

Lakes at Mustang Ranch Public Improvement District
Phase #2 – Lot Type 3 – 86 Ft Lot
Project Overview

The Lakes at Mustang Ranch Public Improvement District (the “District”) was created by the City Council of the City of Celina on March 10, 2008, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2008-06R 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 improvement projects for the residential development located within the City of Celina (the “City”). A Service and Assessment Plan was accepted and approved by the City Council on January 13, 2015, pursuant to Ordinance No. 2015-02 (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 (Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) Special Assessment Revenue Bonds, Series 2015 in the aggregate amount of \$13,150,000 pursuant to the Act, an Ordinance No. 2015-05 adopted by the City Council on January 13, 2015 and an Indenture of Trust dated as of January 1, 2015 between the City, and the U.S. Bank, N.A. as trustee. The City entered into the Lakes at Mustang Ranch Phases #2-9 Reimbursement Agreement in the aggregate amount of \$5,000,000 pursuant to the Act, and Resolution No. 2015-01R. The City entered into the Lakes at Mustang Ranch Phase #2 Reimbursement Agreement in the aggregate amount of \$5,300,000 pursuant to an Ordinance adopted by the City Council on December 13, 2016 to finance the remaining costs of the Authorized Improvements in Phase #2.

The City refinanced the Series 2015 Bonds, and replaced the Phases #2-9 Reimbursement Agreement and Phase #2 Reimbursement Agreement in 2025 with the Special Assessment Revenue Refunding and Improvement Bonds, Series 2025 (The Lakes at Mustang Ranch Public Improvement District Major Improvement Area and Phases #2-7 Project) (the "Series 2025 Bonds") in the aggregate amount of \$33,926,000 on January 14, 2025, which resulted in reduced projected annual installments for property owners.

Phase #2's portion of the Series 2025 Bonds are payable from special assessments levied against each parcel of property within Phase #2 of the District pursuant to the Assessment Ordinance adopted by the City Council and in accordance with the SAP.

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

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 Phase #2 Assessments and the due dates of the Annual Installments of the Phase #2 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and by email at txpid@municap.com.

FAILURE TO PAY THE PHASE #2 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 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 Lakes at Mustang Ranch 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

§

§

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

Lakes at Mustang Ranch Public Improvement District
Schedule of Projected Annual Installments
Phase #2

Lot Type
Outstanding Assessment
Equivalent Units

Lot Type 3 (86 Ft Lot)
\$29,298
0.83

Year¹	Outstanding Assessment	MIA Principal²	MIA Interest²	Phase Direct Principal²	Phase Direct Interest²	Administrative Expenses³	Total Annual Installment
2025	\$29,298	\$514	\$552	\$459	\$913	\$131	\$2,568
2026	\$28,326	\$539	\$585	\$476	\$979	\$133	\$2,714
2027	\$27,310	\$566	\$556	\$499	\$953	\$136	\$2,710
2028	\$26,245	\$619	\$525	\$499	\$925	\$139	\$2,706
2029	\$25,128	\$629	\$491	\$538	\$898	\$142	\$2,698
2030	\$23,960	\$655	\$457	\$569	\$868	\$144	\$2,693
2031	\$22,736	\$698	\$421	\$582	\$837	\$147	\$2,686
2032	\$21,456	\$722	\$383	\$622	\$805	\$150	\$2,682
2033	\$20,112	\$770	\$343	\$635	\$771	\$153	\$2,673
2034	\$18,707	\$792	\$301	\$684	\$736	\$156	\$2,669
2035	\$17,232	\$828	\$257	\$719	\$698	\$159	\$2,662
2036	\$15,685	\$869	\$212	\$750	\$659	\$163	\$2,652
2037	\$14,066	\$915	\$164	\$781	\$618	\$166	\$2,644
2038	\$12,370	\$979	\$114	\$799	\$575	\$169	\$2,636
2039	\$10,592	\$943	\$61	\$847	\$531	\$173	\$2,555
2040	\$8,802	\$0	\$0	\$2,047	\$484	\$134	\$2,665
2041	\$6,755	\$0	\$0	\$2,144	\$371	\$137	\$2,652
2042	\$4,610	\$0	\$0	\$2,250	\$254	\$139	\$2,643
2043	\$2,360	\$0	\$0	\$2,360	\$130	\$142	\$2,632
Total		\$11,038	\$5,422	\$18,261	\$13,005	\$2,815	\$50,540

¹ - Annual Installment billed by the Collin County Tax Office during Year 2025 will be billed on or around 10/1/2025 and payment is due by 1/31/2026.

² - The principal and interest amounts represent the Phase #2 proportional share of debt service requirements of the Series 2025 Major Improvement and Phases #2-7 Project Refunding and Improvement 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 - 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 LAKES AT MUSTANG RANCH 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.