

**Wells South Public Improvement District  
Neighborhood Improvement Area #5 – Lot Size – 50 FT  
Project Overview**

The Wells South Public Improvement District (the “District”) was created by the City of Celina City Council on July 14, 2015, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2015-34R 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 for the benefit of certain property in the PID, all of which is currently located within the extraterritorial jurisdiction of the City of Celina (the “City”) and will be annexed into the corporate limits of the City. A Service and Assessment Plan was accepted and approved by the City Council on December 7, 2015 pursuant to Ordinance No. 2015-66 (the “Assessment Ordinance”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Authorized Improvements”) to be assessed against properties in the District and for payment of special assessments with respect thereto.

The City issued the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2015 (Wells South Public Improvement District Major Improvement Area Project) (the “Series 2015 MIA Bonds”) in the aggregate amount of \$8,040,000 pursuant to the Act, an Ordinance No. 2015-67 adopted by the City Council on December 7, 2015 and an Indenture of Trust dated as of December 1, 2015 between the City, and the U.S. Bank National Association (the “Trustee”), for which Neighborhood Improvement Area #5 (“NIA #5”) property is subject to repay a prorated share of the Series 2015 MIA Bonds. On August 13, 2024, the City refinanced the Series 2015 Major Improvement Area Bonds by issuing the City of Celina (Wells South Public Improvement District Major Improvement Project) Special Assessment Revenue Refunding Bonds, Series 2024 in the aggregate amount of \$6,620,000 (the “MIA Refunding Bonds”), which resulted in reduced projected annual installments for property owners.

The City also issued the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2022 (Wells South Public Improvement District Neighborhood Improvement Area #5 Project) (the “NIA #5 Bonds”) in the aggregate amount of \$6,463,000 pursuant to the Act, an Ordinance No. 2022-111 adopted by the City Council on September 13, 2022, and an Indenture of Trust dated as of October 1, 2022, by and between the City and the Trustee. The NIA #5 Bonds were issued to finance the costs applicable to the Neighborhood Improvement Area #5 Improvements.

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 NIA #5 Assessments and the due dates of the Annual Installments of the NIA #5 Assessments may be obtained from 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) or by email at [txpid@municap.com](mailto:txpid@municap.com).

**FAILURE TO PAY THE NEIGHBORHOOD IMPROVEMENT AREA #5 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 South 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](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

§

§

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

**Wells South Public Improvement District  
Summary of Projected Annual Installments  
Neighborhood Improvement Area #5**

**Lot Size  
Outstanding Assessment**

**50 FT Lot  
\$35,521**

| <b>Year<sup>1</sup></b> | <b>Cumulative<br/>Outstanding<br/>Principal</b> | <b>NIA #5 Bond<br/>Principal<sup>2</sup></b> | <b>NIA #5 Bond<br/>Interest<sup>2</sup></b> | <b>MIA Refunding<br/>Bond Principal<sup>3</sup></b> | <b>MIA Refunding<br/>Bond Interest<sup>3</sup></b> | <b>Administrative<br/>Expenses<sup>4</sup></b> | <b>Total Annual<br/>Installment</b> |
|-------------------------|-------------------------------------------------|----------------------------------------------|---------------------------------------------|-----------------------------------------------------|----------------------------------------------------|------------------------------------------------|-------------------------------------|
| 2025                    | \$35,521                                        | \$392                                        | \$1,647                                     | \$227                                               | \$348                                              | \$235                                          | \$2,849                             |
| 2026                    | \$34,901                                        | \$410                                        | \$1,705                                     | \$237                                               | \$387                                              | \$239                                          | \$2,979                             |
| 2027                    | \$34,254                                        | \$424                                        | \$1,685                                     | \$249                                               | \$374                                              | \$244                                          | \$2,975                             |
| 2028                    | \$33,581                                        | \$442                                        | \$1,662                                     | \$260                                               | \$360                                              | \$249                                          | \$2,973                             |
| 2029                    | \$32,879                                        | \$465                                        | \$1,638                                     | \$272                                               | \$346                                              | \$254                                          | \$2,975                             |
| 2030                    | \$32,141                                        | \$488                                        | \$1,613                                     | \$285                                               | \$331                                              | \$259                                          | \$2,976                             |
| 2031                    | \$31,369                                        | \$506                                        | \$1,587                                     | \$298                                               | \$315                                              | \$264                                          | \$2,971                             |
| 2032                    | \$30,564                                        | \$534                                        | \$1,560                                     | \$312                                               | \$299                                              | \$270                                          | \$2,973                             |
| 2033                    | \$29,719                                        | \$561                                        | \$1,528                                     | \$327                                               | \$282                                              | \$275                                          | \$2,972                             |
| 2034                    | \$28,832                                        | \$588                                        | \$1,494                                     | \$342                                               | \$264                                              | \$280                                          | \$2,969                             |
| 2035                    | \$27,901                                        | \$620                                        | \$1,459                                     | \$358                                               | \$245                                              | \$286                                          | \$2,968                             |
| 2036                    | \$26,923                                        | \$652                                        | \$1,421                                     | \$375                                               | \$225                                              | \$292                                          | \$2,966                             |
| 2037                    | \$25,895                                        | \$684                                        | \$1,382                                     | \$393                                               | \$205                                              | \$298                                          | \$2,962                             |
| 2038                    | \$24,818                                        | \$725                                        | \$1,341                                     | \$411                                               | \$183                                              | \$304                                          | \$2,964                             |
| 2039                    | \$23,682                                        | \$762                                        | \$1,298                                     | \$432                                               | \$160                                              | \$310                                          | \$2,961                             |
| 2040                    | \$22,489                                        | \$803                                        | \$1,252                                     | \$452                                               | \$137                                              | \$316                                          | \$2,959                             |
| 2041                    | \$21,234                                        | \$844                                        | \$1,204                                     | \$473                                               | \$112                                              | \$322                                          | \$2,955                             |
| 2042                    | \$19,917                                        | \$894                                        | \$1,153                                     | \$496                                               | \$86                                               | \$329                                          | \$2,957                             |
| 2043                    | \$18,527                                        | \$935                                        | \$1,099                                     | \$520                                               | \$59                                               | \$335                                          | \$2,947                             |
| 2044                    | \$17,073                                        | \$994                                        | \$1,041                                     | \$534                                               | \$30                                               | \$342                                          | \$2,942                             |
| 2045                    | \$15,544                                        | \$1,915                                      | \$980                                       | \$0                                                 | \$0                                                | \$288                                          | \$3,183                             |
| 2046                    | \$13,629                                        | \$2,029                                      | \$863                                       | \$0                                                 | \$0                                                | \$293                                          | \$3,186                             |
| 2047                    | \$11,600                                        | \$2,148                                      | \$739                                       | \$0                                                 | \$0                                                | \$299                                          | \$3,186                             |
| 2048                    | \$9,452                                         | \$2,271                                      | \$607                                       | \$0                                                 | \$0                                                | \$305                                          | \$3,183                             |
| 2049                    | \$7,181                                         | \$2,403                                      | \$468                                       | \$0                                                 | \$0                                                | \$311                                          | \$3,183                             |
| 2050                    | \$4,778                                         | \$2,545                                      | \$321                                       | \$0                                                 | \$0                                                | \$318                                          | \$3,183                             |
| 2051                    | \$2,233                                         | \$2,233                                      | \$165                                       | \$0                                                 | \$0                                                | \$324                                          | \$2,722                             |
| <b>Total</b>            |                                                 | <b>\$28,267</b>                              | <b>\$32,911</b>                             | <b>\$7,254</b>                                      | <b>\$4,748</b>                                     | <b>\$7,841</b>                                 | <b>\$81,020</b>                     |

- 1 - Example: The Annual Installment billed during Year 2025 will be billed on or around 10/01/2025 and payment is due by 01/31/2026.
- 2 - The principal and interest amounts represent the final numbers of the NIA #5 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
- 3 - The principal and interest amounts represent the NIA #5 proportionate share of the the MIA Refunding Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of 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 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 WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR. THE WELLS SOUTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN MAY BE OBTAINED FROM THE CITY SECRETARY OF CELINA, TEXAS.**

**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).**