

**TOWN OF NORTHLAKE, TEXAS
THE HIGHLANDS PUBLIC IMPROVEMENT DISTRICT
PUBLIC HEARING OF THE PROPOSED ASSESSMENT ROLL**

The Town Council has scheduled a public hearing to accept public comments regarding the proposed assessment roll for the Highlands Public Improvement District.

Time and Place of the Hearing. The public hearing will start at 5:30 p.m., August 26, 2021 at Northlake Town Hall, 1500 Commons Circle, Suite 300, Northlake, Texas 76226.

General Nature of Improvements. The general nature of the public improvements (collectively, the "Public Improvements") are: (i) acquisition, construction, or improvement of water, wastewater, or storm drainage facilities; (ii) acquisition, construction, or improvement of streets, sidewalks or any other roadway; (iii) establishment or improvement of park and recreation facilities; (iv) acquisition of real property in connection with the projects listed in subsections (i) – (iii) above; and (v) payment of costs associated with developing and financing the public improvements listed in subparagraphs (i) – (iv) above, and costs of administering and operating the District.

Estimated Costs of Improvements and Apportionment of Costs. The estimated total costs of the improvements are \$12,031,990, which will be modified to conform to actual expenses. Approximately \$4,169,281 of the costs of the improvements shall be paid by assessment of the property owners within the Highlands Public Improvement District. The Town will pay none of the costs of the proposed improvements from funds other than such assessments. The remaining costs of the improvements will be paid from sources other than the Town or assessments of property owners.

Boundaries of the Public Improvement District. The Highlands Public Improvement District is approximately 245 acres of land generally located south of FM 407, and east and north of Mulkey Road. A metes and bounds description as well as a vicinity map is available at the Town Secretary's Office in Town Hall.

Method of Assessment. The Town shall levy an assessment on each parcel of property within the Public Improvement District based on a flat per lot or per acre rate in a manner that results in imposing equal shares of the costs on property similarly benefited.

During the public hearing, any interested person may speak and offer oral or written objections to be heard regarding the proposed assessment roll.