

**Spiritas Ranch Public Improvement District  
Improvement Area #2 – 50 FT Lot**

**Project Overview**

The Spiritas Ranch Public Improvement District (the “District”) was created by the Town of Little Elm Town Council (the “Town Council”) on February 2, 2021, 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. 0202202101 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 extraterritorial jurisdiction of the Town of Little Elm (the “Town”). On November 18, 2025, the Town Council passed and 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 Spiritas Ranch Assessment Roll attached as Appendix J 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 Town approved issuance of the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2021, (Spiritas Ranch Public Improvement District Improvement Area #1 Projects and Major Improvement Area Projects) (the “Series 2021 Bonds”) in the aggregate principal amount of \$43,200,000, to finance, refinance, provide or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in the Major Improvement Area of the PID. Improvement Area #2’s proportional share of the Series 2021 Bonds is \$3,259,228 and is backed by the Improvement Area #2 Assessments.

Thereafter, the Town approved issuance of the Town of Little Elm, Texas Special Assessment Revenue Bonds, Series 2024 (Spiritas Ranch Public Improvement District Future Improvement Area Projects) (the “Series 2024 Bonds”) in the aggregate principal amount of \$6,611,000, to finance, refinance, provide or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in the Future Improvement Area of the PID. Improvement Area #2’s proportional share of the Series 2024 Bonds is \$2,202,019 and is backed by the Improvement Area #2 Assessments.

In following, the Town issued the Town of Little Elm, Texas, Special Assessment Revenue Bonds, Series 2025 (Spiritas Ranch Public Improvement District Improvement Area #2 Project) (the “Series 2025 Bonds”) in the aggregate amount of \$13,722,000 pursuant to the Act, Ordinance No. 1830 adopted by the Town Council on November 18, 2025 and an Indenture of Trust dated as of December 1, 2025 between the Town and Wilmington Trust. The Series 2025 Bonds were issued to finance, refinance, provide or otherwise assist in the acquisition, construction, and maintenance of the public improvements provided for the benefit of the property in Improvement Area #2 of the PID.

All Assessments that are not paid in full will be billed in annual installments and collected each year by the Town, 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.

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).

**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  
TOWN OF LITTLE ELM, 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 Town of Little Elm, 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 Spiritas 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@unicap.com](mailto:txpid@unicap.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

38

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

**Spiritas Ranch Public Improvement District**  
**Improvement Area #2**  
**Summary of Projected Annual Installments**

Lot Type 50 FT  
 Equivalent Units 0.85

Year <sup>1</sup>	Cumulative Outstanding Principal	IA #2 Principal <sup>2</sup>	IA #2 Interest <sup>2</sup>	MIA Bond Principal <sup>3</sup>	MIA Bond Interest <sup>3</sup>	FIA Bond Principal <sup>4</sup>	FIA Bond Interest <sup>4</sup>	Administrative Expenses <sup>5</sup>	Total Annual Installment
2025	\$54,116	\$0	\$0	\$168	\$500	\$87	\$372	\$93	\$1,220
2026	\$53,861	\$534	\$2,368	\$178	\$528	\$92	\$374	\$264	\$4,338
2027	\$53,057	\$560	\$2,341	\$187	\$518	\$95	\$368	\$269	\$4,339
2028	\$52,215	\$580	\$2,313	\$201	\$507	\$100	\$363	\$275	\$4,338
2029	\$51,335	\$608	\$2,284	\$210	\$495	\$105	\$357	\$280	\$4,339
2030	\$50,412	\$636	\$2,254	\$220	\$483	\$110	\$350	\$286	\$4,339
2031	\$49,446	\$662	\$2,222	\$234	\$470	\$128	\$344	\$279	\$4,338
2032	\$48,423	\$695	\$2,189	\$243	\$456	\$136	\$336	\$283	\$4,340
2033	\$47,348	\$724	\$2,154	\$257	\$442	\$144	\$328	\$288	\$4,337
2034	\$46,223	\$758	\$2,118	\$271	\$427	\$152	\$320	\$293	\$4,338
2035	\$45,042	\$792	\$2,080	\$285	\$411	\$162	\$310	\$297	\$4,338
2036	\$43,804	\$840	\$2,032	\$299	\$395	\$172	\$301	\$302	\$4,340
2037	\$42,493	\$885	\$1,980	\$318	\$377	\$182	\$291	\$307	\$4,340
2038	\$41,108	\$933	\$1,926	\$336	\$358	\$193	\$280	\$313	\$4,339
2039	\$39,646	\$989	\$1,869	\$350	\$339	\$205	\$268	\$318	\$4,338
2040	\$38,102	\$1,049	\$1,808	\$369	\$318	\$217	\$256	\$323	\$4,341
2041	\$36,467	\$1,105	\$1,744	\$393	\$297	\$230	\$243	\$329	\$4,340
2042	\$34,739	\$1,173	\$1,676	\$411	\$274	\$243	\$229	\$334	\$4,341
2043	\$32,912	\$1,238	\$1,605	\$435	\$250	\$258	\$215	\$340	\$4,340
2044	\$30,981	\$1,312	\$1,529	\$458	\$224	\$273	\$199	\$346	\$4,341
2045	\$28,938	\$1,388	\$1,448	\$481	\$197	\$290	\$182	\$351	\$4,339
2046	\$26,779	\$1,473	\$1,360	\$509	\$169	\$308	\$164	\$358	\$4,342
2047	\$24,489	\$1,563	\$1,266	\$537	\$140	\$327	\$145	\$364	\$4,342
2048	\$22,061	\$1,659	\$1,166	\$565	\$108	\$348	\$125	\$370	\$4,342
2049	\$19,488	\$1,758	\$1,061	\$598	\$75	\$370	\$103	\$376	\$4,342
2050	\$16,762	\$1,866	\$949	\$631	\$40	\$393	\$80	\$383	\$4,341
2051	\$13,873	\$2,717	\$830	\$0	\$0	\$417	\$56	\$330	\$4,349
2052	\$10,739	\$2,886	\$656	\$0	\$0	\$443	\$30	\$336	\$4,351
2053	\$7,410	\$3,593	\$472	\$0	\$0	\$0	\$0	\$290	\$4,355
2054	\$3,816	\$3,816	\$243	\$0	\$0	\$0	\$0	\$295	\$4,355
<b>Total</b>	<b>\$38,792</b>	<b>\$47,947</b>	<b>\$9,145</b>	<b>\$8,799</b>	<b>\$6,179</b>	<b>\$6,989</b>	<b>\$9,270</b>	<b>\$127,120</b>	

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 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 and include additional interest of one-half of one percent for debt service reserves.

3 - The principal and interest amounts represent the final numbers of the Series 2021 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 - The principal and interest amounts represent the final numbers of the Series 2024 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.

5 - 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 SPIRITAS 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](mailto:txpid@municap.com).