VG-69-2026-2026000110169

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110169

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

Number of Pages: 29

" Examined and Charged as Follows: "

Total Recording: $133.00

********** **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:	2026000110169
Receipt Number:	20260814000201
Recorded Date/Time:	August 14, 2026 10:29 AM
User:	Christopher J
Station:	Station 1

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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- 048

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GLEN CROSSING WEST 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 May 28, 2019, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2019-25R establishing the Glen Crossing West 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 the PID, pursuant to Ordinance No. 2019-24 which ordinance also approved the Glen Crossing West Public Improvement District Service and Assessment Plan and Assessment Roll (the "Service and Assessment Plan and Assessment Roll"); and

WHEREAS, the Service and Assessment Plan and 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 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 Glen Crossing West 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 CITY OF CELINA TEXAS

GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT

CITY OF CELINA, TEXAS

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/26-8/31/27)

AS APPROVED BY CITY COUNCIL ON:
AUGUST 11, 2026

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/26-8/31/27)

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I. INTRODUCTION

The Glen Crossing West Public Improvement District (the "PID") was created pursuant to the PID act and Resolution No. 2019-25R of the City Council (the "City Council") of the City of Celina, (the "City") on May 28, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of $956,000 are secured by Assessments (the "Assessments").

A service and assessment plan (the "Service and Assessment Plan") was prepared at the direction of the City identifying 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 as shown in Appendix C. 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 projected Annual Installment Schedules as shown in Appendix C-2. 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 purchase 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, that 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.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

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A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on July 9, 2019, the initial total estimated costs of the Reimbursement Agreement Improvements were equal to $1,035,663. According to the Developer as of January 31, 2022, the actual costs of the Authorized Improvements were equal to $1,422,471, representing an increase of $386,808.

According to the City, the Authorized Improvements were completed and accepted on December 11, 2020.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Authorized Improvements of the PID.

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Table II-A
Estimated Sources and Uses

Sources of Funds	Authorized Improvements (PID)	Other Improvements (Non-PID)	Estimated Budget	Actual Amount Spent	Variance
PID Reimbursement Agreement	$956,000	$0	$956,000	$956,000	$0
Other funding	$79,663	$0	$79,663	$466,471	$386,808
Total Sources for Authorized Improvements	***$1,035,663***	***$0***	***$1,035,663***	***$1,422,471***	***$386,808***
Other funding sources – Private Improvements	$0	$460,149	$460,149	$520,551	$60,402
Total Sources	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**
Uses of Funds					
Authorized Improvements					
Road improvements	$349,919	$0	$349,919	$387,686	$37,767
Water distribution system improvements	$51,325	$0	$51,325	$65,732	$14,407
Sanitary sewer improvements	$92,621	$0	$92,621	$240,976	$148,355
Storm drainage improvements	$280,247	$0	$280,247	$118,425	($161,822)
Parks and open space improvements	$35,000	$0	$35,000	$304,391	$269,391
Other soft and miscellaneous costs	$226,551	$0	$226,551	$305,261	$78,710
Subtotal	*$1,035,663*	*$0*	*$1,035,663*	*$1,422,471*	*$386,808*
Private Improvements					
City Parks Fee	$0	$85,000	$85,000	$85,000	$0
City Technology Impact Fee	$0	$28,500	$28,500	$28,500	$0
Other private improvements	$0	$346,949	$346,949	$407,051	$60,102
Subtotal	*$0*	*$460,149*	*$460,149*	*$520,551*	*$60,402*
PID establishment/ operation	$0	$0	$0	$0	$0
Subtotal	$0	$0	$0	$0	$0
Total Uses	**$1,035,663**	**$460,149**	**$1,495,812**	**$1,943,022**	**$447,210**

1 - According to the Developer as of January 31, 2022.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of $447,210. The cost increase of $447,210 related to the Authorized Improvements represents additional costs that were not originally considered within the PID budget. The remainder of the cost increase is due to increased Private Improvements associated with the PID. The increase in Authorized Improvements and Private Improvements costs were funded by the Developer.

B. Five-Year Service Plan

According to the PID Act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2021-2032)

Assessment Year Ending 9/01	Projected Annual Installments[1]
2021-2026	$449,543
2027	$90,389
2028	$90,638
2029	$90,828
2030	$90,961
2031	$91,036
2032	$92,052
Total	**$995,447**

[1]Assessment years ending 2021 through 2027 reflect actual Annual Installments and are net of applicable reserve fund income, capitalized interest. Assessment years 2028 through 2032 reflect projected Annual Installments and are subject to change.

C. Status of Development

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by Collin Central Appraisal District, (the "CCAD") on December 3, 2020, and July 14, 2021, respectively. See Table II-C below for the plat information.

Table II-C
Recorded Plats

Development Phase	Plat Filed[1]	Number of Residential Lots[1]
Glen Crossing West Phase 1A	12/3/2020	12
Glen Crossing West Phase 1B	7/14/2021	45
Total		**57**

1 – According to CCAD online records as of June 2026.

D. Annual Budget

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) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment, of which twenty-five (25) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 6.01 percent for 2026-27. 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.

Annual Installments to be collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments collected for 2026-27 as shown in Table II-D-1 below.

Table II-D-1
Budget for the PID Annual Installments to be Collected for 2026-27

	Reimbursement Agreement
Interest payment on March 1, 2027	$26,684
Interest payment on September 1, 2027	$26,684
Principal payment on September 1, 2027	$16,000
Subtotal debt service	*$69,369*
Administrative expenses	$21,020
Subtotal expenses	*$90,389*
Available administrative expense funds	$0
Subtotal funds available	*$0*
Annual Installments	**$90,389**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement include interest due on March 1, 2027, in the amount of $26,684 and September 1, 2027, in the amount of $26,684, which equal interest on the outstanding assessment balance of $888,000 for six months each and an effective interest rate of 6.01 percent. Annual Installments to be collected on the PID Reimbursement Agreement include a principal amount of $16,000 due on September 1, 2027. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement in 2026-27 is estimated to be equal to $69,369.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, custodian and contingency. As shown in Table II-D-2 below, the total administrative expenses to be collected for 2026-27 are estimated to be $21,020.

Table II-D-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$13,499
Custodian	$500
Contingency	$697
Total	**$21,020**

Available Administrative Expense Account

As of May 31, 2026, the balance in the Administrative Account was $17,379. Approximately $17,379 of the current balance is anticipated to be used for the payment of current year administrative expenses through January 31, 2027. As a result, there are no funds available in the Administrative Account to reduce the 2026-27 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, there are 57 units representing 57 lots expected to be built within the PID. The Annual Installment due to be collected per unit within the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Unit[2]
Principal	$16,000	$280.70
Interest	$53,369	$936.29
Administrative Expenses	$21,020	$368.78
Total	**$90,389**	**$1,585.77**

1 – Refer to Table II-D-1 of this report for additional budget details.
2 – Based on the 57 units.

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2026-27 are shown in the Assessment Roll Summary attached hereto as Appendix C-1.

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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.

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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Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

> (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act; (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C-1 of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for each new subdivided Parcel.
B = the Assessment for the Parcel prior to subdivision.
C = the estimated units to be built on each newly subdivided Parcel
D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by CCAD on December 3, 2020, and July 14, 2021, respectively.

According to CCAD, twelve Phase #1A Parcels were included in the 2021 certified roll and began collection for 2021-22.

According to CCAD, forty-five Phase #1B Parcels were included in the 2022 certified roll and began collection for 2022-23.

B. Prepayment of Assessments

There have been no prepayments as of June 30, 2026.

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

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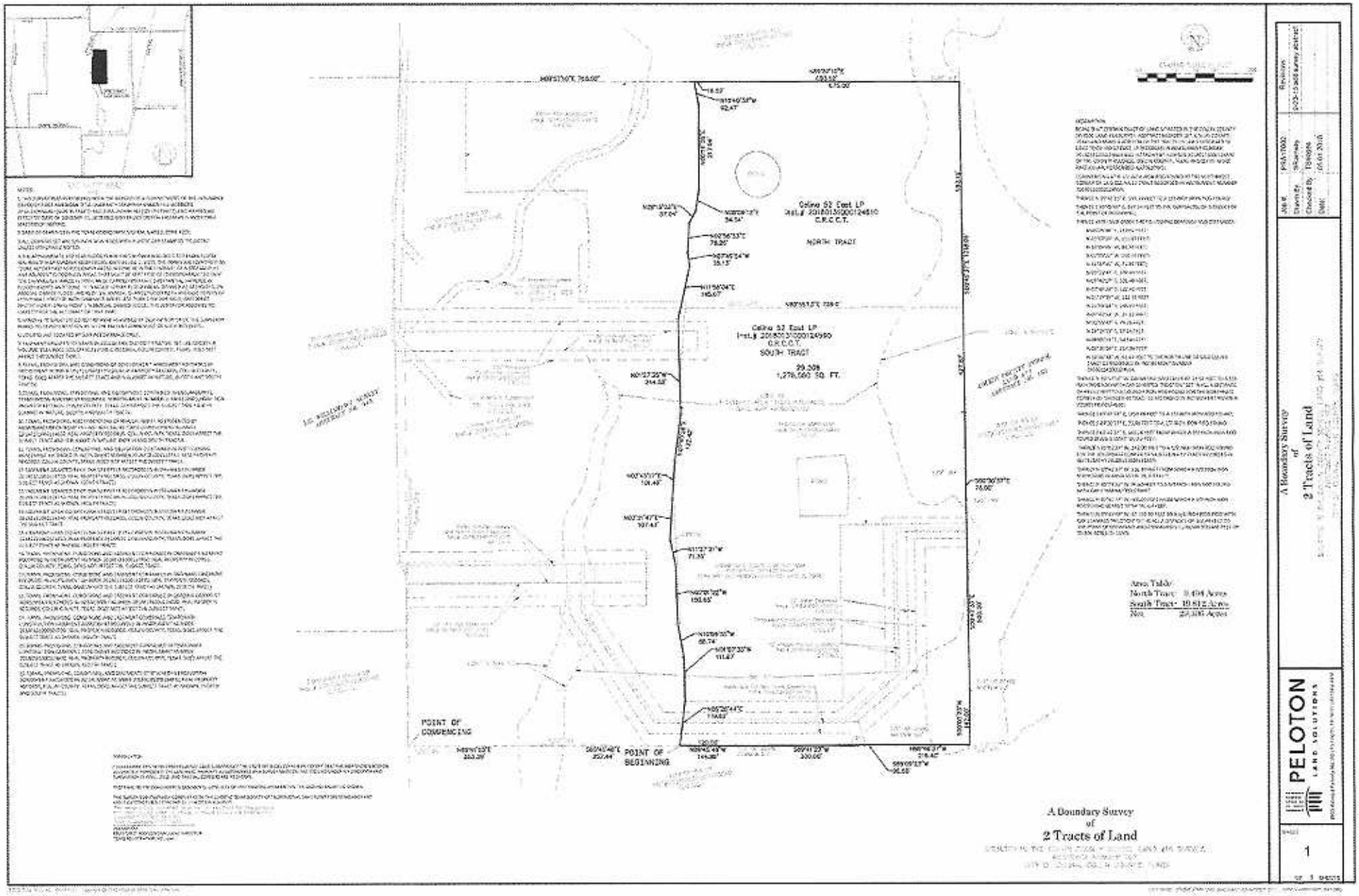
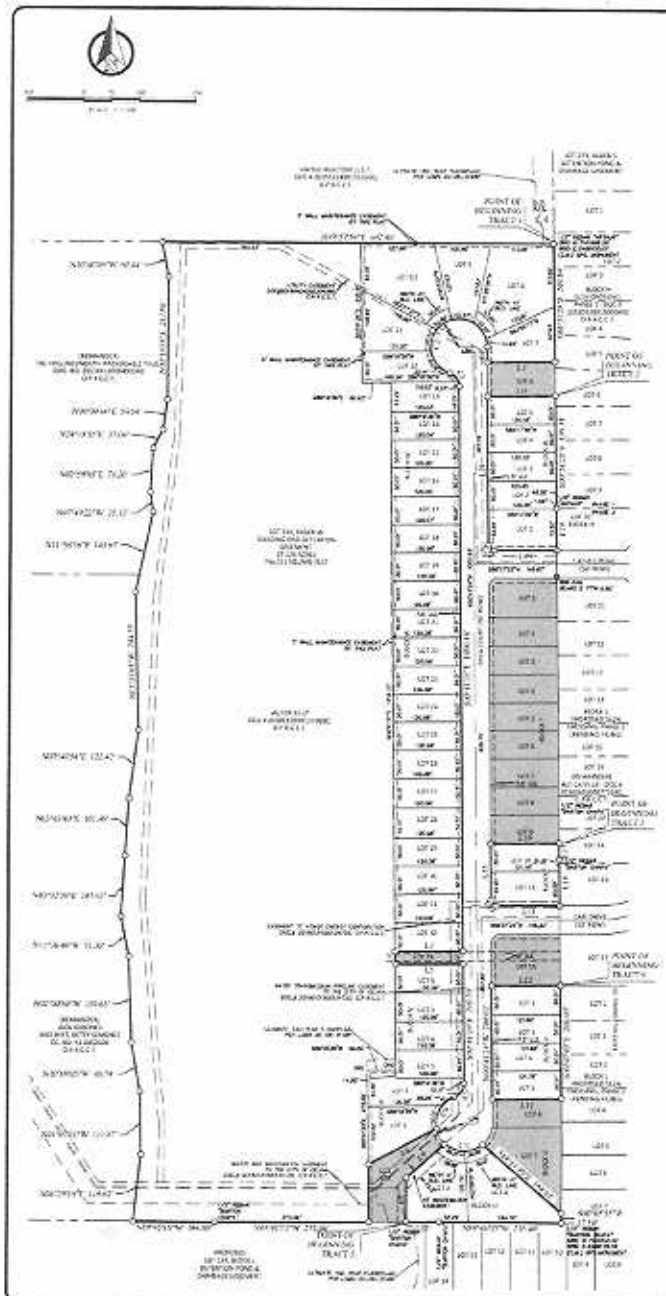
APPENDIX A
PID MAP AND AVAILABLE PLATS


Celina 52 East LP
Inst.# 20180130000124810
C.R.C.C.T.
NORTH TRACT
Celina 52 East LP
Inst.# 20180130000124990
C.R.C.C.T.
SOUTH TRACT
29.308
1,278,580 SQ. FT.
POINT OF COMMENCING
POINT OF BEGINNING
Area Table:
North Tract: 9.494 Acres
South Tract: 19.812 Acres
Net: 29.306 Acres
A Boundary Survey
of
2 Tracts of Land
PELOTON
LAND SOLUTIONS
1



STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS AVI CELINA LP is the owner of a tract of land situated in the Collin County School Land 100 Survey, Abstract Number 147, City of Celina, Collin County, Texas, being a part of the tract conveyed to the owner by Special Warranty Deed, recorded under Document Number 20181206000491000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1988 (NAVD 88)):

TRACT 1

BEGINNING at a 1/2 inch rebar with cap stamped "KEY PLAN" found at the west line of Lot 2, Block H, Glen Crossing, Phase 1, an addition in the City of Celina, Collin County, Texas, according to the plat thereof recorded under Document Number 20180100010000490, O.P.R.C.C.T.;

THENCE with the east line of said Glen Crossing, Phase 1, NORTH 00 degrees 51 minutes 06 seconds EAST, a distance of 209.24 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found") at the northeast corner of said Lot 2, Block H, Glen Crossing West, Phase 1A, an addition in the City of Celina, Collin County, Texas, according to the plat recorded in document number 20210100020000490, O.P.R.C.C.T.;

THENCE with the perimeter and to the corners of said Glen Crossing, Phase 1A, the following calls:

1. SOUTH 89 degrees 12 minutes 54 seconds WEST, a distance of 219.67 feet to a capped rebar found;
2. NORTH 00 degrees 47 minutes 02 seconds WEST, a distance of 37.74 feet to a capped rebar found at the beginning of a tangent curve to the left, having a radius of 10.00 feet, a central angle of 251 degrees 31 minutes 44 seconds, and a chord bearing and distance of SOUTH 54 degrees 31 minutes 00 seconds WEST, 15.26 feet;
3. Along the arc of said curve, an arc distance of 39.15 feet to a capped rebar found at the beginning of a reverse curve, having a radius of 25.00 feet, a central angle of 78 degrees 25 minutes 13 seconds, and a chord bearing and distance of SOUTH 39 degrees 57 minutes 49 seconds WEST, 29.87 feet;
4. Along the arc of said curve, an arc distance of 30.78 feet to a capped rebar found;
5. SOUTH 00 degrees 51 minutes 06 seconds EAST, a distance of 1303.16 feet to a capped rebar found;
6. SOUTH 89 degrees 19 minutes 26 seconds WEST, a distance of 120.00 feet to a capped rebar found;
7. SOUTH 00 degrees 51 minutes 06 seconds EAST, a distance of 22.73 feet to a capped rebar found;
8. SOUTH 89 degrees 19 minutes 26 seconds EAST, a distance of 120.00 feet to a capped rebar found;
9. SOUTH 00 degrees 51 minutes 34 seconds EAST, a distance of 210.28 feet to a capped rebar found at the beginning of a tangent curve to the right, having a radius of 25.00 feet, a central angle of 73 degrees 10 minutes 12 seconds, and a chord bearing and distance of SOUTH 34 degrees 24 minutes 23 seconds WEST, 30.07 feet;
10. Along the arc of said curve, an arc distance of 31.91 feet to the beginning of a reverse curve, having a radius of 10.00 feet, a central angle of 90 degrees 00 minutes 00 seconds, and a chord bearing and distance of SOUTH 30 degrees 30 minutes 26 seconds WEST, 14.14 feet;
11. Along the arc of said curve, an arc distance of 15.40 feet to a capped rebar set;
12. SOUTH 61 degrees 41 minutes 32 seconds WEST, a distance of 156.30 feet to a capped rebar found;
13. NORTH 33 degrees 40 minutes 24 seconds WEST, a distance of 182.45 feet to a capped rebar found at the south line of said Lot 2;

THENCE with the perimeter and to the corners of said Lot 2, the following calls:

1. SOUTH 88 degrees 41 minutes 35 seconds WEST, a distance of 215.08 feet to a capped rebar found;
2. NORTH 45 degrees 45 minutes 16 seconds WEST, a distance of 144.86 feet to a capped rebar found near the center of a drainage channel;
3. NORTH 86 degrees 26 minutes 16 seconds WEST, a distance of 119.42 feet;
4. NORTH 61 degrees 57 minutes 05 seconds WEST, a distance of 122.83 feet;
5. NORTH 82 degrees 00 minutes 10 seconds WEST, a distance of 200.35 feet;
6. NORTH 72 degrees 26 minutes 47 seconds WEST, a distance of 51.30 feet;
7. NORTH 53 degrees 22 minutes 24 seconds EAST, a distance of 187.42 feet;
8. NORTH 53 degrees 43 minutes 49 seconds EAST, a distance of 181.46 feet;
9. NORTH 47 degrees 58 minutes 48 seconds EAST, a distance of 122.42 feet;
10. NORTH 39 degrees 17 minutes 09 seconds WEST, a distance of 144.66 feet;
11. NORTH 12 degrees 28 minutes 30 seconds EAST, a distance of 140.62 feet;
12. NORTH 07 degrees 44 minutes 02 seconds WEST, a distance of 95.62 feet;
13. NORTH 00 degrees 19 minutes 03 seconds EAST, a distance of 78.06 feet;
14. NORTH 19 degrees 15 minutes 39 seconds EAST, a distance of 57.00 feet;
15. NORTH 06 degrees 09 minutes 44 seconds EAST, a distance of 56.94 feet;
16. NORTH 00 degrees 16 minutes 28 seconds EAST, a distance of 217.06 feet;
17. NORTH 12 degrees 48 minutes 06 seconds WEST, a distance of 61.04 feet to the south line of the tract described in the deed to United Realtors, L.L.C., recorded under Document Number 20151214000391960, O.P.R.C.C.T.;

THENCE with the south line of said United Realtors tract, NORTH 89 degrees 57 minutes 54 seconds EAST, a distance of 1012.46 feet, returning to the **POINT OF BEGINNING** and enclosing 21.468 acres (935,171 square feet) of land, more or less.

TRACT 2

BEING a part of the tract described in the deed to AVI CR 15 LP, recorded under Document Number 20181206000491000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1988 (NAVD 88)):

BEGINNING at a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found") at the southeast corner of Lot 1B, Block G, Glen Crossing West, Phase 1A, an addition in the City of Celina, Collin County, Texas, according to the plat recorded in document number 20210100020000490, O.P.R.C.C.T.;

THENCE with the east line of said Lot 1B, NORTH 00 degrees 51 minutes 06 seconds EAST, a distance of 208.20 feet to a 1/2 inch rebar with cap stamped "BARTON CHAPA" found;

THENCE with the east line of Lot 1B and Lot 2B, NORTH 00 degrees 51 minutes 33 seconds EAST, a distance of 75.00 feet to a capped rebar found at the north line of Street Point, dedicated by said Glen Crossing West, Phase 1A;

THENCE with the perimeter and to the corners of said Glen Crossing West, Phase 1A, the following calls:

1. SOUTH 89 degrees 57 minutes 33 seconds WEST, a distance of 110.79 feet to a capped rebar found;
2. NORTH 45 degrees 57 minutes 33 seconds WEST, a distance of 14.14 feet to a capped rebar found;
3. NORTH 00 degrees 41 minutes 03 seconds WEST, a distance of 24.00 feet to a capped rebar found;
4. NORTH 89 degrees 57 minutes 33 seconds EAST, a distance of 122.04 feet, returning to the **POINT OF BEGINNING** and enclosing 0.754 acres (32,855 square feet) of land, more or less.

TRACT 3

BEING a part of the tract described in the deed to AVI CR 15 LP, recorded under Document Number 20181206000491000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1988 (NAVD 88)):

BEGINNING at a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found") at the northwest corner of Lot 1, Block G, Glen Crossing West, Phase 1A, an addition in the City of Celina, Collin County, Texas, according to the plat recorded in document number 20210100020000490, O.P.R.C.C.T.;

THENCE with the east line of said AVI CR 15 tract, SOUTH 00 degrees 51 minutes 06 seconds EAST, a distance of 28.02 feet to a capped rebar found;

THENCE with the east line of said AVI CR 15 tract, SOUTH 00 degrees 36 minutes 05 seconds EAST, a distance of 28.02 feet to a capped rebar found at the intersection of Gen Drive, dedicated by said Glen Crossing West, Phase 1A;

THENCE with the perimeter and to the corners of said Glen Crossing West, Phase 1A, the following calls:

1. SOUTH 89 degrees 57 minutes 33 seconds WEST, a distance of 110.13 feet to a capped rebar found;
2. NORTH 45 degrees 36 minutes 05 second WEST, a distance of 24.18 feet to a capped rebar found;
3. NORTH 00 degrees 41 minutes 24 seconds WEST, a distance of 24.00 feet to a capped rebar found;
4. NORTH 89 degrees 57 minutes 33 seconds EAST, a distance of 121.26 feet, returning to the **POINT OF BEGINNING** and enclosing 0.306 acres (13,324 square feet) of land, more or less.

TRACT 4

BEING a part of the tract described in the deed to AVI CR 15 LP, recorded under Document Number 20181206000491000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1988 (NAVD 88)):

BEGINNING at a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found") at the northeast corner of Lot 2A, Block G, Glen Crossing West, Phase 1A, an addition in the City of Celina, Collin County, Texas, according to the plat recorded in document number 20210100020000490, O.P.R.C.C.T.;

THENCE with the east line of said AVI CR 15 tract, SOUTH 00 degrees 47 minutes 05 seconds EAST, a distance of 120.03 feet to a capped rebar found at the north west corner of lot 1 in said block G;

THENCE with the perimeter and to the corners of said Glen Crossing West, Phase 1A, the following calls:

1. SOUTH 89 degrees 12 minutes 54 seconds WEST, a distance of 121.04 feet to a capped rebar found;
2. NORTH 00 degrees 47 minutes 24 seconds WEST, a distance of 200.03 feet to a capped rebar found;
3. NORTH 89 degrees 12 minutes 18 seconds EAST, a distance of 111.03 feet, returning to the **POINT OF BEGINNING** and enclosing 0.508 acres (22,139 square feet) of land, more or less.

TRACT 5

BEING a part of the tract described in the deed to AVI CR 15 LP, recorded under Document Number 20181206000491000, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), the subject tract being more particularly described as follows (bearings are based on the State Plane Coordinate System, Texas North Central Zone (4202), North American Vertical Datum of 1988 (NAVD 88)):

BEGINNING at a 1/2 inch rebar with pink plastic cap stamped "BARTON CHAPA" found (hereinafter "capped rebar found") at the southwest corner of Lot 1B, Block G, Glen Crossing West, Phase 1A, an addition in the City of Celina, Collin County, Texas, according to the plat recorded in document number 20210100020000490, O.P.R.C.C.T.;

THENCE with the perimeter and to the corners of said Glen Crossing West, Phase 1A, the following calls:

1. NORTH 00 degrees 51 minutes 33 seconds EAST, a distance of 75.00 feet to a capped rebar found;
2. NORTH 45 degrees 51 minutes 33 seconds EAST, a distance of 10.61 feet to a capped rebar found at the beginning of a non-tangent curve to the left, having a radius of 10.00 feet, a central angle of 83 degrees 46 minutes 19 seconds, and a chord bearing and distance of SOUTH 88 degrees 06 minutes 06 seconds EAST, 13.74 feet;
3. Along the arc of said curve, an arc distance of 14.62 feet to a capped rebar found;
4. SOUTH 49 degrees 13 minutes 43 seconds EAST, a distance of 34.61 feet to a capped rebar found;
5. SOUTH 00 degrees 51 minutes 33 seconds WEST, a distance of 17.54 feet to a capped rebar found in the south line of said AVI CR 15 tract;

THENCE with the south line of said AVI CR 15 tract, NORTH 89 degrees 46 minutes 35 seconds WEST, a distance of 17.46 feet to a capped rebar found;

THENCE with the south line of said AVI CR 15 tract, SOUTH 89 degrees 08 minutes 16 seconds WEST, a distance of 17.34 feet, returning to the **POINT OF BEGINNING** and enclosing 0.027 acres (1,203 square feet) of land, more or less.

BLOCK T AREAS		
Lot #	Square Feet	Acres
[redacted]		
10	8060	0.185
11	7004	0.161

BLOCK W AREAS		
Lot #	Square Feet	Acres
[redacted]		
2	6576	0.151
3	6282	0.144
4	6267	0.143
5	6021	0.138
[redacted]		
8	16693	0.383
9	12389	0.284

BLOCK W AREAS		
Lot #	Square Feet	Acres
1	8750	0.201
2	6521	0.150
3	6500	0.149
4	6511	0.150
5	6508	0.149
[redacted]		
7	8428	0.193
8	17888	0.410
9	9900	0.227
10	12918	0.296
11	9599	0.220
12	7725	0.177
13	6384	0.147
14	6003	0.138
15	6001	0.138
16	6004	0.138
17	6004	0.138
18	6003	0.138
19	6005	0.138
20	6005	0.138

BLOCK W AREAS CONT		
Lot #	Square Feet	Acres
21	6005	0.138
22	6005	0.138
23	6005	0.138
24	6005	0.138
25	6005	0.138
26	6008	0.138
27	6005	0.138
28	6005	0.138
29	6005	0.138
30	6005	0.138
31	6005	0.138
32	6005	0.138

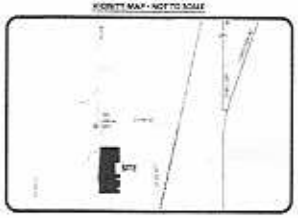
BLOCK X AREAS		
Lot #	Square Feet	Acres
1	6675	0.153
2	6651	0.153
3	6605	0.152
4	6605	0.152
5	6605	0.152
6	6605	0.152
[redacted]		

Line Data Table		
Line #	Distance	Bearing
L1	116.87'	S89°12'54"W
L2	27.74'	N00°47'02"W
L3	102.00'	S89°19'26"W
L4	22.73'	N00°51'06"E
L5	102.00'	N89°19'26"E
L6	126.15'	S01°51'02"W
L7	142.67'	S00°51'34"E
L8	78.97'	N00°02'20"E
L9	80.00'	N00°51'06"E
L10	27.94'	S89°57'50"W
L11	121.66'	S89°57'50"W
L12	121.57'	N89°57'50"E
L13	31.28'	N89°57'50"E
L14	14.00'	N45°57'50"E
L15	84.47'	N00°41'24"W
L16	127.24'	N89°57'50"E
L17	28.00'	S00°36'05"E
L18	42.10'	S00°47'05"E
L19	79.01'	S00°51'06"E
L20	112.70'	S00°51'06"E
L21	250.67'	N00°51'06"W
L22	74.70'	N00°51'06"W
L23	120.00'	N00°51'06"E
L24	25.00'	N00°51'06"E
L25	25.00'	N00°51'06"E

Curve Data Table						
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	30.78'	10.00'	176°31'31"	S25°57'44"E	20.07'
C2	27.31'	10.00'	156°31'44"	S54°31'00"W	19.30'
C3	23.66'	10.00'	135°44'15"	S49°08'28"E	18.24'
C4	72.40'	10.00'	414°16'19"	S39°08'28"E	56.13'
C5	30.78'	10.00'	176°31'31"	S34°24'22"W	20.07'

LEGEND OF ABBREVIATIONS	
O.P.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
DOC. NO.	DOCUMENT NUMBER
C.M.	CONTROLLING MONUMENT
SQ. FT.	SQUARE FEET
ROW	RIGHT OF WAY
CM	CAPPED MONUMENT (1/2" WITH PINK CAP "BARTON CHAPA")
D.E.	DRAINAGE EASEMENT

KEYMAP - NOT TO SCALE



FINAL PLAT

GLEN CROSSING WEST
PHASE 1B
BEING 45 RESIDENTIAL LOTS AND
1 OPEN SPACE LOT
24.156 ACRES OUT OF THE
COLLIN COUNTY SCHOOL LAND 100 SURVEY
ABSTRACT NUMBER 147
CITY OF CELINA, COLLIN COUNTY, TEXAS

2021

ENGINEER

Kirkman Engineering

5309 State Highway 121
Colleyville, TX 76034
Phone: 817 488 0960

GLEN CROSSING WEST PHASE 18

CELINA, TEXAS

FINAL PLAT

PAGE 1 OF 2

NOW, THEREFORE, KNOW ALL PERSONS BY THESE PRESENTS:

[illegible] ... **GLEN CROSSING WEST, PHASE 1B**, an addition to the City of Celina, Texas ... [illegible]

[illegible] A TEXAS LIMITED PARTNERSHIP

BY: [illegible] A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: ______________________

CHRISTOPHER C. JACKSON, VICE PRESIDENT

DATE: June 10, 2021

STATE OF TEXAS §

COUNTY OF Dallas §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Christopher C. Jackson, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

Melissa A. [illegible]

Notary Public in and for the State of Texas

STATE OF TEXAS §

COUNTY OF TARRANT §

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

____

[illegible], RPLS No. [illegible]

April 21, 2021

STATE OF TEXAS §

COUNTY OF Tarrant §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared [illegible], known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same as for the purpose and consideration therein expressed, and in the capacity therein stated.

____

Notary Public in and for the State of Texas

PLAT NOTES

1. [illegible]
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. [illegible]
7. [illegible]
8. [illegible]
9. [illegible]
10. [illegible]
12. [illegible]
13. [illegible]
14. [illegible]
15. [illegible]
16. [illegible]

CERTIFICATE OF PLAT APPROVAL

Approved: ______________________ 6/11/21

[illegible] Date

Witness my hand this 11 day of June 2021

____

City Secretary

City of Celina, Texas

ENGINEER

Kirkman ENGINEERING

[illegible]

FINAL PLAT

GLEN CROSSING WEST

PHASE 1B

[illegible]

CITY OF CELINA, COLLIN COUNTY, TEXAS

GLEN CROSSING WEST PHASE 1B

CELINA, TEXAS

FINAL PLAT

PAGE 2 OF 2

APPENDIX B
PREPAID PARCELS

As of June 30, 2026, there have been no prepayments for the Glen Crossing West PID.

APPENDIX C-1
ASSESSMENT ROLL SUMMARY – 2026-27

Appendix C
Assessment Roll Summary
2026-27

Parcel	Estimated No. of units	Lot Size	Lot Type	Units	Outstanding Assessment	Principal	Interest	Adminstrative Expense	Annual Installment
2826032	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826059	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826060	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826061	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826062	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826063	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826064	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826065	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826066	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826070	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2826069	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2826067	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826068	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826071	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2826072	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2838999	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839000	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839001	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839002	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839003	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839004	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839005	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839006	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839007	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839008	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839009	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839010	1	50	1	0.50	$7,789.47	$140.35	$468.15	$184.39	$792.89
2930673				0.50	$7,789.47	$140.35	$468.15	$184.39	$792.89
2839011	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839012	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839013	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839021	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839022	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839023	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839024	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839025	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839026	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839027	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839028	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839029	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839030	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839014	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839031	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839032	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839033	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839034	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839035	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839036	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839037	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839038	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839039	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839040	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839015	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839041	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839042	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839043	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839044	0	0	Non-Assessed	0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2839016	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839017	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839018	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839019	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
2839020	1	50	1	1.00	$15,578.95	$280.70	$936.29	$368.78	$1,585.77
	57			**57.00**	**$888,000.00**	**$16,000.00**	**$53,368.80**	**$21,020.20**	**$90,389.00**

APPENDIX C-2
PROJECTED ASSESSMENT SCHEDULE – 2026-27

Glen Crossing West Public Improvement District
Schedule of Projected Annual Installments

Lot Type	Lot Type 1 (50 ft Lot)
Outstanding Assessment	$15,579
Unit	1.00

Year[1]	Outstanding Principal	Principal[2]	Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$15,579	$281	$936	$369	$1,586
2027	$15,298	$298	$919	$372	$1,590
2028	$15,000	$316	$902	$376	$1,593
2029	$14,684	$333	$883	$380	$1,596
2030	$14,351	$351	$862	$384	$1,597
2031	$14,000	$386	$841	$388	$1,615
2032	$13,614	$404	$818	$391	$1,613
2033	$13,211	$421	$794	$395	$1,610
2034	$12,789	$456	$769	$399	$1,624
2035	$12,333	$474	$741	$403	$1,618
2036	$11,860	$509	$713	$407	$1,629
2037	$11,351	$544	$682	$411	$1,637
2038	$10,807	$579	$650	$416	$1,644
2039	$10,228	$614	$615	$420	$1,648
2040	$9,614	$649	$578	$424	$1,651
2041	$8,965	$684	$539	$424	$1,647
2042	$8,281	$719	$498	$424	$1,641
2043	$7,561	$772	$454	$424	$1,650
2044	$6,789	$807	$408	$424	$1,639
2045	$5,982	$860	$360	$424	$1,643
2046	$5,123	$912	$308	$424	$1,644
2047	$4,211	$965	$253	$424	$1,642
2048	$3,246	$1,018	$195	$424	$1,637
2049	$2,228	$1,088	$134	$424	$1,646
2050	$1,140	$1,140	$69	$424	$1,633
Total		**$15,579**	**$14,920**	**$10,175**	**$40,674**

1 - Annual Installment billed by the Collin County Tax Office during Year 2026 will be billed on or around 10/1/2026 and payment is due 1/31/2027.
2 - The principal and interest amounts represent the estimated debt service requirements of the Reimbursement Agreement and will not increase during the life of the reimbursement agreement. 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.

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 CAMBRIDGE CROSSING 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.

APPENDIX D
PID ASSESSMENT NOTICE

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 Glen Crossing West 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

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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