

**Mercer Crossing Public Improvement District**  
**Land Use Class 7 – Retail Lots**  
**Amesbury, Ashington, Brighton, Coventry, Verwood, and Windermere Additions**  
**Project Overview**

The Mercer Crossing Public Improvement District (the “District”) was created by the City of Farmers Branch City Council (the “City Council”) on February 14, 2017, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and the passing and approval of Resolution No. 2017-028 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 was located within the limits of the City (the “City”). On March 7, 2017, the City Council adopted an Ordinance that approved a Service and Assessment Plan for the District (the “Service and Assessment Plan”) and levied assessments on certain property within the District in accordance with the Mercer Crossing Assessment Roll attached as Appendix B 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.

The City entered into an Amended and Restated Reimbursement Agreement (the “Reimbursement Agreement”) with the developer on May 2, 2017 in the aggregate amount of \$43,247,845 in which the developer agrees to fund the Actual Costs of certain Authorized Improvements and the City agrees to reimburse the developer and/or the City for the Actual Costs of those Authorized Improvements funded by the developer with interest as permitted by the Act. The City Council also approved creation of Tax Increment Reinvestment Zone No. 3 (the “TIRZ”) on November 1, 2016, pursuant to the Tax Increment Financing Act, Chapter 311, of the Texas Tax Code and Ordinance No. 3400. Pursuant to the Service and Assessment Plan and the TIRZ creation documents, the City has committed to use a portion of the City incremental taxes collected from each parcel within the District to reduce the PID annual payments due from the parcel.

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 Utility Tax Service 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 PID Administrator, located at 600 E. John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by email at [txpid@municap.com](mailto:txpid@municap.com) or telephone at (469) 490-2800 or (866) 648-8482 (toll free).

**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 FARMERS BRANCH, 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 Farmers Branch, 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 Mercer Crossing 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

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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

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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

**Mercer Crossing Public Improvement District**  
**Summary of Projected Annual Installments**  
**Amesbury, Ashington, Brighton, Coventry, Verwood, and Windermere Additions**

**Land Use Class 7 - per 1,000 SF**  
**Outstanding Assessment**  
**Equivalent Unit**

Retail  
\$8,591  
0.26

| <b>Tax Year<sup>1</sup></b> | <b>Cumulative<br/>Outstanding<br/>Principal</b> | <b>Principal<sup>2</sup></b> | <b>Interest<sup>2</sup></b> | <b>Administrative<br/>Expenses<sup>3</sup></b> | <b>Total Annual<br/>Installment<sup>4</sup></b> |
|-----------------------------|-------------------------------------------------|------------------------------|-----------------------------|------------------------------------------------|-------------------------------------------------|
| 2025                        | \$8,591                                         | \$206                        | \$525                       | \$19                                           | \$749                                           |
| 2026                        | \$8,385                                         | \$219                        | \$512                       | \$22                                           | \$753                                           |
| 2027                        | \$8,167                                         | \$232                        | \$499                       | \$22                                           | \$753                                           |
| 2028                        | \$7,935                                         | \$247                        | \$485                       | \$22                                           | \$754                                           |
| 2029                        | \$7,688                                         | \$264                        | \$470                       | \$22                                           | \$756                                           |
| 2030                        | \$7,424                                         | \$281                        | \$454                       | \$22                                           | \$756                                           |
| 2031                        | \$7,143                                         | \$299                        | \$436                       | \$22                                           | \$757                                           |
| 2032                        | \$6,844                                         | \$318                        | \$418                       | \$22                                           | \$758                                           |
| 2033                        | \$6,526                                         | \$339                        | \$399                       | \$22                                           | \$759                                           |
| 2034                        | \$6,188                                         | \$361                        | \$378                       | \$22                                           | \$761                                           |
| 2035                        | \$5,826                                         | \$384                        | \$356                       | \$22                                           | \$762                                           |
| 2036                        | \$5,443                                         | \$409                        | \$333                       | \$22                                           | \$763                                           |
| 2037                        | \$5,034                                         | \$436                        | \$308                       | \$22                                           | \$765                                           |
| 2038                        | \$4,598                                         | \$464                        | \$281                       | \$22                                           | \$767                                           |
| 2039                        | \$4,134                                         | \$495                        | \$253                       | \$22                                           | \$769                                           |
| 2040                        | \$3,639                                         | \$526                        | \$222                       | \$22                                           | \$771                                           |
| 2041                        | \$3,113                                         | \$560                        | \$190                       | \$22                                           | \$773                                           |
| 2042                        | \$2,552                                         | \$597                        | \$156                       | \$22                                           | \$775                                           |
| 2043                        | \$1,956                                         | \$636                        | \$119                       | \$22                                           | \$778                                           |
| 2044                        | \$1,319                                         | \$677                        | \$81                        | \$22                                           | \$780                                           |
| 2045                        | \$642                                           | \$642                        | \$39                        | \$22                                           | \$703                                           |
| <b>Total</b>                |                                                 | <b>\$8,591</b>               | <b>\$6,913</b>              | <b>\$459</b>                                   | <b>\$15,963</b>                                 |

- 1 - Example: Annual Installment for Tax Year 2025 will be billed by the Utility Tax Service on or around 10/01/25 and payment is due by 01/31/26.
- 2 - The principal and interest amounts are calculated using the Reimbursement Agreement interest rates of 8% for years 2016 through 2020 and 6.11% for years 2021 through 2045. Interest amounts are calculated through the principal payment date each year.
- 3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.
- 4 - Annual Installments do not include any TIRZ credit, if applicable.

**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 MERCER CROSSING PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES.**

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).

**Mercer Crossing Public Improvement District (PID)**  
**& Tax Increment Reinvestment Zone Number 3 (TIRZ)**

**Example of TIRZ Credit Application**

The property in the PID is also located in the City of Farmers Branch Tax Increment Reinvestment Zone No. 3. The City has committed to use approximately 40% 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.

If a property owner is to receive a TIRZ Credit, the Annual Installment shown on their tax statement will be the projected Annual Installment shown in the attached schedule **LESS** any TIRZ Credit.

The following **hypothetical example** illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2016) taxable value = \$10,000

Estimated current year (2025) taxable value = \$774,000

Estimated current (2025) incremental value = \$764,000 (i.e. \$774,000 - \$10,000)

Estimated current (2025) City tax rate per \$100 of taxable value = \$0.54350

Estimated PID current (2025) annual installment of Assessment = \$2,899

Estimated PID next (2026) annual installment of Assessments = \$2,914

B) Estimated City incremental tax:

\$4,152 [i.e.,  $(\$764,000 \div 100) \times \$0.54350 = \$4,152$ ]

C) Estimated TIRZ Credit:

\$1,661 (i.e.,  $\$4,347 \times 40\% = \$1,661$ )

D) PID current annual installment due (2025):

\$2,899 with no prior year TIRZ Credit

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

\$1,253 (i.e.,  $\$2,914 - \$1,661 = \$1,253$ ) after application of the \$1,661 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.**