

Winchester Public Improvement District No. 2
PHASE #7 Retail

Project Overview

Winchester Public Improvement District No. 2 (the “District”) was created by the City Council of the City of Princeton on October 26, 2020, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2020-10-26-R-01 upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created principally to finance certain public improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. All of the property in the District was located within the City of Princeton (the “City”) at the time of District Creation. On May 23, 2022, the City Council adopted Ordinance No. 2022-05-23-05 that approved a Service and Assessment Plan for certain property within Phases #5-8 of the District and levied special assessments on certain property within Phases #5-8 within the District in accordance with the Assessment Roll attached as Appendix B, to the Service and Assessment Plan. The Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

The City issued the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2022 (Winchester Public Improvement District No. 2 Project) in the aggregate amount of \$13,434,000 pursuant to the Act, Ordinance No. 2022-06-27 adopted by the City Council of the City of Princeton on June 27, 2022 and an Indenture of Trust dated as of July 1, 2022 between the City of Princeton and Regions Bank.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the City or its designee, as provided in the Service and Assessment Plan. Annual installments are expected to be billed and collected on the same schedule as property taxes. The Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

FAILURE TO PAY THE ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PRINCETON, 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 Princeton, 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 Winchester Public Improvement District No. 2 (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 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

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

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§

COUNTY OF _____

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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

**Winchester Public Improvement District
Phases #7 Retail
Summary of Projected Annual Installments**

Lot Type	Retail
Outstanding Assessment	\$69,520

Year ¹	Outstanding Cumulative Principal	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment
2025	\$69,520	\$1,243	\$3,605	\$513	\$5,361
2026	\$68,277	\$1,297	\$3,848	\$524	\$5,669
2027	\$66,980	\$1,351	\$3,787	\$534	\$5,672
2028	\$65,629	\$1,421	\$3,716	\$545	\$5,682
2029	\$64,208	\$1,492	\$3,641	\$556	\$5,688
2030	\$62,716	\$1,562	\$3,563	\$567	\$5,691
2031	\$61,154	\$1,637	\$3,481	\$578	\$5,696
2032	\$59,517	\$1,724	\$3,395	\$590	\$5,708
2033	\$57,793	\$1,810	\$3,298	\$602	\$5,710
2034	\$55,983	\$1,908	\$3,196	\$614	\$5,717
2035	\$54,075	\$2,010	\$3,089	\$626	\$5,725
2036	\$52,065	\$2,118	\$2,976	\$638	\$5,732
2037	\$49,946	\$2,232	\$2,856	\$651	\$5,739
2038	\$47,714	\$2,356	\$2,731	\$664	\$5,751
2039	\$45,358	\$2,481	\$2,598	\$677	\$5,756
2040	\$42,877	\$2,616	\$2,459	\$691	\$5,765
2041	\$40,262	\$2,756	\$2,312	\$705	\$5,773
2042	\$37,505	\$2,907	\$2,157	\$719	\$5,783
2043	\$34,598	\$3,064	\$1,989	\$733	\$5,787
2044	\$31,534	\$3,237	\$1,813	\$748	\$5,798
2045	\$28,297	\$3,415	\$1,627	\$763	\$5,805
2046	\$24,881	\$3,605	\$1,431	\$778	\$5,813
2047	\$21,277	\$3,805	\$1,223	\$794	\$5,822
2048	\$17,472	\$4,021	\$1,005	\$810	\$5,835
2049	\$13,451	\$4,242	\$773	\$826	\$5,842
2050	\$9,209	\$4,480	\$530	\$842	\$5,852
2051	\$4,729	\$4,729	\$272	\$859	\$5,860
Total		\$69,520	\$67,367	\$18,146	\$155,033

1 - Annual Installment billed by the Collin County Tax Office during Year 2025 will be billed on or around 10/01/25 and payment is due by 01/31/26.
2 - The principal and interest amounts are based on the Series 2022 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date each year and include additional interest of one-half of one percent for debt service reserves.
3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

THIS SCHEDULE IS AN ESTIMATE OF ANNUAL INSTALLMENT PAYMENTS AND IS SUBJECT TO CHANGE. THE EXACT AMOUNT OF EACH ANNUAL INSTALLMENT WILL BE REFLECTED IN THE WINCHESTER PUBLIC IMPROVEMENT DISTRICT No. 2 SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact, MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.