Eastridge Public Improvement District
Improvement Area #4 – Lot Type 40 FT
Blk A, Lots 2-31, Blk B, Lots 1-14, Blk C, Lots 1-26, Blk D, Lots 1-36, Blk E, Lots 13-26, Blk F, Lots 35-85, Blk K, Lots 1-29

Project Overview

Eastridge Public Improvement District (the "District") was created by the City Council of the City of Princeton (the "City Council" and the "City" respectively) on June 14, 2021, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), and Resolution No. 2021-06-14-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 corporate limits of the City of Princeton (the "City"). On March 24, 2025 the City Council adopted Ordinance No. 2025-03-24-02 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied special assessments (the "Assessments") on certain property within the District in accordance with the Assessment Roll attached as Appendix A-3, 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 Special Assessment Revenue Bonds, Series 2025 in the aggregate amount of $17,342,000 pursuant to the Act, Ordinance No. 2025-03-24-03 adopted by the City Council on March 24, 2025 and an Indenture of Trust dated as of April 1, 2025 between the City 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 billed by the Collin 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. 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 THE 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 Eastridge 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

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

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

Improvement Area #4

Lot Size 40 Ft Lots
Projected Assessment $38,177

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expense[3]	Total Annual Installments
2025	$38,177	$569	$2,228	$136	$2,933
2026	$37,607	$594	$2,201	$139	$2,934
2027	$37,013	$617	$2,185	$142	$2,943
2028	$36,396	$647	$2,169	$144	$2,960
2029	$35,750	$672	$2,153	$147	$2,972
2030	$35,078	$702	$2,137	$150	$2,988
2031	$34,376	$734	$2,119	$153	$3,007
2032	$33,642	$769	$2,102	$156	$3,027
2033	$32,873	$804	$2,084	$159	$3,047
2034	$32,069	$844	$2,066	$163	$3,072
2035	$31,225	$881	$2,045	$166	$3,092
2036	$30,344	$931	$2,025	$169	$3,125
2037	$29,412	$984	$2,003	$172	$3,159
2038	$28,428	$1,036	$1,981	$176	$3,193
2039	$27,392	$1,094	$1,958	$179	$3,232
2040	$26,298	$1,154	$1,935	$183	$3,272
2041	$25,145	$1,219	$1,911	$187	$3,316
2042	$23,926	$1,288	$1,886	$190	$3,365
2043	$22,638	$1,356	$1,861	$194	$3,411
2044	$21,282	$1,436	$1,834	$198	$3,468
2045	$19,846	$1,513	$1,804	$202	$3,519
2046	$18,333	$1,603	$1,772	$206	$3,581
2047	$16,730	$1,695	$1,739	$210	$3,645
2048	$15,034	$1,795	$1,706	$214	$3,716
2049	$13,239	$1,903	$1,670	$219	$3,792
2050	$11,336	$2,015	$1,634	$223	$3,873
2051	$9,321	$2,132	$1,596	$228	$3,956
2052	$7,189	$2,260	$1,558	$232	$4,050
2053	$4,929	$2,395	$1,517	$237	$4,149
2054	$2,534	$2,534	$1,476	$242	$4,252
Total		**$38,177**	**$57,356**	**$5,518**	**$101,050**

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 1/31/26.
2 - The principal and interest amounts represent the debt service requirements of the Series 2025 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 Update.

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 EASTRIDGE PUBLIC IMPROVEMENT DISTRICT 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.

<u>Eastridge Public Improvement District (PID)</u>
<u>& Reinvestment Zone Number Three (TIRZ)</u>

<u>Example of TIRZ Credit Application</u>

The property in the PID is also located in the City of Princton Tax Increment Reinvestment Zone No. 3. The City has committed to use approximately 45% of the annual incremental City ad valorem property taxes collected from a property in the <u>current</u> tax year as a credit (the "TIRZ Credit") to reduce the PID annual installment of assessments due in the <u>following</u> year. The following **<u>hypothetical example</u>** illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2022) taxable value = $1,000
Estimated current year (2025) taxable value = $343,000
Estimated current (2025) incremental value = $342,000 (i.e. $342,000 - $1,000)
Estimated current (2025) City tax rate per $100 of taxable value = $0.440226
Estimated PID <u>current</u> (2025) annual installment of Assessment = $3,200
Estimated PID <u>next</u> (2026) annual installment of Assessments = $3,199

B) **Estimated** City incremental tax:

$ 1426 [i.e., (342,000 ÷ 100) × $ .440226 = $1426]

C) **Estimated** TIRZ Credit:

$641 (i.e., $1426 × 45 % = $641)

D) PID current annual installment due (2025):

$3,200 with no prior year TIRZ Credit

E) **Estimated** PID next annual installment due (2026):

$2,588 (i.e., $ 3,199- $641 = $2,588) after application of the $892 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.