

Wells South Public Improvement District
Neighborhood Improvement Area #3 – Lot Size – 60 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 (Wells South Public Improvement District Major Improvement Area Project) Special Assessment Revenue Bonds, Series 2015 (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 #3 (“NIA #3”) 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.

On September 30, 2020, the City issued the \$3,195,000 City of Celina, Texas, Special Assessment Revenue Bonds, Series 2020 (Wells South Public Improvement District Neighborhood Areas #2-3 Project) (the “NIA #2-3 Bonds”), were issued by the City pursuant to the Act, an ordinance adopted by the City Council on September 8, 2020 and an Indenture of Trust dated as of September 1, 2020 by and between the City and the Trustee. The NIA #2-3 Bonds were issued to finance the costs applicable to the Neighborhood Improvement Area #3 Improvements and to replace the NIA #2 Reimbursement Agreement.

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 #3 Assessments and the due dates of the Annual Installments of the NIA #3 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.

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 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.

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 #3**

**Lot Size
Outstanding Assessment**

**60 FT Lot
\$16,550**

Year¹	Cumulative Outstanding Principal	NIA #3 Bond Principal²	NIA #3 Bond Interest²	MIA Refunding Bond Principal³	MIA Refunding Bond Interest³	Administrative Expenses⁴	Total Annual Installment
2025	\$16,550	\$234	\$504	\$140	\$214	\$187	\$1,278
2026	\$16,176	\$263	\$537	\$146	\$238	\$190	\$1,375
2027	\$15,767	\$234	\$528	\$153	\$230	\$194	\$1,339
2028	\$15,381	\$234	\$519	\$160	\$222	\$198	\$1,333
2029	\$14,987	\$234	\$511	\$168	\$213	\$202	\$1,327
2030	\$14,586	\$234	\$502	\$175	\$204	\$206	\$1,321
2031	\$14,177	\$263	\$492	\$184	\$194	\$210	\$1,343
2032	\$13,730	\$263	\$480	\$192	\$184	\$214	\$1,333
2033	\$13,275	\$263	\$468	\$201	\$173	\$219	\$1,324
2034	\$12,812	\$292	\$456	\$211	\$162	\$223	\$1,345
2035	\$12,309	\$292	\$443	\$220	\$151	\$228	\$1,334
2036	\$11,796	\$292	\$430	\$231	\$139	\$232	\$1,324
2037	\$11,273	\$321	\$417	\$242	\$126	\$237	\$1,343
2038	\$10,710	\$321	\$402	\$253	\$113	\$242	\$1,331
2039	\$10,135	\$351	\$388	\$266	\$99	\$246	\$1,349
2040	\$9,519	\$351	\$372	\$278	\$84	\$251	\$1,336
2041	\$8,890	\$380	\$356	\$291	\$69	\$256	\$1,353
2042	\$8,219	\$380	\$339	\$305	\$53	\$261	\$1,339
2043	\$7,534	\$409	\$322	\$320	\$36	\$267	\$1,354
2044	\$6,805	\$409	\$304	\$329	\$18	\$272	\$1,332
2045	\$6,067	\$1,169	\$285	\$0	\$0	\$240	\$1,694
2046	\$4,898	\$1,227	\$233	\$0	\$0	\$244	\$1,704
2047	\$3,671	\$1,256	\$178	\$0	\$0	\$249	\$1,683
2048	\$2,415	\$1,315	\$121	\$0	\$0	\$254	\$1,690
2049	\$1,100	\$1,100	\$62	\$0	\$0	\$259	\$1,421
Total		\$12,086	\$9,649	\$4,464	\$2,922	\$5,784	\$34,905

1 - Annual Installment billed by Collin County Tax Office during Year 2025 will be billed on or around 10/1/2025 and is due by 1/31/2026.
2 - The principal and interest amounts represent the NIA #3 proportionate share of the NIA #2-3 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 #3 proportionate share of 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.