016	1	463818	8/5/2016	$31,200.00	10.00%	$3,120.00	$28,080.00	$0.00
Earthwork	Chris Harp Construction	8/31/2016	2	476003	9/2/2016	$274,031.63	10.00%	$27,403.16	$246,628.47	$44,591.86
Moisture Conditioning	Chris Harp Construction	8/31/2016	2	476003	9/2/2016	$81,900.00	10.00%	$8,190.00	$73,710.00	$0.00
Earthwork	Chris Harp Construction	10/31/2016	3	499976	10/28/2016	$25,374.00	10.00%	$2,537.40	$22,836.60	$4,128.99
Moisture Conditioning	Chris Harp Construction	10/31/2016	3	499976	10/28/2016	$11,700.00	10.00%	$1,170.00	$10,530.00	$0.00
Earthwork	Chris Harp Construction	12/31/2016	4	533940	1/13/2017	$7,500.00	10.00%	$750.00	$6,750.00	$1,220.44
Moisture Conditioning	Chris Harp Construction	12/31/2016	4	533940	1/13/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Earthwork	Chris Harp Construction	1/31/2017	6	543790	2/3/2017	$43,074.14	0.00%	($85.95)	$43,160.09	$7,009.25
Moisture Conditioning	Chris Harp Construction	1/31/2017	6	543790	2/3/2017	$12,480.00	0.00%	$0.00	$12,480.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$138,565.00	10.00%	$13,856.50	$124,708.50	$124,708.50
Sewer - Lift Station	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$73,115.20	10.00%	$7,311.52	$65,803.68	$50,076.87
Storm Drain	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Maint Bond - ELS	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$10,473.54	10.00%	$1,047.35	$9,426.18	$9,426.18
Sewer - Maint Bond - LS	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$5,526.46	10.00%	$552.65	$4,973.82	$4,973.82
Sewer - Traffic Control - ELS	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$981.89	10.00%	$98.19	$883.70	$883.70
Sewer - Traffic Control - LS	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$518.11	10.00%	$51.81	$466.30	$466.30
Water - CO 1	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	($653.00)	10.00%	($65.30)	($587.70)	($587.70)
Storm Drain - CO 1	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 2	Bluestar Utilities Inc.	8/25/2016	1	475990	9/2/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$187,674.72	10.00%	$18,767.47	$168,907.25	$168,907.25
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$200,689.50	10.00%	$20,068.95	$180,620.55	$180,620.55
Sewer - Lift Station	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$54,836.40	10.00%	$5,483.64	$49,352.76	$37,557.65
Storm Drain	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$236,600.50	10.00%	$23,660.05	$212,940.45	$212,940.45
Sewer - Misc	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$1,034.00	10.00%	$103.40	$930.60	$930.60
Water - CO 1	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	($963.50)	10.00%	($96.35)	($867.15)	($867.15)
Storm Drain - CO 1	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$82,997.50	10.00%	$8,299.75	$74,697.75	$74,697.75
Storm Drain - CO 2	Bluestar Utilities Inc.	9/25/2016	2	487737	9/30/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Lift Station	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$36,557.60	10.00%	$3,655.76	$32,901.84	$25,038.43
Storm Drain	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$53,683.00	10.00%	$5,368.30	$48,314.70	$48,314.70
Misc	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water - CO 1	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 1	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$5,350.00	10.00%	$535.00	$4,815.00	$4,815.00
Storm Drain - CO 2	Bluestar Utilities Inc.	10/25/2016	3	499958	10/28/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$1,053.00	10.00%	$105.30	$947.70	$947.70
Sewer - Lift Station	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$73,115.20	10.00%	$7,311.52	$65,803.68	$50,076.87
Storm Drain	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$21,284.00	10.00%	$2,128.40	$19,155.60	$19,155.60
Misc	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water - CO 1	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 1	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 2	Bluestar Utilities Inc.	11/25/2016	4	511486	11/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Lift Station	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$73,115.20	10.00%	$7,311.52	$65,803.68	$50,076.87
Storm Drain	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Misc	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water - CO 1	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 1	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$6,688.00	10.00%	$668.80	$6,019.20	$6,019.20
Storm Drain - CO 2	Bluestar Utilities Inc.	12/25/2016	5	524747	12/23/2016	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Lift Station	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$54,836.40	10.00%	$5,483.64	$49,352.76	$37,557.65
Storm Drain	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Misc	Bluestar Utilities Inc.	11/25/2016	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Water - CO 1	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	($603.00)	10.00%	($60.30)	($542.70)	($542.70)
Sewer - CO 1	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 1	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain - CO 2	Bluestar Utilities Inc.	1/25/2017	6	543781	2/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Water	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - Lift Station	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Storm Drain	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Misc	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Water - CO 1	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00
Sewer - CO 1	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$0.00	10.00%	$0.00	$0.00	$0.00

Rivendale Pointe PID
Actual Cost of Authorized Improvements

Description	Vendor Name	Invoice Date	Invoice Number	Check Number	Check Date	Gross Invoice Amount	Retainage %	Retainage	Net Invoice Amount	Actual Cost
Storm Drain - CO 1	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	($2,320.00)	10.00%	($232.00)	($2,088.00)	($2,088.00)
Storm Drain - CO 2	Bluestar Utilities Inc.	2/25/2017	7	556975	3/3/2017	$5,398.00	10.00%	$539.80	$4,858.20	$4,858.20
Water	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$18,767.47	0.00%	$0.00	$18,767.47	$18,767.47
Sewer - Excluding Lift Station	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$35,279.69	0.00%	$0.00	$35,279.69	$35,279.69
Sewer - Lift Station	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$37,162.06	0.00%	$0.00	$37,162.06	$28,280.48
Storm Drain	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$31,156.75	0.00%	$0.00	$31,156.75	$31,156.75
Water - CO 1	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	($60.30)	0.00%	$0.00	($60.30)	($60.30)
Sewer - CO 1	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	($161.65)	0.00%	$0.00	($161.65)	($161.65)
Storm Drain - CO 1	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$9,271.55	0.00%	$0.00	$9,271.55	$9,271.55
Storm Drain - CO 2	Bluestar Utilities Inc.	3/24/2017	8	566321	3/24/2017	$539.80	0.00%	$0.00	$539.80	$539.80
Paving	Gilco Contracting Inc.	9/30/2016	1149-001	493790	10/14/2016	$11,625.60	10.00%	$1,162.56	$10,463.04	$10,463.04
Paving	Gilco Contracting Inc.	10/31/2016	1149-002	506860	11/11/2016	$375,497.20	10.00%	$37,549.72	$337,947.48	$337,947.48
Paving	Gilco Contracting Inc.	1/31/2017	1149-003	547641	2/10/2017	$16,497.00	10.00%	$1,649.70	$14,847.30	$14,847.30
Paving	Gilco Contracting Inc.	2/28/2017	1149-004	566423	3/24/2017	$1,350.00	10.00%	$135.00	$1,215.00	$1,215.00
Paving	Gilco Contracting Inc.	2/28/2017	1149-005F	569465	3/31/2017	$40,496.98	0.00%	$0.00	$40,496.98	$40,496.98
Engineering/Surveying/CM	JBI	8/26/2015	42518	2000009	11/9/2015	$2,200.00	0.00%	$0.00	$2,200.00	$1,800.00
Engineering/Surveying/CM	JBI	9/23/2015	42642	2000009	11/9/2015	$15,000.00	0.00%	$0.00	$15,000.00	$13,400.00
Engineering/Surveying/CM	JBI	10/21/2015	42746	2000013	1/18/2016	$4,764.84	0.00%	$0.00	$4,764.84	$2,764.84
Engineering/Surveying/CM	JBI	11/18/2015	42782	25791	4/8/2016	$8,330.95	0.00%	$0.00	$8,330.95	$8,330.95
Engineering/Surveying/CM	JBI	12/16/2015	43010	25791	4/8/2016	$31,104.00	0.00%	$0.00	$31,104.00	$31,104.00
Engineering/Surveying/CM	JBI	1/27/2016	43061	25791	4/8/2016	$43,337.67	0.00%	$0.00	$43,337.67	$43,337.67
Engineering/Surveying/CM	JBI	2/24/2016	43247	25791	4/8/2016	$22,921.12	0.00%	$0.00	$22,921.12	$22,800.00
Engineering/Surveying/CM	JBI	3/23/2016	43375	25791	4/8/2016	$9,294.00	0.00%	$0.00	$9,294.00	$9,120.00
Engineering/Surveying/CM	JBI	4/27/2016	43553		5/17/2016	$11,742.52	0.00%	$0.00	$11,742.52	$11,480.00
Engineering/Surveying/CM	JBI	5/25/2016	43644	424788	6/1/2016	$30,731.38	0.00%	$0.00	$30,731.38	$30,400.00
Engineering/Surveying/CM	JBI	6/22/2016	43808	447023	7/1/2016	$9,741.01	0.00%	$0.00	$9,741.01	$9,470.00
Engineering/Surveying/CM	JBI	7/20/2016	43911	464103	8/8/2016	$12,688.16	0.00%	$0.00	$12,688.16	$14,700.00
Engineering/Surveying/CM	JBI	8/24/2016	44077	473999	8/31/2016	$19,958.44	0.00%	$0.00	$19,958.44	$17,430.00
Engineering/Surveying/CM	JBI	9/21/2016	44225	487915	10/5/2016	$5,209.90	0.00%	$0.00	$5,209.90	$4,739.90
Engineering/Surveying/CM	JBI	10/26/2016	44379	503152	11/7/2016	$14,345.00	0.00%	$0.00	$14,345.00	$11,845.00
Engineering/Surveying/CM	JBI	11/21/2016	44450	514824	12/6/2016	$2,120.00	0.00%	$0.00	$2,120.00	$1,620.00
Engineering/Surveying/CM	JBI	12/20/2016	44632	53035	1/9/2017	$3,332.87	0.00%	$0.00	$3,332.87	$3,265.00
Engineering/Surveying/CM	JBI	1/24/2017	44739	543924	2/8/2017	$25,246.00	0.00%	$0.00	$25,246.00	$23,246.00
Engineering/Surveying/CM	JBI	2/20/2017	44851	557125	3/6/2017	$4,510.65	0.00%	$0.00	$4,510.65	$1,976.03
Engineering/Surveying/CM	JBI	3/24/2017	44951	569499	4/4/2017	$5,320.10	0.00%	$0.00	$5,320.10	$2,764.00
Engineering/Surveying/CM	JBI	4/24/2017	45093	584811	5/8/2017	$4,248.05	0.00%	$0.00	$4,248.05	$3,410.00
Engineering/Surveying/CM	JBI	5/22/2017	45188	600533	6/12/2017	$921.14	0.00%	$0.00	$921.14	$720.00
Engineering/Surveying/CM	JBI	6/26/2017	45358	614977	7/17/2017	$360.00	0.00%	$0.00	$360.00	$360.00
Engineering/Surveying/CM	JBI	7/24/2017	45513	621135	7/31/2017	$180.00	0.00%	$0.00	$180.00	$180.00
Engineering/Surveying/CM	JBI	9/18/2017	45718	644130	9/26/2017	$730.00	0.00%	$0.00	$730.00	$730.00
Retaining Walls	C&W Stoneworks, LLC	12/9/2016	RVP-1	524751	12/23/2016	$55,025.00	0.00%	$0.00	$55,025.00	$55,025.00
PID Creation	Gay, McCall, Issacks & Roberts, P.C.	9/1/2016	09012016-L59	478987	9/9/2016	$2,850.00	0.00%	$0.00	$2,850.00	$2,805.00
PID Creation	Gay, McCall, Issacks & Roberts, P.C.	3/1/2016	030116-L51	413614	4/8/2016	$4,742.50	0.00%	$0.00	$4,742.50	$4,742.50
PID Creation	Gay, McCall, Issacks & Roberts, P.C.	3/31/2016	030116-L50	413613	4/8/2016	$3,112.50	0.00%	$0.00	$3,112.50	$3,112.50
PID Creation	Miklos Law	8/10/2016	631	479178	9/9/2016	$35,000.00	0.00%	$0.00	$35,000.00	$35,000.00
PID Creation	Miklos Law	3/8/2015	490	25793	3/31/2016	$10,000.00	0.00%	$0.00	$10,000.00	$10,000.00
PID Creation	Miklos Law	3/15/2016	491	25793	3/31/2016	$10,000.00	0.00%	$0.00	$10,000.00	$10,000.00
										$2,281,762.50

EXHIBIT C

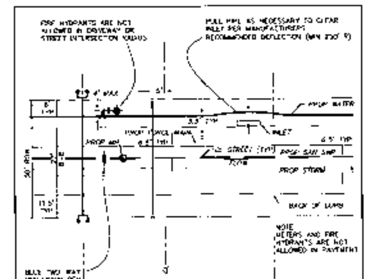
DEPICTION OF AUTHORIZED IMPROVEMENTS



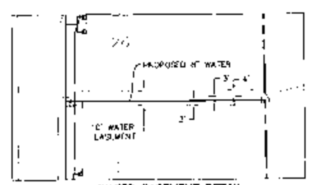
LEGEND

	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

SERVICE SCHEDULE



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



WATER EASEMENT DETAIL
(N.T.S.)

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'.

GRAPHIC SCALE 1"=60
60 0 60 120

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
2	REVISED SOUTH WATER CONNECTION AND SERVICE FOR THE LIFT STATION	SAV	4/7/16
1	REVISIONS PER CITY COMMENTS	ABM	3/2/16

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

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.

JBI PARTNERS

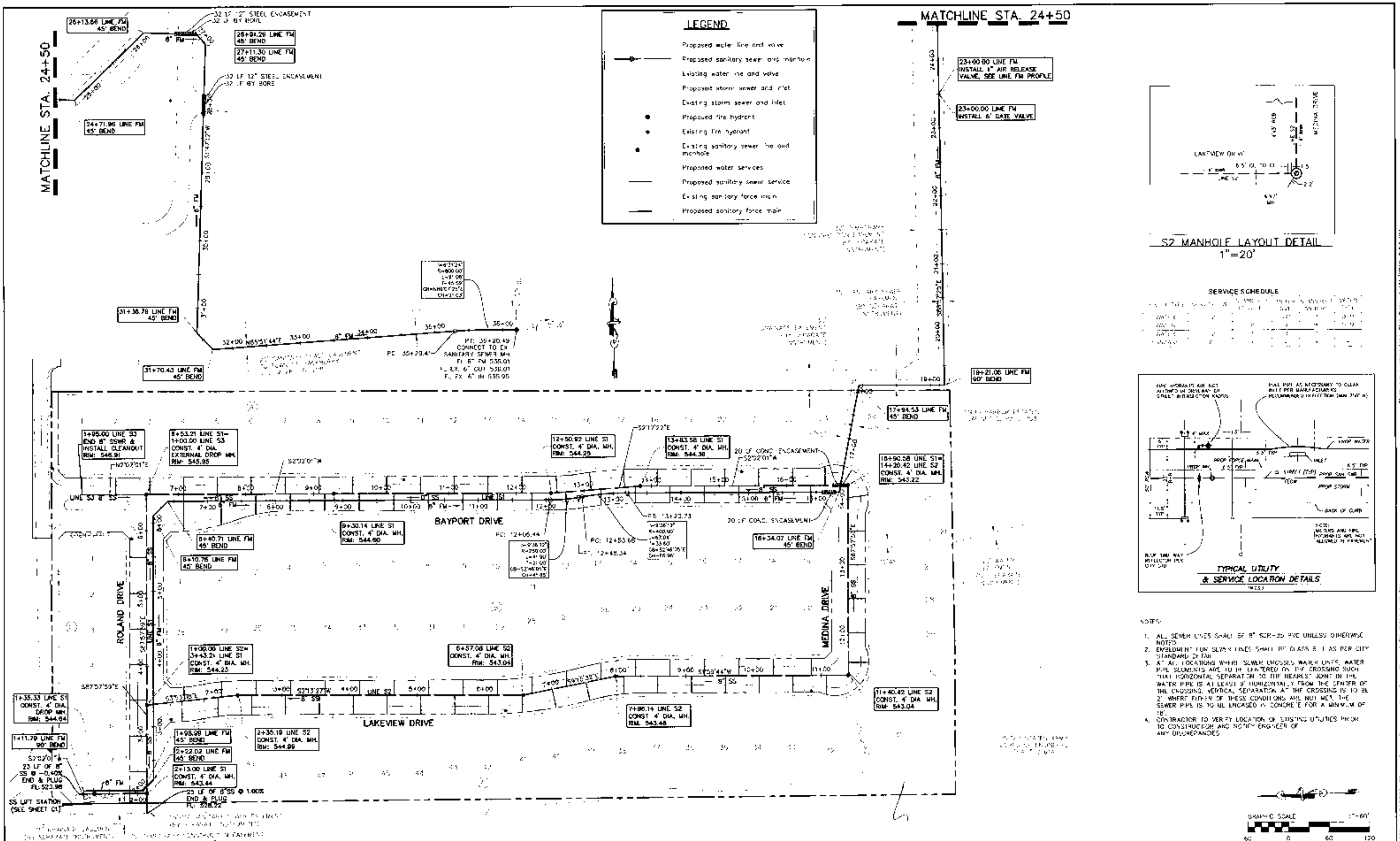
WATER PLAN

RIVENDALE POINTE

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. CAD002

SHEET NO. 14



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.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				1	REVISED SANITARY SEWER AND FORCE MAIN BY LIFT STATION	SAV	4/7/16

DESIGNED BY: LG
DRAWN BY: ABW
CHECKED BY: JWK

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

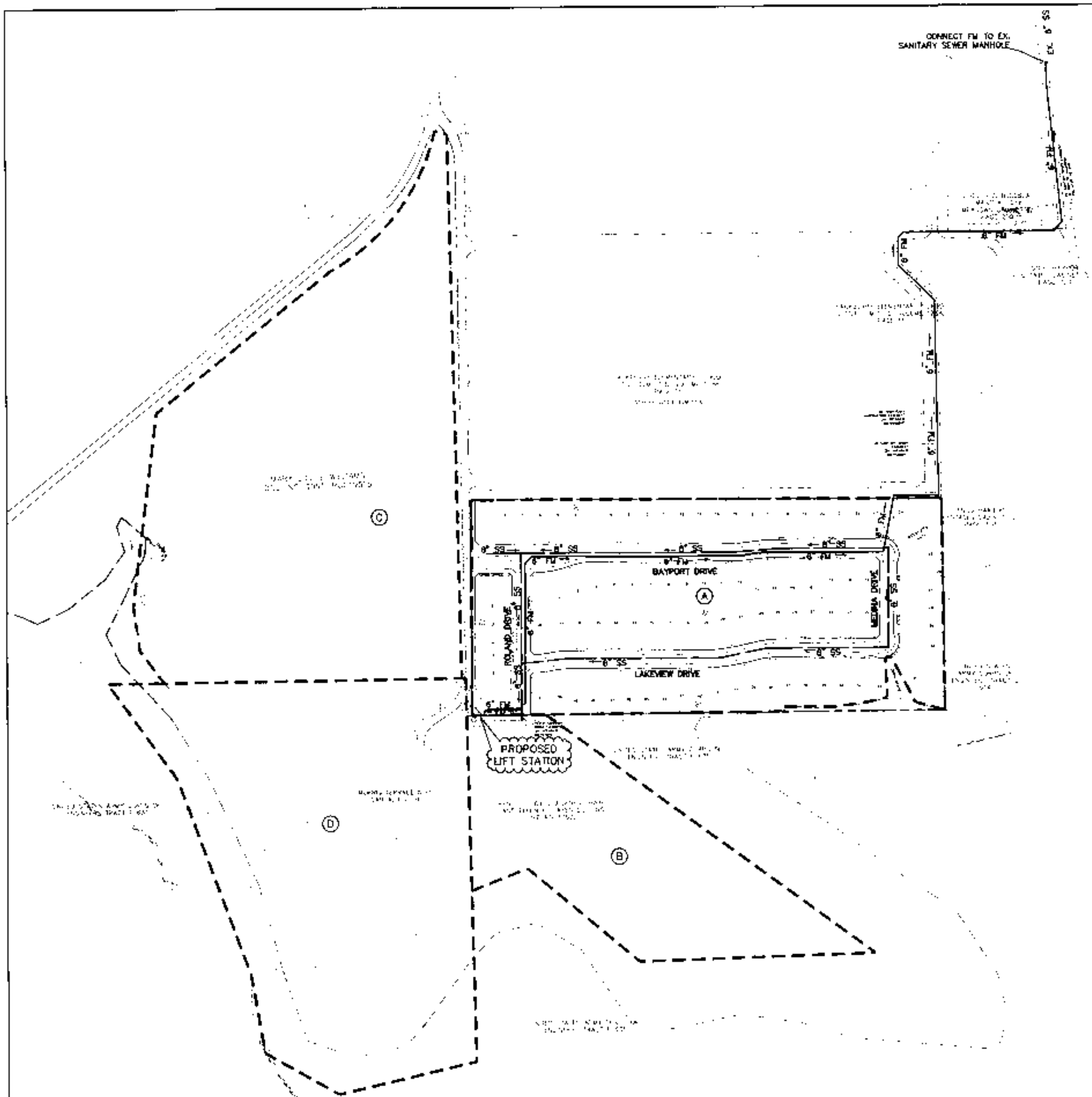
SANITARY SEWER PLAN

RIVENDALE POINTE

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. CAD002

SHEET NO. 15



SANITARY SEWER FLOW CALCULATIONS

Area No	Land Use Assumption	SF Service Area (Acre)	No. of Units	Persons Per Unit	Units Per Acre	Population	Unit Flowrate (gal/person/day)	Qs Average Daily Flow (mgd)	PF Peak Factor	Qp=Qs*PF Peak Flowrate (mgd)	I Infiltration Proposed Systems (gpad)	Qi=I*Acres Proposed Infiltration Total (mgd)	$Q_T=Q_p+Q_i$ (mgd)
A	[illegible]	[illegible]	[illegible]	2.5		[illegible]	100	[illegible]	4	[illegible]	[illegible]	[illegible]	[illegible]
B	Single Family	[illegible]		2.5	[illegible]	[illegible]	100	[illegible]	4	[illegible]	[illegible]	[illegible]	[illegible]
C	[illegible]	[illegible]		2.5	[illegible]	[illegible]	100	[illegible]	4	[illegible]	[illegible]	[illegible]	[illegible]
D	[illegible]	[illegible]	90	2.5		[illegible]	100	[illegible]	4	[illegible]	[illegible]	[illegible]	[illegible]
TOTAL						1087.4		0.1087		0.4350		0.0513	[illegible]

LEGEND

- (A) SANITARY SEWER SERVICE AREA IDENTIFICATION
- SANITARY SEWER SERVICE AREA BOUNDARY
- PROPOSED SANITARY SEWER MAIN
- PROPOSED FORCE MAIN

GRAPHIC SCALE 1" = 100'
100 0 100 200

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE	NO.	REVISIONS DURING PLAN REVIEW	BY	DATE
				1	REVISIONS PER CITY COMMENTS	CSF	3/1/16

DESIGNED BY: SAV
DRAWN BY: SAV
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.
5-25-16

JBI PARTNERS

SANITARY SEWER SERVICE AREA MAP

RIVENDALE POINTE

City of Hackberry ETJ, Denton County, Texas

PROJECT NO. CAD002

SHEET NO. 20

EXHIBIT D

FORM OF PID DISCLOSURE NOTICE

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

CITY OF HACKBERRY **RIVENDALE POINTE PUBLIC IMPROVEMENT DISTRICT** **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 Pointe Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 POINTE PUBLIC IMPROVEMENT DISTRICT ESTIMATED ANNUAL INSTALLMENT SCHEDULE*						
			ADMINISTRATIVE EXPENSES			
TAX YEAR	PRINCIPAL	INTEREST	MAINTENANCE OF AUTHORIZED IMPROVEMENTS	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR-END PRINCIPAL BALANCE
2026	$593.64	$1,080.17	$50.00	$220.96	$1,944.78	$20,753.67
2027	$623.68	$1,050.14	$50.00	$231.20	$1,955.01	$20,129.99
2028	$655.23	$1,018.58	$50.00	$230.19	$1,954.00	$19,474.76
2029	$688.39	$985.42	$50.00	$229.00	$1,952.81	$18,786.37
2030	$723.22	$950.59	$50.00	$227.63	$1,951.44	$18,063.15
2031	$759.82	$914.00	$50.00	$225.97	$1,949.78	$17,303.34
2032	$798.26	$875.55	$50.00	$224.09	$1,947.90	$16,505.08
2033	$838.65	$835.16	$50.00	$221.98	$1,945.79	$15,666.42
2034	$881.09	$792.72	$50.00	$219.53	$1,943.34	$14,785.33
2035	$925.67	$748.14	$50.00	$216.82	$1,940.63	$13,859.66
2036	$972.51	$701.30	$50.00	$213.85	$1,937.66	$12,887.15
2037	$1,021.72	$652.09	$50.00	$210.49	$1,934.30	$11,865.43
2038	$1,073.42	$600.39	$50.00	$206.83	$1,930.64	$10,792.01
2039	$1,127.74	$546.08	$50.00	$202.74	$1,926.55	$9,664.27
2040	$1,184.80	$489.01	$50.00	$208.72	$1,932.53	$8,479.47
2041	$1,244.75	$429.06	$50.00	$192.81	$1,916.62	$7,234.72
2042	$1,307.73	$366.08	$50.00	$197.93	$1,921.74	$5,926.99
2043	$1,373.91	$299.91	$50.00	$191.53	$1,915.34	$4,553.08
2044	$1,443.42	$230.39	$50.00	$184.59	$1,908.40	$3,109.66
2045	$1,516.46	$157.35	$50.00	$177.15	$1,900.96	$1,593.20
2046	$1,593.20	$80.62	$50.00	$175.59	$1,899.40	$0.00
TOTAL	**$21,347.31**	**$13,802.75**	**$1,050.00**	**$4,409.60**	**$40,609.62**	
*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 Pointe Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

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

The exact amount of the assessment may be obtained from the City 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 POINTE PUBLIC IMPROVEMENT DISTRICT ESTIMATED ANNUAL INSTALLMENT SCHEDULE*						
			ADMINISTRATIVE EXPENSES			
TAX YEAR	PRINCIPAL	INTEREST	MAINTENANCE OF AUTHORIZED IMPROVEMENTS	ADMINISTRATIVE EXPENSES	ANNUAL INSTALLMENT	YEAR-END PRINCIPAL BALANCE
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2027	$623.68	$1,050.14	$50.00	$231.20	$1,955.01	$20,129.99
2028	$655.23	$1,018.58	$50.00	$230.19	$1,954.00	$19,474.76
2029	$688.39	$985.42	$50.00	$229.00	$1,952.81	$18,786.37
2030	$723.22	$950.59	$50.00	$227.63	$1,951.44	$18,063.15
2031	$759.82	$914.00	$50.00	$225.97	$1,949.78	$17,303.34
2032	$798.26	$875.55	$50.00	$224.09	$1,947.90	$16,505.08
2033	$838.65	$835.16	$50.00	$221.98	$1,945.79	$15,666.42
2034	$881.09	$792.72	$50.00	$219.53	$1,943.34	$14,785.33
2035	$925.67	$748.14	$50.00	$216.82	$1,940.63	$13,859.66
2036	$972.51	$701.30	$50.00	$213.85	$1,937.66	$12,887.15
2037	$1,021.72	$652.09	$50.00	$210.49	$1,934.30	$11,865.43
2038	$1,073.42	$600.39	$50.00	$206.83	$1,930.64	$10,792.01
2039	$1,127.74	$546.08	$50.00	$202.74	$1,926.55	$9,664.27
2040	$1,184.80	$489.01	$50.00	$208.72	$1,932.53	$8,479.47
2041	$1,244.75	$429.06	$50.00	$192.81	$1,916.62	$7,234.72
2042	$1,307.73	$366.08	$50.00	$197.93	$1,921.74	$5,926.99
2043	$1,373.91	$299.91	$50.00	$191.53	$1,915.34	$4,553.08
2044	$1,443.42	$230.39	$50.00	$184.59	$1,908.40	$3,109.66
2045	$1,516.46	$157.35	$50.00	$177.15	$1,900.96	$1,593.20
2046	$1,593.20	$80.62	$50.00	$175.59	$1,899.40	$0.00
TOTAL	**$21,347.31**	**$13,802.75**	**$1,050.00**	**$4,409.60**	**$40,609.62**	
*Subject to change						