

**The Parks at Wilson Creek Annex Public Improvement
District Phase #1 – Lot Type 3 – 40 FT Lot
Project Overview**

The Parks at Wilson Creek Annex Public Improvement District (the “PID”) was created by the City Council of the City of Celina (the “City Council”) on September 14, 2021, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2021-83R 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 PID 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 PID. All of the property in the PID is located within the boundaries of the City of Celina (the “City”).

The PID was created principally to finance certain public improvement projects (the “Authorized Improvements”) that specially benefit assessed property in the PID. On May 13, 2025, the City Council approved an ordinance (the “Assessment Ordinance”) passing and adopting a service and assessment plan for the PID (the "SAP") and levying assessments (the "Phase #1 Assessments") against the Phase #1 Assessed Property as shown on the Phase #1 Assessment Roll attached to the SAP. The Phase #1 Assessments may be prepaid in whole or in part at any time without penalty or may be paid in Annual Installments as provided by the Act and the SAP.

The City approved the Phase #1 Reimbursement Agreement in the aggregate amount of \$2,950,000 pursuant to the Act, and a resolution adopted by the City on May 13, 2025. The Phase #1 Reimbursement Agreement is payable from the Assessment levied against each parcel of Assessed Property within the PID 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 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 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 PID, the Phase #1 Assessments, and the due dates of the Annual Installments of the Phase #1 Assessments may be obtained from MuniCap, Inc., the PID 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 PHASE #1 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 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 Parks at Wilson Creek Annex 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 Parks at Wilson Creek Annex Public Improvement District
Summary of Projected Annual Installments
Phase #1**

Lot Size	Lot Type 3 (40 Ft)
Equivalent Unit	0.67
Outstanding Assessment	\$44,548

Year ¹	Cumulative Outstanding Principal ²	R.A Principal ³	R.A Interest ³	Administrative Expenses ⁴	Total Annual Installment
2025	\$60,204	\$857	\$3,931	\$624	\$5,413
2026	\$43,691	\$661	\$2,853	\$637	\$4,151
2027	\$43,030	\$691	\$2,810	\$650	\$4,151
2028	\$42,339	\$721	\$2,765	\$663	\$4,149
2029	\$41,618	\$751	\$2,718	\$676	\$4,145
2030	\$40,866	\$796	\$2,669	\$689	\$4,154
2031	\$40,070	\$826	\$2,617	\$703	\$4,146
2032	\$39,244	\$871	\$2,563	\$717	\$4,151
2033	\$38,372	\$916	\$2,506	\$732	\$4,154
2034	\$37,456	\$977	\$2,446	\$746	\$4,169
2035	\$36,479	\$1,022	\$2,382	\$761	\$4,165
2036	\$35,458	\$1,082	\$2,315	\$776	\$4,174
2037	\$34,376	\$1,142	\$2,245	\$792	\$4,179
2038	\$33,234	\$1,202	\$2,170	\$808	\$4,180
2039	\$32,032	\$1,262	\$2,092	\$824	\$4,178
2040	\$30,770	\$1,337	\$2,009	\$840	\$4,187
2041	\$29,433	\$1,412	\$1,922	\$857	\$4,192
2042	\$28,021	\$1,487	\$1,830	\$874	\$4,192
2043	\$26,533	\$1,578	\$1,733	\$892	\$4,202
2044	\$24,956	\$1,668	\$1,630	\$910	\$4,207
2045	\$23,288	\$1,773	\$1,521	\$928	\$4,222
2046	\$21,515	\$1,878	\$1,405	\$947	\$4,229
2047	\$19,637	\$1,983	\$1,282	\$965	\$4,231
2048	\$17,654	\$2,103	\$1,153	\$985	\$4,241
2049	\$15,550	\$2,224	\$1,015	\$1,004	\$4,243
2050	\$13,327	\$2,359	\$870	\$1,025	\$4,254
2051	\$10,968	\$2,509	\$716	\$1,045	\$4,270
2052	\$8,459	\$2,659	\$552	\$1,066	\$4,278
2053	\$5,799	\$2,825	\$379	\$1,087	\$4,291
2054	\$2,975	\$2,975	\$194	\$1,109	\$4,278
Total		\$44,548	\$57,291	\$25,334	\$127,173

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

2 - As of May 2026, the Developer has reduced the Reimbursement Agreement Balance allocable to the Phase #1 Projects. As a result, assessments have been reduced by \$15,656 per lot.

3 - The principal and interest amounts represent the final numbers of the Phase #1 Reimbursement Agreement and will not increase during the life of the agreement. Interest is calculated through the principal payment date of each year.

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

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 THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE THE PARKS AT WILSON CREEK ANNEX 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.