

CITY OF HEATH, TEXAS
ORDINANCE NO. 250812A

AN ORDINANCE APPROVING AN ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, on September 25, 2018, the City Council of the City of Heath, Texas, adopted Resolution No. 180925B authorizing the creation of the Haciendas Del Lagos Public Improvement District (the "District") to finance certain public improvements authorized by the Public Improvement District Assessment Act (Chapter 372, Texas Local Government Code, as amended) for the benefit of property within the District (the "Authorized Improvements");

WHEREAS, on October 23, 2018, the City Council adopted Ordinance No. 181023A levying assessments on property within the District to pay the costs of the Authorized Improvements and approving a Service and Assessment Plan for the District (the "Service and Assessment Plan");

WHEREAS, the City Council has been presented with an annual update to the Service and Assessment Plan, including the assessment roll attached thereto; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, THAT:

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

Section 2. Unless otherwise defined in this Ordinance, capitalized terms used in this Ordinance shall have the meanings given to them in the annual update to the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. The annual update to the Service and Assessment Plan for the District attached as Exhibit A to this Ordinance is hereby approved and adopted by the City Council.

Section 4. 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 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 here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. This Ordinance shall take effect immediately upon its passage and approval by the City Council.

(Signature Page Follows)

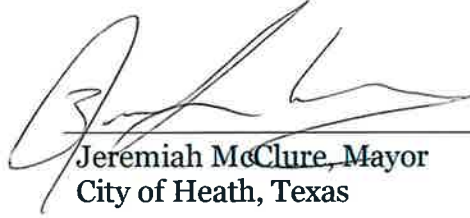
DULY PASSED AND APPROVED by the City Council of the City of Heath, Texas on the 12th day of August 2025.

ATTEST:

APPROVED:



Norma Duncan, City Secretary
City of Heath, Texas



Jeremiah McClure, Mayor
City of Heath, Texas

APPROVED TO FORM:

Marie Johnson, City Attorney



[CITY SEAL]

CITY OF HEATH, TEXAS
ORDINANCE NO. 250812

AN ORDINANCE APPROVING AN ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN FOR THE HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND ORDAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

WHEREAS, on September 25, 2018, the City Council of the City of Heath, Texas, adopted Resolution No. 180925B authorizing the creation of the Haciendas Del Lagos Public Improvement District (the "District") to finance certain public improvements authorized by the Public Improvement District Assessment Act (Chapter 372, Texas Local Government Code, as amended) for the benefit of property within the District (the "Authorized Improvements");

WHEREAS, on October 23, 2018, the City Council adopted Ordinance No. 181023A levying assessments on property within the District to pay the costs of the Authorized Improvements and approving a Service and Assessment Plan for the District (the "Service and Assessment Plan");

WHEREAS, the City Council has been presented with an annual update to the Service and Assessment Plan, including the assessment roll attached thereto; and

WHEREAS, it is hereby officially found and determined that the meeting at which this Ordinance was considered was open to the public, and public notice of the time, place and purpose of said meeting was given, all as required by Chapter 551, Texas Government Code.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HEATH, TEXAS, THAT:

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

Section 2. Unless otherwise defined in this Ordinance, capitalized terms used in this Ordinance shall have the meanings given to them in the annual update to the Service and Assessment Plan attached hereto as Exhibit A.

Section 3. The annual update to the Service and Assessment Plan for the District attached as Exhibit A to this Ordinance is hereby approved and adopted by the City Council.

Section 4. 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 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 here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. This Ordinance shall take effect immediately upon its passage and approval by the City Council.

(Signature Page Follows)

DULY PASSED AND APPROVED by the City Council of the City of Heath, Texas on the 12th day of August 2025.

ATTEST:

APPROVED:

Norma Duncan, City Secretary
City of Heath, Texas

Jeremiah McClure, Mayor
City of Heath, Texas

APPROVED TO FORM:

Marie Johnson, City Attorney

[CITY SEAL]

Exhibit A

Haciendas Del Lago Public Improvement District
Service and Assessment Plan
August 12, 2025 Annual Update

(see attached)

CITY OF HEATH
HACIENDAS DEL LAGO
PUBLIC IMPROVEMENT DISTRICT

2025 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN

AUGUST 12, 2025

PREPARED FOR:
City of Heath
200 Laurence Drive
Heath, TX 75032

PREPARED BY:
30 Three Sixty Public Finance, Inc.
5860 Owens Avenue, Suite 210
Carlsbad, CA 92008
858.386.4600



TABLE OF CONTENTS

I.	Introduction	1
II.	Defined Terms	1
III.	PID Boundary and Description	3
IV.	Improvement Plan	3
V.	Annual Service Plan Update	3
	A. PID Indebtedness	3
	B. Estimated Cost of Authorized Improvements.....	5
	C. Five Year PID Projection	7
VI.	Annual Assessment Plan Update	8
	A. Allocation of Cost of Authorized Improvements to PID.....	8
	B. Assessment Methodology.....	9
	C. Assessment Terms.....	10
	1. Assessment Roll	11
	2. Apportionment of Assessment Upon Subdivision.....	11
	3. Apportionment of Assessment Upon Consolidation	12
	4. Reclassification from Vacant Lot to Developed Lot.....	12
	5. Reduction in Assessments	12
	6. Payment and Collection of Assessments.....	13
	D. Prior Year Collections	15

EXHIBITS

Exhibit A	Assessment Roll
Exhibit B	Metes and Bounds Description and Map of Haciendas del Lago Subdivision
Exhibit C	Form of PID Disclosure Notice

I. Introduction

The HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT (hereinafter known as the "District," "PID" or "Haciendas del Lago PID") was created by City of Heath Resolution No. 180925B adopted September 25, 2018, in accordance with the provisions of the "Public Improvement District 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").

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 October 23, 2018, the City Council accepted and approved the Service and Assessment Plan and then levied assessments pursuant to the Assessment Ordinance. On January 22, 2019, the City of Heath authorized the issuance of its Combination Tax and Surplus Revenue Certificates of Obligation, Series 2019 (the "Certificates of Obligation") to provide funding for the Authorized Improvements. On February 12, 2019, the City Council approved an update to the Service and Assessment plan to reflect the terms of sale and allocation of the proceeds of the Certificates of Obligation.

Pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act, this update of the Service and Assessment Plan (the "Annual Service and Assessment Plan Update") includes an update to the service plan, an update to the assessment plan, and an updated Assessment Roll identifying the assessments on each Parcel based on the method of assessment set forth in the Service and Assessment Plan and pursuant to this Annual Service and Assessment Plan Update.

II. Defined Terms

"Administrative Expenses" means the actual or reasonably estimated costs permitted in accordance with the PID Act related to the expense of collection of Assessments and/or Annual Installments, including, but not limited to, the following: the costs of computing the Annual Installments (whether by the City or designee thereof or both); the costs of collecting the Assessments and/or Annual Installments (whether by the County, City, or otherwise); the costs of remitting the Assessments and/or Annual Installments to the City or other applicable financial institution; the costs of the County, City, Administrator, and/or other applicable financial institution, including legal counsel and all associated fees and related expenses, in the discharge of their duties in respect to the PID; and the costs of the City or designee in complying with the disclosure requirements of the PID Act and/or other applicable federal and state laws, including, but not limited to, public inquiries regarding the Assessments and/or Annual Installments. Administrative Expenses shall also include amounts incurred or advanced by the City for any administrative purpose of the PID including, but not limited to, the costs of preparing the Annual Service and Assessment Plan Update, including the updated Assessment Roll, computing Assessment payoff amounts, recording of any notices related to the payoff, discharge or satisfaction of any Assessment; and the reasonable fees and related expenses of legal counsel to the City incurred in connection with all of the foregoing.

"Administrator" means an employee or designee of the City who shall have the responsibilities provided in the Service and Assessment Plan, this Annual Service and Assessment Plan Update or any other agreement or document approved by the City related to the duties and responsibilities for the administration of the PID.

"Annual Installment" means the sum of the annual installment on the Assessment, including the annual installment of interest and principal and Administrative Expenses.

"Assessment" means the special assessment levied on each Parcel pursuant to the Assessment Ordinance, as may be reapportioned pursuant to the provisions in the Service and Assessment Plan and this Annual Service and Assessment Plan Update and as shown on the Assessment Roll, to pay for the PID's share of the Authorized Improvements and associated costs.

"Assessment Ordinance" means Ordinance No. 181023A approved by the City Council on October 23, 2018, as amended.

"Assessment Roll" means the Assessment Roll attached hereto as Exhibit A, as may be updated, modified, or amended from time to time in accordance with the procedures set forth in the Service and Assessment Plan, this Annual Service and Assessment Plan Update, any future Annual Service and Assessment Plan Update, and the PID Act.

"Authorized Improvements" means the public improvements described in Section IV.

"City" means the City of Heath, a general-law municipality in Rockwall County, Texas.

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

"County" means Rockwall County, Texas.

"Delinquent Collection Costs" means interest, penalties and fees and expenses incurred or imposed with respect to any delinquent Annual Installments in accordance with §372.018(f) of the PID Act and the costs related to pursuing collection of a delinquent Assessment and/or Annual Installment and foreclosing the lien against the Parcel for which an Assessment and/or Annual Installment is delinquent, including attorneys' fees to the extent permitted under Texas law.

"Developed Lot" means a Lot on which a residence is currently located which includes Lots 2R, 5, 6, 8, 9, 10, 11, and 12 of the Haciendas del Lago Subdivision.

"Haciendas del Lago Subdivision" means the Haciendas del Lago subdivision as amended pursuant to the Amended Plat of Lots 2 & 3 of the Haciendas del Lago subdivision, the plats for which are attached as Exhibit B.

"Lot" means for any portion of the Property for which a subdivision plat has been recorded in the official real property records of the County, a tract of land described as a "lot" in such subdivision plat.

"Parcel" means a lot, parcel, and/or other interest in real property within the boundaries of the PID to which an account number is assigned by the Rockwall Central Appraisal District and/or Rockwall County Tax Assessor-Collector for property tax purposes.

"Prepayment Costs" means interest, Administrative Expenses, and any applicable Delinquent Collection Costs to the date of prepayment, plus any additional expenses related to the prepayment allowed by applicable law, reasonably expected to be incurred by or imposed upon the City as a result of any prepayment of all or part of an Assessment.

"Property" means the approximately 25.72 acres of land within the Haciendas del Lago Subdivision.

"Public Property" means real property located within the PID and owned by or irrevocably offered and/or dedicated to the federal government, the State of Texas, the County, the City, the Rockwall Independent School District, or any other political subdivision of the State of Texas or other public agency.

"Vacant Lot" means a Lot on which a residence is not currently located which includes Lots 1, 3R, 4, and 7 of the Haciendas del Lago Subdivision.

III. PID Boundary and Description

The PID consists of Lots 1, 2R, 3R, 4, 5, 6, 7, 8, 9, 10, 11, and 12 of the Haciendas del Lago Subdivision. Homes have been constructed on Lots 2R, 5, 6, 8, 9, 10, 11, and 12. A metes and bounds description and map of the Haciendas del Lago Subdivision are included in Exhibit B.

IV. Improvement Plan

The Authorized Improvements consist of the design, construction and installation of: (a) street improvements, including related drainage, signage and right-of-way ("Street Improvements"); (b) water lines and related improvements ("Water Improvements"); (c) sewer lines and related improvements ("Sewer Improvements"); (d) payment of costs associated with developing and financing the Authorized Improvements listed above; and (e) costs of establishing, administering and operating the District (collectively, the "Authorized Improvements")

V. Annual Service Plan Update

Pursuant to Section 372.013 of the PID Act, this annual service plan update defines the annual indebtedness and the projected costs for improvements and covers a period of five (5) years from 2025 to 2029.

A. PID Indebtedness

The sources and uses of funds for the financing of the Authorized Improvements are summarized in Tables V-1 and V-2 on the following pages. Table V-1 is based on the estimated costs while Table V-2

reflects actual costs of the Authorized Improvements. As shown in Table V-2, the Assessment for Sewer Improvements was reduced following completion of the improvements as the actual cost is less than the estimated cost of the Sewer Improvements. The actual cost of the Street Improvements is greater than the estimated cost, and therefore the Assessment for Street Improvements is unchanged.

TABLE V-1					
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT					
SOURCES AND USES OF FUNDS					
(ESTIMATED COST OF AUTHORIZED IMPROVEMENTS)					
SOURCES AND USES	GRAND TOTAL	CITY SHARE	PID SHARE		
			SUBTOTAL	STREETS	SEWER
SOURCES OF FUNDS					
CERTIFICATES OF OBLIGATION	\$710,000	\$320,000	\$390,000	\$235,000	\$155,000
USES OF FUNDS					
CONSTRUCTION AND SOFT COSTS					
STREETS	\$375,287	\$187,644	\$187,644	\$187,644	\$0
WATER	\$87,548	\$87,548	\$0	\$0	\$0
SEWER	\$142,499	\$0	\$142,499	\$0	\$142,499
CONTINGENCY	\$33,470	\$24,971	\$8,499	\$8,499	\$0
SUBTOTAL CONSTRUCTION AND SOFT COSTS	\$638,804	\$300,162	\$338,642	\$196,143	\$142,499
COSTS OF ISSUANCE	\$71,197	\$19,838	\$51,359	\$38,858	\$12,501
TOTAL USES OF FUNDS	\$710,000	\$320,000	\$390,000	\$235,000	\$155,000

TABLE V-2

HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT
 SOURCES AND USES OF FUNDS
 (ACTUAL COST OF AUTHORIZED IMPROVEMENTS)

SOURCES AND USES	GRAND TOTAL	CITY SHARE	PID SHARE		
			SUBTOTAL	STREETS	SEWER
SOURCES OF FUNDS					
CERTIFICATES OF OBLIGATION	\$710,000	\$344,352	\$365,648	\$235,000	\$130,648
USES OF FUNDS					
CONSTRUCTION AND SOFT COSTS					
STREETS	\$408,464	\$208,445	\$200,019	\$200,019	\$0
WATER	\$87,285	\$87,285	\$0	\$0	\$0
SEWER	\$118,148	\$0	\$118,148	\$0	\$118,148
COST UNDERRUN	\$28,784	\$28,784	\$0	\$0	\$0
COST UNDERRUN					
SUBTOTAL CONSTRUCTION AND SOFT COSTS	\$642,681	\$324,514	\$318,167	\$200,019	\$118,148
COSTS OF ISSUANCE	\$67,319	\$19,838	\$47,481	\$34,981	\$12,500
TOTAL USES OF FUNDS	\$710,000	\$344,352	\$365,648	\$235,000	\$130,648

B. Estimated Cost of Authorized Improvements

The estimated and actual cost of the Authorized Improvements, including costs incurred in connection with the establishment, administration, and operation of the PID and the financing of the Authorized Improvements are summarized in Tables V-3 and V-4 on the following pages.

TABLE V-3

HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT
ESTIMATED COST OF AUTHORIZED IMPROVEMENTS

COST LINE ITEM	GRAND TOTAL	CITY SHARE	PID SHARE		
		SUBTOTAL	SUBTOTAL	STREETS	SEWER
CONSTRUCTION COSTS					
STREETS	\$375,287	\$187,644	\$187,644	\$187,644	\$0
WATER	\$87,548	\$87,548	\$0	\$0	\$0
SEWER	\$126,900	\$0	\$126,900	\$0	\$126,900
CONTINGENCY	\$35,876	\$24,971	\$10,905	\$8,499	\$2,406
SUBTOTAL CONSTRUCTION COSTS	\$625,611	\$300,162	\$325,449	\$196,143	\$129,306
SOFT COSTS					
ROW DEDICATION PLAT	\$6,500	\$0	\$6,500	\$3,878	\$2,622
STAFF COSTS / PID STARTUP COSTS	\$16,600	\$0	\$16,600	\$10,003	\$6,597
PID ADMIN ACCOUNT DEPOSIT	\$10,000	\$0	\$10,000	\$6,026	\$3,974
COSTS OF ISSUANCE	\$51,290	\$19,838	\$31,452	\$18,951	\$12,501
SUBTOTAL SOFT COSTS	\$84,390	\$19,838	\$64,552	\$38,858	\$25,694
TOTAL ESTIMATED COSTS	\$710,000	\$320,000	\$390,000	\$235,000	\$155,000

TABLE V-4

HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT
ACTUAL COST OF AUTHORIZED IMPROVEMENTS

COST LINE ITEM	GRAND TOTAL	CITY SHARE	PID SHARE		
		SUBTOTAL	SUBTOTAL	STREETS	SEWER
CONSTRUCTION COSTS					
STREETS	\$408,464	\$208,445	\$200,019	\$200,019	\$0
WATER	\$87,285	\$87,285	\$0	\$0	\$0
SEWER	\$107,577	\$0	\$107,577	\$0	\$107,577
SUBTOTAL CONSTRUCTION COSTS	\$603,326	\$295,730	\$307,596	\$200,019	\$107,577
SOFT COSTS					
STAFF COSTS / PID STARTUP COSTS	\$16,600	\$0	\$16,600	\$10,003	\$6,597
PID ADMIN ACCOUNT DEPOSIT	\$10,000	\$0	\$10,000	\$6,026	\$3,974
COSTS OF ISSUANCE	\$51,290	\$19,838	\$31,452	\$18,952	\$12,500
SUBTOTAL SOFT COSTS	\$77,890	\$19,838	\$58,052	\$34,981	\$23,071
TOTAL ACTUAL COSTS	\$681,216	\$315,568	\$365,648	\$235,000	\$130,648

C. Five Year PID Projection

The projected annual PID cashflows, taking into consideration the reduction in the Assessment for the Sewer Improvements and the prepayment in full of the Assessments for Parcel IDs 16811 and 16814, are shown for the five-year period commencing with tax year 2025 in Table V-5 on the following page.

TABLE V-5						
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT						
PROJECTED 5-YEAR PID CASHFLOWS						
	TOTAL	ASSESSMENT YEAR ¹				
		2025	2026	2027	2028	2029
REVENUES						
ANNUAL INSTALLMENTS						
PRINCIPAL	\$64,020	\$11,666	\$12,416	\$12,416	\$13,761	\$13,761
INTEREST	\$34,320	\$7,770	\$7,339	\$6,879	\$6,420	\$5,911
ADMINISTRATIVE EXPENSES	\$18,395	\$3,679	\$3,679	\$3,679	\$3,679	\$3,679
TOTAL REVENUES	\$116,735	\$23,116	\$23,434	\$22,974	\$23,860	\$23,351
EXPENDITURES						
PRINCIPAL	\$64,020	\$11,666	\$12,416	\$12,416	\$13,761	\$13,761
INTEREST	\$34,320	\$7,770	\$7,339	\$6,879	\$6,420	\$5,911
ADMINISTRATIVE EXPENSES	\$18,395	\$3,679	\$3,679	\$3,679	\$3,679	\$3,679
TOTAL EXPENDITURES	\$116,735	\$23,116	\$23,434	\$22,974	\$23,860	\$23,351

¹ANNUAL INSTALLMENTS PAYABLE NO LATER THAN JANUARY 31 FOLLOWING ASSESSMENT YEAR.

VI. Annual Assessment Plan Update

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefitted.

A. Allocation of Cost of Authorized Improvements to PID

The Authorized Improvements will provide new street, water, and sewer improvements and service to the Developed Lots, and therefore the Parcels on which Assessments are levied receive a direct and special benefit from the Authorized Improvements. However, the Service and Assessment Plan allocates only fifty percent (50%) of the estimated cost of the Street Improvements and one hundred percent (100%) of the cost of the Sewer Improvements to the PID through the levy of Assessments. The remaining 50% of the cost of the Street Improvements and 100% of the cost of the Water Improvements will be financed by the City.

B. Assessment Methodology

The Service and Assessment Plan allocates the PID's share of the cost of the Street Improvements equally to each of the current Developed Lots. The PID's share of the cost of the Sewer Improvements is allocated equally to each of the current Developed Lots except for Lot 12 of the Haciendas del Lago Subdivision because it already has sewer service. Consequently, the benefit to each of the Developed Lots is equal to or greater than the amount of the applicable reduced Assessment, and results in imposing equal shares of the actual cost of the Authorized Improvements on properties similarly benefited. The allocation of the estimated and actual cost of the Street Improvements and Sewer Improvements, original and reduced Assessments, and the estimated Annual Installment applicable to each Parcel are shown in Tables VI-1 and VI-2 on the following page.

TABLE VI-1						
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT						
ALLOCATION OF ESTIMATED COST, ASSESSMENTS, AND ANNUAL INSTALLMENTS						
PARCEL ID	LOT	ESTIMATED COST OF STREETS	ESTIMATED COST OF SEWER	TOTAL ESTIMATED COST	ALLOCATED ASSESSMENT	ESTIMATED AVERAGE ANNUAL INSTALLMENT
16806	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16807	2R	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16808	3R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16809	4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16810	5	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16811*	6	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16812	7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16813	8	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16814*	9	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16815	10	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16816	11	\$29,375.00	\$22,142.86	\$51,517.86	\$51,517.86	\$4,409.95
16817	12	\$29,375.00	\$0.00	\$29,375.00	\$29,375.00	\$2,515.26
TOTAL		\$235,000.00	\$155,000.00	\$390,000.00	\$390,000.00	
* PREPAID						

TABLE VI-2						
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT ALLOCATION OF ACTUAL COST, ASSESSMENTS, AND ANNUAL INSTALLMENTS						
PARCEL ID	LOT	ACTUAL COST OF STREETS	ACTUAL COST OF SEWER	TOTAL ACTUAL COST	ALLOCATED ASSESSMENT	ESTIMATED AVERAGE ANNUAL INSTALLMENT
16806	1	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16807	2R	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16808	3R	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16809	4	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16810	5	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16811*	6	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16812	7	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
16813	8	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16814*	9	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16815	10	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16816	11	\$29,901.66	\$18,664.01	\$48,565.67	\$48,039.01	\$4,133.79
16817	12	\$29,901.66	\$0.00	\$29,901.66	\$29,375.00	\$2,510.34
TOTAL		\$239,213.25	\$130,648.08	\$369,861.33	\$365,648.08	
* PREPAID						

C. Assessment Terms

The lien of the Assessment against the Developed Lots is 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 shall be imposed and may 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 shall be perfected immediately as to the entire Assessment on each Developed Lot in the PID but is executed only with respect to the amounts then due or past due for current or prior Annual Installments or final payment. Each Assessment shall terminate on the date the Assessment is paid in full, including unpaid Annual Installments and Delinquent Collection Costs, if any.

1. Assessment Roll

The Assessment for each Developed Lot is in the Assessment Roll attached hereto as Exhibit A. The recalculated aggregate principal amount of the Assessments based on actual costs is \$365,648 which is less than the benefit received by the Developed Lots as shown in Table VI-3 below.

TABLE VI-3 HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT SPECIAL BENEFIT SUMMARY	
SPECIAL BENEFIT DESCRIPTION	AMOUNT
CONSTRUCTION COSTS	
PID FUNDED STREET AND SEWER IMPROVEMENTS	\$307,596.08
CITY FUNDED STREET AND WATER IMPROVEMENTS	\$295,730.27
SOFT COSTS	
PID FUNDED	\$58,052.00
CITY FUNDED	\$19,838.00
TOTAL SPECIAL BENEFIT	\$681,216.35
PID ASSESSMENT	\$365,648.08
EXCESS BENEFIT	\$315,568.27

The updated Assessment Roll attached as Exhibit A identifies each Developed Lot and reflects (i) the actual interest rate on the indebtedness that funded the Authorized Improvements, (ii) the payment of any Assessment in lump sum, (iii) any subdivision and/or consolidation of Parcels, (iv) the Assessments and/or any supplemental Assessments pursuant to Section 372.019 of the PID Act, including any adjustments as provided in this Service and Assessment Plan Update, (v) the Administrative Expenses allocable to each Parcel, and (vi) any other changes permitted by law. While the Annual Installments are subject to revision and shall be updated in each Annual Service Plan Update to reflect any change for such year, any such revision shall not be the result of an increase in the Assessments and/or Administrative Expenses (i) except as authorized under the Service and Assessment Plan, the applicable Service and Assessment Plan Update and (ii) without compliance with the proper notice and hearing requirements of the PID Act.

2. Apportionment of Assessment Upon Subdivision

There has been no subdivision of any Parcels since the levy of Assessments on October 23, 2018. Upon the duly approved subdivision of a Developed Lot, the Assessment for such Developed Lot shall be reallocated to the new Lot on which the residence is located. 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 prepayment of the excess Assessment shall be made in the amount calculated pursuant to Section VI.C.6.b below.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments as described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

3. Apportionment of Assessment Upon Consolidation

There has been no subdivision of any Parcels since the levy of Assessments on October 23, 2018. Upon 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 that were consolidated.

4. Reclassification from Vacant Lot to Developed Lot

There has been no reclassification of a Vacant Lot to a Developed Lot since the levy of Assessments on October 23, 2018. If a Vacant Lot is developed (e.g., a residence is constructed) or begins receiving City water and/or sewer service, then such Vacant Lot will be reclassified as a Developed Lot and the outstanding Assessments for all Developed Lots, excluding any delinquent installment of principal, shall be reapportioned in accordance with the method of assessment described herein. For example, if a home is built on Lot 1 of the Haciendas del Lago Subdivision, then (i) the portion of the outstanding Assessments for all Developed Lots attributable to the PID's share of Street Improvements shall be divided by the new number of Developed Lots, (ii) the portion of the outstanding Assessments for all Developed Lots attributable to the PID's share of Sewer Improvements shall be divided by the new number of Developed Lots less one (because Lot 12 is not assessed for the cost of Sewer Improvements, and (iii) the Parcel reclassified as a Developed Lot shall be Assessed and the Assessments applicable to the remaining Developed Lots shall be adjusted in accordance with the romanettes (i) and (ii) of this paragraph.

5. Reduction in Assessments

The applicable Assessments shall be reduced if the actual cost of the Street Improvements and Sewer Improvements allocated to the PID is less than estimated costs and/or any of the Street Improvements or Sewer Improvements are not undertaken. In such event, the Assessment Roll shall be amended by the City Council to reflect the reduction in the Assessments and Annual Installments for the Parcels that are Assessed. In the event of the latter, the Assessment Roll shall be amended by the City Council to reflect the reduction in the Assessments and Annual Installments for all Developed Lots. As discussed in Section V, the Assessment for Sewer Improvements was reduced as the actual cost is less than the estimated cost of the Sewer

Improvements, and the actual cost of the Street Improvements is greater than the estimated cost, and therefore the Assessment for Street Improvements is unchanged.

The City reserves and shall have the right and option to refund the indebtedness that funded the Authorized Improvements. In such event, the Administrator shall recalculate the Annual Installments, and if necessary, may adjust the amount of the Annual Installment, or extend the maturity dates of the Annual Installments, so that total Annual Installments of Assessments will be produced in annual amounts sufficient to pay the PID's share of the refunding indebtedness and any original indebtedness that remains outstanding when due and payable. In no event shall any Assessment be increased above the maximum amount set forth in the Assessment Roll attached hereto as Exhibit A.

6. 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. 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 Payment in Lump Sum

The Assessments for Parcel IDs 16811 and 16814 have been prepaid in full. 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 Administrative Expenses shall be reallocated, subject to City Council approval, to the remaining Parcels on which Assessments are levied based on each such Parcel's outstanding Assessment, the Assessment Roll shall be updated to reflect the payment and any reallocation of Administrative Expenses, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent of the payment made. If the Assessment is paid in full, the City Manager of the City is hereby authorized to sign a release of the Assessment lien for the corresponding Parcel. The form of such release shall be as determined by the City to comply with State law.

b. Mandatory Payment in Lump Sum

A mandatory prepayment of all or a portion, as applicable, of an Assessment (i) may be required pursuant to Section VI.2 above and (ii) is required if (a) Developed Lot is

transferred to a party that is exempt from the payment of the Assessment under applicable law or (b) a Developed Lot otherwise becomes a Vacant Lot in which case the Administrator shall calculate the amount of the Assessment to be prepaid, including Prepayment Costs (together the "Mandatory Assessment Prepayment"), and provide such Mandatory Assessment Prepayment calculation to the City and to the owner of the property.

The property owner shall (i) provide notice to the City and the Administrator of any transfer or other act that will result in the reclassification of a Developed Lot to a Vacant Lot at least thirty (30) days prior to the date of such transfer or act. The property owner shall also pay the Mandatory Assessment Prepayment to the City no later than (i) thirty (30) days after the provision of the Mandatory Assessment Prepayment amount or (ii) the date of any transfer or act that results in the reclassification of Developed Lot to Vacant Lot, whichever occurs first.

Upon the payment of the Mandatory Assessment Prepayment along with Prepayment Costs, the Assessment for the Parcel shall be reduced by the amount of the payment, the Administrative Expenses shall be reallocated, subject to City Council approval, to the remaining Parcels on which Assessments are levied based on each such Parcel's outstanding Assessment, the Assessment Roll shall be updated to reflect the payment and any reallocation of Administrative Expenses, and the obligation to pay the Annual Installment for such Parcel shall be reduced to the extent of the payment made. A Mandatory Assessment Prepayment shall be treated the same as any Assessment that is due and owing under the PID Act, the Assessment Ordinance, and this Assessment Plan, including the same lien priority, penalties, procedures, and foreclosure specified by the PID Act.

c. Payment in Annual Installments

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City has determined that the Assessments shall be paid in Annual Installments over a twenty (20) year period, as shown in the Assessment Roll with interest accruing on the Assessments at the interest rate on the Certificates of Obligation. The Assessments shall be payable and interest will start to accrue beginning on the closing date for the Certificates of Obligation issued to provide funding of the Authorized Improvements. Each Parcel's Annual Installment, as defined in herein, shall include an annual installment of interest and principal and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses.

The City will initially invoice each owner of a Developed Lot at generally the same time as the City'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 City'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 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, such as contracting with the County Tax Assessor-Collector for the billing and collection of 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.

D. Prior Year Collections

The collections history for the PID is shown in Table VI-4 below.

TABLE VI-4 CITY OF HEATH HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT COLLECTION HISTORY AS OF JUNE 10, 2025					
TAX YEAR	ANNUAL INSTALLMENTS	COLLECTED	COLLECTION RATE	AMOUNT DUE	% OF TOTAL DUE
2019	\$33,484.68	\$33,484.68	100.00%	\$0.00	0.00%
2020	\$34,170.99	\$34,170.99	100.00%	\$0.00	0.00%
2021	\$23,375.40	\$23,375.40	100.00%	\$0.00	0.00%
2022	\$22,993.53	\$22,993.53	100.00%	\$0.00	0.00%
2023	\$23,361.65	\$23,361.65	100.00%	\$0.00	0.00%
2024 ¹	\$23,547.15	\$22,495.98	95.54%	\$1,051.17	4.46%
TOTAL	\$160,933.40	\$159,882.23	NA	\$1,051.17	NA

¹ There is one property that has not been paid in full.

EXHIBIT A

ASSESSMENT ROLL

EXHIBIT B

METES AND BOUNDS DESCRIPTION AND MAP
OF
HACIENDAS DEL LAGO SUBDIVISION

HACIENDAS DEL LAGO PID

METES AND BOUNDS DESCRIPTION

Being a tract of land situated in the Edward Teal Survey, Abstract No. 307, Rockwall County, Texas, being called the Amended Plat, Haciendas Del Lago Subdivision, being filed in Cabinet D, Slide 353 Plat Records Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a point the north line of FM 1140 right-of-way (R.O.W.), said point being 1302.55' west of the most westerly line of FM 740;

THENCE FROM THE POINT OF BEGINNING S85°18'30"W, a distance of 18.00' along the north ROW of said FM 1140 to a point for corner, said point being the south corner of the Hall Addition filed in Cabinet A Slide 221 and said point being at the beginning of a curve to the left having a radius 613.69' and a central angle of 20 degrees, 40 minutes;

THENCE along the curve a distance of 222.79' to a point, said point being on the north line of FM 1140 right-of-way (R.O.W.);

THENCE S85°18'30"W, a distance of 517.56' along an apparent common line being the south boundary line of said Haciendas Del Lago Subdivision and the north boundary line of the Boyce R. Thornton II property filed in Volume 594, Page 122 to a point for corner;

THENCE N04°30'20"W, a distance of 15.00' to a point for corner, said point being in the south boundary line of said Haciendas Del Lago Subdivision and the northeast corner of the Cypress Bay Subdivision as filed in Cabinet C, Slide 389, Plat Records Rockwall County, Texas and the northwest property corner of said Boyce R. Thornton II property;

THENCE S85°18'18"W, a distance of 372.66' along the north boundary line of said Cypress Bay Subdivision and a the south boundary line of said Haciendas Del Lago Subdivision to a point for corner;

THENCE N04°52'10"W, a distance of 978.39' along an apparent common line of the west boundary line of said Haciendas Del Lago Subdivision and the east boundary line of Mariah Bay Subdivision filed in Cabinet B, Slide 261 Plat Records Rockwall County, Texas to a point for corner said corner being the northwest corner of said Haciendas Del Lago Subdivision;

THENCE N83°45'11"E, a distance of 656.66' along an apparent common line of the north boundary line of said Haciendas Del Lago Subdivision and the south boundary line of the Loch Braeland Addition filed in Cabinet B, Slide 130 Plat Records Rockwall County, Texas to a point for corner;

THENCE N85°00'31"E, a distance of 469.68' continuing along an apparent common line of the north boundary line of said Haciendas Del Lago Subdivision and the south boundary line of Shepherds Highlands Phase II Addition filed in Cabinet E Slide 338 and part of Phase I filed in Cabinet C Slide 239 Plat Records Rockwall County, Texas to a point for corner, said point being the northeast property corner of Haciendas Del Lago Subdivision;

THENCE S04°52'10"E, a distance of 969.51' along an apparent common line of the east boundary line of said Haciendas Del Lago Subdivision and the west boundary line of said Hall Addition to the **POINT OF BEGINNING** and containing 25.74 acres (25.72 acres recorded) of land. This land, according to the Amended Plat for Haciendas Del Lago Subdivision is distributed as follows:

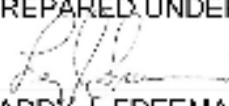
Total acreage in lots	24.63 acres
Parcel 1	0.13 acres
Parcel 2	0.01 acres
Access & Utility Easement	0.92 acres (ROW)

Notes

Access & Utility Easement was dedicated in a Final Plat (Recorded in Cabinet A, Slide 113, Plat Records Rockwall County, Texas.

Basis of bearings, distances and corners were taken from the Owners Certificate and Dedication on said Amended Plat.

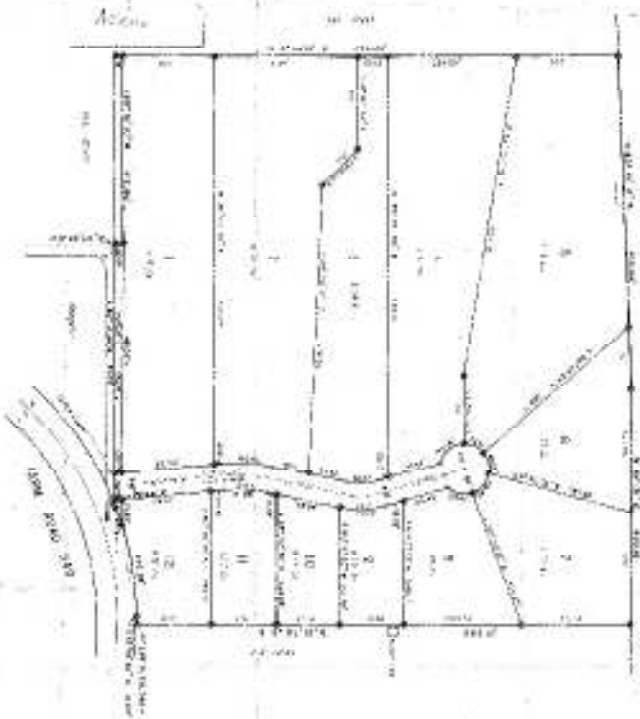
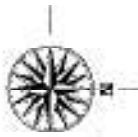
PREPARED UNDER MY PERSONAL SUPERVISION


LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 3/30/2018



NO.	DESCRIPCION	VALOR	VALOR	VALOR	VALOR
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100



Este plano fue levantado por el Sr. ...
 en el mes de ... del año ...
 y se encuentra en el ...

HACIENDA DEL LAGO
 PLAN N.º ...
 CERRADO TOTAL SUPERFICIE: ...
 RECORRIDO: ...
 ABRIL 1980
 A. ...
 ...



...

...

...

...

...

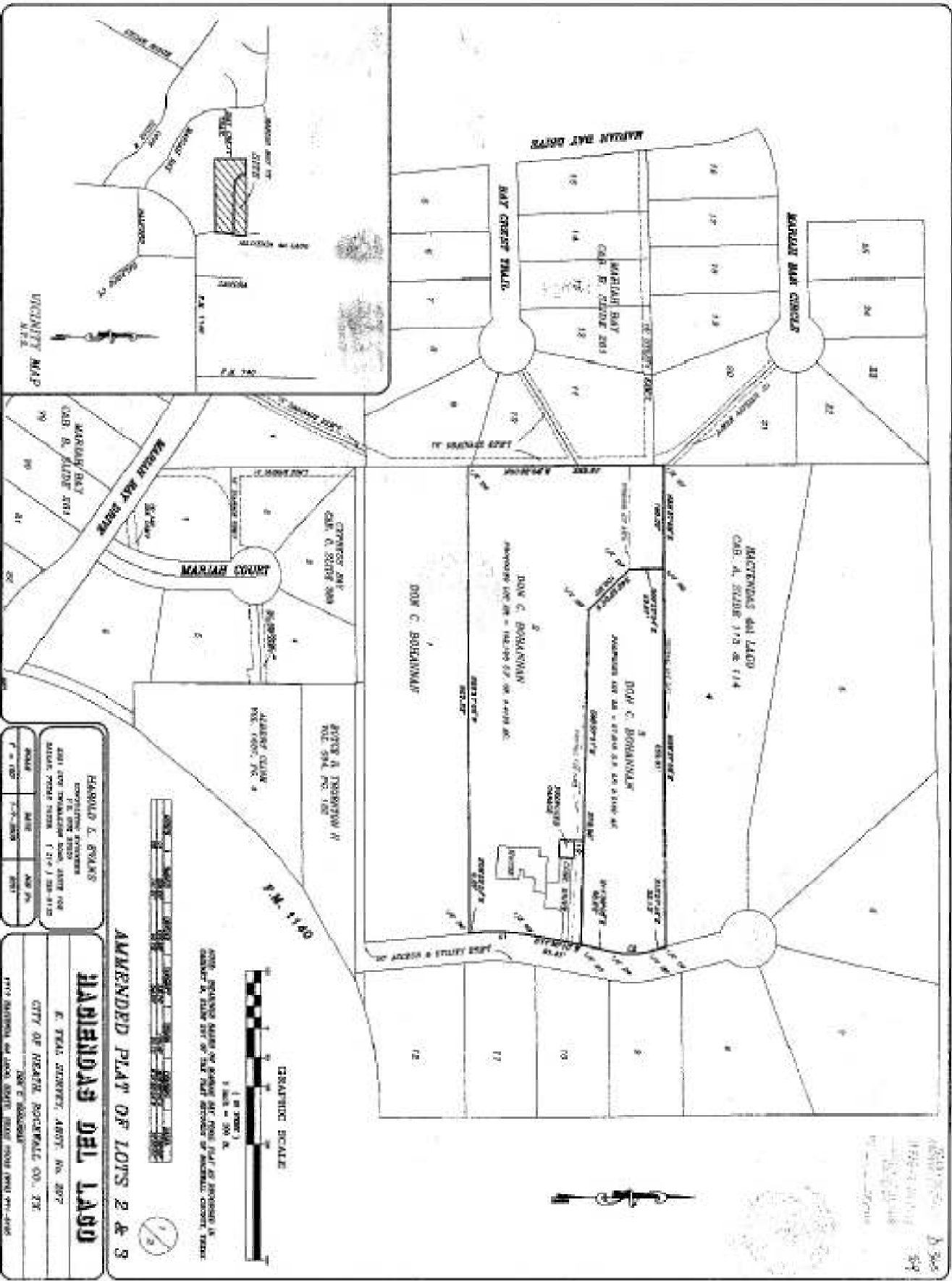
...



...



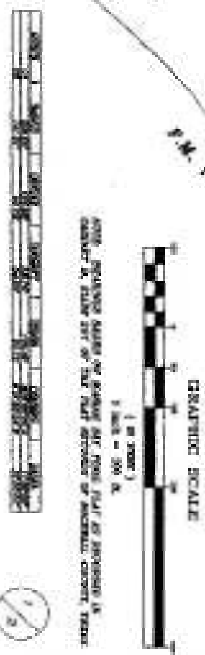
...



HAROLD L. EVANS
 DEVELOPING PROPERTY
 4301 LOS CHALAMBERE BOULEVARD, SUITE 102
 ALHAMBRA, CALIFORNIA (714) 281-4112

ROAD	DATE	ASST. DATE
1-1-1998	1-1-1998	1998

HABERDASH DEL LAGO
 E. TIAL STREET, ABOUT NO. 207
 CITY OF HEALDEN, ROCKFELL CO., TX
 DON C. BORSANELLI
 1710 EASTWINDS AND LAGOON AVENUE, SUITE 1000, DALLAS, TEXAS 75246



APPROVED FOR RECORDATION
 COUNTY CLERK
 COUNTY OF ROCKFELL, TEXAS
 DATE: 10/15/2008
 10/15/2008

EXHIBIT C

FORM OF PUBLIC IMPROVEMENT DISTRICT DISCLOSURE

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

<p>CITY OF HEATH HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE</p>

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 372.005), 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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

LOT TYPE: STREET AND SEWER ASSESSMENT

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Heath, 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 Haciendas del Lago 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 Heath. The exact amount of each annual installment will be approved each year by the City Council of the City of Heath 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 Heath.

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.

**TEXAS PROPERTY CODE 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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF HEATH HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT LOT TYPE: STREET AND SEWER ASSESSMENT					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE ¹					
TAX YEAR ²	PRINCIPAL	INTEREST	COLLECTION COSTS	ANNUAL INSTALLMENT	YEAR ENDING PRINCIPAL BALANCE
2019	\$928.57	\$2,838.06	\$660.49	\$4,427.12	\$50,589.29
2020	\$1,982.14	\$1,871.80	\$660.49	\$4,514.43	\$48,607.14
2021	\$1,839.18	\$1,669.75	\$660.49	\$4,169.41	\$43,289.12
2022	\$1,839.18	\$1,601.70	\$660.49	\$4,101.36	\$41,449.94
2023	\$1,964.18	\$1,533.65	\$660.49	\$4,158.31	\$39,485.77
2024	\$2,083.21	\$1,460.97	\$660.49	\$4,204.66	\$37,402.56
2025	\$2,083.21	\$1,383.89	\$660.49	\$4,127.59	\$35,319.36
2026	\$2,208.21	\$1,306.82	\$660.49	\$4,175.51	\$33,111.15
2027	\$2,208.21	\$1,225.11	\$660.49	\$4,093.80	\$30,902.94
2028	\$2,452.24	\$1,143.41	\$660.49	\$4,256.13	\$28,450.71
2029	\$2,452.24	\$1,052.68	\$660.49	\$4,165.40	\$25,998.47
2030	\$2,452.24	\$961.94	\$660.49	\$4,074.66	\$23,546.24
2031	\$2,577.24	\$871.21	\$660.49	\$4,108.93	\$20,969.00
2032	\$2,696.26	\$775.85	\$660.49	\$4,132.60	\$18,272.74
2033	\$2,821.26	\$676.09	\$660.49	\$4,157.84	\$15,451.47
2034	\$2,821.26	\$571.70	\$660.49	\$4,053.45	\$12,630.21
2035	\$3,065.29	\$467.32	\$660.49	\$4,193.10	\$9,564.91
2036	\$3,065.29	\$353.90	\$660.49	\$4,079.68	\$6,499.62
2037	\$3,190.29	\$240.49	\$660.49	\$4,091.27	\$3,309.32
2038	\$3,309.32	\$122.44	\$660.49	\$4,092.25	\$0.00
TOTAL	\$48,039.01	\$22,128.79	\$13,209.71	\$83,377.51	

¹Subject to change.
²Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ROCKWALL COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS
LOT TYPE: STREET AND SEWER ASSESSMENT

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Heath, 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 Haciendas del Lago 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 Heath. The exact amount of each annual installment will be approved each year by the City Council of the City of Heath 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 Heath.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ROCKWALL COUNTY DEED OF RECORDS)

CITY OF HEATH					
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT					
LOT TYPE: STREET AND SEWER ASSESSMENT					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹					
TAX YEAR²	PRINCIPAL	INTEREST	COLLECTION COSTS	ANNUAL INSTALLMENT	PRINCIPAL BALANCE
2019	\$928.57	\$2,838.06	\$660.49	\$4,427.12	\$50,589.29
2020	\$1,982.14	\$1,871.80	\$660.49	\$4,514.43	\$48,607.14
2021	\$1,839.18	\$1,669.75	\$660.49	\$4,169.41	\$43,289.12
2022	\$1,839.18	\$1,601.70	\$660.49	\$4,101.36	\$41,449.94
2023	\$1,964.18	\$1,533.65	\$660.49	\$4,158.31	\$39,485.77
2024	\$2,083.21	\$1,460.97	\$660.49	\$4,204.66	\$37,402.56
2025	\$2,083.21	\$1,383.89	\$660.49	\$4,127.59	\$35,319.36
2026	\$2,208.21	\$1,306.82	\$660.49	\$4,175.51	\$33,111.15
2027	\$2,208.21	\$1,225.11	\$660.49	\$4,093.80	\$30,902.94
2028	\$2,452.24	\$1,143.41	\$660.49	\$4,256.13	\$28,450.71
2029	\$2,452.24	\$1,052.68	\$660.49	\$4,165.40	\$25,998.47
2030	\$2,452.24	\$961.94	\$660.49	\$4,074.66	\$23,546.24
2031	\$2,577.24	\$871.21	\$660.49	\$4,108.93	\$20,969.00
2032	\$2,696.26	\$775.85	\$660.49	\$4,132.60	\$18,272.74
2033	\$2,821.26	\$676.09	\$660.49	\$4,157.84	\$15,451.47
2034	\$2,821.26	\$571.70	\$660.49	\$4,053.45	\$12,630.21
2035	\$3,065.29	\$467.32	\$660.49	\$4,193.10	\$9,564.91
2036	\$3,065.29	\$353.90	\$660.49	\$4,079.68	\$6,499.62
2037	\$3,190.29	\$240.49	\$660.49	\$4,091.27	\$3,309.32
2038	\$3,309.32	\$122.44	\$660.49	\$4,092.25	\$0.00
TOTAL	\$48,039.01	\$22,128.79	\$13,209.71	\$83,377.51	

¹Subject to change.
²Annual installments collected with property taxes and due no later than January 31 of following calendar year.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

<p>CITY OF HEATH HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT BUYER DISCLOSURE</p>

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 372.005), 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.

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

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

PROPERTY ADDRESS

LOT TYPE: STREET ONLY ASSESSMENT

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Heath, 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 Haciendas del Lago 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 Heath. The exact amount of each annual installment will be approved each year by the City Council of the City of Heath 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 Heath.

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.

**TEXAS PROPERTY CODE 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

**TEXAS PROPERTY CODE SECTION 5.014(A) NOTICE
(REQUIRED BEFORE CONTRACT EXECUTION)**

CITY OF HEATH HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT LOT TYPE: STREET ONLY ASSESSMENT					
ESTIMATED ANNUAL INSTALLMENT SCHEDULE ¹					
TAX YEAR ²	PRINCIPAL	INTEREST	COLLECTION COSTS	ANNUAL INSTALLMENT	PRINCIPAL BALANCE
2019	\$500.00	\$1,618.24	\$376.60	\$2,494.84	\$28,875.00
2020	\$1,125.00	\$1,068.38	\$376.60	\$2,569.98	\$27,750.00
2021	\$1,125.00	\$1,026.75	\$376.60	\$2,528.35	\$26,625.00
2022	\$1,125.00	\$985.13	\$376.60	\$2,486.73	\$25,500.00
2023	\$1,250.00	\$943.50	\$376.60	\$2,570.10	\$24,250.00
2024	\$1,250.00	\$897.25	\$376.60	\$2,523.85	\$23,000.00
2025	\$1,250.00	\$851.00	\$376.60	\$2,477.60	\$21,750.00
2026	\$1,375.00	\$804.75	\$376.60	\$2,556.35	\$20,375.00
2027	\$1,375.00	\$753.88	\$376.60	\$2,505.48	\$19,000.00
2028	\$1,500.00	\$703.00	\$376.60	\$2,579.60	\$17,500.00
2029	\$1,500.00	\$647.50	\$376.60	\$2,524.10	\$16,000.00
2030	\$1,500.00	\$592.00	\$376.60	\$2,468.60	\$14,500.00
2031	\$1,625.00	\$536.50	\$376.60	\$2,538.10	\$12,875.00
2032	\$1,625.00	\$476.38	\$376.60	\$2,477.98	\$11,250.00
2033	\$1,750.00	\$416.25	\$376.60	\$2,542.85	\$9,500.00
2034	\$1,750.00	\$351.50	\$376.60	\$2,478.10	\$7,750.00
2035	\$1,875.00	\$286.75	\$376.60	\$2,538.35	\$5,875.00
2036	\$1,875.00	\$217.38	\$376.60	\$2,468.98	\$4,000.00
2037	\$2,000.00	\$148.00	\$376.60	\$2,524.60	\$2,000.00
2038	\$2,000.00	\$74.00	\$376.60	\$2,450.60	\$0.00
TOTAL	\$29,375.00	\$13,398.11	\$7,532.05	\$50,305.16	

¹Subject to change.
²Annual installments collected with property taxes and due no later than January 31 of following calendar year.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ROCKWALL COUNTY DEED OF RECORDS)

AFTER RECORDING RETURN TO:

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

PROPERTY ADDRESS
LOT TYPE: STREET ONLY ASSESSMENT

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Heath, 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 Haciendas del Lago 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 Heath. The exact amount of each annual installment will be approved each year by the City Council of the City of Heath 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 Heath.

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.

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ROCKWALL 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

TEXAS PROPERTY CODE SECTION 5.0143 NOTICE
(REQUIRED AT CLOSING AND MUST BE RECORDED IN ROCKWALL 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

**CITY OF HEATH
HACIENDAS DEL LAGO PUBLIC IMPROVEMENT DISTRICT
LOT TYPE: STREET AND SEWER ASSESSMENT**

ESTIMATED ANNUAL INSTALLMENT SCHEDULE¹

TAX YEAR²	PRINCIPAL	INTEREST	COLLECTION COSTS	ANNUAL INSTALLMENT	PRINCIPAL BALANCE
2019	\$500.00	\$1,618.24	\$376.60	\$2,494.84	\$28,875.00
2020	\$1,125.00	\$1,068.38	\$376.60	\$2,569.98	\$27,750.00
2021	\$1,125.00	\$1,026.75	\$376.60	\$2,528.35	\$26,625.00
2022	\$1,125.00	\$985.13	\$376.60	\$2,486.73	\$25,500.00
2023	\$1,250.00	\$943.50	\$376.60	\$2,570.10	\$24,250.00
2024	\$1,250.00	\$897.25	\$376.60	\$2,523.85	\$23,000.00
2025	\$1,250.00	\$851.00	\$376.60	\$2,477.60	\$21,750.00
2026	\$1,375.00	\$804.75	\$376.60	\$2,556.35	\$20,375.00
2027	\$1,375.00	\$753.88	\$376.60	\$2,505.48	\$19,000.00
2028	\$1,500.00	\$703.00	\$376.60	\$2,579.60	\$17,500.00
2029	\$1,500.00	\$647.50	\$376.60	\$2,524.10	\$16,000.00
2030	\$1,500.00	\$592.00	\$376.60	\$2,468.60	\$14,500.00
2031	\$1,625.00	\$536.50	\$376.60	\$2,538.10	\$12,875.00
2032	\$1,625.00	\$476.38	\$376.60	\$2,477.98	\$11,250.00
2033	\$1,750.00	\$416.25	\$376.60	\$2,542.85	\$9,500.00
2034	\$1,750.00	\$351.50	\$376.60	\$2,478.10	\$7,750.00
2035	\$1,875.00	\$286.75	\$376.60	\$2,538.35	\$5,875.00
2036	\$1,875.00	\$217.38	\$376.60	\$2,468.98	\$4,000.00
2037	\$2,000.00	\$148.00	\$376.60	\$2,524.60	\$2,000.00
2038	\$2,000.00	\$74.00	\$376.60	\$2,450.60	\$0.00
TOTAL	\$29,375.00	\$13,398.11	\$7,532.05	\$50,305.16	

¹Subject to change.

²Annual installments collected with property taxes and due no later than January 31 of following calendar year.