

Town of Northlake, Texas
Public Improvement District #1
Public Hearing for the Review of the Assessment Rate

Please take notice that on August 26, 2021 at 5:30 pm, the Town Council of Northlake, Texas, will conduct a public hearing in the Northlake Town Hall, Chamber Room, 1500 Commons Circle, Suite 300, Northlake, Texas 76226. The purpose of this hearing is to review the 2021 assessment rate for property owners in the Public Improvement District #1 ("District") pursuant to Chapter 372 of the Texas Local Government Code (the "Act").

All interested persons will be given the opportunity to appear and be heard at such public hearing. Written or oral objections will be considered. The Assessment Roll will be available for viewing in the Town Secretary's Office after August 13, 2021.

The following information is hereby provided concerning the matters to be considered at such hearing:

Nature of the Services and Improvements: The general nature of the services and improvements to be performed by the District are to maintain the common areas of Harvest and adjacent right of way including turf, horticultural and irrigation; seasonal plantings; tree care; water, electricity and other associated utility costs for irrigation systems; maintenance and repair of special fencing and walls; maintenance and repair of fountains, lakes and other water features; maintenance and repair of special streetlighting and street signs; ground and holiday lighting maintenance, and maintenance and repair of other qualified public facilities, all in accordance with the Act.

Estimated Cost of the Services and Improvements: The total estimated cost of services and improvements provided by the District is approximately \$7,739,091 over five years. The estimated annual cost increases from \$1,438,156 in FY 2020-21 to \$1,546,113 in FY 2021-22. The District shall not incur bonded indebtedness. The costs are based on a proposed assessment rate of \$0.21 per \$100.00 of valuation through year 2025.

Boundaries. The District is located within the extraterritorial jurisdiction of the Town of Northlake, Texas. The Public Improvement District #1 (PID) generally covers the area between FM 407 and to a line about 1,750 feet north and parallel to Old Justin Road, and between Harvest Way to a line about 1,300 feet west and parallel to Cleveland-Gibbs Road. This area is approximately 890 acres. A detailed map of the District and a legal description as well as the Assessment Roll is available in the Town Secretary's Office in Town Hall.