

**TOWN OF HICKORY CREEK  
ORDINANCE NO. 2023-06-931**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK APPROVING THE 2023 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR HICKORY CREEK PUBLIC IMPROVEMENT DISTRICT NO. 2 INCLUDING THE COLLECTION OF THE 2023 ANNUAL INSTALLMENTS**

WHEREAS, the Town of Hickory Creek (the “Town”) has created the Hickory Creek Public Improvement District No. 2 (the “PID”) in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the “Act”); and

WHEREAS, on February 24, 2020, the Town Council approved and accepted the 2020 Amended and Restated Service and Assessment Plan in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the Town requires that an update to the Service and Assessment Plan and the Assessment Roll for the PID for 203 (the “Annual Service Plan Update”) be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in the PID, and the Town now desires to approve such Annual Service Plan Update.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HICKORY CREEK, TEXAS, THAT:**

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the Town of Hickory Creek, Texas, Public Improvement District No. 2 2023 Annual Service Plan Update attached hereto as *Exhibit A*.

Section 3. Approval of Update. The Annual Service Plan Update for the PID for 2023 is hereby approved and accepted by the Town Council.

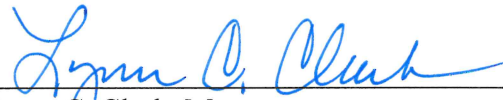
Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this resolution, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this resolution or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the Town 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 here, and all provisions of this resolution are declared to be severable for that purpose.

Section 5. Filing in Land Records. The City Secretary is directed to cause a copy of this Ordinance, including the 2023 Annual Service Plan Update, to be recorded in the real property records of Denton County, Texas, on or before July 3, 2023. The City Secretary is further directed to similarly file each Annual Service Plan Update approved by the City Council, with each such filing to occur within seven days of the date each respective Annual Service Plan Update is approved.

Section 6. Effective Date. This Ordinance shall become effective from and after its date of passage in accordance with law.

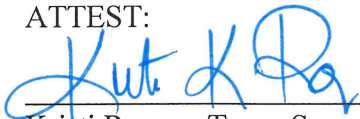
**AND IT IS SO ORDAINED.**

**PASSED AND APPROVED** by the Town Council of the Town of Hickory Creek, Texas, this the 26<sup>th</sup> day of June, 2023.



Lynn C. Clark, Mayor  
Town of Hickory Creek, Texas

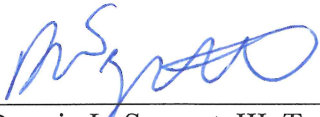
ATTEST:



Kristi Rogers, Town Secretary  
Town of Hickory Creek, Texas



APPROVED AS TO FORM:



Dorwin L. Sargent, III, Town Attorney  
Town of Hickory Creek, Texas



HICKORY CREEK  
PUBLIC IMPROVEMENT DISTRICT NO. 2  
2023 ANNUAL SERVICE PLAN UPDATE

JUNE 26, 2023

## **INTRODUCTION**

Capitalized terms used in this Annual Service Plan Update shall have the meanings set forth in the Service and Assessment Plan (the “2012 SAP”), the 2020 Amended and Restated Service and Assessment Plan (the “2020 SAP”), or the Reimbursement Agreement, as applicable.

The District was created pursuant to the Act by Resolution No. 2012-0918-1 on September 18, 2012, by the Town Council to finance certain Authorized Improvements for the benefit of the property in the District.

On October 16, 2012, the Town Council approved the 2012 SAP and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District by approving the Assessment Ordinance No. 2012-10-699. The 2012 SAP identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements and the manner of assessing the property in the District for the costs of the Authorized Improvements. The Town also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the 2012 SAP.

The Assessment Roll for the District was not updated in 2013.

On September 23, 2014, the Town Council approved the 2014 Annual Service Plan Update by council action. The 2014 Annual Service Update updated the Assessment Roll for 2014.

On September 22, 2015, the Town Council approved the 2015 Annual Service Plan Update by approving Resolution No. 2015-0922-2. The 2015 Annual Service Plan Update updated the Assessment Roll for 2015.

On September 15, 2016, the Town Council approved the 2016 Annual Service Plan Update by approving Resolution No. 2016-0920-2. The 2016 Annual Service Plan Update updated the Assessment Roll for 2016.

On September 19, 2017, the Town Council approved the 2017 Annual Service Plan Update by approving Resolution No. 2017-0919-2. The 2017 Annual Service Plan Update updated the Assessment Roll for 2017.

On June 19, 2018, the Town Council approved the 2018 Amended and Restated Service and Assessment Plan by adopting Ordinance No. 2018-06-796, which issued PID Bonds for Assessed Property within the District and updated the Assessment Roll for 2018.

On June 18, 2019, the Town Council approved the 2019 Annual Service Plan Update by adopting Resolution No. 2019-0618-2. The 2019 Annual Service Plan Update updated the Assessment Roll for 2019.

On February 24, 2020, the Town Council approved the 2020 SAP by adopting Ordinance No. 2020-02-845, which reallocated Assessment for the costs of certain improvements within the District and updated the Assessment Roll for 2020.

On August 23, 2021, the Town Council approved the 2021 Annual Service Plan Update by adopting Ordinance No. 2021-08-879. The 2021 Annual Service Plan Update updated the Assessment Roll for 2021.

On August 1, 2022, the Town Council approved the 2022 Annual Service Plan Update by adopting Ordinance No. 2022-08-906. The 2022 Annual Service Plan Update updated the Assessment Roll for 2022.

The 2020 SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the Act, the 2020 SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2023.

The Town Council also adopted an Assessment Roll identifying the Assessments on each Parcel within the District, based on the method of assessment identified in the 2020 SAP. This 2023 Annual Service Plan Update also updates the Assessment Roll for 2023.

## PARCEL SUBDIVISION

The following plats have been recorded within the District:

- The Final Plat for Steeplechase South Addition consisting of 131 single-family homes within the County was recorded in the official public records of the County on September 13, 2012.
- The Minor Replat of Lots 1XR1, Block F Steeplechase South Addition within the County was recorded in the official public records of the County on September 09, 2013.
- The Replat of Lots 1X-R, 2X, 3X and Lots 2-24, Block A Steeplechase South Addition (33.83 Acre Tract) of All of Lot 1X, Block A of Steeplechase South Addition within the County was recorded in the official public records of the County on June 14, 2018.
- The Replat of Lots 1R and 2R, Block A Steeplechase South Addition (8.05 Acre Tract) of All of Lot 1, Block A of Steeplechase South Addition within the County was recorded in the official public records of the County on March 10, 2020. The Replat of Lots 1R and 2R, Block A Steeplechase South Addition (8.05 Acre Tract) of All of Lot 1, Block A of Steeplechase South Addition added one Lot classified as Changed Property to Improvement Area #1.

## LOT AND HOME SALES

Per the Quarterly Report dated March 31, 2023, of the 131 Lots in the District, 114 homes have completed construction and been closed to end-users and an additional 13 homes are under construction.

See **Exhibit C** for buyer disclosure.

## AUTHORIZED IMPROVEMENTS

The Authorized Improvements consist of earthwork, water, sanitary sewer, storm drain, and paving infrastructure. All Authorized Improvements are complete and have been dedicated to the Town.

## OUTSTANDING ASSESSMENT

The outstanding Assessment for the District is \$3,830,909.09. The outstanding Assessment is less than the \$3,920,000.00 in outstanding PID Bonds due to a Prepayment of Assessments for which PID Bonds have not yet been redeemed.

## ANNUAL INSTALLMENT DUE 1/31/2024

- **Principal and Interest** – The total principal and interest required for the Annual Installment is \$298,250.00.
- **Additional Interest** – Additional Interest is collected to fund the Delinquency and Prepayment Reserve. The Delinquency the Prepayment Reserve Requirement, as defined in the Indenture, and has not been met. As such, the Delinquency and Prepayment Reserve will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest amount due of \$19,600.00.
- **Annual Collection Costs** – The cost of administering the District 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 Annual Collection Costs budgeted for the Annual Installment is \$30,183.78. A breakdown of the Annual Collection Costs is shown below.

Annual Collection Costs Breakdown	
Administration	\$ 19,483.78
City Auditor	\$ 2,500.00
Filing Fees	\$ 1,000.00
County Collection	\$ 200.00
Misc.	\$ 1,000.00
PID Trustee Fees	\$ 2,500.00
Dissemination Agent	\$ 3,500.00
<b>Total Annual Collection Costs</b>	<b>\$ 30,183.78</b>

Due January 31, 2024	
Principal	\$ 80,000.00
Interest	218,250.00
Additional Interest	19,600.00
Annual Collection Costs	30,183.78
<b>Total Annual Installment</b>	<b>\$ 348,033.78</b>

See **Exhibit B** for the debt service schedule for the PID Bonds as shown in the Official Statement.

## PREPAYMENT OF ASSESSMENT IN FULL

The following is a list of all Parcels that made a Prepayment in full.

Improvement Area #1			
Property ID	Address	Prepayment	Recorded Lien
		Date	Release Number
557897	Residential	6/9/2021	114382
557876	Residential	9/17/2022	Pending
557865	Residential	11/11/2022	Pending

## PARTIAL PREPAYMENT OF ASSESSMENTS

No partial prepayments have occurred within the District.

## EXTRAORDINARY OPTIONAL REDEMPTIONS

No extraordinary optional redemptions have occurred in the District.

## SERVICE PLAN - FIVE YEAR BUDGET FORECAST

The 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.

Hickory Creek PID No. 2 - Annual Installments						
Annual Installment Due		1/31/2024	1/31/2025	1/31/2026	1/31/2027	1/31/2028
Principal		\$ 80,000.00	\$ 85,000.00	\$ 90,000.00	\$ 95,000.00	\$ 100,000.00
Interest		\$ 218,250.00	\$ 214,150.00	\$ 209,793.76	\$ 205,181.26	\$ 200,312.50
	(1)	\$ 298,250.00	\$ 299,150.00	\$ 299,793.76	\$ 300,181.26	\$ 300,312.50
Additional Interest	(2)	\$ 19,600.00	\$ 19,200.00	\$ 18,775.00	\$ 18,325.00	\$ 17,850.00
Annual Collection Costs	(3)	\$ 30,183.78	\$ 30,787.46	\$ 31,403.20	\$ 32,031.27	\$ 32,671.89
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 348,033.78</b>	<b>\$ 349,137.46</b>	<b>\$ 349,971.96</b>	<b>\$ 350,537.53</b>	<b>\$ 350,834.39</b>

## ASSESSMENT ROLL

The list of current Lots within the District, the corresponding total Assessments, and current Annual Installments are shown on the Assessment Rolls attached hereto as **Exhibit A-1** for Improvement Area #1 and **Exhibit A-2** for Improvement Area #2. The Parcels shown on the Assessment Roll will receive the bills for the 2023 Annual Installments which will be delinquent if not paid by January 31, 2024. The totals shown on the Assessment Rolls may not match the Service Plan due to unredeemed Prepayments.



**EXHIBIT A-1 – IMPROVEMENT AREA #1 ASSESSMENT ROLL**

Property ID	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/24 <sup>1,2</sup>
557860	Residential	\$ 29,696.97	\$ 2,636.62
557861	Residential	\$ 29,696.97	\$ 2,636.62
557862	Residential	\$ 29,696.97	\$ 2,636.62
557863	Residential	\$ 29,696.97	\$ 2,636.62
557864	Residential	\$ 29,696.97	\$ 2,636.62
557865	Residential - Prepaid in Full	\$ -	\$ -
557866	Residential	\$ 29,696.97	\$ 2,636.62
557867	Non-Benefitted Property	\$ -	\$ -
557868	Non-Benefitted Property	\$ -	\$ -
557869	Residential	\$ 29,696.97	\$ 2,636.62
557870	Residential	\$ 29,696.97	\$ 2,636.62
557871	Residential	\$ 29,696.97	\$ 2,636.62
557872	Residential	\$ 29,696.97	\$ 2,636.62
557873	Residential	\$ 29,696.97	\$ 2,636.62
557874	Residential	\$ 29,696.97	\$ 2,636.62
557875	Residential	\$ 29,696.97	\$ 2,636.62
557876	Residential - Prepaid in Full	\$ -	\$ -
557877	Residential	\$ 29,696.97	\$ 2,636.62
557878	Residential	\$ 29,696.97	\$ 2,636.62
557879	Residential	\$ 29,696.97	\$ 2,636.62
557880	Residential	\$ 29,696.97	\$ 2,636.62
557881	Residential	\$ 29,696.97	\$ 2,636.62
557882	Residential	\$ 29,696.97	\$ 2,636.62
557883	Residential	\$ 29,696.97	\$ 2,636.62
557884	Residential	\$ 29,696.97	\$ 2,636.62
557885	Residential	\$ 29,696.97	\$ 2,636.62
557886	Residential	\$ 29,696.97	\$ 2,636.62
557887	Residential	\$ 29,696.97	\$ 2,636.62
557888	Residential	\$ 29,696.97	\$ 2,636.62
557889	Residential	\$ 29,696.97	\$ 2,636.62
557890	Residential	\$ 29,696.97	\$ 2,636.62
557891	Residential	\$ 29,696.97	\$ 2,636.62
557892	Residential	\$ 29,696.97	\$ 2,636.62
557893	Residential	\$ 29,696.97	\$ 2,636.62
557894	Residential	\$ 29,696.97	\$ 2,636.62
557895	Residential	\$ 29,696.97	\$ 2,636.62
557896	Residential	\$ 29,696.97	\$ 2,636.62
557897	Residential - Prepaid in Full	\$ -	\$ -
557899	Residential	\$ 29,696.97	\$ 2,636.62
557900	Residential	\$ 29,696.97	\$ 2,636.62

Property ID	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/24 <sup>1,2</sup>
557901	Non-Benefitted Property	\$ -	\$ -
557902	Residential	\$ 29,696.97	\$ 2,636.62
557903	Residential	\$ 29,696.97	\$ 2,636.62
557904	Residential	\$ 29,696.97	\$ 2,636.62
557905	Residential	\$ 29,696.97	\$ 2,636.62
557906	Residential	\$ 29,696.97	\$ 2,636.62
557907	Residential	\$ 29,696.97	\$ 2,636.62
557908	Residential	\$ 29,696.97	\$ 2,636.62
557909	Residential	\$ 29,696.97	\$ 2,636.62
557910	Residential	\$ 29,696.97	\$ 2,636.62
557911	Residential	\$ 29,696.97	\$ 2,636.62
557912	Residential	\$ 29,696.97	\$ 2,636.62
557913	Residential	\$ 29,696.97	\$ 2,636.62
557914	Residential	\$ 29,696.97	\$ 2,636.62
557915	Residential	\$ 29,696.97	\$ 2,636.62
557916	Residential	\$ 29,696.97	\$ 2,636.62
557917	Residential	\$ 29,696.97	\$ 2,636.62
557918	Residential	\$ 29,696.97	\$ 2,636.62
557919	Residential	\$ 29,696.97	\$ 2,636.62
557920	Residential	\$ 29,696.97	\$ 2,636.62
557921	Residential	\$ 29,696.97	\$ 2,636.62
557922	Residential	\$ 29,696.97	\$ 2,636.62
557923	Residential	\$ 29,696.97	\$ 2,636.62
557924	Residential	\$ 29,696.97	\$ 2,636.62
557925	Non-Benefitted Property	\$ -	\$ -
557927	Residential	\$ 29,696.97	\$ 2,636.62
557928	Residential	\$ 29,696.97	\$ 2,636.62
557929	Residential	\$ 29,696.97	\$ 2,636.62
557930	Residential	\$ 29,696.97	\$ 2,636.62
557931	Residential	\$ 29,696.97	\$ 2,636.62
557932	Residential	\$ 29,696.97	\$ 2,636.62
557933	Residential	\$ 29,696.97	\$ 2,636.62
557934	Residential	\$ 29,696.97	\$ 2,636.62
557935	Residential	\$ 29,696.97	\$ 2,636.62
557936	Residential	\$ 29,696.97	\$ 2,636.62
557937	Residential	\$ 29,696.97	\$ 2,636.62
557938	Residential	\$ 29,696.97	\$ 2,636.62
557939	Residential	\$ 29,696.97	\$ 2,636.62
557940	Residential	\$ 29,696.97	\$ 2,636.62
557941	Non-Benefitted Property	\$ -	\$ -

Property ID	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/24 <sup>1,2</sup>
557943	Residential	\$ 29,696.97	\$ 2,636.62
557944	Residential	\$ 29,696.97	\$ 2,636.62
557945	Residential	\$ 29,696.97	\$ 2,636.62
557946	Residential	\$ 29,696.97	\$ 2,636.62
557947	Residential	\$ 29,696.97	\$ 2,636.62
557949	Residential	\$ 29,696.97	\$ 2,636.62
557950	Residential	\$ 29,696.97	\$ 2,636.62
557951	Residential	\$ 29,696.97	\$ 2,636.62
557952	Residential	\$ 29,696.97	\$ 2,636.62
557953	Residential	\$ 29,696.97	\$ 2,636.62
557954	Residential	\$ 29,696.97	\$ 2,636.62
557955	Residential	\$ 29,696.97	\$ 2,636.62
557956	Residential	\$ 29,696.97	\$ 2,636.62
557957	Residential	\$ 29,696.97	\$ 2,636.62
557958	Residential	\$ 29,696.97	\$ 2,636.62
557959	Residential	\$ 29,696.97	\$ 2,636.62
557960	Residential	\$ 29,696.97	\$ 2,636.62
557961	Residential	\$ 29,696.97	\$ 2,636.62
557962	Residential	\$ 29,696.97	\$ 2,636.62
557963	Residential	\$ 29,696.97	\$ 2,636.62
557964	Residential	\$ 29,696.97	\$ 2,636.62
557965	Residential	\$ 29,696.97	\$ 2,636.62
557966	Residential	\$ 29,696.97	\$ 2,636.62
557967	Residential	\$ 29,696.97	\$ 2,636.62
557968	Residential	\$ 29,696.97	\$ 2,636.62
557969	Residential	\$ 29,696.97	\$ 2,636.62
557971	Residential	\$ 29,696.97	\$ 2,636.62
557972	Residential	\$ 29,696.97	\$ 2,636.62
557973	Residential	\$ 29,696.97	\$ 2,636.62
557974	Residential	\$ 29,696.97	\$ 2,636.62
557975	Residential	\$ 29,696.97	\$ 2,636.62
557976	Residential	\$ 29,696.97	\$ 2,636.62
557977	Residential	\$ 29,696.97	\$ 2,636.62
557979	Non-Benefitted Property	\$ -	\$ -
775522	Changed Property	\$ 29,696.97	\$ 2,636.62
775523	Non-Benefitted Property	\$ -	\$ -
559781	Non-Benefitted Property	\$ -	\$ -
581613	Non-Benefitted Property	\$ -	\$ -
<b>Total</b>		<b>\$ 3,147,878.79</b>	<b>\$ 279,481.67</b>

Notes:

(1) Totals may not match the outstanding Assessment or Annual Installment due to rounding or prepayment of Assessment that have not yet redeemed PID Bonds.

(2) The Annual Installment covers the period September 1, 2023 to August 31, 2024, and is due by January 31, 2024.

**EXHIBIT A-2 – IMPROVEMENT AREA #2 ASSESSMENT ROLL**

Property ID	Lot Type	Outstanding Assessment <sup>1</sup>	Installment Due 1/31/24 <sup>1,2</sup>
732775	Residential	\$ 29,696.97	\$ 2,636.62
732776	Residential	\$ 29,696.97	\$ 2,636.62
732777	Residential	\$ 29,696.97	\$ 2,636.62
732778	Residential	\$ 29,696.97	\$ 2,636.62
732779	Residential	\$ 29,696.97	\$ 2,636.62
732780	Residential	\$ 29,696.97	\$ 2,636.62
732781	Residential	\$ 29,696.97	\$ 2,636.62
732782	Residential	\$ 29,696.97	\$ 2,636.62
732783	Residential	\$ 29,696.97	\$ 2,636.62
732784	Residential	\$ 29,696.97	\$ 2,636.62
732785	Residential	\$ 29,696.97	\$ 2,636.62
732786	Residential	\$ 29,696.97	\$ 2,636.62
732787	Residential	\$ 29,696.97	\$ 2,636.62
732788	Residential	\$ 29,696.97	\$ 2,636.62
732789	Residential	\$ 29,696.97	\$ 2,636.62
732790	Residential	\$ 29,696.97	\$ 2,636.62
732791	Residential	\$ 29,696.97	\$ 2,636.62
732792	Residential	\$ 29,696.97	\$ 2,636.62
732793	Residential	\$ 29,696.97	\$ 2,636.62
732794	Residential	\$ 29,696.97	\$ 2,636.62
732795	Residential	\$ 29,696.97	\$ 2,636.62
732796	Residential	\$ 29,696.97	\$ 2,636.62
732797	Residential	\$ 29,696.97	\$ 2,636.62
732798	Non-Benefitted Property	\$ -	\$ -
732799	Non-Benefitted Property	\$ -	\$ -
732800	Non-Benefitted Property	\$ -	\$ -
<b>Total</b>		<b>\$ 683,030.30</b>	<b>\$ 60,642.25</b>

Notes:

- (1) Totals may not match the outstanding Assessment or Annual Installment due to rounding or prepayment of Assessment that have not yet redeemed PID Bonds.
- (2) The Annual Installment covers the period September 1, 2023 to August 31, 2024, and is due by January 31, 2024.

## EXHIBIT B – DEBT SERVICE SCHEDULE

### DEBT SERVICE REQUIREMENTS

The following table sets forth the anticipated debt service requirements for the Bonds:

<b><u>Year Ending</u></b> <b><u>(September 30)</u></b>	<b><u>Principal</u></b>	<b><u>Interest</u></b>	<b><u>Total</u></b>
2019	\$ 25,000.00	\$ 266,072.92	\$ 291,072.92
2020	65,000.00	232,343.76	297,343.76
2021	65,000.00	229,012.50	294,012.50
2022	70,000.00	225,681.26	295,681.26
2023	75,000.00	222,093.76	297,093.76
2024	80,000.00	218,250.00	298,250.00
2025	85,000.00	214,150.00	299,150.00
2026	90,000.00	209,793.76	299,793.76
2027	95,000.00	205,181.26	300,181.26
2028	100,000.00	200,312.50	300,312.50
2029	105,000.00	195,187.50	300,187.50
2030	115,000.00	189,281.26	304,281.26
2031	120,000.00	182,812.50	302,812.50
2032	125,000.00	176,062.50	301,062.50
2033	135,000.00	169,031.26	304,031.26
2034	140,000.00	161,437.50	301,437.50
2035	150,000.00	153,562.50	303,562.50
2036	155,000.00	145,125.00	300,125.00
2037	165,000.00	136,406.26	301,406.26
2038	175,000.00	127,125.00	302,125.00
2039	185,000.00	117,281.26	302,281.26
2040	195,000.00	106,875.00	301,875.00
2041	205,000.00	95,906.26	300,906.26
2042	215,000.00	84,375.00	299,375.00
2043	230,000.00	72,281.26	302,281.26
2044	245,000.00	59,343.76	304,343.76
2045	255,000.00	45,562.50	300,562.50
2046	270,000.00	31,218.76	301,218.76
2047	285,000.00	16,031.26	301,031.26
<b>Total</b>	<b><u>\$4,220,000.00</u></b>	<b><u>\$4,487,798.06</u></b>	<b><u>\$8,707,798.06</u></b>

## HICKORY CREEK PUBLIC IMPROVEMENT DISTRICT #2 – 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 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.

AFTER RECORDING<sup>1</sup> RETURN TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO  
HICKORY CREEK, TEXAS  
CONCERNING THE FOLLOWING PROPERTY

\_\_\_\_\_  
PROPERTY ADDRESS

**RESIDENTIAL LOT PRINCIPAL ASSESSMENT: \$29,696.97**

As the purchaser of the real property described above, you are obligated to pay assessments to Hickory Creek, 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 *Hickory Creek Public Improvement District Number 2* (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 Town. The exact amount of each annual installment will be approved each year by the Town 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 Town of Hickory Creek.

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.

\_\_\_\_\_  
<sup>1</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[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]<sup>2</sup>

<sup>2</sup> To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.



[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]<sup>3</sup>

<sup>3</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

[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]<sup>4</sup>

<sup>4</sup> To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Denton County.

## ANNUAL INSTALLMENTS - RESIDENTIAL LOT

Annual Installments per Lot							
Installment Due 1/31	Principal	Interest	Additional Interest	Annual Collection Costs	Reserve Fund	Total Installment	
2024	\$ 606.06	\$ 1,653.41	\$ 148.48	\$ 228.67	\$ -	\$ 2,636.62	
2025	\$ 643.94	\$ 1,622.35	\$ 145.45	\$ 233.24	\$ -	\$ 2,644.98	
2026	\$ 681.82	\$ 1,589.35	\$ 142.23	\$ 237.90	\$ -	\$ 2,651.30	
2027	\$ 719.70	\$ 1,554.40	\$ 138.83	\$ 242.66	\$ -	\$ 2,655.59	
2028	\$ 757.58	\$ 1,517.52	\$ 135.23	\$ 247.51	\$ -	\$ 2,657.84	
2029	\$ 795.45	\$ 1,478.69	\$ 131.44	\$ 252.46	\$ -	\$ 2,658.05	
2030	\$ 871.21	\$ 1,433.95	\$ 11.17	\$ 257.51	\$ -	\$ 2,573.85	
2031	\$ 909.09	\$ 1,384.94	\$ -	\$ 262.66	\$ -	\$ 2,556.70	
2032	\$ 946.97	\$ 1,333.81	\$ -	\$ 267.92	\$ -	\$ 2,548.69	
2033	\$ 1,022.73	\$ 1,280.54	\$ -	\$ 273.28	\$ -	\$ 2,576.54	
2034	\$ 1,060.61	\$ 1,223.01	\$ -	\$ 278.74	\$ -	\$ 2,562.36	
2035	\$ 1,136.36	\$ 1,163.35	\$ -	\$ 284.32	\$ -	\$ 2,584.03	
2036	\$ 1,174.24	\$ 1,099.43	\$ -	\$ 290.00	\$ -	\$ 2,563.68	
2037	\$ 1,250.00	\$ 1,033.38	\$ -	\$ 295.80	\$ -	\$ 2,579.18	
2038	\$ 1,325.76	\$ 963.07	\$ -	\$ 301.72	\$ -	\$ 2,590.54	
2039	\$ 1,401.52	\$ 888.49	\$ -	\$ 307.75	\$ -	\$ 2,597.76	
2040	\$ 1,477.27	\$ 809.66	\$ -	\$ 313.91	\$ -	\$ 2,600.84	
2041	\$ 1,553.03	\$ 726.56	\$ -	\$ 320.19	\$ -	\$ 2,599.78	
2042	\$ 1,628.79	\$ 639.20	\$ -	\$ 326.59	\$ -	\$ 2,594.58	
2043	\$ 1,742.42	\$ 547.59	\$ -	\$ 333.12	\$ -	\$ 2,623.13	
2044	\$ 1,856.06	\$ 449.57	\$ -	\$ 339.78	\$ -	\$ 2,645.42	
2045	\$ 1,931.82	\$ 345.17	\$ -	\$ 346.58	\$ -	\$ 2,623.57	
2046	\$ 2,045.45	\$ 236.51	\$ -	\$ 353.51	\$ -	\$ 2,635.47	
2047	\$ 2,159.09	\$ 121.45	\$ -	\$ 360.58	\$ (2,305.63)	\$ 335.49	
<b>Total</b>	<b>\$ 29,696.97</b>	<b>\$ 25,095.41</b>	<b>\$ 852.84</b>	<b>\$ 6,956.42</b>	<b>\$ (2,305.63)</b>	<b>\$ 60,296.00</b>	

*Note: Figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in administrative expenses, interest earnings or other available offsets could increase or decrease the amounts shown.*