VG-69-2026-2026000110175

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110175

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

Number of Pages: 36

" Examined and Charged as Follows: "

Total Recording: $161.00

************ **THIS PAGE IS PART OF THE INSTRUMENT** ************

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2026000110175
Receipt Number:	20260814000201
Recorded Date/Time:	August 14, 2026 10:29 AM
User:	Christopher J
Station:	Station 1

Record and Return To:

BAILEY CLARK
600 E JOHN CARPENTER FWY STE 150

IRVING TX 75062

STATE OF TEXAS
Collin County
I hereby certify that this Instrument was filed in the File Number sequence on the date/time printed hereon, and was duly recorded in the Official Public Records of Collin County, Texas

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

Stacey Kemp

ORDINANCE NO. 2026- 057

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE PARKS AT WILSON CREEK (ANNEX) PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on September 14, 2021, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2021-83R establishing The Parks at Wilson Creek (Annex) Public Improvement District (the "PID") in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the "Public Improvement District Assessment Act" or "the PID Act"); and

WHEREAS, the City has heretofore levied assessments against property within Phase #1 of the PID, pursuant to Ordinance No. 2025-26 which ordinance also approved The Parks at Wilson Creek (Annex) Public Improvement District Service and Assessment Plan and Phase #1 Assessment Roll, dated as of May 13, 2025 (the "Service and Assessment Plan and Phase #1 Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and Phase #1 Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the "Annual Service Plan Update"); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Phase #1 Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Parks at Wilson Creek (Annex) Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided, however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 11th day of August 2026.

CITY OF CELINA

Ryan Tubbs, Mayor

ATTEST:

Ashley Owens, City Secretary

THE PARKS AT WILSON CREEK ANNEX PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

CELINA
TEXAS
EST. 1876

ANNUAL SERVICE PLAN UPDATE
2026-27

AS APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

I. INTRODUCTION

The Parks at Wilson Creek Annex Public Improvement District (the "PID") was created pursuant to the PID Act and a resolution of the City Council of the City of Celina (the "City Council") on September 14, 2021, to finance certain public improvement projects for the benefit of the property in the PID.

On May 13, 2025, the City of Celina (the "City") approved the Phase #1 Reimbursement Agreement 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 PID. The Phase #1 Reimbursement Agreement Obligation allocated to the Phase #1 Improvements and Major Improvements allocable to Phase #1 were $2,950,000.

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2026-27.

The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D and a projected assessment schedule for Phase #1 as Appendix C-2. and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Phase #1 Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on May 13, 2025, the initial total estimated costs of the Phase #1 Improvements and Major Improvements allocable to Phase #1 were equal to $3,949,854.

Table II-A-1 on the following page summarizes the updated sources and uses of funds required to (1) construct the Phase #1 Improvements and (2) establish the PID.

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over a period of five years and the indebtedness expected to be incurred for these costs is shown by Table II-B-1 below.

Table II-B-1
Annual Projected Costs and Annual Projected Indebtedness
2025-2032

Assessment Year Ending 09/01	Phase #1 Projected Annual Installments
2025-26	$265,235
2027	$203,403
2028	$203,384
2029	$203,282
2030	$203,096
2031	$203,563
2032	$203,164
Total	**$1,485,126**

1 – Assessment years ending 2025-27 reflect actual Annual Installments and are net of applicable reserve fund income and capitalized interest. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. ANNUAL BUDGET – PHASE #1

Phase #1 - Annual Installments – 2026-27

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) September 1, 2025, (ii) with tax bills sent the first October after the issuance of one or more series of Bonds for Phase #1 Projects and such that upon the issuance of such Bonds, all Assessments levied for the Phase #1 Projects shall begin collection, or (iii) with tax bills sent the first October occurring after the expiration of two years from the date of the levy of Assessments related to the Phase #1 Projects on the Phase #1 Assessed Property. The first Annual Installments were due on January 31, 2026, and twenty-nine (29) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment securing the Phase #1 Reimbursement Agreement Obligation shall bear interest at the rate on the Reimbursement Agreement Obligation. The interest rate applicable to the Reimbursement Agreement Obligation is 6.53 percent per annum for 2026-27 and is used to calculate the interest on the Assessments securing the Reimbursement Agreement Obligation. These payments, the "Annual Installments" of the Assessments, shall be billed by the City in 2026 and will be delinquent on February 1, 2027.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Table II-C-2
Phase #1 Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$23,688
Custodian	$1,000
Contingency	$200
Total	**$31,212**

Available Administrative Expense Account

There are no available administrative expense funds to reduce the 2026-27 Annual Installment.

D. ANNUAL INSTALLMENTS PER UNIT – PHASE #1

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the Phase #1 Reimbursement Agreement Obligation and to cover Phase #1 Administrative Expenses.

According to the Developer, the final plat for Phase #1 of the PID was included as a part of the Parks at Wilson Creek PID Phase #2 final plat which was recorded with the City on August 15, 2025. According to the Developer and the Parks at Wilson Creek Phase #2 final plat, 49 units, representing 32.67 total Equivalent Units, were built within Phase #1 of the PID. The Annual Installment to be collected from each Parcel within Phase #1 for 2026-27 is shown in Table II-D-1 below.

Table II-D-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit
Principal	$32,392.61	$991.61
Interest	$139,797.96	$4,279.53
Administrative Expenses	$31,212.00	$955.47
Total	**$203,402.57**	**$6,226.61**

1 – Refer to Table II-C-1 for additional budget details.

The Annual Installment due to be collected from each Lot Type in Phase #1 for 2026-27 is shown in Table II-D-2 on the following page.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed, and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement costs to Parcels similarly benefited.

As of May 15, 2026, the Developer has voluntarily reduced the Reimbursement Agreement Balance allocable to the Phase #1 Projects, including any accrued but unpaid interest, by the amount of $767,143 (to $2,140,857 from $2,908,000) or $15,656 (to $43,691 from $59,347) per individual lot within Phase #1 of the PID. See Table IV-B for additional details.

Assessment Methodology

This method of assessing property has not been changed and assessed property will continue to be assessed as provided for in the Service and Assessment Plan.

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Table IV-A
Phase #1 Subdivision

Prior to Subdivision			After Subdivision			
Parent Parcels	Projected No. of Units	Applicable Phase #1 Assessment[1]	New Parcels	No. of Units	Phase #1 Assessment per Unit	Total Phase #1 Assessment
998772	49	$2,140,857	Various	49	$43,691	$2,140,857
Total	**49**	**$2,140,857**		**49**	**$43,691**	**$2,140,857**

[1] - As of May 2026, the Developer has reduced the Reimbursement Agreement Balance allocable to the Phase #1 Projects. As a result, Phase #1 assessments have been reduced by $767,143.

B. PREPAYMENT OF ASSESSMENTS

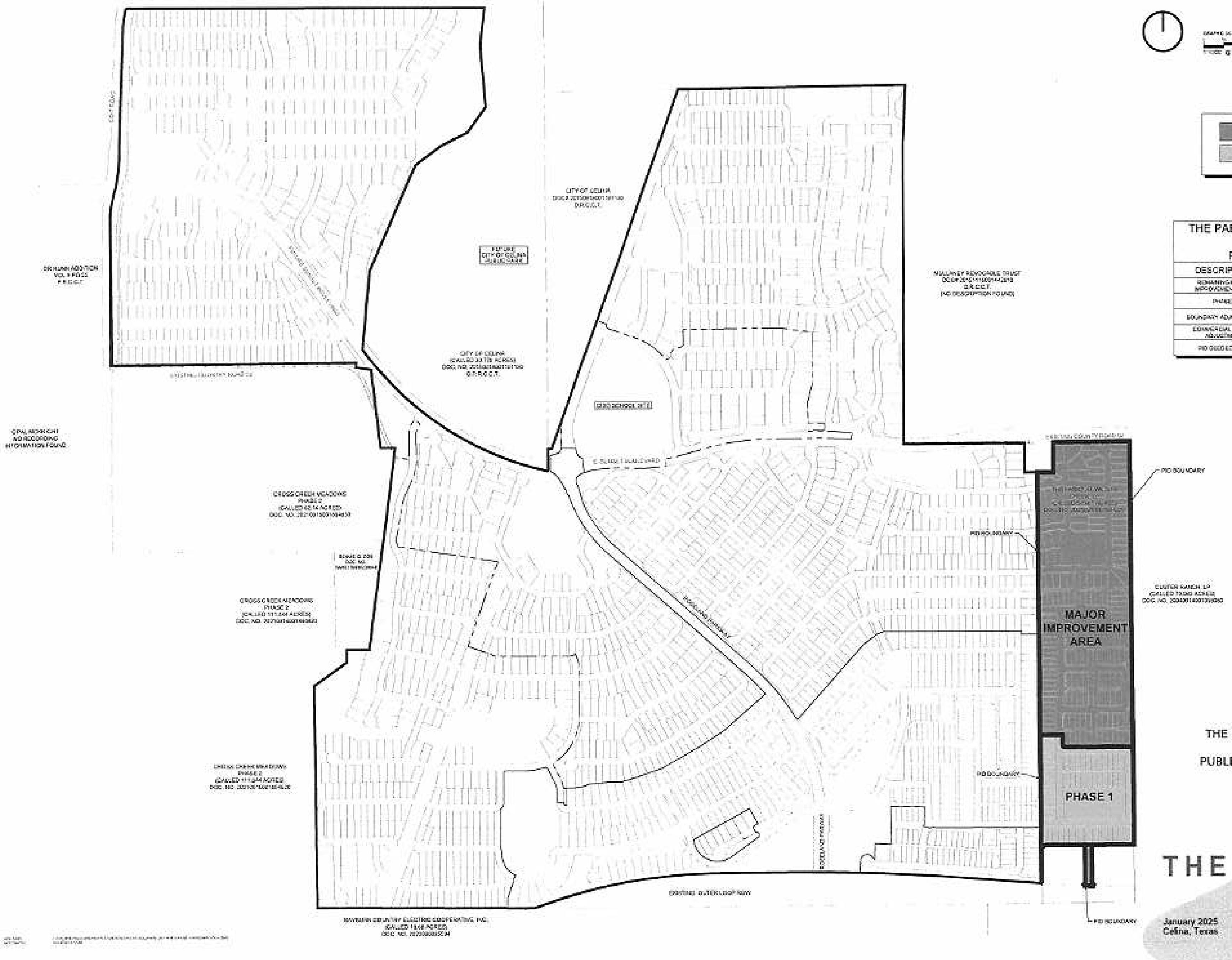
As of May 31, 2026, there have been no prepayments of Assessments for any Parcel within the PID.

As of May 15, 2026, the Developer has voluntarily reduced the Reimbursement Agreement Balance allocable to the Phase #1 Projects, including any accrued but unpaid interest, by the amount of $767,143 (to $2,140,857 from $2,908,000) or $15,656 (to $43,691 from $59,347) per individual lot within Phase #1 of the PID. See Table IV-B below for details regarding the Phase #1 Assessments prior to and after the voluntary reduction of the Reimbursement Agreement Balance allocable to the Phase #1 Projects.

Table IV-B
Voluntary Reduction of Phase #1 Assessments

Prior to Reduction of Assessments			After Reduction of Assessments		
Outstanding Phase #1 Assessment Prior to Reduction	No. of Units	Outstanding Phase #1 Assessment per Unit Prior to Reduction	New Outstanding Phase #1 Assessment	No. of Units	New Phase #1 Assessment per Unit
$2,908,000	49	$59,346.94	$2,140,857	49	$43,690.96

The complete Assessment Rolls are available for review at the City Hall, located at 112 N. Colorado St., Celina, TX, 75009.



LEGEND

- 🟫 MAJOR IMPROVEMENT AREA
- ▨ PHASE 1 AREA

THE PARKS AT WILSON CREEK ANNEX PID AREA TABLE

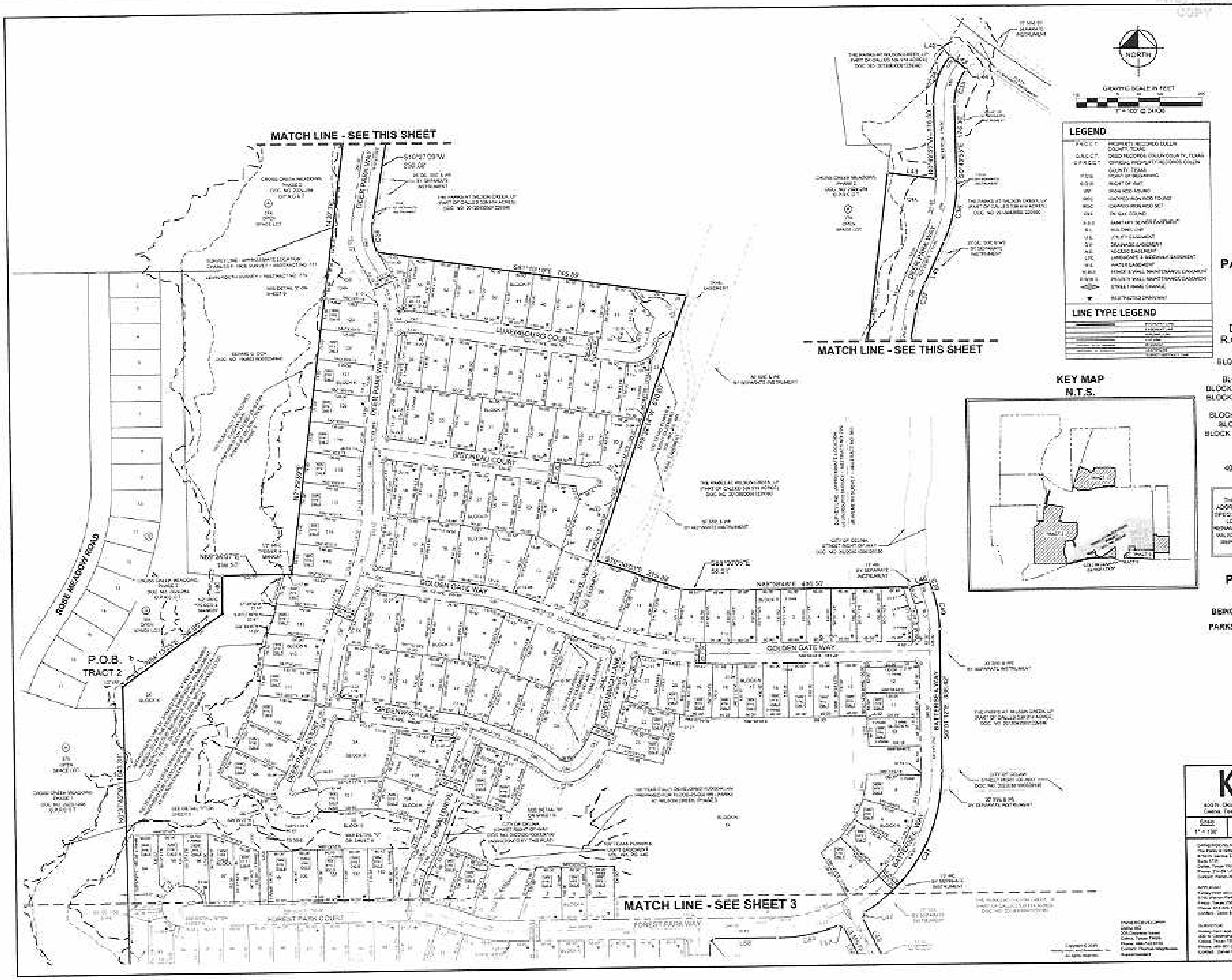
DESCRIPTION	AREA
REMAINING MAJOR IMPROVEMENT AREA	[illegible] AC
PHASE 1	[illegible] AC
BOUNDARY ADJUSTMENTS	[illegible] AC
COMMERCIAL TRACTS ADJUSTMENT	[illegible] AC
PID DEEDED AREA	[illegible] AC

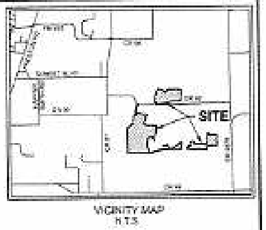
THE PARKS AT WILSON CREEK
ANNEX
PUBLIC IMPROVEMENT DISTRICT
EXHIBIT

THE PARKS AT WILSON CREEK

January 2025
Celina, Texas

Cambridge
Kimley»Horn





FINAL PLAT

PARKS AT WILSON CREEK
PHASE 2

GROSS 145.653 ACRES
NET 111.494 ACRES
DEEDED R.O.W. 11.143 ACRES
R.O.W. DEDICATED 23.016 ACRES

BLOCK A LOTS 69-82, 1X-2X; BLOCK I LOTS 9-10;
BLOCK K LOTS 24-123, 2X-7X, 124X;
BLOCK L LOTS 28-68, 3X-5X; BLOCK M LOT 2X;
BLOCK N LOTS 1-26, 1X-3X; BLOCK O LOTS 1-14, 1X-2X;
BLOCK P LOTS 1-53, 1X-5X; BLOCK Q LOTS 1-31, 1X-3X;
BLOCK R LOTS 1-15, 1X-2X;
BLOCK S LOTS 1-6, 1X-2X; BLOCK T LOTS 1-22, 1X-3X;
BLOCK U LOTS 1-17, 1X; BLOCK V LOTS 1-20, 1X;
BLOCK W LOTS 1-16, 1X; BLOCK Y LOT 1; BLOCK Z LOTS
6-22, 2X-4X; BLOCK AA LOTS 1-10;

436 RESIDENTIAL LOTS
40 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 SCHOOL SITE LOT

PURPOSE OF REPLAT:
THE PURPOSE OF THIS REPLAT FOR COLLIN COUNTY IS TO ADDRESS AND RECTIFY DISCREPANCIES IN THE ORIGINAL PLAT, SPECIFICALLY CONCERNING THE SOUTHERN BOUNDARY LINE OF LOT 1X BLOCK K (BASED ON DOC. NO. [illegible]), TO RENAME ALLEY F TO MANZANAR MEWS (BASED ON THE PARKS AT WILSON CREEK, PHASE 1, DOCUMENT NUMBER [illegible]), AND TO REPLAT THE 1X HOA LOT PREVIOUSLY PLATTED BY PARKS AT WILSON CREEK, PHASE 1, DOC. NO. 2023-92)

REPLAT

PARKS AT WILSON CREEK
PHASE 2

BEING A REPLAT OF ALLEY F AND LOT 1X, BLOCK K,

PARKS AT WILSON CREEK, PHASE 1 AS RECORDED IN

DOC. NO. 2023-92

6.340 ACRES
LOT 1X, BLOCK K

MARY HOWELL SURVEY, ABSTRACT NO. 305
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
LEVIN ROUTH SURVEY, ABSTRACT NO. 779
J.B. WILMETH SURVEY, ABSTRACT NO. 962
J.B. WILMETH SURVEY, ABSTRACT NO. 963

CITY OF CELINA
COLLIN COUNTY, TEXAS

CITY PROJECT NUMBER PLAT-22-0062

Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
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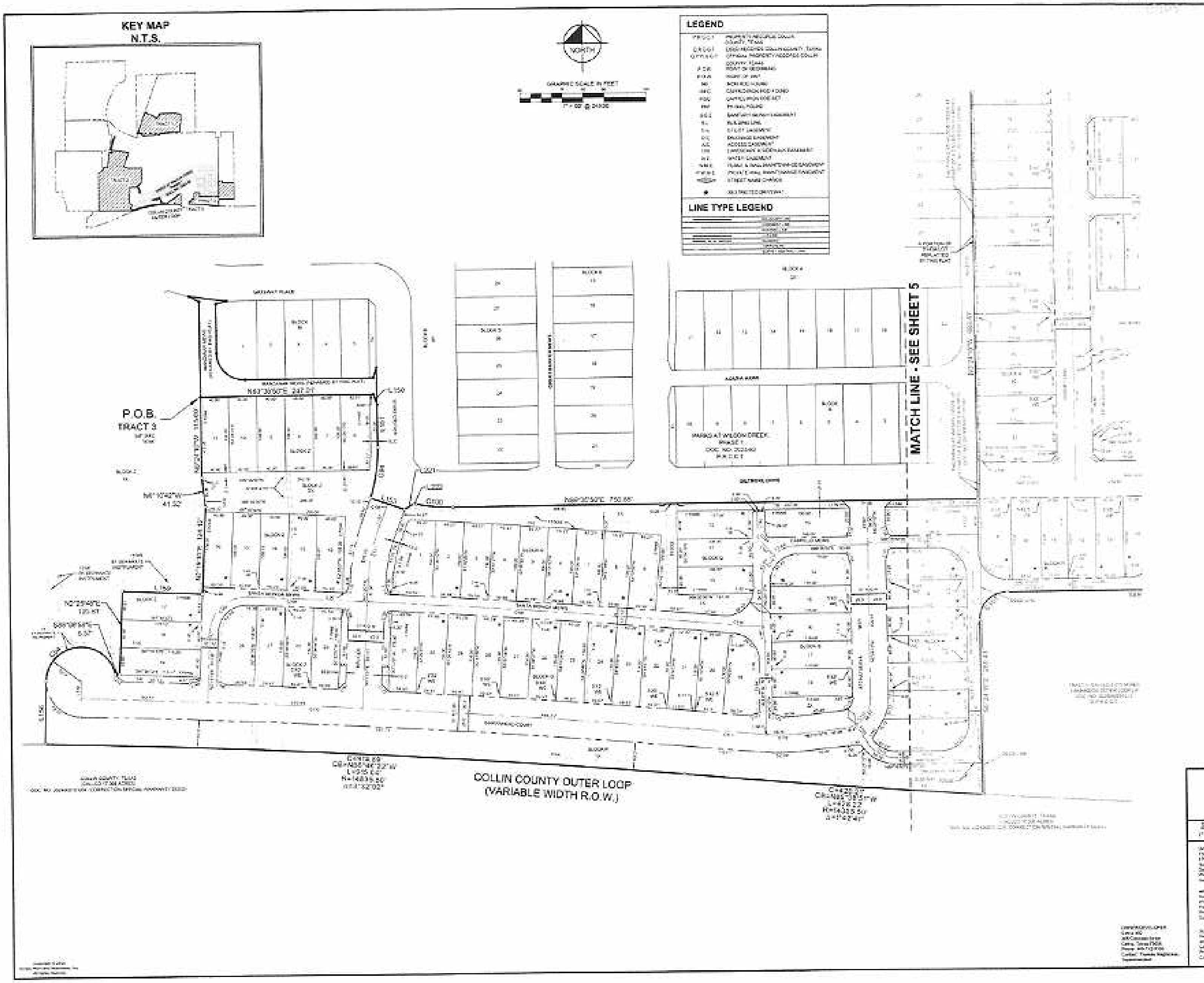
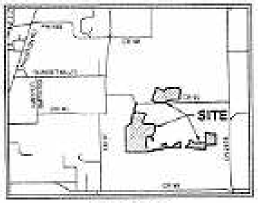
STATE OF TEXAS, COUNTY OF COLLIN
[illegible]
COUNTY CLERK, COLLIN COUNTY, TEXAS





VICINITY MAP
N.T.S.

FINAL PLAT
PARKS AT WILSON CREEK
PHASE 2

GROSS 145.653 ACRES
NET 111.494 ACRES
DEEDED R.O.W. 11.143 ACRES
R.O.W. DEDICATED 23.016 ACRES

BLOCK A LOTS 69-82, 1X-2X; BLOCK I, LOTS 9-10;
BLOCK K LOTS 24-123, 2X-7X, 124X;
BLOCK L LOTS 28-88, 2X-5X; BLOCK M LOT 2X;
BLOCK N LOTS 1-26, 1X-3X; BLOCK O LOTS 1-14, 1X-2X;
BLOCK P LOTS 1-53, 1X-6X; BLOCK Q LOTS 1-31, 1X-3X;
BLOCK R LOTS 1-15, 1X-3X;
BLOCK S LOTS 1-6, 1X-2X; BLOCK T LOTS 1-22, 1X-3X;
BLOCK U LOTS 1-17, 1X; BLOCK V LOTS 1-20, 1X;
BLOCK W LOTS 1-18, 1X; BLOCK Y LOT 1; BLOCK Z LOTS
6-23, 2X-4X; BLOCK AA LOTS 1-10;

436 RESIDENTIAL LOTS
43 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 SCHOOL SITE LOT

PURPOSE OF REPLAT:
THE PURPOSE OF THIS REPLAT FOR COLLIN COUNTY IS TO ADDRESS AND RECTIFY DISCREPANCIES IN THE ORIGINAL PLAT, SPECIFICALLY CONCERNING THE SOUTHERN BOUNDARY LINE OF LOT 1X, BLOCK K (BASED ON DOC. NO. [illegible]), TO RENAME ALLEY F TO MANZANAR MEWS (BASED ON THE PARKS AT WILSON CREEK, PHASE 1, DOCUMENT NUMBER 2023-82), AND TO REPLAT THE 2 HOA LOT PREVIOUSLY PLATTED BY PARKS AT WILSON CREEK, PHASE 1, DOC. NO. 2023-82.

REPLAT
PARKS AT WILSON CREEK
PHASE 2

BEING A REPLAT OF ALLEY F AND LOT 1X, BLOCK K,

PARKS AT WILSON CREEK, PHASE 1 AS RECORDED IN

DOC. NO. 2023-82

6.340 ACRES
LOT 1X, BLOCK K

MARY HOWELL SURVEY, ABSTRACT NO. 395
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
LEVIN WOUTH SURVEY, ABSTRACT NO. 770
J.B. WILMETH SURVEY, ABSTRACT NO. 983
J.B. WILMETH SURVEY, ABSTRACT NO. 985

CITY OF CELINA
COLLIN COUNTY, TEXAS

CITY PROJECT NUMBER: PLAT 23-3962

Kimley»Horn

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	WAD	KHA	AUG. 2025	[illegible]	4 OF 8

STATE OF TEXAS, COUNTY OF COLLIN
[illegible]

PROPERTY DESCRIPTION

[illegible]

PROPERTY DESCRIPTION

[illegible]

PROPERTY DESCRIPTION

[illegible]

PROPERTY DESCRIPTION

[illegible]

PROPERTY DESCRIPTION

[illegible]

FINAL PLAT
PARKS AT WILSON CREEK
PHASE 2

GROSS 145.853 ACRES
NET 111.494 ACRES
DEEDED R.O.W. 11.143 ACRES
R.O.W. DEDICATED 23.016 ACRES

BLOCK A LOTS 59-62, 1X-2X; BLOCK I LOTS 9-10;
BLOCK K LOTS 24-123, 2X-7X, 124X;
BLOCK L LOTS 26-98, 3X-5X; BLOCK M LOT 2X;
BLOCK N LOTS 1-25, 1X-3X; BLOCK O LOTS 1-14, 1X-2X;
BLOCK P LOTS 1-53, 1X-5X; BLOCK Q LOTS 1-31, 1X-3X;
BLOCK R LOTS 1-15, 1X-3X;
BLOCK S LOTS 1-6, 1X-2X; BLOCK T LOTS 1-22, 1X-3X;
BLOCK U LOTS 1-17, 1X; BLOCK V LOTS 1-20, 1X;
BLOCK W LOTS 1-18, 1X; BLOCK Y LOT 1; BLOCK Z LOTS
6-23, 2X-4X; BLOCK AA LOTS 1-10

436 RESIDENTIAL LOTS
40 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 SCHOOL SITE LOT

PURPOSE OF REPLAT:
THE PURPOSE OF THIS REPLAT FOR COLLIN COUNTY IS TO ADDRESS AND RECTIFY DISCREPANCIES IN THE ORIGINAL PLAT, SPECIFICALLY CONCERNING THE SOUTHERN BOUNDARY LINE OF LOT 1X BLOCK K (BASED ON DOC. NO. [illegible]), TO RENAME ALLEY F TO [illegible] MEWS (BASED ON THE PARKS AT WILSON CREEK, PHASE 1, DOCUMENT NUMBER 2023-92), AND TO REPLAT THE 2 HOA LOT (PREVIOUSLY PLATTED BY PARKS AT WILSON CREEK, PHASE 1, DOC. NO. 2023-92).

REPLAT
PARKS AT WILSON CREEK
PHASE 2

BEING A REPLAT OF ALLEY F AND LOT 1X, BLOCK K,

PARKS AT WILSON CREEK, PHASE 1 AS RECORDED IN

DOC. NO. 2023-92

6.340 ACRES
LOT 1X, BLOCK K

MARY HOWELL SURVEY, ABSTRACT NO. 335
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
LEVIN ROUTH SURVEY, ABSTRACT NO. 779
J.B. WILMETH SURVEY, ABSTRACT NO. 960
J.B. WILMETH SURVEY, ABSTRACT NO. 965

CITY OF CELINA
COLLIN COUNTY, TEXAS

CITY PROJECT NUMBER: PLAT-23-[illegible]

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009

Tel. No. (469) 501-2200
FIRM # 10194503

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
NA	WBD	KAA	AUG 2025	[illegible]	8 OF 8

OWNER/DEVELOPER:
[illegible]

APPLICANT:
[illegible]

SURVEYOR:
[illegible]

STATE OF TEXAS, COUNTY OF COLLIN
[illegible]
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: [illegible]
DEPUTY

LINE TABLE		
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CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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FINAL PLAT
PARKS AT WILSON CREEK
PHASE 2

GROSS 145.653 ACRES
NET 111.494 ACRES
DEEDED R.O.W. 11.143 ACRES
R.O.W. DEDICATED 23.016 ACRES

BLOCK A LOTS 69-82, 1X-2X; BLOCK I LOTS 9-10;
BLOCK K LOTS 24-123, 2X-7X, 124X;
BLOCK L LOTS 28-98, 3X-5X; BLOCK M LOT 2X;
BLOCK N LOTS 1-25, 1X-3X; BLOCK O LOTS 1-14, 1X-2X;
BLOCK P LOTS 1-33, 1X-5X; BLOCK Q LOTS 1-31, 1X-3X;
BLOCK R LOTS 1-15, 1X-2X;
BLOCK S LOTS 1-5, 1X-2X; BLOCK T LOTS 1-22, 1X-3X;
BLOCK U LOTS 1-17, 1X; BLOCK V LOTS 1-20, 1X;
BLOCK W LOTS 1-18, 1X; BLOCK Y LOT 1; BLOCK Z LOTS
6-23, 2X-4X; BLOCK AA LOTS 1-15;

438 RESIDENTIAL LOTS
40 HOMEOWNER'S ASSOCIATION (HOA) LOTS
1 SCHOOL SITE LOT

PURPOSE OF REPLAT:
THE PURPOSE OF THIS REPLAT FOR COLLIN COUNTY IS TO ADDRESS AND RECTIFY DISCREPANCIES IN THE ORIGINAL PLAT, SPECIFICALLY CONCERNING THE SOUTHERN BOUNDARY LINE OF LOT 1X BLOCK K (BASED ON DOC. NO. [illegible]), TO RENAME ALLEY F TO [illegible] MEWS (BASED ON THE PARKS AT WILSON CREEK, PHASE 1, DOCUMENT NUMBER 2023-92), AND TO REPLAT THE X HOA LOT PREVIOUSLY PLATTED BY PARKS AT WILSON CREEK, PHASE 1, DOC. NO. 2023-92.

REPLAT
PARKS AT WILSON CREEK
PHASE 2

BEING A REPLAT OF ALLEY F AND LOT 1X, BLOCK K,

PARKS AT WILSON CREEK, PHASE 1 AS RECORDED IN

DOC. NO. 2023-92

6.340 ACRES
LOT 1X, BLOCK K

MARY HOWELL SURVEY, ABSTRACT NO. 395
CHARLES P. RICE SURVEY, ABSTRACT NO. 771
LEVIN ROUTH SURVEY, ABSTRACT NO. 779
J.B. WILMETH SURVEY, ABSTRACT NO. 993
J.B. WILMETH SURVEY, ABSTRACT NO. 985

CITY OF CELINA
COLLIN COUNTY, TEXAS

CITY PROJECT NUMBER: PLAT-23-0092

Kimley»Horn

400 N. Oklahoma Drive, Suite 105
Celina, Texas 75009
Tel. No. (469) 301-2580
FIRM # 10194502

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	WDD	RFA	AUG. 2025	063234200	9 OF 9

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, TEXAS, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON [illegible]
[illegible]
BY: [illegible]

APPENDIX B
PREPAID PARCELS

AS OF MAY 31, 2026, THERE HAVE BEEN NO PREPAYMENT OF ASSESSMENTS FOR ANY PARCEL WITHIN THE PID.

Appendix C-1
Phase #1 Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Total Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2965426	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965751	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965750	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965749	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965748	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965747	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965746	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965745	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965744	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965743	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965742	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965741	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965740	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965752	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965781	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965780	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965782	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965783	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965784	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965785	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965801	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965800	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965799	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965797	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965796	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965795	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965794	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965793	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965792	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965791	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965790	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965789	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965788	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965787	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965786	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965798	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965438	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965437	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965436	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965435	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965434	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965433	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965432	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965431	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965430	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965429	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965428	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965427	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
2965439	1	40	3	0.67	$43,691	$661.07	$2,853.02	$636.98	$4,151.07
	49			32.67	$2,140,857	$32,392.61	$139,797.96	$31,212.00	$203,402.57

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	**$43,691**

Year[1]	Cumulative Outstanding Principal[2]	R.A Principal[3]	R.A Interest[3]	Administrative Expenses[4]	Total Annual Installment
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		**$43,691**	**$53,360**	**$24,710**	**$121,761**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.

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 princpal 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.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
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

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 __________ §