



# HUDSON OAKS PUBLIC IMPROVEMENT DISTRICT NO. 1 2026 ANNUAL SERVICE PLAN UPDATE

AUGUST 27, 2026

## INTRODUCTION

Capitalized terms used in this 2026 Annual Service Plan Update not otherwise defined herein shall have the meanings set forth in the 2022 Amended and Restated Service and Assessment Plan (the “SAP”).

The District was created pursuant to the PID Act by Resolution No. 2014-06 on November 20, 2014 by the governing body of the City (the “Governing Body”) to finance certain Authorized Improvements for the benefit of the property in the District.

On December 18, 2014, the Governing Body approved the 2014 Service and Assessment Plan for the District by adopting Resolution No. 2014-07 which (1) approved the levy of certain Assessments for Assessed Property within the District; (2) approved the Assessment Roll; (3) identified the Authorized Improvements, and (4) established the manner of assessing the Property for the cost of the Authorized Improvements.

On August 27, 2020, the Governing Body approved the 2020 Service and Assessment Plan for the District by adopting Ordinance No. 2020-12 which updated each Assessment Roll within the District for 2020.

On August 26, 2021, the Governing Body approved the 2021 Service and Assessment Plan for the District by adopting Ordinance No. 2021-20 which updated each Assessment Roll within the District for 2021.

On August 25, 2022, the Governing Body approved the SAP for the District by adopting Ordinance No. 2022-12 for the purposes of restating the 2014 Service and Assessment Plan, the 2020 Service and Assessment Plan, 2021 Service and Assessment Plan; updating the Assessment Rolls for 2022; and identifying the Authorized Improvements, and the manner of assessing the Property for the cost of the Authorized Improvements.

On August 24, 2023, the Governing Body approved the 2023 Annual Service Plan Update for the District by adopting Ordinance No. 2023-11 which updated each Assessment Roll within the District for 2023.

On August 22, 2024, the Governing Body approved the 2024 Annual Service Plan Update for the District by adopting Ordinance No. 2024-13 which updated each Assessment Roll within the District for 2024.

On August 28, 2025, the Governing Body approved the 2025 Annual Service Plan Update for the District by adopting Ordinance No. 2025-06 which updated each Assessment Roll within the District for 2025.

The SAP identified the Authorized Improvements to be constructed for the benefit of the Assessed Property within the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. Pursuant to the PID Act, the SAP must be reviewed and updated annually. This document is the Annual Service Plan Update for 2026.

The Governing Body also adopted each Assessment Roll identifying the Assessments on Parcels of Assessed Property within the District, based on the method of assessment identified in the SAP. This 2026 Annual Service Plan Update also updates the Assessment Roll for 2026.

## PARCEL SUBDIVISION

### District

- The final plat of Lot 1, Chick-Fil-A, Hudson Oaks Addition was filed and recorded with the County as document number 201720064 on August 15, 2017.
- The final plat of Lot 1R and 3R, Block 2, Oakridge Addition was filed and recorded with the County as document number 201826885 on October 19, 2018.
- The replat of Lot 1R1-1, Block 1, Oakridge Addition was filed and recorded with the County as document number 202531376 on November 18, 2025.
- The final plat of Lot 2R & 5R, Block 1, Oakridge Addition was filed and recorded with the County as document number 202203428 on January 27, 2022.
- The replat of Lots 10R-2 and 11R-1, Block 1, Oakridge Addition was filed and recorded with the County as document number 202510398 on April 22, 2025.
- The final plat of Lots 1R1-1R7, Block 1, Oakridge Addition was filed and recorded with the County as document number 202313763 on May 30, 2023.

See **Exhibit C** for a map of the District.

## LOT AND HOME SALES

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the Municipal Securities Rulemaking Board's Electronic Municipal Market Access ("EMMA") by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records. See **Exhibit D** for buyer disclosures.

## AUTHORIZED IMPROVEMENTS

A summary of the Authorized Improvements, including the original estimated costs of the Authorized Improvements and allocation of such costs, is provided in the SAP. The Authorized Improvements and estimated costs as described in the SAP are for Assessment purposes and do not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, including any updates to the original estimates of costs, may be available through continuing disclosure filings accessible via EMMA by searching for the District. Such information may be updated from time to time.

## OUTSTANDING ASSESSMENT

The Assessment is levied annually on all Parcels of Assessed Property to pay for the Authorized Improvements. For all Parcels of Assessed Property, the Assessment is an amount that results in a tax rate equivalent equal to \$0.46 per \$100 of taxable assessed value.

The City issued certificates of obligation in 2018 (the “COs Series 2018”) and in 2023 (the “COs Series 2023”) to fund all or a portion of the Authorized Improvements. The debt service schedule for the COs Series 2018 and the COs Series 2023 is provided on **Exhibit B** and the payments due in Fiscal Year Ending 2027 are paid for in part, or in whole, from Assessments collected.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records. A debt service schedule is attached as **Exhibit B**.

## ANNUAL INSTALLMENT DUE 1/31/2027

### District

- **Assessment** – The total Assessment required for the Annual Installment is shown below.

| Due January 31, 2027                |                      |
|-------------------------------------|----------------------|
| Assessment                          | \$ 234,900.00        |
| Annual Collection Costs             | 57,955.09            |
| <b>Total Annual Installment Due</b> | <b>\$ 292,855.09</b> |

- **Annual Collection Costs** – The cost of administering the District shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Annual Installment for the District is shown below.

| Annual Collection Costs Breakdown    |                     |
|--------------------------------------|---------------------|
| P3Works Administration               | \$ 19,873.45        |
| Filing Fees                          | 1,500.00            |
| Protest/ARB Contingency <sup>1</sup> | 30,581.64           |
| County Collection                    | 1,000.00            |
| Collection Cost Maintenance Balance  | 5,000.00            |
| <b>Total Annual Collection Costs</b> | <b>\$ 57,955.09</b> |

#### **Footnotes:**

(1) This amount to be true-up each subsequent year's Service and Assessment Plan.

## PREPAYMENT OF ASSESSMENTS

Information regarding any full or partial Prepayments of the Assessments is reflected in the corresponding Assessment Roll.

## SERVICE PLAN – FIVE YEAR BUDGET FORECAST

The PID Act requires the annual indebtedness and projected costs for the Authorized Improvements to be reviewed and updated in the Annual Service Plan Update, and the projection shall cover a period of not less than five years, and is included below:

| Hudson Oaks PID No. 1                       |                          |                      |                      |                      |                      |                      |
|---------------------------------------------|--------------------------|----------------------|----------------------|----------------------|----------------------|----------------------|
| Annual Installment Due                      |                          | 1/31/2027            | 1/31/2028            | 1/31/2029            | 1/31/2030            | 1/31/2031            |
| Taxable Value <sup>1</sup>                  | A                        | \$ 63,664,153.00     | \$ 64,937,436.06     | \$ 66,236,184.78     | \$ 67,560,908.48     | \$ 68,912,126.65     |
| Assessment <sup>2</sup>                     | B                        | \$ 0.46              | \$ 0.46              | \$ 0.46              | \$ 0.46              | \$ 0.46              |
| <b>Total Annual Installment<sup>3</sup></b> | <b>C = (A / 100) x B</b> | <b>\$ 292,855.10</b> | <b>\$ 298,712.21</b> | <b>\$ 304,686.45</b> | <b>\$ 310,780.18</b> | <b>\$ 316,995.78</b> |

**Footnotes:**

(1) Preliminary taxable value for the current year per the Appraisal District. Each following year is an estimate only, assuming taxable value increases by 2%. Actual assessed value shall be updated in each year in such corresponding Annual Service Plan Update.

(2) Per the District Petition, the Assessment shall not exceed \$0.46/\$100 of taxable value.

(3) Includes Annual Collection Costs, as calculated annually.

## ASSESSMENT ROLL

The list of current Parcels or Lots within the District, the corresponding total Assessments, and current Annual Installment are shown on the corresponding Assessment Roll attached hereto as **Exhibit A**. The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot. The Parcels or Lots of Assessed Property shown on the corresponding Assessment Roll will receive the bills for the 2026 Annual Installments which will be delinquent if not paid by January 31, 2027. The Parcel IDs shown within an Assessment Roll are subject to change based on the final certified rolls provided by the County prior to billing.

## ADDITIONAL INFORMATION

If the owner of a Parcel claims that an error has been made in any Assessment Roll required by the SAP, a prior Annual Service Plan Update, or this 2026 Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator (at [admin@p3-works.com](mailto:admin@p3-works.com)) by December 1<sup>st</sup> of the year in connection with the approval of such year's Annual Service Plan Update. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the Annual Service Plan Update. The Administrator shall provide a written response to the Governing Body and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The Governing Body shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the Governing Body shall make a final determination as to whether an error has been made. If the Governing Body determines that an error has been made, the Governing Body shall take such corrective action as is authorized by the PID Act, this 2026 Annual Service Plan Update, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the Governing Body. The determination by the Governing Body as to whether an error has been made, and any corrective action taken by the Governing Body shall be final and binding on the owner and the Administrator.

## EXHIBIT A – DISTRICT ASSESSMENT ROLL

| Property ID <sup>1</sup>  | Notes | Annual Installment Due |                   |                                                 |
|---------------------------|-------|------------------------|-------------------|-------------------------------------------------|
|                           |       | Taxable Value<br>[A]   | Assessment<br>[B] | 1/31/2027 <sup>2</sup><br>C = (([A]/100) * [B]) |
| R000110011                | (3)   | \$ -                   | \$ 0.4600         | \$ -                                            |
| R000019940                | (3)   | \$ -                   | \$ 0.4600         | \$ -                                            |
| R000020028                | (3)   | \$ -                   | \$ 0.4600         | \$ -                                            |
| R000020012                | (3)   | \$ -                   | \$ 0.4600         | \$ -                                            |
| R000020011                |       | \$ 471,342             | \$ 0.4600         | \$ 2,168.17                                     |
| R000020008                |       | \$ 445,853             | \$ 0.4600         | \$ 2,050.92                                     |
| R000019960                |       | \$ 11,334,700          | \$ 0.4600         | \$ 52,139.62                                    |
| R000019962                |       | \$ 197,330             | \$ 0.4600         | \$ 907.72                                       |
| R000019964                |       | \$ 533,490             | \$ 0.4600         | \$ 2,454.05                                     |
| R000019934                |       | \$ 47,139,470          | \$ 0.4600         | \$ 216,841.56                                   |
| R000019932                |       | \$ 545,720             | \$ 0.4600         | \$ 2,510.31                                     |
| R000019931                |       | \$ 191,660             | \$ 0.4600         | \$ 881.64                                       |
| R000118977                |       | \$ 251,260             | \$ 0.4600         | \$ 1,155.80                                     |
| R000125014                |       | \$ 220,940             | \$ 0.4600         | \$ 1,016.32                                     |
| R000125015                |       | \$ 221,290             | \$ 0.4600         | \$ 1,017.93                                     |
| R000125016                |       | \$ 269,928             | \$ 0.4600         | \$ 1,241.67                                     |
| R000125017                |       | \$ 246,020             | \$ 0.4600         | \$ 1,131.69                                     |
| R000104286                |       | \$ 1,400,000           | \$ 0.4600         | \$ 6,440.00                                     |
| R000096047                |       | \$ 195,150             | \$ 0.4600         | \$ 897.69                                       |
| <b>Totals<sup>4</sup></b> |       | <b>\$ 63,664,153</b>   |                   | <b>\$ 292,855.09</b>                            |

### Footnotes

(1) As provided by the Appraisal District.

(2) Allocated pro-rata based on taxable value.

(3) Non-taxable property per the Appraisal District.

(4) Totals may not add or match the Service Plan or Improvement Area #1 Annual Installment Schedule due to rounding or prepayments.

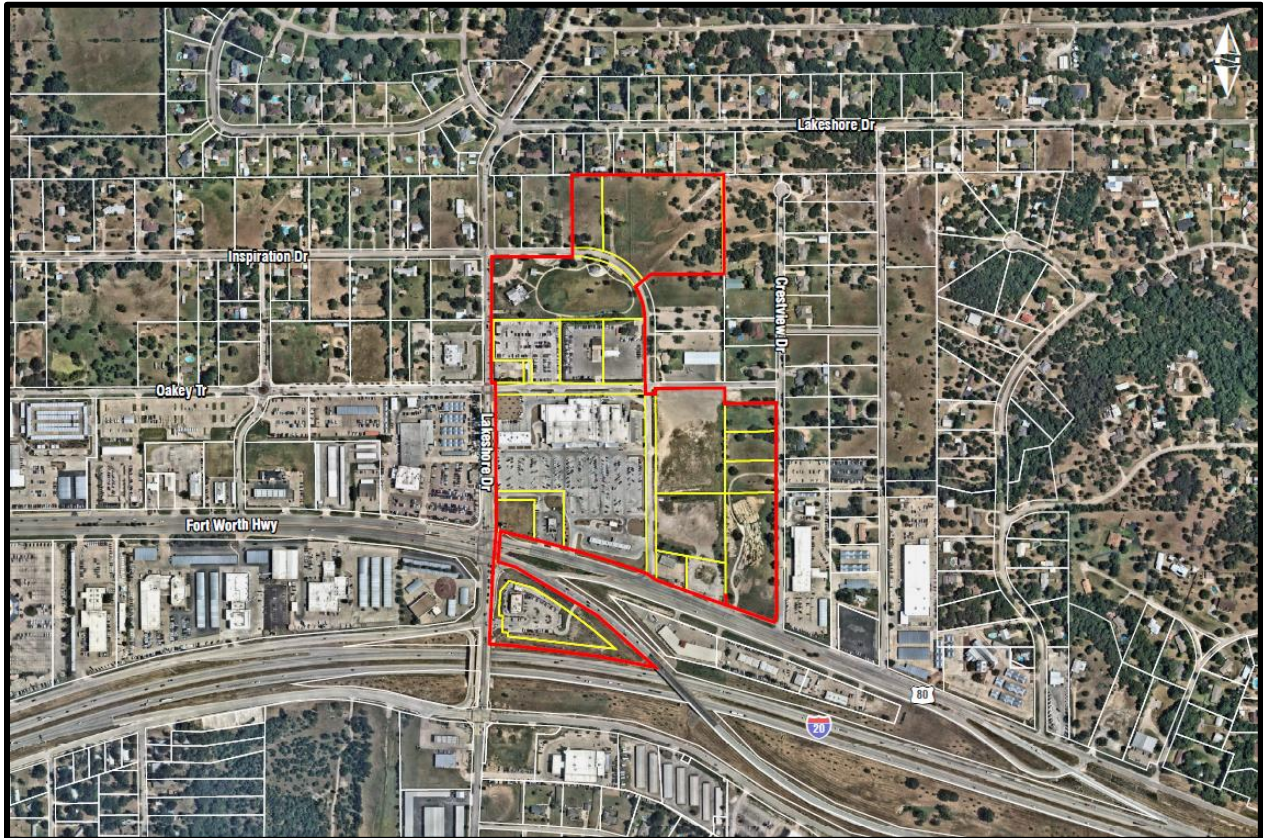
## EXHIBIT B – DEBT SERVICE SCHEDULE

| Debt Service Schedule |                  |                  |                    |
|-----------------------|------------------|------------------|--------------------|
| Date                  | CO's Series 2018 | CO's Series 2023 | Total Debt Service |
| 2027                  | \$144,850.00     | \$90,050.00      | \$234,900.00       |
| 2028                  | \$145,700.00     | \$92,800.00      | \$238,500.00       |
| 2029                  | \$146,800.00     | \$90,300.00      | \$237,100.00       |
| 2030                  | \$147,700.00     | \$92,800.00      | \$240,500.00       |
| 2031                  | \$148,400.00     | \$90,050.00      | \$238,450.00       |
| 2032                  | \$148,900.00     | \$92,300.00      | \$241,200.00       |
| 2033                  | \$149,200.00     | \$94,300.00      | \$243,500.00       |
| 2034                  | \$149,300.00     | \$91,700.00      | \$241,000.00       |
| 2035                  | \$144,300.00     | \$94,100.00      | \$238,400.00       |
| 2036                  | \$149,100.00     | \$91,650.00      | \$240,750.00       |
| 2037                  | \$148,600.00     | \$89,200.00      | \$237,800.00       |
| 2038                  | \$147,900.00     | \$91,400.00      | \$239,300.00       |
| 2039                  |                  | \$93,400.00      | \$93,400.00        |
| 2040                  |                  | \$90,200.00      | \$90,200.00        |
| 2041                  |                  | \$92,000.00      | \$92,000.00        |
| 2042                  |                  | \$93,600.00      | \$93,600.00        |
| Total                 | \$1,770,750.00   | \$1,469,850.00   | \$3,240,600.00     |

| Footnotes                                                                                                |  |
|----------------------------------------------------------------------------------------------------------|--|
| (1) PID Annual Installments only anticipated to pay for a portion of the Debt Service on the 2018 Bonds. |  |
| (2) PID Annual Installments only anticipated to pay for a portion of the Debt Service on the 2023 Bonds. |  |
| (3) The City will fund the remainder of the debt service from lawfully available funds.                  |  |

## EXHIBIT C – MAP OF THE DISTRICT



## **EXHIBIT D – BUYER DISCLOSURES**

Buyer disclosures for the following Lot Types are found in this Exhibit:

- Hudson Oaks Public Improvement District No. 1

## **HUDSON OAKS PUBLIC IMPROVEMENT DISTRICT NO. 1 BUYER DISCLOSURE**

### **NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT**

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), 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.

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

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

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STREET ADDRESS

As the purchaser of the real property described above, you are obligated to pay assessments to City of Hudson Oaks, 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 ***Hudson Oaks Public Improvement District No. 1*** (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 City of Hudson Oaks. The exact amount of each annual installment will be approved each year by the Hudson Oaks City 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 City of Hudson Oaks.

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.

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE:

DATE:

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SIGNATURE OF PURCHASER

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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:

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SIGNATURE OF SELLER

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SIGNATURE OF SELLER]<sup>2</sup>

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

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF PURCHASER

\_\_\_\_\_  
SIGNATURE OF PURCHASER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]<sup>3</sup>

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

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE:

DATE:

\_\_\_\_\_  
SIGNATURE OF SELLER

\_\_\_\_\_  
SIGNATURE OF SELLER

STATE OF TEXAS

§

§

COUNTY OF \_\_\_\_\_

§

The foregoing instrument was acknowledged before me by \_\_\_\_\_ and \_\_\_\_\_, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

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

Notary Public, State of Texas]<sup>4</sup>

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