

**The Whitewing Trails Public Improvement District No. 2**  
**Phase #2 – Lot Type – 60 FT**  
**Project Overview**

The Whitewing Trails Public Improvement District No. 2 (the “District”) was created by the City Council of the City of Princeton (the “City Council”) on June 10, 2019, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2019-06-10R-04 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.

On August 26, 2019, the, the City of Princeton (the “City”) approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2019 (Whitewing Trails Public Improvement District Phases #2-6 Major Improvement Project) (the “Phase #2-6 Major Improvement PID Bonds”) in the aggregate principal amount of \$8,210,000, 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. The Series 2019 Bonds (Phases #2-6 Major Improvement Project are secured by the Phases #2-6 Assessments (the “Phases #2-6 Assessments”). Phase #2 parcels has a proportionate share of the Series 2019 Major Improvement Area Bonds to finance the cost of the Major Authorized Improvements.

On February 13, 2023, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2023 (Whitewing Trails Public Improvement District No. 2 Phase #2 Project) (the “Series 2023 PID Bonds”) in the aggregate principal amount of \$13,650,000, 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. The Series 2023 PID Bonds are secured by the Phase #2 Assessments (the “Phase #2 Assessments”).

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 Whitewing Trails 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](mailto: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

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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

**Whitewing Trails Public Improvement District No. 2**  
**Summary of Projected Annual Installments**  
**Phase #2**

**Lot Type**  
**Outstanding Assessment**

**60 Ft**  
**\$29,155**

Year <sup>1</sup>	Cumulative Outstanding Principal	Phase #2 Direct Bond Principal <sup>2</sup>	Phase #2 Direct Bond Interest <sup>2</sup>	Phases #2-6 MI Bond Principal <sup>3</sup>	Phases #2-6 MI Bond Interest <sup>3</sup>	Administrative Expenses <sup>4</sup>	Total Annual Installment
2025	\$29,155	\$433	\$1,379	\$84	\$231	\$182	\$2,308
2026	\$28,638	\$452	\$1,410	\$89	\$236	\$110	\$2,297
2027	\$28,097	\$471	\$1,389	\$91	\$231	\$112	\$2,294
2028	\$27,535	\$490	\$1,367	\$97	\$226	\$113	\$2,292
2029	\$26,948	\$511	\$1,343	\$102	\$220	\$115	\$2,291
2030	\$26,335	\$532	\$1,319	\$107	\$214	\$116	\$2,288
2031	\$25,697	\$561	\$1,289	\$114	\$208	\$117	\$2,289
2032	\$25,022	\$589	\$1,258	\$119	\$201	\$119	\$2,286
2033	\$24,313	\$620	\$1,224	\$124	\$194	\$120	\$2,283
2034	\$23,569	\$650	\$1,190	\$132	\$186	\$122	\$2,280
2035	\$22,786	\$685	\$1,153	\$140	\$179	\$123	\$2,279
2036	\$21,962	\$721	\$1,114	\$147	\$170	\$125	\$2,277
2037	\$21,094	\$759	\$1,074	\$155	\$161	\$126	\$2,275
2038	\$20,180	\$797	\$1,031	\$165	\$152	\$128	\$2,273
2039	\$19,218	\$839	\$986	\$173	\$142	\$129	\$2,269
2040	\$18,206	\$883	\$939	\$183	\$131	\$131	\$2,267
2041	\$17,140	\$931	\$890	\$196	\$120	\$132	\$2,268
2042	\$16,014	\$978	\$837	\$206	\$108	\$134	\$2,262
2043	\$14,830	\$1,030	\$782	\$218	\$95	\$135	\$2,260
2044	\$13,582	\$1,087	\$722	\$231	\$81	\$137	\$2,257
2045	\$12,264	\$1,148	\$658	\$244	\$67	\$138	\$2,254
2046	\$10,872	\$1,213	\$590	\$259	\$51	\$139	\$2,253
2047	\$9,400	\$1,280	\$519	\$274	\$35	\$141	\$2,249
2048	\$7,847	\$1,352	\$444	\$290	\$18	\$142	\$2,246
2049	\$6,205	\$1,426	\$365	\$0	\$0	\$144	\$1,934
2050	\$4,779	\$1,506	\$281	\$0	\$0	\$146	\$1,934
2051	\$3,272	\$1,592	\$192	\$0	\$0	\$149	\$1,934
2052	\$1,680	\$1,680	\$99	\$0	\$0	\$152	\$1,931
<b>Total</b>		<b>\$25,214</b>	<b>\$25,844</b>	<b>\$3,940</b>	<b>\$3,658</b>	<b>\$3,677</b>	<b>\$62,333</b>

- 1 - Annual Installment billing will commence during Year 2025 and will be billed on or around October of 2025 and payment is due by January 31, 2026.
- 2 - The principal and interest amounts represent the final numbers of the Whitewing Trails PID No. 2 Series 2023 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 principal and interest amounts are based on the Phase #2's proportionate share of the Whitewing Trails PID No. 2 Series 2019 Phases #2-6 Major Improvement Bonds and will not be increased 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.
- 4 - 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 WHITEWING TRAILS PUBLIC IMPROVEMENT DISTRICT NO. 2 ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE WHITEWING TRAILS 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](mailto:txpid@municap.com).

### **Example of TIRZ Credit Application**

The property in the PID is also located in the City of Princeton Tax Increment Reinvestment Zone No. 5. The City has committed to use approximately 4.866% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. The following **hypothetical example** illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

**Estimated** prorated base year (2019) taxable value = \$1,000

**Estimated** current year (2025) taxable value = \$300,000

**Estimated** current (2025) incremental value = \$299,000 (i.e. \$300,000 - \$1,000)

**Estimated** current (2025) City tax rate per \$100 of taxable value = \$0.4402

**Estimated** PID current (2025) annual installment of Assessment = \$2,308

**Estimated** PID next (2026) annual installment of Assessments = \$2,297

B) **Estimated** City incremental tax:

\$1,316 [i.e.,  $(\$299,000 \div 100) \times \$0.4402 = \$1,316$ ]

C) **Estimated** TIRZ Credit:

\$64 (i.e.,  $\$1,316 \times 4.866\% = \$64$ )

D) PID current annual installment due (2025):

\$2,308 with no prior year TIRZ Credit

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

\$2,233 (i.e.,  $\$2,297 - \$64 = \$2,233$ ) after application of the \$64 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.**