

Hillstone Pointe Public Improvement District No. 2
Phase #1-1A – Lot Type 1 – 50 Ft.

Project Overview

The Hillstone Pointe Public Improvement District No. 2 (the “District”) was created by the Town of Little Elm Town Council (“Town Council”) on April 4, 2017, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 04041709 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 Town of Little Elm (the “Town”) at the time of District creation. On October 17, 2017, the Town Council adopted Ordinance No. 1421 that approved a Service and Assessment Plan for the District (the “Service and Assessment Plan”) and levied special assessments (the “Phase #1-1A Assessments”) on certain property within Phase #1-1A in accordance with the Phase #1-1A Assessment Roll attached as Appendix B to the Service and Assessment Plan. The Phase #1-1A 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 Town issued the Town of Little Elm Special Assessment Revenue Bonds, Series 2017 (Hillstone Pointe Public Improvement District No. 2 Phase #1-1A Project) in the aggregate amount of \$6,000,000 pursuant to the Act, Ordinance No. 1422 adopted by the Town Council on October 17, 2017 and an Indenture of Trust dated as of October 1, 2017 between the Town and U.S. Bank National Association, as trustee.

All Phase #1-1A Assessments that are not paid in full will be billed in annual installments and collected each year by the Town, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Denton County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes; however, annual installments may be billed separately from property taxes and remitted to a different address than property taxes. The Phase #1-1A 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 Phase #1-1A Assessments and the due dates of the Annual Installments of the Phase #1-1A Assessments may be obtained from MuniCap, Inc., the District Administrator for the Town, 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) and email at txpid@municap.com.

FAILURE TO PAY THE PHASE #1-1A 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
TOWN OF LITTLE ELM, 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 Town of Little Elm, Texas (the "Town"), 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 Hillstone Pointe 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 Town. 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 Town or MuniCap, Inc., the District Administrator for the Town, 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

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

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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

HILLSTONE POINTE PUBLIC IMPROVEMENT DISTRICT NO. 2
Projected Schedule of Annual Installments
Phase 1-1A

Lot Type	Lot Type 1 (50' Lot)
Outstanding Assessment	\$18,781
Equivalent Unit	1.00

Year ¹	Outstanding Principal Amount	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment
2025	\$18,781	\$303	\$1,165	\$133	\$1,601
2026	\$18,478	\$337	\$1,203	\$161	\$1,701
2027	\$18,141	\$371	\$1,183	\$164	\$1,719
2028	\$17,770	\$421	\$1,159	\$168	\$1,748
2029	\$17,348	\$455	\$1,132	\$171	\$1,758
2030	\$16,893	\$506	\$1,102	\$174	\$1,783
2031	\$16,387	\$539	\$1,069	\$178	\$1,787
2032	\$15,848	\$590	\$1,034	\$182	\$1,806
2033	\$15,258	\$641	\$996	\$185	\$1,822
2034	\$14,617	\$691	\$954	\$189	\$1,834
2035	\$13,926	\$759	\$909	\$193	\$1,861
2036	\$13,168	\$809	\$860	\$196	\$1,866
2037	\$12,358	\$877	\$808	\$200	\$1,885
2038	\$11,482	\$944	\$751	\$204	\$1,899
2039	\$10,538	\$1,028	\$689	\$208	\$1,926
2040	\$9,509	\$1,096	\$622	\$213	\$1,931
2041	\$8,414	\$1,180	\$551	\$217	\$1,948
2042	\$7,234	\$1,281	\$474	\$221	\$1,977
2043	\$5,953	\$1,365	\$391	\$226	\$1,982
2044	\$4,587	\$1,467	\$302	\$230	\$1,999
2045	\$3,120	\$1,568	\$207	\$235	\$2,010
2046	\$1,553	\$1,553	\$105	\$239	\$1,897
Total		\$18,781	\$17,670	\$4,288	\$40,740

- 1 - The Annual Installment billed during Year 2025 will be billed by the Denton County Tax Office on or around 10/01/25 and payment is due by 01/31/26.
- 2 - The principal and interest amounts represent the final numbers of the Series 2017 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 - The 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 HILLSTONE POINTE PUBLIC IMPROVEMENT DISTRICT NO. 2 ANNUAL SERVICE PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE HILLSTONE POINTE PUBLIC IMPROVEMENT DISTRICT NO. 2, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

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.