**Denton County**
**Juli Luke**
**County Clerk**

**Instrument Number:** 90412

ERecordings-RP

ORDINANCE

Recorded On: August 14, 2025 08:55 AM

Number of Pages: 26

**" Examined and Charged as Follows: "**

Total Recording: $125.00



**File Information:**

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| Document Number: | 90412 |
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| User: | Emmalee V |
| Station: | Station 5 |

**Record and Return To:**

Corporation Service Company

STATE OF TEXAS
COUNTY OF DENTON

**I hereby certify that this Instrument was** FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Records of Denton County, Texas.**

Juli Luke
County Clerk
Denton County, TX

**ORDINANCE NO. 2025-57**

**AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PARVIN PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE**

**WHEREAS,** on April 11, 2023, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2023-32R establishing the Parvin Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

**WHEREAS,** the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2023-95 which ordinance also approved the Parvin Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of August 8, 2023 (the "Service and Assessment Plan and Assessment Roll"); 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 (the "Annual Service Plan Update"); and

**WHEREAS,** the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

**WHEREAS,** the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS**

**SECTION 1.** 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.** The Parvin Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

**SECTION 3.** The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

**SECTION 4.** Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

**SECTION 5.** This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

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

**CITY OF CELINA**

Ryan Tubbs, Mayor

**ATTEST:**

Ashley Owens, City Secretary

THE CITY OF CELINA
TEXAS

# PARVIN
# PUBLIC IMPROVEMENT DISTRICT

**CITY OF CELINA, TEXAS**

# ANNUAL SERVICE PLAN UPDATE
# (ASSESSMENT YEAR 9/1/25 - 8/31/26)

**AS APPROVED BY CITY COUNCIL ON:**
**AUGUST 12, 2025**

**PREPARED BY:**

MUNICAP, INC.
PUBLIC FINANCE

# PARVIN PUBLIC IMPROVEMENT DISTRICT
# ANNUAL SERVICE PLAN UPDATE
# (ASSESSMENT YEAR 9/1/25 – 8/31/26)

## TABLE OF CONTENTS

# *I. INTRODUCTION*

Parvin Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2022-39R of the City Council on April 11, 2023, to finance certain public improvement projects for the benefit of the property in the PID.

On April 11, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Parvin Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $14,034,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID.

A service and assessment plan dated August 8, 2023 (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (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 Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2025-26.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID us located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase 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 provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller 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.

Capitalized terms shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

*(The remainder of this page is intentionally left blank.)*

# *II. UPDATE OF THE SERVICE PLAN*

## A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

The current total estimated costs of the Authorized Improvements are equal to $13,127,720, which remain the same as the budget estimates included in the Service and Assessment Plan approved on August 8, 2023. According to the Developer, there have been no line-item amount revisions for the Authorized Improvements as shown in Table II-A below.

Table II-A below summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. For additional development-related information, refer to the link below:

https://emma.msrb.org/IssueView/Details/P2423910

**Table II-A**
**Sources and Uses of Funds**

| Sources of Funds | Initial Estimated Budget[1] | Budget Revisions[2] | Updated Budget[2] | Spent to Date[2] | Remaining to be Spent |
|---|---|---|---|---|---|
| Par amount (PID Bonds) | $14,034,000 | $0 | $14,034,000 | $14,034,000 | $0 |
| Other funding sources | $3,408,137 | $0 | $3,408,137 | $478,879 | $2,929,258 |
| **Total Sources** | **$17,442,137** | **$0** | **$17,442,137** | **$14,512,879** | **$2,929,258** |
| **Uses of Funds** | | | | | |
| *Authorized Improvements:* | | | | | |
| Roadway improvements | $4,393,172 | $0 | $4,393,172 | $3,158,932 | $1,234,240 |
| Water improvements | $1,923,530 | $0 | $1,923,530 | $1,781,103 | $142,427 |
| Storm drainage improvements | $2,438,146 | $0 | $2,438,146 | $1,555,135 | $883,011 |
| Right-of-way acquisition | $1,784,100 | $0 | $1,784,100 | $1,474,236 | $309,864 |
| Soft and miscellaneous costs: | $2,588,772 | $0 | $2,588,772 | $2,229,056 | $359,716 |
| *Subtotal: Authorized Improvements* | *$13,127,720* | *$0* | *$13,127,720* | *$10,198,462* | *$2,929,258* |
| *Bond Issuance Costs:* | | | | | |
| Cost of issuance | *$702,565* | *$0* | *$702,565* | *$702,565* | *$0* |
| Capitalized interest | *$1,854,447* | *$0* | *$1,854,447* | *$1,854,447* | *$0* |
| Reserve fund | *$1,176,385* | *$0* | *$1,176,385* | *$1,176,385* | *$0* |
| Administrative Expense | *$160,000* | *$0* | *$160,000* | *$160,000* | *$0* |
| Underwriter's discount | *$421,020* | *$0* | *$421,020* | *$421,020* | *$0* |
| *Subtotal: Bond Issuance Costs* | *$4,314,417* | *$0* | *$4,314,417* | *$4,314,417* | *$0* |
| **Total Uses** | **$17,442,137** | **$0** | **$17,442,137** | **$14,512,879** | **$2,929,258** |

1 - According to the Service and Assessment Plan dated August 8, 2023.
2 - According to the Parvin Requisition #22 as approved by the City on May 20, 2025.

*Authorized Improvement Cost Variances*

As shown in Table II-A on the previous page, there are no significant variances between the initial estimated budget and the updated budget to be reported at this time.

## B. FIVE-YEAR SERVICE PLAN

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown in Table II-B below.

**Table II-B**
**Projected Annual Installments (2025-2031)**

| Assessment Year Ending 09/01[1] | PID Bond Projected Annual Installments | Projected Administrative Expenses | Total Projected Annual Installments |
|---|---|---|---|
| 2024-2025 | $0 | $0 | $0 |
| 2026 | $1,118,108 | $68,232 | $1,186,340 |
| 2027 | $1,157,858 | $84,897 | $1,242,754 |
| 2028 | $1,156,108 | $86,595 | $1,242,702 |
| 2029 | $1,154,795 | $88,326 | $1,243,121 |
| 2030 | $1,152,858 | $90,093 | $1,242,950 |
| 2031 | $1,151,295 | $91,895 | $1,243,190 |
| **Total** | **$5,739,725** | **$418,143** | **$6,157,868** |

1 – Assessment year ending 2025-2026 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2027 through 2031 reflect projected Annual Installments and are subject to change.

## C. ANNUAL BUDGET

*Annual Installments*

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the issuance of the PID Bonds, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 6.60 percent for 2025-26. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (6.60 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2025 and will be delinquent on February 1, 2026.

Pursuant to the Service and Assessment Plan, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2025-26, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

*Annual Budget for the Repayment of Indebtedness*

Debt service will be paid on the PID Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

*Annual Installments to be Collected for 2025-26*

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2025-26 as shown by Table II-C-1 below.

**Table II-C-1**
**Budget for the Annual Installments to be Collected for 2025-26**

| | PID Bonds |
|---|---|
| Interest payment on March 1, 2026 | $462,969 |
| Interest payment on September 1, 2026 | $462,969 |
| Principal payment on September 1, 2026 | $164,000 |
| *Subtotal debt service payments* | *$1,089,938* |
| Administrative expenses | $83,232 |
| Excess interest for prepayment and delinquency reserves | $70,170 |
| *Subtotal Expenses* | *$1,243,340* |
| Available Reserve Fund Income | ($42,000) |
| Available Capitalized Interest Account | $0 |
| Available Administrative Expense account | ($15,000) |
| *Subtotal funds available* | *($57,000)* |
| **Annual Installments** | **$1,186,340** |

*Debt Service Payments*

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2026, in the amount of $462,969 and September 1, 2026, in the amount of $462,969, which equal interest on the outstanding PID Bonds of $14,034,000 for six months each and an effective interest rate of 6.60 percent. The principal amount due on September 1, 2026, is $164,000. As a result, the total principal and interest amounts due on the PID Bonds in 2025-26 are estimated to be equal to $1,089,938.

*Administrative Expenses*

Administrative expenses include the City, Trustee, Administrator, dissemination agent expenses, auditor, and contingency fees. As shown in Table II-C-2 below, the total administrative expenses to be collected for 2025-26 are estimated to be $83,232.

**Table II-C-2**
**Administrative Budget Breakdown**

| Description | 2025-26 Estimated Budget |
|---|---|
| City | $6,200 |
| Administrator | $60,000 |
| Trustee | $3,000 |
| Dissemination Agent | $3,500 |
| Auditor | $1,800 |
| Contingency | $8,732 |
| **Total** | **$83,232** |

*Available Administrative Expense Account*

As of May 31, 2025, the balance in the Administrative Expense Fund was $102,975. Approximately $87,975 is anticipated to be used until January 31, 2026. As a result, there is $15,000 available to reduce the Annual Installment.

*Available Reserve Fund Income*

As of May 31, 2025, there is an excess balance in the Principal and Interest Account due to transfers of interest earnings in the Reserve Fund. In addition, the balance in the Reserve Fund is greater than the Reserve Fund Requirement. As a result, there is $42,000 available between the Principal and Interest Account and the Reserve Fund to pay a portion of the Improvement Area #1 Bonds' debt service.

*Available Capitalized Interest Account*

As of May 31, 2025, the Trustee reported that the Capitalized Interest Fund has been fully expended. As a result, there is no credit to reduce the PID 2025-26 Annual Installment.

### D. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay (i) principal and interest on the PID Bonds, (ii) to fund the Additional Interest Reserve, and (iii) to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 313 units representing 313.00 total Equivalent Units are estimated to be built within the PID. The Annual Installment due to be collected per Equivalent Unit within the PID for 2025-26 is shown in Table II-D-1 below.

**Table II-D-1**
**Annual Installment Per Equivalent Unit**

| Budget Item | Net Budget Amount[1] | Annual Installment per Equivalent Unit[2] |
|---|---|---|
| Principal | $164,000.00 | $523.96 |
| Interest | $954,107.50 | $3,048.27 |
| Administrative Expense | $68,232.00 | $217.99 |
| **Total** | **$1,186,339.50** | **$3,790.22** |

1 – Refer to Table II-C-1 of this report for additional budget details.
2 – Based on the current outstanding 313.00 Equivalent Units.

The Annual Installment due to be collected from each Land Use Class in the PID for 2025-26 is shown in Table II-D-2 below.

**Table II-D-2**
**Annual Installment Per Unit**

| Land Use Class | Annual Installment Per Equivalent Unit | Equivalent Unit Factor | Annual Installment per Unit |
|---|---|---|---|
| 50 Ft Lots | $3,790.22 | 1.00 | $3,790.22 |

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2025-26 are shown in the Assessment Roll Summary attached hereto as Appendix C.

## E. Bond Redemption Related Updates

The PID Bonds were issued in August 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds maturing on or after **September 1, 2043**, before their respective scheduled maturity date, in whole or in part, on any date on or after **September 1, 2033**, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

*(The remainder of this page is intentionally left blank.)*

# *III. UPDATE OF THE ASSESSMENT PLAN*

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

*Assessment Methodology*

This method of assessing property, as updated in prior Annual Service Plan Updates, has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

*(The remainder of this page is intentionally left blank.)*

## *IV. UPDATE OF THE ASSESSMENT ROLL*

Pursuant to the original Service and Assessment Plan, the Assessment Roll shall be updated each year to reflect:

(i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan and in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of the Service and Assessment Plan.

The 2025-26 Assessment Roll Summary is shown in Appendix C of this report. Each Parcel of in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

### A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Assessment for the Parcel prior to the subdivision shall be reallocated among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated total units to be built on each new subdivided Parcel
D = the sum of the estimated total units to be built on all of the new subdivided Parcels

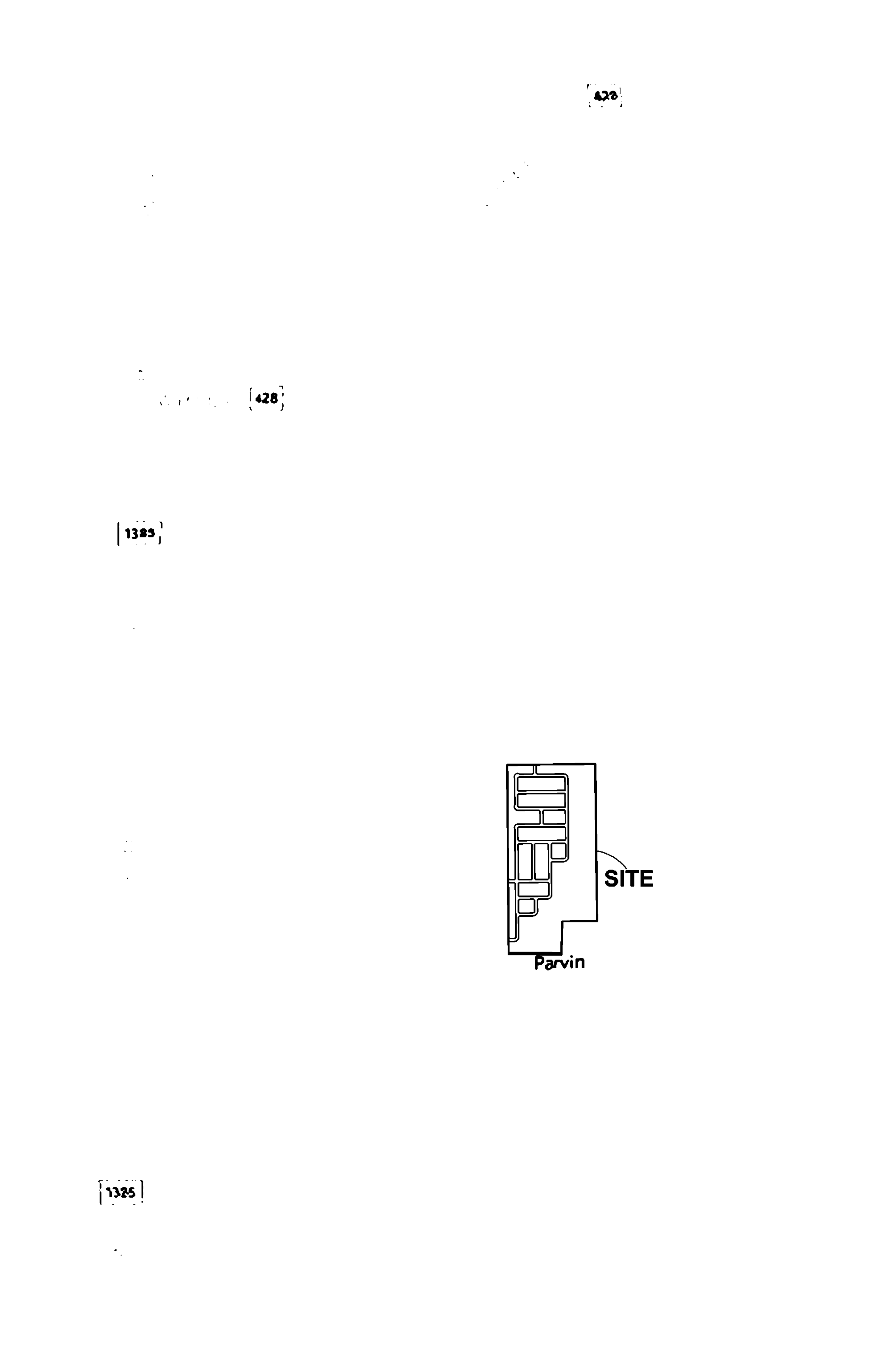
The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

### B. PREPAYMENT OF ASSESSMENTS

As of June 30, 2025, there have been no prepayments of Assessments.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

**APPENDIX A**
**PID MAP**

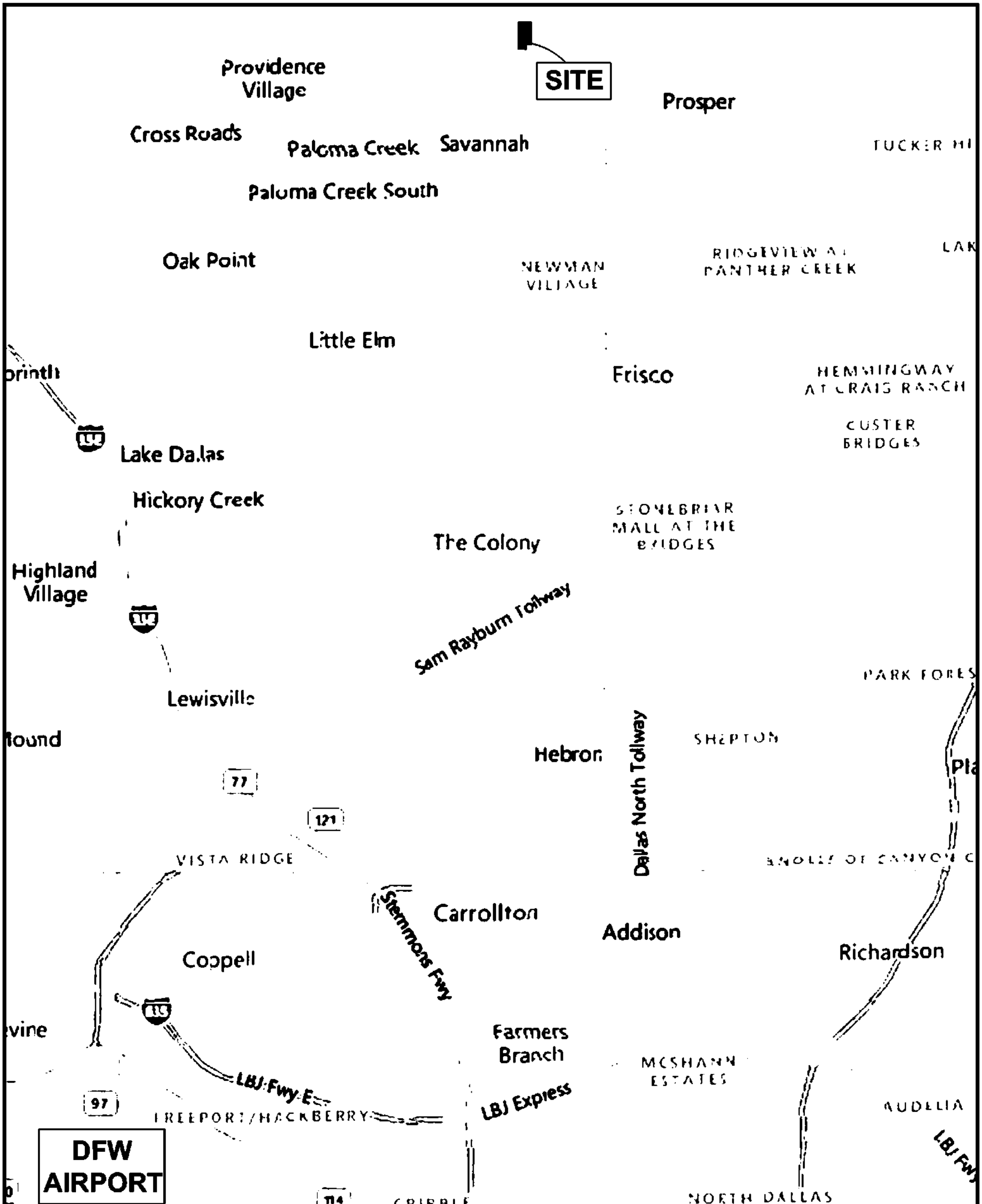



BARRAZA
CONSULTING GROUP, LLC

AREA MAP
LILY CREEK AT SUTTON FIELDS DEVELOPMENT
CELINA PARVIN PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=15,000'
DATE: MAY 2023

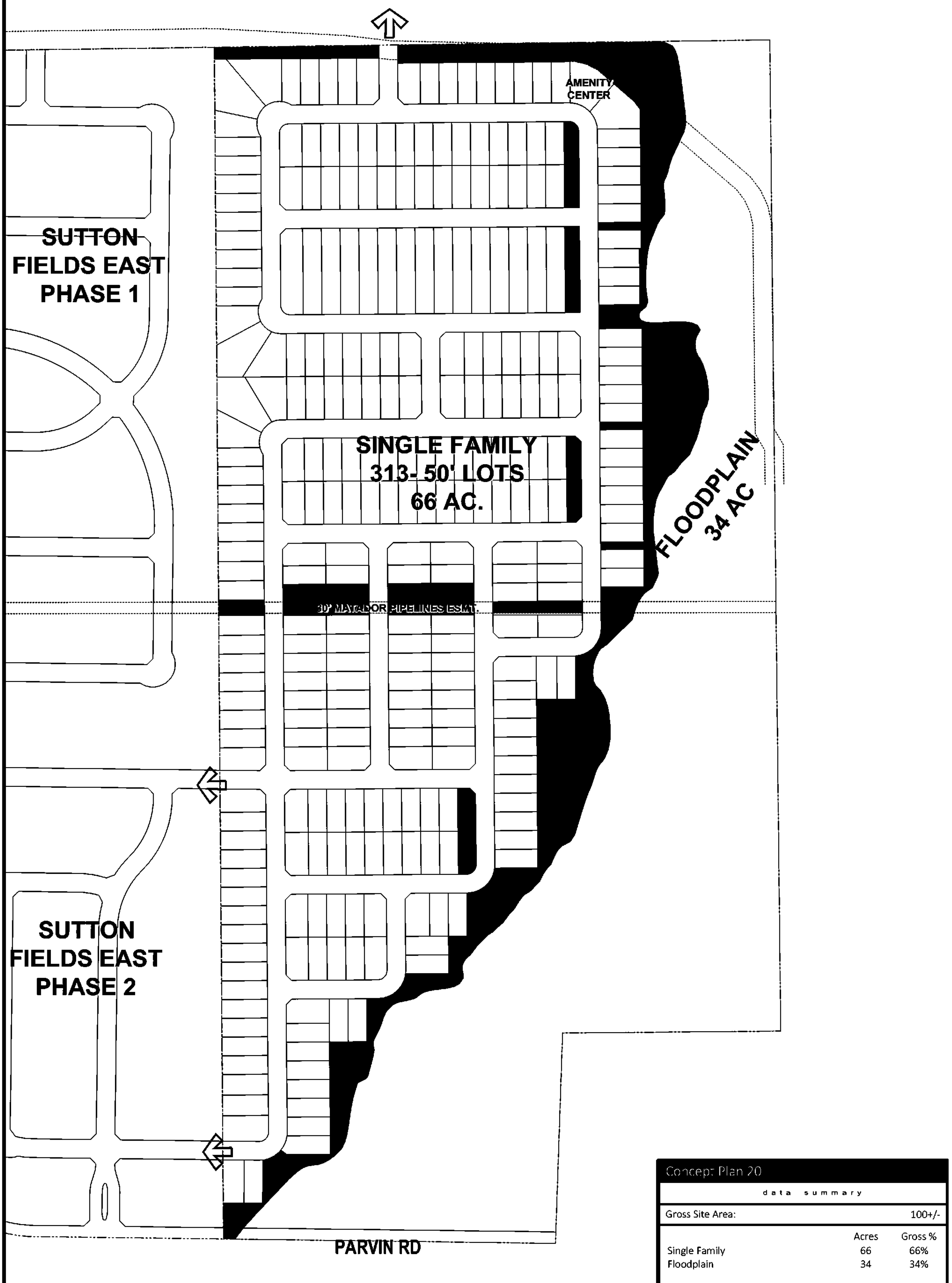
S:\2022\2022009-00 - Lily Estates\CAD\EXHIBITS\LilyEstates\LP20 PID Area Map 05032023.dwg May 03,2023 - 10:09 am eskees




BARRAZA CONSULTING GROUP, LLC

REGIONAL MAP
LILY CREEK AT SUTTON FIELDS DEVELOPMENT
CELINA PARVIN PUBLIC IMPROVEMENT DISTRICT
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=2,000'
DATE: MARCH 2023




## Concept Plan 20

data summary

| | | |
|---|---|---|
| Gross Site Area: | | 100+/- |
| | Acres | Gross % |
| Single Family | 66 | 66% |
| Floodplain | 34 | 34% |
| Residential Product Type: | Units | Density |
| SF-50' x 115' Lots | 313 | 4.7:1 |

Lot count subject to flood hazard and wetlands evaluations.

S:\2022\2022009-00 - Lily Estates\CAD\EXHIBITS\SuttonFieldsEastEast\LP20ConceptPlan 05032023.dwg May 03,2023 - 1:13 pm eskees

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

LILY CREEK AT SUTTON FIELDS DEVELO[redacted]
CITY OF CELINA ETJ, DENTON COUNTY, TEXAS

SCALE: 1"=250'
DATE: MAY 2023

# APPENDIX B
## PREPAID PARCELS

## APPENDIX B
## PREPAID PARCELS

As of June 30, 2025, there have been no prepayments of Assessments for any Parcel within the PID.

# APPENDIX C
# ASSESSMENT ROLL SUMMARY 2025-26

**Appendix C**
**Parvin Public Improvement District**
**Assessment Roll - 2025-26**

| Parcel | Lot Size | Estimated Units[1] | Outstanding Assessments | Principal | Interest | Excess Interest for Reserves | Administrative Expenses | Annual Installment |
|---|---|---|---|---|---|---|---|---|
| 52726 | 50 | 48 | $2,152,179 | $25,150.16 | $135,555.91 | $10,760.89 | $10,463.69 | $181,930.66 |
| 52738 | 50 | 253 | $11,343,776 | $132,562.30 | $714,492.61 | $56,718.88 | $55,152.38 | $958,926.18 |
| 52780 | 50 | 6 | $269,022 | $3,143.77 | $16,944.49 | $1,345.11 | $1,307.96 | $22,741.33 |
| 52771 | 50 | 6 | $269,022 | $3,143.77 | $16,944.49 | $1,345.11 | $1,307.96 | $22,741.33 |
| **Total** | | **313** | **$14,034,000** | **$164,000.00** | **$883,937.50** | **$70,170.00** | **$68,232.00** | **$1,186,339.50** |

# <u>APPENDIX D</u>
# PID ASSESSMENT NOTICE

**PID Assessment Notice**

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

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Celina, Texas (the "City"), 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 Parvin 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. The exact amount of each annual installment will be approved each year by the 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 the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

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.

Date: ____________________

_____________________________________ _____________________________________
Signature of Seller Signature of Seller

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: ____________________

_____________________________________ _____________________________________
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, 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