

Wells North Public Improvement District
Neighborhood Improvement Area #3 – Lot Size – 60 Ft.
Project Overview

The Wells North Public Improvement District (the “District”) was created by the City of Celina City Council on February 9, 2016, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2016-12R 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 extraterritorial jurisdiction of the City of Celina (the “City”) at the time of District creation and was subsequently annexed into the corporate limits of the City. On March 29, 2016, the City Council adopted Ordinance No. 2016-19 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied special assessments (the "Major Improvement Area Assessments") on certain property within the Major Improvement Area in accordance with the Major Improvement Area Assessment Roll attached as Appendix B to the Service and Assessment Plan. The Major Improvement Area 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 Celina (Wells North Public Improvement District Major Improvement Area Project) Special Assessment Revenue Bonds, Series 2016 (the “Series 2016 MIA Bonds”) in the aggregate amount of \$3,235,000 pursuant to the Act, Ordinance No. 2016-21 adopted by the City Council on March 29, 2016 and an Indenture of Trust dated as of April 1, 2016 between the City, and the U.S. Bank National Association, as trustee, for which Neighborhood Improvement Area #3 (“NIA #3”) property is subject to repay a prorated share of the Series 2016 MIA Bonds. Additionally, the City approved the NIA #3 Reimbursement Agreement for NIA #3 specific costs in the aggregate amount of \$995,000 pursuant to the Act, and an ordinance adopted by the City Council on May 12, 2020.

On October 13, 2020, the City issued the \$3,060,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Wells North Public Improvement District Neighborhood Areas #3-4 Project) (the “NIA #3-4 Bonds”) pursuant to the Act, Ordinance No. 2020-94 adopted by the City Council on October 13, 2020 (the “Bond Ordinance”) and an Indenture of Trust dated as of October 1, 2020 by and between the City and U.S. Bank, National Association, as trustee. The NIA #3-4 Bonds were issued to replace NIA #3 Reimbursement Agreement and finance the cost applicable to the Neighborhood Improvement Area #4 Improvements.

Neighborhood Improvement Area #3 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 due and payable as provided on the annual installment assessment bill. 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

Neighborhood Improvement Area #3 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 Neighborhood Improvement Area #3 Assessments and the due dates of the Annual Installments of the Neighborhood Improvement Area #3 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) and email at txpid@municap.com.

FAILURE TO PAY THE NEIGHBORHOOD IMPROVEMENT AREA #3 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 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 Wells North 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

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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

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

**Wells North Public Improvement District
Summary of Projected Annual Installments
Neighborhood Improvement Area #3**

**Lot Size
Outstanding Assessment**

**60' Lot
\$20,207**

Year¹	Cumulative Outstanding Principal	NIA #3 Bond Principal²	NIA #3 Bond Interest²	MIA Bond Principal³	MIA Bond Interest³	Administrative Expenses⁴	Total Annual Installment
2025	\$20,207	\$416	\$592	\$156	\$319	\$368	\$1,851
2026	\$19,635	\$416	\$620	\$166	\$331	\$431	\$1,964
2027	\$19,053	\$416	\$605	\$177	\$321	\$436	\$1,955
2028	\$18,460	\$416	\$589	\$187	\$311	\$441	\$1,944
2029	\$17,857	\$416	\$574	\$197	\$300	\$446	\$1,934
2030	\$17,244	\$416	\$558	\$208	\$289	\$452	\$1,922
2031	\$16,620	\$416	\$540	\$208	\$277	\$457	\$1,898
2032	\$15,996	\$416	\$523	\$218	\$265	\$459	\$1,881
2033	\$15,361	\$416	\$505	\$239	\$252	\$460	\$1,873
2034	\$14,706	\$416	\$487	\$249	\$239	\$462	\$1,854
2035	\$14,041	\$416	\$470	\$260	\$224	\$464	\$1,834
2036	\$13,365	\$499	\$452	\$270	\$209	\$466	\$1,897
2037	\$12,596	\$499	\$431	\$291	\$193	\$468	\$1,882
2038	\$11,805	\$499	\$409	\$301	\$176	\$470	\$1,856
2039	\$11,005	\$499	\$388	\$322	\$158	\$472	\$1,839
2040	\$10,183	\$499	\$367	\$332	\$138	\$474	\$1,811
2041	\$9,352	\$499	\$345	\$353	\$118	\$476	\$1,791
2042	\$8,499	\$499	\$322	\$374	\$97	\$478	\$1,770
2043	\$7,626	\$583	\$300	\$395	\$75	\$480	\$1,832
2044	\$6,648	\$583	\$273	\$416	\$51	\$482	\$1,805
2045	\$5,650	\$583	\$247	\$318	\$26	\$484	\$1,658
2046	\$4,750	\$1,165	\$221	\$0	\$0	\$371	\$1,758
2047	\$3,585	\$1,165	\$169	\$0	\$0	\$371	\$1,705
2048	\$2,419	\$1,248	\$116	\$0	\$0	\$371	\$1,736
2049	\$1,171	\$1,171	\$60	\$0	\$0	\$371	\$1,602
Total		\$14,571	\$10,163	\$5,637	\$4,371	\$11,110	\$45,852

1 - Example: 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 represent the NIA #3 proportional share of the Series 2020 NIA #3-4 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.

3 - The principal and interest amounts represent the NIA #3 proportional share of the Series 2016 MI Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.

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 WELLS NORTH 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.