

**TOWN OF ARGYLE**

**ORDINANCE NO. 2019-18**

**WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT DISTRICT  
SUPPLEMENTAL SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL.**

**A SUPPLEMENTAL ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF  
ARGYLE UPDATING THE WATERBROOK OF ARGYLE PUBLIC IMPROVEMENT  
DISTRICT OF THE TOWN OF ARGYLE SERVICE AND ASSESSMENT PLAN AND  
ASSESSMENT ROLL.**

**WHEREAS**, by Resolution 2016-22 adopted on August 23, 2016, after notice and a public hearing in the manner required by law, the Town Council of the Town of Argyle, Texas approved a resolution authorizing the creation of the Waterbrook of Argyle Public Improvement District of the Town of Argyle; and

**WHEREAS**, the Town Council, pursuant to Section 372.016(b) of the Public Improvement District Assessment Act, Chapter 372, Texas Local Government Code (the "PID Act") PID Act, published notice of the Levy and Assessment Hearing in Denton Record Chronicle, a newspaper of general circulation in the Town; and

**WHEREAS**, on April 25, 2017, after notice and a public hearing conducted in the manner required by law, the Town Council adopted Ordinance No. 2017-09 approving the Waterbrook of Argyle Public Improvement District Service and Assessment Plan and Assessment Roll and the levy of assessments on property in the District; and

**WHEREAS**, on January 23, 2018, the Town Council adopted Ordinance No. 2018-03, authorizing the issuance of bonds secured by the assessments levied pursuant to the Assessment Ordinance; and

**WHEREAS**, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act; and

**WHEREAS**, on February 27, 2018, the Town Council adopted Ordinance 2018-05 approving a zoning change for approximately five (5) acres of property in the northeastern portion of the Waterbrook of Argyle Public Improvement District (the Stafford Rezoning"); and

**WHEREAS**, the Town Council now desires to proceed with the adoption of this Ordinance for the Annual Service Plan Update and the updated Assessment Roll attached thereto, in conformity with the requirements of the PID Act; and

**WHEREAS**, the Town Council finds the passage of this Ordinance to be in the best interest for the citizens of Argyle.

**ATTACHMENT "A"**  
**WATERBROOK OF ARGYLE**  
**ANNUAL SERVICE PLAN UPDATE**

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:**

**SECTION 1:** That all matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

**SECTION 2:** That the Waterbrook of Argyle Public Improvement Service Plan Update and updated Assessment Roll attached hereto as *Attachment A* is hereby accepted as provided.

**SECTION 3:** If any portion of this Ordinance shall, for any reason, be declared invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions hereof and the Council hereby determines that it would have adopted this Ordinance without the invalid provision

**SECTION 4:** That this Ordinance shall be cumulative of all other Town Ordinances and all other provisions of other Ordinances adopted by the Town which are inconsistent with the terms or provisions of this Ordinance are hereby repealed.

**SECTION 5:** It is hereby declared to be the intention of the Town Council of the Town of Argyle, Texas, that sections, paragraphs, clauses and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared legally invalid or unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such legal invalidity or unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance since the same would have been enacted by the Town Council of the Town of Argyle without the incorporation in this Ordinance of any such legally invalid or unconstitutional, phrase, sentence, paragraph or section.

**SECTION 6:** This ordinance shall take effect immediately from and after its passage as the law in such case provides.

**PASSED AND APPROVED ON THIS 13<sup>TH</sup> DAY OF AUGUST, 2019.**

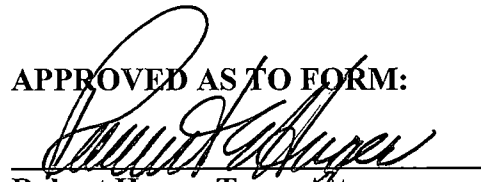


**ATTEST:**

  
Erika McComis, Town Secretary

  
Donald Moser, Mayor

**APPROVED AS TO FORM:**

  
Robert Hager, Town Attorney



WATERBROOK OF ARGYLE  
PUBLIC IMPROVEMENT DISTRICT  
2019 SERVICE PLAN UPDATE

AUGUST 13, 2019

## INTRODUCTION

Capitalized terms used in this 2019 Annual Service Plan Update shall have the meanings set forth in the 2018 Amended and Restated Service and Assessment Plan and the 2018 Annual Service Plan Update – Stafford.

The PID was created pursuant to the Act by Resolution No. 2016-22 on August 23, 2016, by the Town to finance certain Authorized Improvements for the benefit of the property of the PID.

On April 25, 2017, the Town passed and approved Ordinance No. 2017-09 accepting and approving the SAP for the PID.

On January 23, 2018 the Town approved Ordinance No. 2018-03, which authorized the issuance of PID Bonds secured by the Assessments on the Assessed Property and approved the 2018 Amended and Restated Service and Assessment Plan, including the updated Assessment Roll that reflected the terms of the PID Bond issuance.

On August 28, 2018 the Town approved the 2018 Service Plan Update - Stafford by adopting Ordinance No. 2018-13. The 2018 Service Plan Update - Stafford included the revised Assessment Roll to reflect the Stafford Rezoning.

The 2018 Amended and Restated Service and Assessment Plan identified the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the Property in the PID for the costs of the Authorized Improvements. Pursuant to the Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2019.

The 2018 Amended and Restated Service and Assessment Plan included an Assessment Roll identifying the Assessments on each Lot within the PID, based on the method of assessment identified in the 2018 Amended and Restated Service and Assessment Plan. The Assessment Roll was then updated by the 2018 Annual Service Plan Update – Stafford due to the Stafford Rezoning. This Annual Service Plan Update updates the Assessment Roll for 2019.

## **LISTED EVENTS**

See below for Listed Events within the PID:

- On October 1, 2018 the City exercised its right to redeem \$405,000 in par amount of PID Bonds under the extraordinary optional redemption provisions of the Indenture. The Stafford Rezoning triggered a mandatory prepayment from the Residential Use Parcel \$379,591.21; and, under the terms of the Indenture the mandatory prepayment was used to redeem PID Bonds and to proportionately reduce the debt service reserve fund in the amount of \$25,408.79.

## **STATUS OF PUBLIC IMPROVEMENTS**

Authorized Improvements include road improvements, sanitary sewer improvements, storm drainage and detention improvements, landscaping, entryway, open space, and park improvements, and soft costs. According to the quarterly report dated June 2019 required by the Continuing Disclosure Agreement of the Developer ("Quarterly Report"), storm drainage improvements, sanitary sewer improvements, and road improvements are completed, and landscaping and open space improvements were completed in the first quarter 2019, but acceptance of the Authorized Improvements by the Town has not yet occurred as of this Annual Service Plan Update.

## **PARCEL SUBDIVISION**

No new plats have been recorded in the PID.

## **LOT AND HOME SALES**

Per the Quarterly Report dated June 2019, CalAtlantic (Lennar) performed on their contract to purchase all remaining single-family land on September 17, 2018. CalAtlantic now owns all 265 Lots within the PID, and the Terra Manna Parties no longer own any of the single-family lots. The Terra Manna Parties still own 25 Lots within the Stafford Property that will not be assessed. CalAtlantic and Waterbrook SE, LP have entered into a contract allowing CalAtlantic to purchase those lots for \$2,000,000 with the stipulation that CalAtlantic will fund certain infrastructure improvements for those lots as soon as engineering plans are approved by the Town. Closing is expected to take place in January 2021.

5.86 acres of the commercial property owned by Waterbrook Commercial Investors LLC was sold to Castle Development group on July 18, 2018. The remaining 20.9 acres of commercial properties are currently being marketed.

No vertical construction has begun on any residential units. The estimated date of completion

for all units expected to be constructed in the PID is December 2026.

See Exhibit B for homebuyer disclosures.

## OUTSTANDING SPECIAL ASSESSMENT

The total outstanding Special Assessment for the Residential Use Parcel is \$10,420,279.72, and the total outstanding Special Assessment for the Commercial Use Parcel is \$3,129,720.28.

## TIRZ ANNUAL CREDIT

### Residential Use Parcel

After the mandatory prepayment due to the Stafford Rezoning, the equivalent tax rate for the Residential Use Parcel remained below the target tax rate equivalent of \$0.68 per \$100/estimated buildout value. Therefore, the TIRZ Annual Credit Amount for Residential Lots remains calculated at \$0.00.

### Commercial Use Parcel

Section 3.2 of the "TIF Agreement Waterbrook of Argyle" states that the Commercial Use Parcel is eligible to receive a TIRZ Annual Credit Amount "but only after the Town issues a building permit for the construction of the anchor tenant with the commercial development area." No building permit has been issued for the anchor tenant. Therefore, the total TIRZ Annual Credit Amount applied to the Annual Installment for the Commercial Use Parcel is \$0.00.

## ANNUAL INSTALLMENT DUE 1/31/2020

### Residential Use Parcel

- **Principal and Interest** - The total principal and interest required for the Annual Installment for the Residential Use Parcel is \$704,926.16.
- **Additional Interest Reserve** - The Additional Interest Reserve Requirement, as defined in the Indenture as an amount equal to 5.5% of the principal amount of the Outstanding Bonds to be funded from Special Assessment revenues deposited to the Pledged Revenue Fund, has not been met. As such, the Additional Interest Reserve will be funded with additional interest on the outstanding Special Assessment, resulting in an Additional Interest Reserve amount due of \$52,101.40.
- **Administrative Expenses** - The cost of administering the PID, collecting the Annual Installments, dissemination agent fees, audit fees, Trustee fees, and collecting the Annual Installments shall be paid for on a pro rata basis by each parcel based on the amount of

outstanding Special Assessment remaining on the parcel. The total Administration Expenses budgeted for the Annual Installment due is \$30,278.03.

- **TIRZ Annual Credit Amount** – The equivalent tax rate for the Residential Use Parcel remains below the target tax rate. Therefore, the TIRZ Annual Credit Amount for Residential Lots remains calculated at \$0.00.

Residential Use Parcel Due January 31, 2020	
Principal	\$ 176,875.60
Interest	\$ 528,050.56
Additional Interest Reserve	\$ 52,101.40
Administrative Expenses	\$ 30,278.03
TIRZ Annual Credit Amount	\$ -
<b>Total</b>	<b>\$ 787,305.58</b>

Commercial Use Parcel

- **Principal and Interest** - The total principal and interest required for the Annual Installment for the Commercial use parcel is \$211,723.84.
- **Additional Interest Reserve** - The Additional Interest Reserve Requirement, as defined in the Indenture as an amount equal to 5.5% of the principal amount of the Outstanding Bonds to be funded from Special Assessment revenues deposited to the Pledged Revenue Fund, has not been met. As such, the Additional Interest Reserve will be funded with additional interest on the outstanding Special Assessment, resulting in an Additional Interest Reserve amount due of \$15,648.60.
- **Administrative Expenses** - The cost of administering the PID, collecting the Annual Installments, dissemination agent fees, audit fees, Trustee fees, and collecting the Annual Installments shall be paid for on a pro rata basis by each parcel based on the amount of outstanding Special Assessment remaining on the parcel. The total Administration Expenses budgeted for the Annual Installment is \$9,093.97.
- **TIRZ Annual Credit Amount** –No building permit has been issued for the anchor tenant yet. Therefore, the total TIRZ Annual Credit Amount applied to the Annual Installment for the Commercial Use Parcel is \$0.00.

Commercial Use Parcel Due January 31, 2020	
Principal	\$ 53,124.40
Interest	\$ 158,599.44
Additional Interest Reserve	\$ 15,648.60
Administrative Expenses	\$ 9,093.97
TIRZ Annual Credit Amount	\$ -
<b>Total</b>	<b>\$ 236,466.42</b>

See **Exhibit C** for the debt service schedule for the PID Bonds as updated since the Stafford Rezoning and defeasance of bonds.

### **PREPAYMENT OF SPECIAL ASSESSMENTS IN FULL**

No full prepayments have occurred in the PID.

### **PARTIAL PREPAYMENT OF SPECIAL ASSESSMENTS**

On February 27, 2018 the Town approved Ordinance No. 2018-05 approving the Stafford Rezoning, which caused the Maximum Assessment as defined in the 2018 Amended and Restated Service and Assessment Plan to be exceeded. Therefore, a mandatory prepayment on the Assessment of the Residential Use Parcel of \$379,591.21 was required and paid in full. The mandatory prepayment was then used to redeem PID bonds as described above under "Listed Events".

### **PREPAYMENT AS A RESULT OF AN EMINENT DOMAIN PROCEEDING OR TAKING**

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

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property") following the reclassification of the Taken Property as Non-Benefitted Property. The Owner will remain liable to pay in Annual Installments, or as otherwise provided by the 2018 Amended and Restated Service and Assessment Plan, as updated, or the Act, the Assessment that remains due on the Remaining Property. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the Maximum Assessment, the Owner will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed the Maximum Assessment.

Following the initiation of the Taking, the PID Administrator will be required, as part of the next annual service and assessment plan update, to determine the portion of the Assessment that was levied against the Assessed Property that would have been allocated to the Taken Property prior to its reclassification as Non-Benefitted Property.

Within 30 days of the receipt by the Owner of the funds received from the entity taking the Taken Property, the Owner shall make a Prepayment of the Assessment in an amount equal to the lesser of (i) the amount the Owner received as a result of the Taking or (ii) the amount determined by the PID Administrator in the above paragraph; provided, however, that in all instances the Assessment remaining on the Remaining Property shall not exceed the Maximum Assessment.

By way of illustration, if an Owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres of Remaining Property shall be subject to the \$100 Assessment, (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the PID Administrator determines that the portion of the \$100 Assessment that would have been allocated to the Taken Property prior to its reallocation is \$10 and the Owner receives \$8 as compensation for the Taken Property as a result of the Taking, the Owner shall be required to pay \$8 as a Prepayment of the Assessment against the Remaining Property (in addition to any other amount that would be required to ensure the Assessment does not exceed the Maximum Assessment). Alternatively, in the above scenario, if the Owner receives \$20 in compensation for the Taken Property, the Owner shall be required to pay \$10 as a Prepayment of the Assessment.

Notwithstanding the previous two paragraphs, if the Developer notifies the Town and the PID Administrator that the Taking prevents the Remaining Property from being developed as shown on the Final Plat, the Owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the total amount of the Assessment levied against both the Taken Property and Remaining Property.

**BOND FUND**

The following is the bond accounts related to the Waterbrook of Argyle Public Improvement District as of April 30, 2019, and each account contains the amount shown below:

<b>Bond Account</b>	<b>4/30/2019 Balance</b>
<b>Argyle Waterbrook PID, Series 2018</b>	\$228.55
<b>Bond Pledged Revenue Fund</b>	\$1,963.40
<b>Bond Fund</b>	
Capitalized Interest Account	\$0.00
Principal and Interest Account	\$343,348.09
<b>Project Fund</b>	
Bond Improvement Account	\$2,810,908.79
Development Agreement Improvement Account	\$178,352.74
Costs of Issuance Account	\$11.22

<b>Reserve Fund</b>	
Reserve Account	\$973,754.26
Additional Reserve Account	\$67,750.00
<b>Redemption Fund</b>	\$151.48
<b>Rebate Fund</b>	\$0.00
<b>Administrative Fund</b>	\$19,970.84

**SERVICE PLAN - FIVE YEAR BUDGET FORECAST**

The Act requires the annual indebtedness and projected costs for the improvements to be reviewed and updated in the 2019 Service Plan Update, and the projection shall cover a period of not less than five years.

		Residential Use Parcel				
Installments Due		1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
Principal		\$ 176,876	\$ 184,566	\$ 192,256	\$ 199,946	\$ 207,637
Interest		\$ 528,051	\$ 520,533	\$ 512,689	\$ 504,518	\$ 496,021
	(1)	\$ 704,926	\$ 705,099	\$ 704,945	\$ 704,465	\$ 703,657
Additional Interest Reserve	(2)	\$ 52,101	\$ 51,217	\$ 50,294	\$ 49,333	\$ 48,333
Administrative Expenses	(3)	\$ 30,278	\$ 30,884	\$ 31,501	\$ 32,131	\$ 32,774
<b>Total Annual Installment</b>	<b>(4) = (1) + (2) + (3)</b>	<b>\$ 787,306</b>	<b>\$ 787,200</b>	<b>\$ 786,741</b>	<b>\$ 785,929</b>	<b>\$ 784,764</b>

		Commercial Use Parcel				
Installments Due		1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
Principal		\$ 53,124	\$ 55,434	\$ 57,744	\$ 60,054	\$ 62,363
Interest		\$ 158,599	\$ 156,342	\$ 153,986	\$ 151,532	\$ 148,979
	(1)	\$ 211,724	\$ 211,776	\$ 211,730	\$ 211,585	\$ 211,343
Additional Interest Reserve	(2)	\$ 15,649	\$ 15,383	\$ 15,106	\$ 14,817	\$ 14,517
Administrative Expenses	(3)	\$ 9,094	\$ 9,276	\$ 9,461	\$ 9,651	\$ 9,844
TIRZ Annual Credit Amount	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) - (4)</b>	<b>\$ 236,466</b>	<b>\$ 236,435</b>	<b>\$ 236,297</b>	<b>\$ 236,053</b>	<b>\$ 235,703</b>

		Total Annual Installments				
Installments Due		1/31/2020	1/31/2021	1/31/2022	1/31/2023	1/31/2024
Principal		\$ 230,000	\$ 240,000	\$ 250,000	\$ 260,000	\$ 270,000
Interest		\$ 686,650	\$ 676,875	\$ 666,675	\$ 656,050	\$ 645,000
	(1)	\$ 916,650	\$ 916,875	\$ 916,675	\$ 916,050	\$ 915,000
Additional Interest Reserve	(2)	\$ 67,750	\$ 66,600	\$ 65,400	\$ 64,150	\$ 62,850
Administrative Expenses	(3)	\$ 39,372	\$ 40,159	\$ 40,963	\$ 41,782	\$ 42,618
TIRZ Annual Credit Amount	(4)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Annual Installment</b>	<b>(5) = (1) + (2) + (3) - (4)</b>	<b>\$ 1,023,772</b>	<b>\$ 1,023,634</b>	<b>\$ 1,023,038</b>	<b>\$ 1,021,982</b>	<b>\$ 1,020,468</b>

## UPDATE OF THE ASSESSMENT ROLL

The list of current Lots within the PID, the corresponding total Special Assessments, and current Annual Installment are shown on the Assessment Roll attached hereto as **Exhibit A**. The parcels shown on the Assessment Roll will receive the bills for the 2019 Annual Installments on the Denton County tax bills for 2019 which will be delinquent if not paid by January 31, 2020.

**EXHIBIT A – ASSESSMENT ROLL**

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
67141	Commercial Use Parcel*	-	\$ 351,037.94	\$ 26,522.72
67143	Commercial Use Parcel*	-	\$ 506,834.28	\$ 38,293.93
67144	Open Space/Non-Benefitted	-	\$ -	\$ -
67175	Commercial Use Parcel*	-	\$ 82,314.05	\$ 6,219.25
67182	Commercial Use Parcel*	-	\$ 184,511.99	\$ 13,940.83
75616	Commercial Use Parcel*	-	\$ 277,902.97	\$ 20,996.99
696471	Commercial Use Parcel*	-	\$ 45,721.76	\$ 3,454.51
696472	Commercial Use Parcel*	-	\$ 659,318.71	\$ 49,814.91
696473	Commercial Use Parcel*	-	\$ 415,179.89	\$ 31,368.97
729511	Commercial Use Parcel*	-	\$ 46,515.63	\$ 3,514.49
729512	Commercial Use Parcel*	-	\$ 53,337.92	\$ 4,029.95
741307	Commercial Use Parcel*	-	\$ 198,466.68	\$ 14,995.18
741309	Open Space/Non-Benefitted	-	\$ -	\$ -
741310	Commercial Use Parcel*	-	\$ 90,550.42	\$ 6,841.55
741312	Commercial Use Parcel*	-	\$ 58,671.71	\$ 4,432.95
744432	Commercial Use Parcel*	-	\$ 24,684.29	\$ 1,865.02
744433	Commercial Use Parcel*	-	\$ 9,724.87	\$ 734.76
748095	Open Space/Non-Benefitted	-	\$ -	\$ -
748096	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748097	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748098	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748099	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748100	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748101	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748102	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748103	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748104	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748105	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748106	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748107	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748108	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748109	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748110	Open Space/Non-Benefitted	-	\$ -	\$ -
748111	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748112	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748113	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748114	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748115	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748116	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748117	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748118	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748119	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748120	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748121	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748122	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748123	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748124	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748125	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748126	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748127	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748128	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748129	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748130	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748131	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748132	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748133	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748134	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748135	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748136	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748137	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748138	Open Space/Non-Benefitted	-	\$ -	\$ -
748139	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748140	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748141	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748142	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748143	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748144	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748145	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748146	Open Space/Non-Benefitted	-	\$ -	\$ -
748147	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748148	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748149	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748150	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748151	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748152	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748153	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748154	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748155	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748156	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748157	Commercial Use Parcel*	-	\$ 124,947.18	\$ 9,440.40

			Waterbrook PID	
Tax ID	Land Use Category	Lot Type	Outstanding Assessment	Installment Due 1/31/2020
748158	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748159	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748160	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748161	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748162	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748163	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748164	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748165	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748166	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748167	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748168	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748169	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748170	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748171	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748172	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748173	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748174	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748175	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748176	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748177	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748178	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748179	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748180	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748181	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748182	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748183	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748184	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748185	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748186	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748187	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748188	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748189	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748190	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748191	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748192	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748193	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748194	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748195	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748196	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748197	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748198	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748199	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748200	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748201	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748202	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748203	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748204	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748205	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748206	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748207	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748208	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748209	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748210	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748211	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748212	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748213	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748214	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748215	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748216	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748217	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748218	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748219	Open Space/Non-Benefitted	-	\$ -	\$ -
748220	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748221	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748222	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748223	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748224	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748225	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748226	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748227	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748228	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748229	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748230	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748231	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748232	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748233	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748234	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748235	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748236	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748237	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748238	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748239	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748240	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748241	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748242	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748243	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748244	Open Space/Non-Benefitted	-	\$ -	\$ -
748245	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748246	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748247	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748248	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748249	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748250	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748251	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748252	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748253	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748254	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748255	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748256	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748257	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748258	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748259	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748260	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748261	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748262	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748263	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748264	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748265	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748266	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748267	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748268	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748269	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748270	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748271	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748272	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748273	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748274	Open Space/Non-Benefitted	-	\$ -	\$ -
748275	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748276	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748277	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748278	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748279	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748280	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748281	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748282	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748283	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748284	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748285	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748286	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748287	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748288	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748289	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748290	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748291	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748292	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748293	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748294	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748295	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748296	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748297	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748298	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748299	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748300	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748301	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748302	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748303	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748304	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748305	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748306	Open Space/Non-Benefitted	-	\$ -	\$ -
748307	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748308	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748309	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748310	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748311	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748312	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748313	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748314	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748315	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748316	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748317	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748318	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748319	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748320	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748321	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748322	Open Space/Non-Benefitted	-	\$ -	\$ -
748323	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748324	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748325	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748326	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748327	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748328	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748329	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748330	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748331	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748332	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748333	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748334	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748335	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748336	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748337	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748338	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748339	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748340	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748341	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748342	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748343	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748344	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748345	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748346	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748347	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748348	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748349	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748350	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748351	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748352	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748353	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748354	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748355	Residential Use Parcel	3	\$ 49,151.00	\$ 3,713.61
748356	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748357	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84

Tax ID	Land Use Category	Lot Type	Waterbrook PID	
			Outstanding Assessment	Installment Due 1/31/2020
748358	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748359	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
748360	Open Space/Non-Benefitted	-	\$ -	\$ -
748361	Open Space/Non-Benefitted	-	\$ -	\$ -
748362	Open Space/Non-Benefitted	-	\$ -	\$ -
748363	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748364	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748365	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748366	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748367	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748368	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748369	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748370	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748371	Residential Use Parcel	1	\$ 32,648.40	\$ 2,466.75
748372	Open Space/Non-Benefitted	-	\$ -	\$ -
748391	Residential Use Parcel	2	\$ 38,446.61	\$ 2,904.84
<b>Total</b>			<b>\$ 13,550,000.00</b>	<b>\$ 1,023,772.00</b>

\* The Commercial Parcels were subdivided, and the Assessments were allocation to each newly created Commercial Lot pro rata based on the gross acreage of each Commercial Lot, as described in section VI. B of the 2018 Amended and Restated Service and Assessment Plan.

## EXHIBIT B – HOMEBUYER DISCLOSURES

Homebuyer Disclosures for the following lot types are contained within Exhibit B:

- Lot Type 1
- Lot Type 2
- Lot Type 3

*[Remainder of page left intentionally blank.]*

**WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE  
FOR LOT TYPE 1**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE TOWN OF ARGYLE, TEXAS**

**CONCERNING THE PROPERTY AT:**

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

**LOT TYPE 1 ASSESSMENT: \$32,648.40**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Waterbrook Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 1 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$32,648.40, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the Town of Argyle.

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

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

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

**PURCHASER:**

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

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

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

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

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

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

STATE OF TEXAS §

§

COUNTY OF DENTON §

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

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

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

STATE OF TEXAS §

§

COUNTY OF DENTON §

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

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

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

Lot Type 1 Annual Installments						
Installment Due 1/31	Principal	Interest	Debt Service Reserve Fund	Additional Interest	Administrative Expenses	Total Annual Installment
2020	554.18	1,654.47	-	163.24	94.87	2,466.75
2021	578.27	1,630.91	-	160.47	96.76	2,466.42
2022	602.37	1,606.34	-	157.58	98.70	2,464.98
2023	626.46	1,580.74	-	154.57	100.67	2,462.44
2024	650.56	1,554.11	-	151.44	102.69	2,458.79
2025	686.70	1,524.02	-	148.18	104.74	2,463.65
2026	722.84	1,492.26	-	144.75	106.83	2,466.69
2027	758.98	1,458.83	-	141.14	108.97	2,467.92
2028	795.13	1,423.73	-	137.34	111.15	2,467.35
2029	831.27	1,386.95	-	133.36	113.37	2,464.96
2030	879.46	1,344.35	-	129.21	115.64	2,468.66
2031	927.65	1,299.28	-	124.81	117.95	2,469.69
2032	975.84	1,251.74	-	120.17	120.31	2,468.06
2033	1,024.03	1,201.73	-	115.29	122.72	2,463.77
2034	1,084.26	1,149.24	-	110.17	125.17	2,468.86
2035	1,144.50	1,093.68	-	104.75	127.68	2,470.61
2036	1,204.74	1,035.02	-	99.03	130.23	2,469.02
2037	1,277.02	973.28	-	93.01	132.84	2,476.14
2038	1,349.31	907.83	-	86.62	135.49	2,479.25
2039	1,409.54	838.68	-	79.87	138.20	2,466.30
2040	1,493.87	764.68	-	72.83	140.97	2,472.34
2041	1,578.21	686.25	-	65.36	143.79	2,473.60
2042	1,662.54	603.39	-	57.47	146.66	2,470.06
2043	1,758.92	516.11	-	49.15	149.59	2,473.77
2044	1,855.30	423.77	-	40.36	152.59	2,472.01
2045	1,963.72	326.36	-	31.08	155.64	2,476.81
2046	2,072.15	223.27	-	21.26	158.75	2,475.43
2047	2,180.58	114.48	(2,361.98)	10.90	161.93	105.90
<b>Total</b>	<b>\$ 32,648.40</b>	<b>\$ 30,065.50</b>	<b>\$ (2,361.98)</b>	<b>\$ 2,903.42</b>	<b>\$ 3,514.90</b>	<b>\$ 66,770.23</b>

Note: Administration expenses will be adjusted annually based on actual Administrative Expenses.

**WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE  
FOR LOT TYPE 2**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE TOWN OF ARGYLE, TEXAS**

**CONCERNING THE PROPERTY AT:**

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

**LOT TYPE 2 ASSESSMENT: \$38,446.61**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle, Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Waterbrook Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 2 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$38,446.61, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the Town of Argyle.

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

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

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

**PURCHASER:**

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

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

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

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

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

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

STATE OF TEXAS §

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COUNTY OF DENTON §

§

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

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

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

STATE OF TEXAS §

§

COUNTY OF DENTON §

§

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

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

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

Lot Type 2 Annual Installments						
Installment Due 1/31	Principal	Interest	Debt Service Reserve Fund	Additional Interest	Administrative Expenses	Total Annual Installment
2020	652.60	1,948.29	-	192.23	111.71	2,904.84
2021	680.97	1,920.56	-	188.97	113.95	2,904.45
2022	709.35	1,891.62	-	185.57	116.23	2,902.75
2023	737.72	1,861.47	-	182.02	118.55	2,899.76
2024	766.09	1,830.12	-	178.33	120.92	2,895.46
2025	808.66	1,794.68	-	174.50	123.34	2,901.18
2026	851.22	1,757.28	-	170.46	125.81	2,904.76
2027	893.78	1,717.91	-	166.20	128.32	2,906.22
2028	936.34	1,676.58	-	161.73	130.89	2,905.54
2029	978.90	1,633.27	-	157.05	133.51	2,902.73
2030	1,035.65	1,583.10	-	152.15	136.18	2,907.08
2031	1,092.39	1,530.03	-	146.98	138.90	2,908.30
2032	1,149.14	1,474.04	-	141.51	141.68	2,906.38
2033	1,205.89	1,415.15	-	135.77	144.51	2,901.32
2034	1,276.82	1,353.35	-	129.74	147.40	2,907.31
2035	1,347.76	1,287.91	-	123.36	150.35	2,909.37
2036	1,418.69	1,218.84	-	116.62	153.36	2,907.51
2037	1,503.82	1,146.13	-	109.52	156.43	2,915.89
2038	1,588.94	1,069.06	-	102.00	159.55	2,919.55
2039	1,659.87	987.62	-	94.06	162.75	2,904.30
2040	1,759.18	900.48	-	85.76	166.00	2,911.42
2041	1,858.49	808.12	-	76.96	169.32	2,912.90
2042	1,957.80	710.55	-	67.67	172.71	2,908.73
2043	2,071.29	607.77	-	57.88	176.16	2,913.11
2044	2,184.79	499.03	-	47.53	179.68	2,911.03
2045	2,312.47	384.32	-	36.60	183.28	2,916.68
2046	2,440.15	262.92	-	25.04	186.94	2,915.06
2047	2,567.84	134.81	(2,781.46)	12.84	190.68	124.71
<b>Total</b>	<b>\$ 38,446.61</b>	<b>\$ 35,405.00</b>	<b>\$ (2,781.46)</b>	<b>\$ 3,419.05</b>	<b>\$ 4,139.13</b>	<b>\$ 78,628.33</b>

Note: Administration expenses will be adjusted annually based on actual Administrative Expenses.

**WATERBROOK PUBLIC IMPROVEMENT DISTRICT - HOMEBUYER DISCLOSURE  
FOR LOT TYPE 3**

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE TOWN OF ARGYLE, TEXAS**

**CONCERNING THE PROPERTY AT:**

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

**LOT TYPE 3 ASSESSMENT: \$49,151.00**

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the Town of Argyle Texas, for the costs of a portion of public improvements (the "**Authorized Improvements**") undertaken for the benefit of the property within "**Waterbrook Public Improvement District**" (the "**District**") created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL OF THE LOT TYPE 3 ASSESSMENT AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS IS \$49,151.00, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, ADMINISTRATIVE EXPENSES, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved each year by the 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 Secretary of the Town of Argyle.

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

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

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

**PURCHASER:**

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

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

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

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

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

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

STATE OF TEXAS §

§

COUNTY OF DENTON §

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

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

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

STATE OF TEXAS §

§

COUNTY OF DENTON §

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

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

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

<b>Lot Type 3 Annual Installments</b>						
<b>Installment Due 1/31</b>	<b>Principal</b>	<b>Interest</b>	<b>Debt Service Reserve Fund</b>	<b>Additional Interest</b>	<b>Administrative Expenses</b>	<b>Total Annual Installment</b>
2020	834.30	2,490.74	-	245.76	142.82	3,713.61
2021	870.57	2,455.28	-	241.58	145.67	3,713.11
2022	906.85	2,418.28	-	237.23	148.59	3,710.95
2023	943.12	2,379.74	-	232.70	151.56	3,707.12
2024	979.39	2,339.66	-	227.98	154.59	3,701.62
2025	1,033.80	2,294.36	-	223.08	157.68	3,708.93
2026	1,088.21	2,246.55	-	217.91	160.84	3,713.51
2027	1,142.62	2,196.22	-	212.47	164.05	3,715.37
2028	1,197.04	2,143.37	-	206.76	167.33	3,714.50
2029	1,251.45	2,088.01	-	200.78	170.68	3,710.91
2030	1,323.99	2,023.87	-	194.52	174.09	3,716.48
2031	1,396.54	1,956.02	-	187.90	177.58	3,718.03
2032	1,469.09	1,884.45	-	180.92	181.13	3,715.58
2033	1,541.64	1,809.16	-	173.57	184.75	3,709.11
2034	1,632.32	1,730.15	-	165.86	188.44	3,716.77
2035	1,723.01	1,646.49	-	157.70	192.21	3,719.41
2036	1,813.69	1,558.19	-	149.09	196.06	3,717.02
2037	1,922.51	1,465.23	-	140.02	199.98	3,727.74
2038	2,031.33	1,366.71	-	130.40	203.98	3,732.42
2039	2,122.02	1,262.60	-	120.25	208.06	3,712.92
2040	2,248.98	1,151.19	-	109.64	212.22	3,722.03
2041	2,375.93	1,033.12	-	98.39	216.46	3,723.91
2042	2,502.89	908.39	-	86.51	220.79	3,718.58
2043	2,647.99	776.98	-	74.00	225.21	3,724.18
2044	2,793.08	637.97	-	60.76	229.71	3,721.52
2045	2,956.31	491.33	-	46.79	234.31	3,728.74
2046	3,119.55	336.12	-	32.01	238.99	3,726.67
2047	3,282.78	172.35	(3,555.88)	16.41	243.77	159.44
<b>Total</b>	<b>\$ 49,151.00</b>	<b>\$ 45,262.54</b>	<b>\$ (3,555.88)</b>	<b>\$ 4,370.99</b>	<b>\$ 5,291.55</b>	<b>\$ 100,520.21</b>

Note: Administration expenses will be adjusted annually based on actual Administrative Expenses.

## EXHIBIT C – DEBT SERVICE SCHEDULE

Final  
**\$13,955,000**

Waterbrook Public Improvement District #1  
 Special Assessment Revenue Bonds  
 Series 2018 - After 10/1/2018 Payoff

### Current Outstanding Debt Service

Date	Principal	Coupon	Interest	Total P+I
09/01/2019	-	-	686,650.00	686,650.00
09/01/2020	230,000.00	4.250%	686,650.00	916,650.00
09/01/2021	240,000.00	4.250%	676,875.00	916,875.00
09/01/2022	250,000.00	4.250%	666,675.00	916,675.00
09/01/2023	260,000.00	4.250%	656,050.00	916,050.00
09/01/2024	270,000.00	4.625%	645,000.00	915,000.00
09/01/2025	285,000.00	4.625%	632,512.50	917,512.50
09/01/2026	300,000.00	4.625%	619,331.26	919,331.26
09/01/2027	315,000.00	4.625%	605,456.26	920,456.26
09/01/2028	330,000.00	4.625%	590,887.50	920,887.50
09/01/2029	345,000.00	5.125%	575,625.00	920,625.00
09/01/2030	365,000.00	5.125%	557,943.76	922,943.76
09/01/2031	385,000.00	5.125%	539,237.50	924,237.50
09/01/2032	405,000.00	5.125%	519,506.26	924,506.26
09/01/2033	425,000.00	5.125%	498,750.00	923,750.00
09/01/2034	450,000.00	5.125%	476,968.74	926,968.74
09/01/2035	475,000.00	5.125%	453,906.26	928,906.26
09/01/2036	500,000.00	5.125%	429,562.50	929,562.50
09/01/2037	530,000.00	5.125%	403,937.50	933,937.50
09/01/2038	560,000.00	5.125%	376,775.00	936,775.00
09/01/2039	585,000.00	5.250%	348,075.00	933,075.00
09/01/2040	620,000.00	5.250%	317,362.50	937,362.50
09/01/2041	655,000.00	5.250%	284,812.50	939,812.50
09/01/2042	690,000.00	5.250%	250,425.00	940,425.00
09/01/2043	730,000.00	5.250%	214,200.00	944,200.00
09/01/2044	770,000.00	5.250%	175,875.00	945,875.00
09/01/2045	815,000.00	5.250%	135,450.00	950,450.00
09/01/2046	860,000.00	5.250%	92,662.50	952,662.50
09/01/2047	905,000.00	5.250%	47,512.50	952,512.50
<b>Total</b>	<b>\$13,550,000.00</b>	<b>-</b>	<b>\$13,164,675.04</b>	<b>\$26,714,675.04</b>

#### Yield Statistics

Base date for Avg. Life & Avg. Coupon Calculation	10/01/2018
Average Life	18.703 Years
Average Coupon	5.1722086%
Weighted Average Maturity (Par Basis)	18.703 Years

#### Refunding Bond Information

Refunding Dated Date	10/01/2018
Refunding Delivery Date	10/01/2018

Waterbrook PID pricing 1 | SINGLE PURPOSE | 8/16/2018 | 10:32 AM

Hilltop Securities Inc.  
 Public Finance

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