

**North Grove Public Improvement District
Improvement Area #3
Project – Lot Size – 80 Ft.**

Project Overview

The North Grove Public Improvement District (the “District”) was created by the City of Waxahachie City Council on September 15, 2014, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 1189 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 is located within the corporate limits of the City of Waxahachie (the “City”). On May 16, 2022, the City Council adopted Ordinance No. 3326 that approved an updated Service and Assessment Plan for Improvement Area #3 of the District (the "Updated Service and Assessment Plan") and levied special assessments for Improvement Area #3 (the "Improvement Area #3 Assessments") on certain property within Improvement Area #3 of the District in accordance with the Assessment Roll attached as Appendix F-3 to the Updated Service and Assessment Plan. The 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 Waxahachie (North Grove Public Improvement District Neighborhood Improvement Areas #2-3 Project) Special Assessment Revenue Bonds, Series 2022 (the “IA #2-3 Bonds”) in the aggregate amount of \$5,825,000 pursuant to the Act, an Ordinance adopted by the City Council on May 16, 2022 and an Indenture of Trust dated as of June 1, 2022 between the City, and the Wilmington Trust N.A. as trustee. Parcels within Improvement Area #2 (the “IA #2”) of the District were levied \$1,870,000 for costs of the IA #2 Authorized Improvements; while Parcels within Improvement Area #3 (the “IA #3”) of the District were levied \$3,955,000 for costs of the IA #3 Authorized 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 Ellis 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 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.

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 WAXAHACHIE, 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 Waxahachie, 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 North Grove 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

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

**Lot Type
Outstanding Assessment**

80' Ft Lot
\$7,619

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment
2025	\$7,491	\$136	\$445	\$45	\$625
2026	\$7,355	\$142	\$443	\$60	\$645
2027	\$7,214	\$148	\$436	\$61	\$645
2028	\$7,066	\$156	\$427	\$63	\$646
2029	\$6,910	\$164	\$419	\$64	\$646
2030	\$6,747	\$172	\$409	\$65	\$646
2031	\$6,575	\$180	\$400	\$66	\$646
2032	\$6,395	\$188	\$390	\$68	\$645
2033	\$6,207	\$198	\$378	\$69	\$645
2034	\$6,010	\$208	\$367	\$70	\$645
2035	\$5,802	\$220	\$354	\$72	\$646
2036	\$5,583	\$232	\$341	\$73	\$646
2037	\$5,351	\$244	\$327	\$75	\$645
2038	\$5,107	\$258	\$312	\$76	\$646
2039	\$4,850	\$270	\$297	\$78	\$644
2040	\$4,580	\$285	\$281	\$79	\$646
2041	\$4,295	\$301	\$264	\$81	\$646
2042	\$3,993	\$317	\$246	\$83	\$646
2043	\$3,676	\$335	\$227	\$84	\$646
2044	\$3,341	\$353	\$206	\$86	\$646
2045	\$2,987	\$373	\$185	\$88	\$646
2046	\$2,614	\$393	\$163	\$89	\$645
2047	\$2,221	\$415	\$139	\$91	\$646
2048	\$1,805	\$437	\$114	\$93	\$645
2049	\$1,368	\$463	\$88	\$95	\$646
2050	\$905	\$489	\$60	\$97	\$646
2051	\$416	\$416	\$31	\$99	\$545
Total		\$7,491	\$7,749	\$2,070	\$17,310

1 - The Annual Installment billed during Year 2025 will be billed by the Ellis County Tax Office on or around 10/01/25 and payment is due by 01/31/26.

2 - The principal and interest amounts are based upon the pro rata share of IA #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 Administrative Expenses 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 NORTH GROVE
PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.**

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.