

**Duck Point Public Improvement District
Lot Type 1 – 50 Ft.**

Project Overview

The Duck Point Public Improvement District (the “District”) was created by the City Council of the City of Aubrey (the “City Council”) on May 23, 2024, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 963-24 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 which is located the corporate limits of the City of Aubrey (the “City”). On February 27, 2025, the City Council adopted Ordinance 892-25 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied Special Assessments (the "Assessments") on certain property within the District in accordance with the Assessment Roll attached as Appendix F to the 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.

On February 27, 2025, the City issued the City of Aubrey, Texas Special Assessment Revenue Bonds, Series 2025 (Duck Point Public Improvement District) (the “Duck Point Series 2025 Bonds”) in the aggregate amount of \$30,727,000 pursuant to the Act and Ordinance No. 893-25 adopted by the City Council on February 27, 2025 and an Indenture of Trust dated as of February 15, 2025 between the City, and Wilmington Trust, N.A as trustee. The Duck Point Series 2025 Bonds are payable from the Assessments levied against each parcel of Assessed Property within the District pursuant to the Assessment Ordinance 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 Denton 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. **Pursuant to Section V.G. of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (\$4,165).**

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 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 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 AUBREY, 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 Aubrey, 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 Duck Point 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

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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

**Duck Point Public Improvement District
Summary of Projected Annual Installments**

**Lot Size
Outstanding Assessment**

**Lot Type 1 (50 Ft)
\$68,587**

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment
2025	\$68,587	\$0	\$0	\$0	\$0
2026	\$68,587	\$1,027	\$4,026	\$114	\$5,167
2027	\$67,560	\$1,076	\$3,976	\$116	\$5,168
2028	\$66,484	\$1,125	\$3,924	\$118	\$5,167
2029	\$65,359	\$1,176	\$3,869	\$121	\$5,166
2030	\$64,183	\$1,232	\$3,812	\$123	\$5,167
2031	\$62,951	\$1,292	\$3,749	\$126	\$5,167
2032	\$61,658	\$1,357	\$3,682	\$128	\$5,168
2033	\$60,301	\$1,426	\$3,613	\$129	\$5,168
2034	\$58,875	\$1,498	\$3,540	\$129	\$5,167
2035	\$57,377	\$1,574	\$3,463	\$130	\$5,167
2036	\$55,804	\$1,665	\$3,370	\$131	\$5,166
2037	\$54,138	\$1,763	\$3,273	\$131	\$5,167
2038	\$52,375	\$1,866	\$3,169	\$132	\$5,167
2039	\$50,509	\$1,975	\$3,059	\$133	\$5,168
2040	\$48,533	\$2,092	\$2,943	\$133	\$5,168
2041	\$46,442	\$2,212	\$2,820	\$134	\$5,167
2042	\$44,230	\$2,342	\$2,690	\$135	\$5,167
2043	\$41,888	\$2,480	\$2,553	\$135	\$5,168
2044	\$39,408	\$2,623	\$2,407	\$136	\$5,166
2045	\$36,786	\$2,777	\$2,253	\$137	\$5,167
2046	\$34,009	\$2,946	\$2,083	\$137	\$5,167
2047	\$31,063	\$3,127	\$1,903	\$138	\$5,168
2048	\$27,935	\$3,317	\$1,711	\$139	\$5,167
2049	\$24,618	\$3,520	\$1,508	\$140	\$5,168
2050	\$21,098	\$3,734	\$1,292	\$140	\$5,167
2051	\$17,364	\$3,962	\$1,064	\$141	\$5,167
2052	\$13,402	\$4,205	\$821	\$142	\$5,168
2053	\$9,196	\$4,462	\$563	\$142	\$5,168
2054	\$4,734	\$4,734	\$290	\$143	\$5,167
Total		\$68,587	\$77,427	\$3,835	\$149,848

1 - Annual Installment billed by the Denton 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 final numbers of the Duck Point Series 2025 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.

3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.

4 - The estimated net Annual Installments shown do not include any TIRZ Credit.

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 DUCK POINT PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE DUCK POINT PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

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.

Example of TIRZ Credit Application

The property in the Duck Point PID is also located in the City of Aubrey Tax Increment Reinvestment Zone No. 4. The City has committed to use approximately 48% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. **Pursuant to Section V.G. of the Service and Assessment Plan, the TIRZ Annual Credit Amount shall not cause the Annual Installment on a Parcel to fall below the Target Net Annual Installment Per Unit (\$4,165).** The following hypothetical example illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2024) taxable value = \$1,000
Estimated current year (2025) taxable value = \$415,000
Estimated current (2025) incremental value = \$414,000 (i.e. \$415,000 - \$1,000)
Estimated current (2025) City tax rate per \$100 of taxable value = \$0
Estimated PID current (2025) annual installment of Assessment = \$0
Estimated PID next (2026) annual installment of Assessments = \$5,167

B) Estimated City incremental tax:

\$1,884 [i.e., $(\$414,000 \div 100) \times \$0.455 = \$1,884$]

C) Estimated TIRZ Credit:

\$904 (i.e., $\$1,884 \times 48\% = \904)

D) Estimated PID current annual installment due (2025):

\$0 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (2026):

\$4,263 (i.e., $\$5,167 - \$904 = \$4,263$) after application of the \$904 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.