

**CITY OF HASLET**

**ORDINANCE NO. 018-2020**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS APPROVING THE ANNUAL SERVICE PLAN UPDATE TO THE SERVICE AND ASSESSMENT PLAN, INCLUDING THE ASSESSMENT ROLL, FOR HASLET PUBLIC IMPROVEMENT DISTRICT NO. 3 IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; AND PROVIDING AN EFFECTIVE DATE.**

**RECITALS**

**WHEREAS**, on June 6, 2016, after notice and a public hearing in the manner required by law, the City Council (the "City Council") of the City of Haslet, Texas (the "City") passed and approved Resolution No. 006-2016 authorizing the creation of Haslet Public Improvement District No. 3 (the "PID No. 3") for the North Glen project; and

**WHEREAS**, on September 19, 2016, after notice and a public hearing in the manner required by law, the City Council passed Ordinance No.023-2016 approving the "City of Haslet Public Improvement District No. 3 Service and Assessment Plan," including the Assessment Roll attached to the Service and Assessment Plan as **Appendix C** (the "Assessment Roll"), dated September 19, 2016 (the "Service and Assessment Plan") and levied the Assessments on property within PID No. 3 in accordance with the Assessment Roll for the purposes of financing the public improvements (the "Authorized Improvements") undertaken for the benefit of such property; and

**WHEREAS**, Chapter 372, Texas Local Government Code (as amended, the "PID Act") requires the Service and Assessment Plan to be reviewed and updated annually for the purposes of determining the annual budget for the Authorized Improvements; and

**WHEREAS**, the City Council has received the "City of Haslet Public Improvement District No. 3 (North Glen) 2020 Annual Service Plan Update" (the "Annual Service Plan Update") which includes the updated Assessment Roll and now desires to proceed with the adoption of this Ordinance which approves and adopts the Annual Service Plan Update and updated Assessment Roll for PID No. 3 as required by the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS:**

**Section 1. Terms.** Terms not otherwise defined herein are defined in the Service and Assessment Plan.

**Section 2. Findings.** That the recitals and findings in the Recitals of this Ordinance are hereby found and determined to be true and correct and constitute the legislative findings and determinations of the City Council.



**Section 3. Assessment Plan.** The Annual Service Plan Update, including the updated Assessment Roll contained therein, in the form attached as **Exhibit A** is hereby approved and the same is incorporated as part of this Ordinance as if fully set forth in the body of this Ordinance.

**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 governing body of the City in adopting this Ordinance 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. Effective Date.** This Ordinance shall take effect immediately from and after its passage in accordance with applicable law.

**DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF HASLET, TEXAS, THE 15<sup>th</sup> DAY OF JUNE, 2020.**

CITY OF HASLET

Bob Golden

BOB GOLDEN, MAYOR

ATTEST:

Dianna Buchanan

DIANNA BUCHANAN, CITY SECRETARY

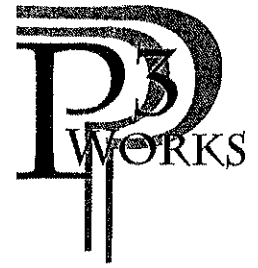


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**Exhibit A**  
**Annual Service Plan Update**

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CITY OF HASLET PUBLIC IMPROVEMENT DISTRICT  
NO. 3 (NORTHGLEN)  
2020 ANNUAL SERVICE PLAN UPDATE

June 15, 2020

## INTRODUCTION

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the original Service and Assessment Plan or the Reimbursement Agreement, as applicable.

PID No. 3 was created pursuant to the PID Act, by Resolution No. 006-2016 of the City Council on June 6, 2016 to finance certain public improvement projects for the benefit of the property in PID No. 3. On September 19, 2016, the City Council adopted and approved the Service and Assessment Plan for PID No. 3 by Ordinance No. 023-2016 to finance the Authorized Improvements for the benefit of the property in PID No. 3.

On September 18, 2017, the City Council approved the 2017 Annual Service Plan Update for PID No. 3 by adopting Ordinance No. 022-2017, which updated the Assessment Roll for 2017.

On August 6, 2018, the City Council approved the 2018 Annual Service Plan Update for PID No. 3 by adopting Ordinance No. 013-2018, which updated the Assessment Roll for 2018.

On August 5, 2019, the City Council approved the 2019 Annual Service Plan Update for PID No. 3 by adopting Ordinance No. 018-2019, which updated the Assessment Roll for 2019.

The Service and Assessment Plan identified the Authorized Improvements to be constructed, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in PID No. 3 for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2020.

The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan. This 2020 Annual Service Plan Update also updates the Assessment Roll for 2020.



## **TRIGGER DATE**

PID No. 3 is being developed in four phases. The Phase One final subdivision plat and letter of acceptance from the City Public Work Department accepting the Authorized Improvements within Phase One triggered collection of Assessment to begin on Phase One pursuant to the Trigger Date. Phase Two – Phase Four has not reached the Trigger Date, and therefore has not triggered collection of Assessments to begin on Parcels within Phase Two – Phase Four. Parcels within Phase Two – Phase Four will each pay for their pro rata share of the annual Administrative Expense for the entirety of PID No. 3.

If, before January 1 of the then current year, Authorized Improvements have been accepted by the City as evidenced by a letter stating the same issued by the City Public Works Department, or their designee, and the final plat that includes those Authorized Improvements has been recorded in the real property records of the County, then Assessments will be due January 31 of the following year. If, on or after January 1 of the then current year, Authorized Improvements have been accepted by the City as evidenced by a letter stating the same issued by the City Public Works Department or their designee, and the final plat that includes those Authorized Improvements has been recorded in the real property records of the County, then the Assessments will be due on the second January 31<sup>st</sup> after the final plat is filed and Authorized Improvements are accepted.

## **PARCEL SUBDIVISION**

### Phase One

The final subdivision plat for Phase One was approved by the City on October 17, 2016 and was recorded on August 23, 2018. Phase One consists of 85 residential Parcels and 2 Parcels of Non-Benefited Property.

### Phase Two – Phase Four

Phase Two – Phase Four has no filed and recorded plats.

## **PARCEL AND HOME SALES**

### Phase One

Per the Developer, 52 Lots have been sold to date, 28 Lots are currently under contract, and 5 Lots have been held back for future model locations. Our Country Homes has 1 model home, 3 homes in spec, 9 homes sold, and 11 homes closed to end-users. Southgate Homes has 3 unsold homes and 10 homes sold to end-users.

See **Exhibit B** for the Phase One homebuyer disclosure.

Phase Two – Phase Four

No Parcels or homes have been placed under contract or closed on in Phase Two – Phase Four.

**OUTSTANDING ASSESSMENT**

Phase One

Phase One has an outstanding Assessment of \$2,979,331.60.

Phase Two – Phase Four

Phase Two – Phase Four has an outstanding Assessment of \$7,348,500.00.

**ANNUAL INSTALLMENT DUE 1/31/2021**

Phase One

- **Principal and Interest** - Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the outstanding Assessment at a rate of 6.00% per annum for the first five years after the Trigger Date and 5.00% per annum thereafter, simple interest. Interest shall begin to accrue the January 1<sup>st</sup> after the Trigger Date has been met. The total principal and interest required for the Annual Installment for Phase One is \$219,218.40.
- **Administration Expenses** - The cost of administering PID No. 3 and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for Phase One is \$6,346.47.

Due January 31, 2021	
Phase One	
Principal	\$ 40,458.30
Interest	178,760.10
Administrative Expenses	6,346.47
<b>Total</b>	<b>\$ 225,564.87</b>

Phase Two – Phase Four

- **Principal and Interest** - Pursuant to the PID Reimbursement Agreement, the Annual Installment shall include interest on the unpaid principal amount of the outstanding Assessment at a rate of 6.00% per annum for the first five years after the Trigger Date and 5.00% per annum thereafter, simple interest. Interest shall begin to accrue the January

1<sup>st</sup> after the Trigger Date has been met. The total principal and interest required for the Annual Installment for Phase Two – Phase Four is \$0.00.

- **Administration Expenses** - The cost of administering PID No. 3 and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Administrative Expenses budgeted for the Annual Installment for Phase Two – Phase Four is \$15,653.53

Due January 31, 2021	
Phase Two-Four	
Principal	\$ -
Interest	-
Administrative Expenses	15,653.53
<b>Total</b>	<b>\$ 15,653.53</b>

The Annual Installments for Lots in Phase One and Phase Two – Phase Four are attached hereto as **Exhibit C-1** and **Exhibit C-2**, respectively.

### PREPAYMENT OF ASSESSMENTS IN FULL

No full prepayments have occurred within PID No. 3. See **Exhibit D** for the template of the Notice of Termination of Assessment.

### PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within PID No. 3.

### BUDGET FOR CONSTRUCTION OF THE PID AUTHORIZED IMPROVEMENTS

The Authorized Improvements consist of sanitary sewer, water, storm drainage, roadway, soft costs, and PID creation costs. Per the Developer, the estimated cost of the Authorized Improvements remains unchanged at \$12,026,000.00, as shown in the table below.

Authorized Improvements	\$ Spent <sup>1</sup>	% Complete	Budget <sup>2</sup>
Sanitary Sewer	\$ 775,554	66.1%	\$ 1,173,000
Water	332,319	28.2%	1,180,000
Storm Drainage	862,488	23.7%	3,641,000
Roadway	970,887	18.8%	5,153,000
Soft Costs	350,121	43.5%	804,000
PID Creation Costs	49,397	65.9%	75,000
<b>Total</b>	<b>\$ 3,340,766</b>		<b>\$ 12,026,000</b>

**Notes:**

- 1) Estimated by Developer and provided for this Annual Service Plan Update.
- 2) The budget for the Authorized Improvements will be adjusted in future Annual Service Plan Updates as the Authorized Improvements are constructed and the Actual Costs of the Authorized Improvements can be determined.

## SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years.

Phase One					
Annual Installments Due	1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal	\$ 40,458.30	\$ 42,885.90	\$ 45,458.85	\$ 48,186.50	\$ 58,716.30
Interest	178,760.10	176,332.50	173,759.55	171,031.90	140,117.40
(1)	\$ 219,218.40	\$ 219,218.40	\$ 219,218.40	\$ 219,218.40	\$ 198,833.70
Administrative Expenses	(2) \$ 6,346.47	\$ 6,284.91	\$ 4,240.31	\$ 4,192.35	\$ 4,141.05
<b>Total Annual Installment</b>	<b>(3) = (1) + (2)</b> \$ 225,564.87	\$ 225,503.31	\$ 223,458.71	\$ 223,410.75	\$ 202,974.75

Phase Two - Phase Four					
Annual Installments Due	1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-	-
(1)	\$ -	\$ -	\$ -	\$ -	\$ -
Administrative Expenses	(2) \$ 15,653.53	\$ 15,715.09	\$ 10,759.69	\$ 10,807.65	\$ 10,858.95
<b>Total Annual Installment</b>	<b>(3) = (1) + (2)</b> \$ 15,653.53	\$ 15,715.09	\$ 10,759.69	\$ 10,807.65	\$ 10,858.95

Total PID No. 3					
Annual Installments Due	1/31/2021	1/31/2022	1/31/2023	1/31/2024	1/31/2025
Principal	\$ 40,458.30	\$ 42,885.90	\$ 45,458.85	\$ 48,186.50	\$ 58,716.30
Interest	178,760.10	176,332.50	173,759.55	171,031.90	140,117.40
(1)	\$ 219,218.40	\$ 219,218.40	\$ 219,218.40	\$ 219,218.40	\$ 198,833.70
Administrative Expenses	(2) \$ 22,000.00	\$ 22,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
<b>Total Annual Installment</b>	<b>(3) = (1) + (2)</b> \$ 241,218.40	\$ 241,218.40	\$ 234,218.40	\$ 234,218.40	\$ 213,833.70

## EMINENT DOMAIN PREPAYMENT

If any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property), (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner will remain liable to pay in Annual

Installments, or payable as otherwise provided by this Service and Assessment Plan, as updated, or the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Annual Installments applicable to the Remaining Property after any required Prepayment as set forth below.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment.

Notwithstanding the previous paragraphs in this subsection, if the owner notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Annual Installments on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

## **ASSESSMENT ROLL**

The list of current Parcels within PID No. 3, the corresponding total Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The Parcel shown on the Assessment Roll will receive the bill for the 2020 Annual Installment which will be delinquent if not paid by January 31, 2021.

**EXHIBIT A – ASSESSMENT ROLL**

Property ID	Phase	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/21
04104366	2-4	N/A	\$ 206,153.14	\$ 439.14
04104374	2-4	N/A	\$ 4,844,578.83	\$ 10,319.76
04120760	2-4	N/A	\$ 187,217.72	\$ 398.80
04120779	2-4	N/A	\$ 2,110,550.31	\$ 4,495.82
42411457	1	Residential	\$ 35,050.96	\$ 2,653.70
42411465	1	Residential	\$ 35,050.96	\$ 2,653.70
42411473	1	Residential	\$ 35,050.96	\$ 2,653.70
42411481	1	Residential	\$ 35,050.96	\$ 2,653.70
42411490	1	Residential	\$ 35,050.96	\$ 2,653.70
42411503	1	Residential	\$ 35,050.96	\$ 2,653.70
42411511	1	Residential	\$ 35,050.96	\$ 2,653.70
42411520	1	Residential	\$ 35,050.96	\$ 2,653.70
42411538	1	Residential	\$ 35,050.96	\$ 2,653.70
42411546	1	Residential	\$ 35,050.96	\$ 2,653.70
42411554	1	Residential	\$ 35,050.96	\$ 2,653.70
42411562	1	Residential	\$ 35,050.96	\$ 2,653.70
42411571	1	Residential	\$ 35,050.96	\$ 2,653.70
42411589	1	Residential	\$ 35,050.96	\$ 2,653.70
42411597	1	Residential	\$ 35,050.96	\$ 2,653.70
42411601	1	Residential	\$ 35,050.96	\$ 2,653.70
42411619	1	Residential	\$ 35,050.96	\$ 2,653.70
42411627	1	Residential	\$ 35,050.96	\$ 2,653.70
42411635	1	Non-Benefited	\$ -	\$ -
42411643	1	Residential	\$ 35,050.96	\$ 2,653.70
42411651	1	Residential	\$ 35,050.96	\$ 2,653.70
42411660	1	Residential	\$ 35,050.96	\$ 2,653.70
42411678	1	Residential	\$ 35,050.96	\$ 2,653.70
42411686	1	Residential	\$ 35,050.96	\$ 2,653.70
42411694	1	Residential	\$ 35,050.96	\$ 2,653.70
42411708	1	Residential	\$ 35,050.96	\$ 2,653.70

Property ID	Phase	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/21
42411716	1	Residential	\$ 35,050.96	\$ 2,653.70
42411724	1	Residential	\$ 35,050.96	\$ 2,653.70
42411732	1	Residential	\$ 35,050.96	\$ 2,653.70
42411741	1	Residential	\$ 35,050.96	\$ 2,653.70
42411759	1	Residential	\$ 35,050.96	\$ 2,653.70
42411767	1	Residential	\$ 35,050.96	\$ 2,653.70
42411775	1	Residential	\$ 35,050.96	\$ 2,653.70
42411783	1	Non-Benefited	\$ -	\$ -
42411791	1	Residential	\$ 35,050.96	\$ 2,653.70
42411805	1	Residential	\$ 35,050.96	\$ 2,653.70
42411813	1	Residential	\$ 35,050.96	\$ 2,653.70
42411821	1	Residential	\$ 35,050.96	\$ 2,653.70
42411830	1	Residential	\$ 35,050.96	\$ 2,653.70
42411848	1	Residential	\$ 35,050.96	\$ 2,653.70
42411856	1	Residential	\$ 35,050.96	\$ 2,653.70
42411864	1	Residential	\$ 35,050.96	\$ 2,653.70
42411872	1	Residential	\$ 35,050.96	\$ 2,653.70
42411881	1	Residential	\$ 35,050.96	\$ 2,653.70
42411899	1	Residential	\$ 35,050.96	\$ 2,653.70
42411902	1	Residential	\$ 35,050.96	\$ 2,653.70
42411911	1	Residential	\$ 35,050.96	\$ 2,653.70
42411929	1	Residential	\$ 35,050.96	\$ 2,653.70
42411937	1	Residential	\$ 35,050.96	\$ 2,653.70
42411945	1	Residential	\$ 35,050.96	\$ 2,653.70
42411953	1	Residential	\$ 35,050.96	\$ 2,653.70
42411961	1	Residential	\$ 35,050.96	\$ 2,653.70
42411970	1	Residential	\$ 35,050.96	\$ 2,653.70
42411988	1	Residential	\$ 35,050.96	\$ 2,653.70
42411996	1	Residential	\$ 35,050.96	\$ 2,653.70
42412003	1	Residential	\$ 35,050.96	\$ 2,653.70

Property ID	Phase	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/21
42412011	1	Residential	\$ 35,050.96	\$ 2,653.70
42412020	1	Residential	\$ 35,050.96	\$ 2,653.70
42412038	1	Residential	\$ 35,050.96	\$ 2,653.70
42412046	1	Residential	\$ 35,050.96	\$ 2,653.70
42412054	1	Residential	\$ 35,050.96	\$ 2,653.70
42412062	1	Residential	\$ 35,050.96	\$ 2,653.70
42412071	1	Residential	\$ 35,050.96	\$ 2,653.70
42412089	1	Residential	\$ 35,050.96	\$ 2,653.70
42412097	1	Residential	\$ 35,050.96	\$ 2,653.70
42412101	1	Residential	\$ 35,050.96	\$ 2,653.70
42412119	1	Residential	\$ 35,050.96	\$ 2,653.70
42412127	1	Residential	\$ 35,050.96	\$ 2,653.70
42412135	1	Residential	\$ 35,050.96	\$ 2,653.70
42412143	1	Residential	\$ 35,050.96	\$ 2,653.70
42412151	1	Residential	\$ 35,050.96	\$ 2,653.70
42412160	1	Residential	\$ 35,050.96	\$ 2,653.70
42412178	1	Residential	\$ 35,050.96	\$ 2,653.70
42412186	1	Residential	\$ 35,050.96	\$ 2,653.70
42412194	1	Residential	\$ 35,050.96	\$ 2,653.70
42412208	1	Residential	\$ 35,050.96	\$ 2,653.70
42412216	1	Residential	\$ 35,050.96	\$ 2,653.70
42412224	1	Residential	\$ 35,050.96	\$ 2,653.70
42412232	1	Residential	\$ 35,050.96	\$ 2,653.70
42412241	1	Residential	\$ 35,050.96	\$ 2,653.70
42412259	1	Residential	\$ 35,050.96	\$ 2,653.70
42412267	1	Residential	\$ 35,050.96	\$ 2,653.70
42412275	1	Residential	\$ 35,050.96	\$ 2,653.70
42412283	1	Residential	\$ 35,050.96	\$ 2,653.70
42412291	1	Residential	\$ 35,050.96	\$ 2,653.70
42412305	1	Residential	\$ 35,050.96	\$ 2,653.70
42412313	1	Residential	\$ 35,050.96	\$ 2,653.70
<b>Total</b>			<b>\$ 10,327,831.60</b>	<b>\$ 241,218.40</b>

**Note:**

1) For unplatted Property, the outstanding Assessment is allocated by gross acreage. As Parcels are platted, each residential Lot is allocated an Assessment of \$35,500.



**EXHIBIT B – HOMEBUYER DISCLOSURE: PHASE ONE**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF HASLET, TEXAS**

**CONCERNING THE PROPERTY AT:**

\_\_\_\_\_  
**STREET ADDRESS**

**PRINCIPAL ASSESSMENT: \$35,050.96**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay Assessments to the City of Haslet, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within the "**Haslet Public Improvement District No. 3**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$35,050.96 WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.**

An estimate of the Annual Installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the Annual Installments, including the Annual Installments thereof, will be approved each year by the City Council 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 Secretary of the City of Haslet.

Your failure to pay any Assessment, or any Annual Installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**PURCHASER:**

By: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF TEXAS §

§

COUNTY OF TARRANT §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

STATE OF TEXAS §

§

COUNTY OF TARRANT §

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public, State of Texas

**PHASE ONE – PROJECTED ANNUAL INSTALLMENTS PER LOT**

<b>Annual Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>Annual Installment</b>
2021	\$ 475.98	\$ 2,103.06	\$ 74.66	\$ 2,653.70
2022	\$ 504.54	\$ 2,074.50	\$ 73.94	\$ 2,652.98
2023	\$ 534.81	\$ 2,044.23	\$ 49.89	\$ 2,628.93
2024	\$ 566.90	\$ 2,012.14	\$ 49.32	\$ 2,628.36
2025	\$ 690.78	\$ 1,648.44	\$ 48.72	\$ 2,387.94
2026	\$ 725.31	\$ 1,613.90	\$ 48.42	\$ 2,387.63
2027	\$ 761.58	\$ 1,577.63	\$ 48.10	\$ 2,387.31
2028	\$ 799.66	\$ 1,539.55	\$ 47.76	\$ 2,386.97
2029	\$ 839.64	\$ 1,499.57	\$ 47.40	\$ 2,386.61
2030	\$ 881.62	\$ 1,457.59	\$ 47.01	\$ 2,386.22
2031	\$ 925.71	\$ 1,413.51	\$ 46.68	\$ 2,385.90
2032	\$ 971.99	\$ 1,367.22	\$ 46.32	\$ 2,385.53
2033	\$ 1,020.59	\$ 1,318.62	\$ 45.92	\$ 2,385.13
2034	\$ 1,071.62	\$ 1,267.59	\$ 45.47	\$ 2,384.68
2035	\$ 1,125.20	\$ 1,214.01	\$ 44.97	\$ 2,384.18
2036	\$ 1,181.46	\$ 1,157.75	\$ 44.41	\$ 2,383.62
2037	\$ 1,240.53	\$ 1,098.68	\$ 43.78	\$ 2,382.99
2038	\$ 1,302.56	\$ 1,036.65	\$ 43.07	\$ 2,382.28
2039	\$ 1,367.69	\$ 971.52	\$ 42.24	\$ 2,381.45
2040	\$ 1,436.07	\$ 903.14	\$ 41.29	\$ 2,380.50
2041	\$ 1,507.88	\$ 831.34	\$ 40.18	\$ 2,379.40
2042	\$ 1,583.27	\$ 755.94	\$ 38.88	\$ 2,378.09
2043	\$ 1,662.43	\$ 676.78	\$ 37.31	\$ 2,376.52
2044	\$ 1,745.56	\$ 593.66	\$ 35.40	\$ 2,374.62
2045	\$ 1,832.83	\$ 506.38	\$ 33.03	\$ 2,372.24
2046	\$ 1,924.48	\$ 414.74	\$ 30.00	\$ 2,369.22
2047	\$ 2,020.70	\$ 318.51	\$ 26.03	\$ 2,365.24
2048	\$ 2,121.73	\$ 217.48	\$ 20.57	\$ 2,359.78
2049	\$ 2,227.84	\$ 111.39	\$ 12.62	\$ 2,351.85
<b>Totals</b>	<b>\$ 35,050.96</b>	<b>\$ 33,745.52</b>	<b>\$ 1,253.40</b>	<b>\$ 70,049.88</b>

*Note:*

Administrative Expenses are preliminary and subject to change in future Annual Service Plan Updates.

**EXHIBIT C-1 – PHASE ONE TOTAL ANNUAL INSTALLMENT**

Annual Installment Due 1/31	Principal	Interest	Administrative Expenses	Annual Installment
2021	\$ 40,458.30	\$ 178,760.10	\$ 6,346.47	\$ 225,564.87
2022	\$ 42,885.90	\$ 176,332.50	\$ 6,284.91	\$ 225,503.31
2023	\$ 45,458.85	\$ 173,759.55	\$ 4,240.31	\$ 223,458.71
2024	\$ 48,186.50	\$ 171,031.90	\$ 4,192.35	\$ 223,410.75
2025	\$ 58,716.30	\$ 140,117.40	\$ 4,141.05	\$ 202,974.75
2026	\$ 61,651.35	\$ 137,181.50	\$ 4,115.78	\$ 202,948.63
2027	\$ 64,734.30	\$ 134,098.55	\$ 4,088.79	\$ 202,921.64
2028	\$ 67,971.10	\$ 130,861.75	\$ 4,059.91	\$ 202,892.76
2029	\$ 71,369.40	\$ 127,463.45	\$ 4,028.92	\$ 202,861.77
2030	\$ 74,937.70	\$ 123,895.15	\$ 3,995.57	\$ 202,828.42
2031	\$ 78,685.35	\$ 120,148.35	\$ 3,967.69	\$ 202,801.39
2032	\$ 82,619.15	\$ 116,213.70	\$ 3,936.93	\$ 202,769.78
2033	\$ 86,750.15	\$ 112,082.70	\$ 3,902.88	\$ 202,735.73
2034	\$ 91,087.70	\$ 107,745.15	\$ 3,865.01	\$ 202,697.86
2035	\$ 95,642.00	\$ 103,190.85	\$ 3,822.72	\$ 202,655.57
2036	\$ 100,424.10	\$ 98,408.75	\$ 3,775.23	\$ 202,608.08
2037	\$ 105,445.05	\$ 93,387.80	\$ 3,721.59	\$ 202,554.44
2038	\$ 110,717.60	\$ 88,115.25	\$ 3,660.59	\$ 202,493.44
2039	\$ 116,253.65	\$ 82,579.20	\$ 3,590.71	\$ 202,423.56
2040	\$ 122,065.95	\$ 76,766.90	\$ 3,509.96	\$ 202,342.81
2041	\$ 128,169.80	\$ 70,663.90	\$ 3,415.70	\$ 202,249.40
2042	\$ 134,577.95	\$ 64,254.90	\$ 3,304.38	\$ 202,137.23
2043	\$ 141,306.55	\$ 57,526.30	\$ 3,171.08	\$ 202,003.93
2044	\$ 148,372.60	\$ 50,461.10	\$ 3,008.80	\$ 201,842.50
2045	\$ 155,790.55	\$ 43,042.30	\$ 2,807.20	\$ 201,640.05
2046	\$ 163,580.80	\$ 35,252.90	\$ 2,550.36	\$ 201,384.06
2047	\$ 171,759.50	\$ 27,073.35	\$ 2,212.46	\$ 201,045.31
2048	\$ 180,347.05	\$ 18,485.80	\$ 1,748.56	\$ 200,581.41
2049	\$ 189,366.40	\$ 9,468.15	\$ 1,073.06	\$ 199,907.61
<b>Totals</b>	<b>\$ 2,979,331.60</b>	<b>\$ 2,868,369.20</b>	<b>\$ 106,538.97</b>	<b>\$ 5,954,239.77</b>

Note:

Administrative Expenses are preliminary and subject to change in future Annual Service Plan Updates.

**EXHIBIT C-2 – PHASE TWO – PHASE FOUR TOTAL ANNUAL INSTALLMENT**

<b>Year</b>	<b>Principal</b>	<b>Interest</b>	<b>Administrative Expenses</b>	<b>Annual Installment</b>
1	\$ 92,951.28	\$ 440,910.00	\$ 15,653.53	\$ 549,514.81
2	\$ 98,527.86	\$ 435,333.42	\$ 15,715.09	\$ 549,576.37
3	\$ 104,439.78	\$ 429,421.50	\$ 10,759.69	\$ 544,620.97
4	\$ 110,705.67	\$ 423,155.61	\$ 10,807.65	\$ 544,668.93
5	\$ 117,348.30	\$ 416,512.98	\$ 10,858.95	\$ 544,720.23
6	\$ 142,991.46	\$ 341,227.08	\$ 10,884.22	\$ 495,102.76
7	\$ 150,139.17	\$ 334,077.30	\$ 10,911.21	\$ 495,127.68
8	\$ 157,647.06	\$ 326,569.41	\$ 10,940.09	\$ 495,156.56
9	\$ 165,529.62	\$ 318,686.85	\$ 10,971.08	\$ 495,187.55
10	\$ 173,805.48	\$ 310,410.99	\$ 11,004.43	\$ 495,220.90
11	\$ 182,495.34	\$ 301,721.13	\$ 11,032.31	\$ 495,248.78
12	\$ 191,621.97	\$ 292,596.57	\$ 11,063.07	\$ 495,281.61
13	\$ 201,201.93	\$ 283,014.54	\$ 11,097.12	\$ 495,313.59
14	\$ 211,262.13	\$ 272,954.34	\$ 11,134.99	\$ 495,351.46
15	\$ 221,825.34	\$ 262,391.13	\$ 11,177.28	\$ 495,393.75
16	\$ 232,916.40	\$ 251,300.07	\$ 11,224.77	\$ 495,441.24
17	\$ 244,562.22	\$ 239,654.25	\$ 11,278.41	\$ 495,494.88
18	\$ 256,789.71	\$ 227,426.76	\$ 11,339.41	\$ 495,555.88
19	\$ 269,629.92	\$ 214,586.55	\$ 11,409.29	\$ 495,625.76
20	\$ 283,111.83	\$ 201,104.64	\$ 11,490.04	\$ 495,706.51
21	\$ 297,266.49	\$ 186,949.98	\$ 11,584.30	\$ 495,800.77
22	\$ 312,131.16	\$ 172,087.38	\$ 11,695.62	\$ 495,914.16
23	\$ 327,736.89	\$ 156,479.58	\$ 11,828.92	\$ 496,045.39
24	\$ 344,123.01	\$ 140,093.46	\$ 11,991.20	\$ 496,207.67
25	\$ 361,330.92	\$ 122,887.62	\$ 12,192.80	\$ 496,411.34
26	\$ 379,395.81	\$ 104,820.66	\$ 12,449.64	\$ 496,666.11
27	\$ 398,367.36	\$ 85,851.18	\$ 12,787.54	\$ 497,006.08
28	\$ 418,284.90	\$ 65,931.57	\$ 13,251.44	\$ 497,467.91
29	\$ 439,198.11	\$ 45,018.36	\$ 13,926.94	\$ 498,143.41
30	\$ 461,162.88	\$ 23,057.73	\$ 15,000.00	\$ 499,220.61
<b>Totals</b>	<b>\$ 7,348,500.00</b>	<b>\$ 7,426,232.64</b>	<b>\$ 357,461.03</b>	<b>\$ 15,132,193.67</b>

*Notes:*

Year 1 will commence for each platted lot beginning on the Trigger Date as defined in the 2018 Annual Service Plan Update.

**EXHIBIT D – NOTICE OF ASSESSMENT TERMINATION**



P3Works, LLC  
9284 Huntington Square, Suite 200  
North Richland Hills, TX 76182

[Date]

Tarrant County Clerk's Office  
Honorable [County Clerk Name]  
Tarrant County Courts Building  
100 E Weatherford Street  
Fort Worth, TX 76196

**Re: City of Haslet Lien Release Documents for Filing**

Dear Ms./Mr. [County Clerk Name],

Enclosed is a lien release that the City of Haslet is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents below:

City of Haslet  
Attn: [City Secretary]  
105 Main Street  
Haslet, TX 76052

Please contact me if you have any questions or need additional information.

Sincerely,  
[Signature]

P3Works, LLC  
P: (817) 393-0353  
[admin@p3-works.com](mailto:admin@p3-works.com)

**AFTER RECORDING RETURN TO:**

[City Secretary Name]  
105 Main Street  
Haslet, TX 76052

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN**

STATE OF TEXAS §  
KNOW ALL MEN BY THESE PRESENTS: §  
COUNTY OF TARRANT §

**THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN** (this "Full Release") is executed and delivered as of the Effective Date by the City of Haslet, Texas, a Texas Type A general law municipality.

**RECITALS**

**WHEREAS**, the governing body (hereinafter referred to as the "City Council") of the City of Haslet, Texas (hereinafter referred to as the "City"), is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits and extraterritorial jurisdiction of the City; and

**WHEREAS**, on or about June 6, 2016, the City Council for the City, approved Resolution No. 006-2016, creating the Haslet Public Improvement District No. 3; and

**WHEREAS**, the Haslet Public Improvement District No. 3 consists of approximately 192.98 contiguous acres within the corporate limits of the City; and

**WHEREAS**, on or about September 19, 2016, the City Council approved Ordinance No. 023-2016, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the Property within the Haslet Public Improvement District No. 3; and

**WHEREAS**, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") for the following property:

[legal description], a subdivision in Tarrant County, Texas, according to the map or plat of record in Document/Instrument No. \_\_\_\_\_ of the Plat Records of Tarrant County, Texas (hereinafter referred to as the "Property"); and

**WHEREAS**, the property owners of the Property have paid unto the City the Lien Amount.

**RELEASE**

**NOW THEREFORE**, the City, the owner and holder of the Lien, Instrument No. \_\_\_\_\_, in the Real Property Records of Tarrant County, Texas, in the amount of the Lien Amount against the Property releases and discharges, and by these presents does hereby release and discharge, the above-described Property from said lien held by the undersigned securing said indebtedness.

**EXECUTED** to be **EFFECTIVE** this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**CITY OF HASLET, TEXAS,**

A Texas Type A general law municipality,

By: \_\_\_\_\_  
[Administrator Name], City Administrator

**ATTEST:**

\_\_\_\_\_  
[Secretary Name], City Secretary

**STATE OF TEXAS**                    §  
   §  
**COUNTY OF TARRANT**        §

This instrument was acknowledged before me on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by [Administrator Name], City Administrator for the City of Haslet, Texas, a Texas Type A general law municipality, on behalf of said municipality.

\_\_\_\_\_  
Notary Public, State of Texas