VG-69-2026-2026000110171

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2026000110171

Real Property

ORDINANCE

Recorded On: August 14, 2026 10:29 AM

Number of Pages: 33

" Examined and Charged as Follows: "

Total Recording: $149.00

************ **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:	2026000110171
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

COUNTY COURT OF COLLIN COUNTY TEXAS

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- 049

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE HARPER ESTATES 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 August 9, 2022, the City Council of the City of Celina, Texas (the "City") approved Resolution No. 2022-39R establishing the Harper Estates 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. 2023-11 which ordinance also approved the Harper Estates Public Improvement District Service and Assessment Plan and Assessment Roll, dated as of February 14, 2023 (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 Harper Estates 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

HARPER ESTATES
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

Harper Estates Public Improvement District
Annual Service Plan Update
(Assessment Year 9/1/26 – 8/31/27)

Table of Contents

I. INTRODUCTION

Harper Estates Public Improvement District (the "PID") was created pursuant to the PID Act and Resolution No. 2022-39R of the City Council on August 9, 2022, to finance certain public improvement projects for the benefit of the property in the PID.

On February 14, 2023, the City approved issuance of the City of Celina, Texas Special Assessment Revenue Bonds, Series 2023 (Harper Estates Public Improvement District Project) (the "PID Bonds") in the aggregate principal amount of $7,226,000 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 PID.

A service and assessment plan dated February 14, 2023 (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 Chapter 372 of the Texas Local Government Code, as amended (the "PID Act"), the Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for the Authorized Improvements. This document is the annual update of the Service and Assessment Plan for 2026-27 (the "Annual Service Plan Update").

The City also adopted an assessment roll for the PID attached as Appendix G to the Service and Assessment Plan (the "Assessment Roll") identifying the Assessments on each Parcel of Assessed Property, 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 the 2026-27 Projected Assessment Schedule as 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 situation 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 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 shall have the meanings set forth in the Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Pursuant to the original Service and Assessment Plan adopted on February 14, 2023, the initial total estimated costs of the Authorized Improvements were equal to $8,595,710. According to the Developer's Quarterly Improvement Implementation Report as of June 30, 2024, the actual costs of the Authorized Improvements are equal to $8,623,585. According to the Developer's Quarterly Implementation Report as of June 30, 2024, all Authorized Improvements were completed and accepted by the City on April 17, 2024.

Table II-A on the following page summarizes the updated sources and uses of funds required to (1) construct the Authorized Improvements, (2) establish the PID, and (3) issue the PID Bonds. The actual costs spent to date of the Authorized Improvements were provided by the Developer in the Developer's Quarterly Improvement Implementation Report dated as of June 30, 2024.

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Table II-A
Sources and Uses of Funds

Sources of Funds	Initial Estimated Budget[1]	Actual Amount[2]	Variance[2]
Par amount (PID Bonds)	$7,226,000	$7,226,000	$0
Other funding sources	$1,369,710	$1,397,584	$27,874
Total Sources	**$8,595,710**	**$8,623,585**	**$27,874**
Uses of Funds			
Authorized Improvements			
Roadway improvements	$2,935,919	$ 3,280,983	$345,065
Water improvements	$1,230,304	$1,300,906	$70,602
Storm drainage improvements	$611,855	$1,606,152	$994,297
Right-of-way acquisition	$1,000,000	$0	($1,000,000)
Soft and miscellaneous costs:	$830,911	$448,822	($382,089)
Subtotal	*$6,608,989*	*$6,636,863*	*$27,874*
Bond Issuance Costs:			
Cost of issuance	$427,000	$427,000	$0
Capitalized interest	$714,019	$714,019	$0
Reserve fund	$583,923	$583,923	$0
Administrative Expense	$45,000	$45,000	$0
Underwriter's discount	$216,780	$216,780	$0
Subtotal	*$1,986,722*	*$1,986,722*	*$0*
Total Uses	**$8,595,710**	**$8,623,585**	**$27,874**

1 - According to the Service and Assessment Plan dated February 14, 2023.
2 - According to the Harper Estates Requisition #7 as approved by the City on June 6, 2024. Budget increases were funded by interest and dividend earnings in the Project Fund.

Authorized Improvement Cost Variances

As shown in Table II-A above, there are no significant variances between the initial estimated budget and the updated budget to be reported at this time.

B. Five-Year Service Plan

All of the Authorized Improvements are expected to be built within a period of five years. The actual costs of the Authorized Improvements are shown in Section II.A of this report and the Annual Installments expected to be collected for these costs are shown in Table II-B on the following page.

Table II-B
Projected Annual Installments (2023-2032)

Assessment Year Ending 09/01[1]	PID Bond Projected Annual Installments	Projected Administrative Expenses	Total Projected Annual Installments
2023-2026	$1,232,216	$140,472	$1,372,689
2027	$610,728	$48,709	$659,438
2028	$582,100	$49,684	$631,784
2029	$582,338	$50,677	$633,015
2030	$581,035	$51,691	$632,726
2031	$581,260	$52,725	$633,985
2032	$580,878	$53,779	$634,657
Total	**$4,750,555**	**$447,737**	**$5,198,292**

1 – Assessment year ending 2023-2027 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. Status of Development

According to the City, 39 building permits have been issued for the PID as of June 1, 2026, representing 51.32 percent of the PID Assessments. As of the same date, 14 certificates of occupancy have been issued for the PID. See Table II-C below for the status of completed homes within the PID as of June 1, 2026.

Table II-C
Completed Homes

Status	Cumulative as of September 30, 2025	Cumulative as of June 1, 2026[1]
Completed Homes	11	20

1 According to the City report of certificates of occupancy issued as of June 1, 2026.

D. Annual Budget

Annual Installments

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 issuance of the PID Bonds, of which twenty-six (26) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the PID Bonds commencing with the issuance of the PID Bonds. The effective interest rate on the PID Bonds is 6.75 percent for 2026-27. Pursuant to Section 372.018 of the PID Act, the interest rate for that Assessment may not exceed a rate that is one-half of one percent higher than the actual interest rate paid on the debt. Accordingly, the effective interest rate on the PID Bonds (6.75 percent) plus an additional interest of one-half of one percent are used to calculate the interest on the Assessments. 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, the Annual Service Plan Update shall show the remaining balance of the Assessments, the Annual Installment due for 2026-27, and the Administrative Expenses to be collected from each Parcel. Administrative Expenses shall be allocated to each Parcel pro-rata based upon the amount the Annual Installment on a Parcel bears to the total amount of Annual Installments in the PID as a whole that is payable at the time of such allocation. Each Annual Installment shall be reduced by any credits applied under applicable documents including the Service and Assessment Plan and applicable Trust Indenture, such capitalized interest and interest earnings on any account balances and by any other funds available to the PID.

Annual Budget for the Repayment of Indebtedness

Debt service will be paid on the PID Bonds from the collection of the Annual Installments of the Assessments on the Assessed Property. In addition, Administrative Expenses are to be collected with the Annual Installments to pay expenses related to the collection of the Annual Installments. The additional interest collected with the Annual Installments will be used to pay the prepayment and delinquency reserve amounts as described in the Service and Assessment plan and applicable Trust Indenture.

Annual Installments to be Collected for 2026-27

The budget for the PID will be paid from the collection of Annual Installments of the Assessments on the Assessed Property collected for 2026-27 as shown by Table II-D-1 on the following page.

(The remainder of this page is intentionally left blank.)

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

	PID Bonds
Interest payment on March 1, 2027	$234,029
Interest payment on September 1, 2027	$234,029
Principal payment on September 1, 2027	$108,000
Subtotal debt service payments	*$576,057*
Administrative expenses	$48,709
Excess interest for prepayment and delinquency reserves	$34,671
Subtotal Expenses	*$659,438*
Available Reserve Fund Income	($3,328)
Available Capitalized Interest Account	$0
Available Administrative Expense account	$0
Subtotal funds available	*($3,328)*
Annual Installments	**$656,110**

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Bonds include interest due on March 1, 2027, in the amount of $234,029 and September 1, 2027, in the amount of $234,029, which equal interest on the outstanding PID Bonds Assessment of $6,934,184 for six months each and an effective interest rate of 6.75 percent. Annual Installments to be collected on the PID Bonds include a principal amount of $108,000 due on September 1, 2027. As a result, the total principal and interest amounts due on the PID Bonds in 2026-27 are estimated to be equal to $576,057.

Administrative Expenses

Administrative expenses include the City, Administrator, Trustee, dissemination agent, auditor, expenses and contingency fees. As shown in Table II-D-2 on the following page, the total administrative expenses to be collected for 2026-27 are estimated to be $48,709.

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Table II-D-2
Administrative Budget Breakdown

Description	2026-27 Estimated Budget
City	$6,324
Administrator	$31,885
Dissemination Agent	$3,500
Trustee	$3,000
Auditor	$2,000
Contingency	$2,000
Total	**$48,709**

Excess Interest for Prepayment and Delinquency Reserve

Annual Installments are to be collected for excess interest for prepayment and delinquency reserves in the amount of $34,671, which equals 0.5 percent interest on the outstanding PID Bonds Assessment balance of $6,934,184.

Available Reserve Fund Income

As of May 31, 2026, the balance in the Reserve Fund exceeds the Reserve Requirement. As a result, approximately $3,328 is available as credit to reduce the 2026–27 debt service.

Available Capitalized Interest Account

According to the Trustee, the Capitalized Interest Fund had been fully expended and was closed as of April 10, 2026. As a result, there is no credit to reduce the Annual Installment for 2026-27.

Available Administrative Expense Account

As of May 31, 2026, the available balance for administrative expenses was $70,406. Approximately $70,406 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 Expense Fund to reduce the PID Bonds 2026-27 Annual Installment.

E. Annual Installments Per Unit

According to the Service and Assessment Plan, 76 units representing 76.00 total Equivalent Units are estimated to be built within the PID. According to Trustee records, one parcel prepaid their Bond Assessment in full. As a result, the outstanding PID total Equivalent Units are 75.00 (76.00 – 1.00 = 75.00). The Annual Installment due to be collected per Equivalent Unit within the PID for 2026-27 is shown in Table II-E-1 below.

Table II-E-1
Annual Installment Per Equivalent Unit

Budget Item	Net Budget Amount[1]	Annual Installment per Equivalent Unit[2]
Principal	$108,000.00	$1,440.00
Interest	$499,400.68	$6,658.68
Annual Collection Costs	$48,709.48	$649.46
Total	**$656,110.16**	**$8,748.14**

1 – Refer to Table II-E-1 of this report for additional budget details.
2 – Based on the current outstanding 75.00 Equivalent Units.

The Annual Installment due to be collected from the land use class in the PID for 2026-27 is shown in Table II-E-2 below.

Table II-E-2
Annual Installment Per Unit

Land Use Class	Annual Installment Per Equivalent Unit[1]	Equivalent Unit Factor	Annual Installment Per Land Use Class[1]
Lot Type 1 (100' Lot)	$8,748.14	1.00	$8,748.14

1 – Annual Installment per Equivalent Unit and Annual Installment per land class use represent the gross Annual Installment to be billed.

F. Bond Redemption Related Updates

The PID Bonds were issued in February 2023. Pursuant to Section 4.3 of the Indenture of Trust, the City reserves the right and option to redeem the PID Bonds before their respective scheduled maturity dates, in whole or in part, on date on or after **September 1, 2033**, at the Redemption Price as defined in the Trust Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes a refunding of the PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council describes that the Authorized Improvement costs shall be allocated to the Assessed Property equally based on 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.

Assessment Methodology

This method of assessing property, as updated in prior Annual Service Plan Updates, 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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IV. Update of the Assessment Roll

Pursuant to the original Service and Assessment Plan, the Assessment Roll 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 and 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 the Service and Assessment Plan.

The 2026-27 Assessment Roll Summary 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 Assessment for the Parcel prior to the subdivision shall be reallocated 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 total units to be built on each new subdivided Parcel
D = the sum of the estimated total 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 and the Collin Central Appraisal District records, the PID Parcels 2087935 and 2835905 were subdivided and the final plat was recorded on June 27, 2024. The PID Assessments are allocated proportionally according to Lot Type as shown in Table IV-A in the 2025-26 SAP update.

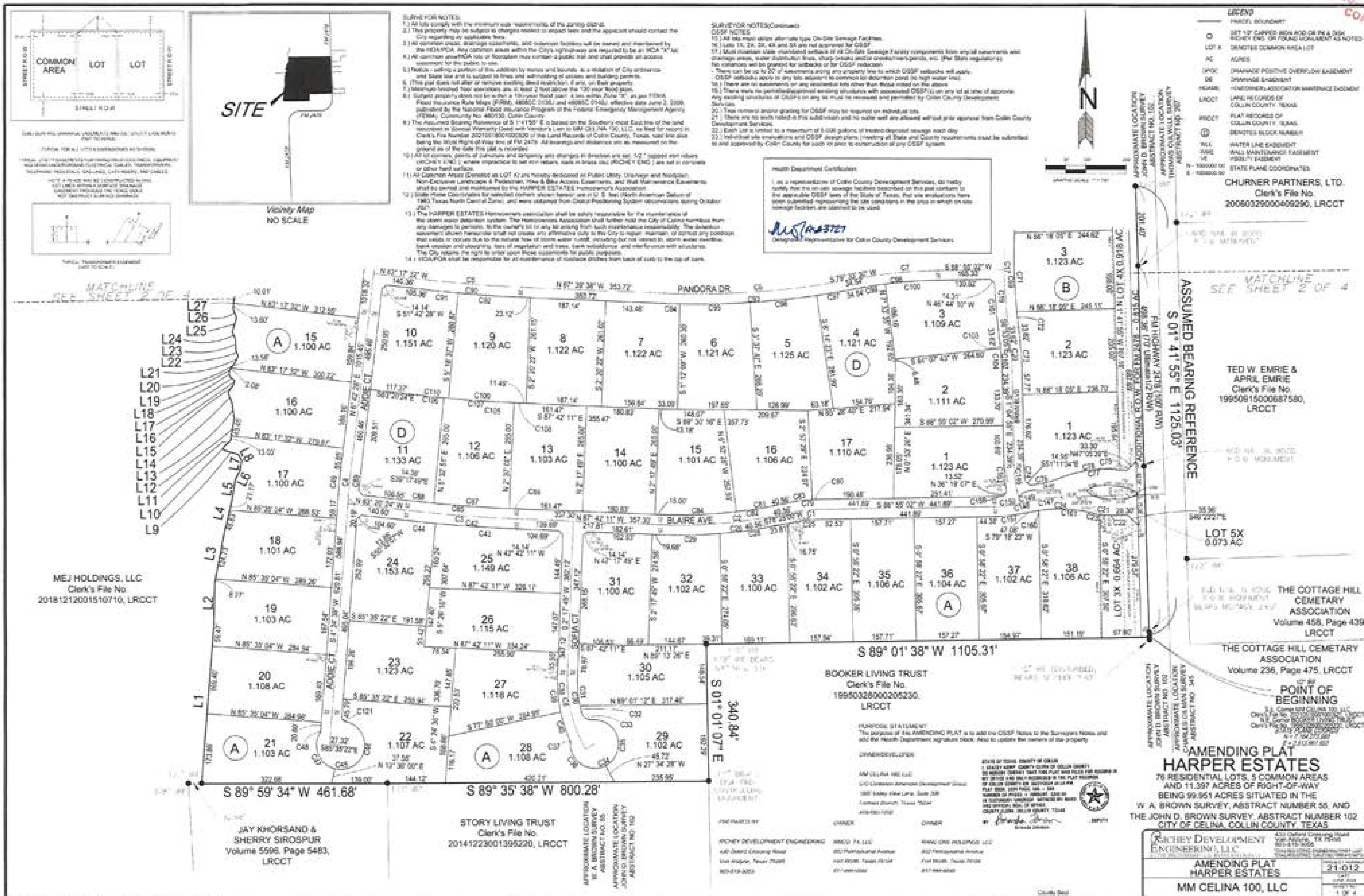
B. PREPAYMENT OF ASSESSMENTS

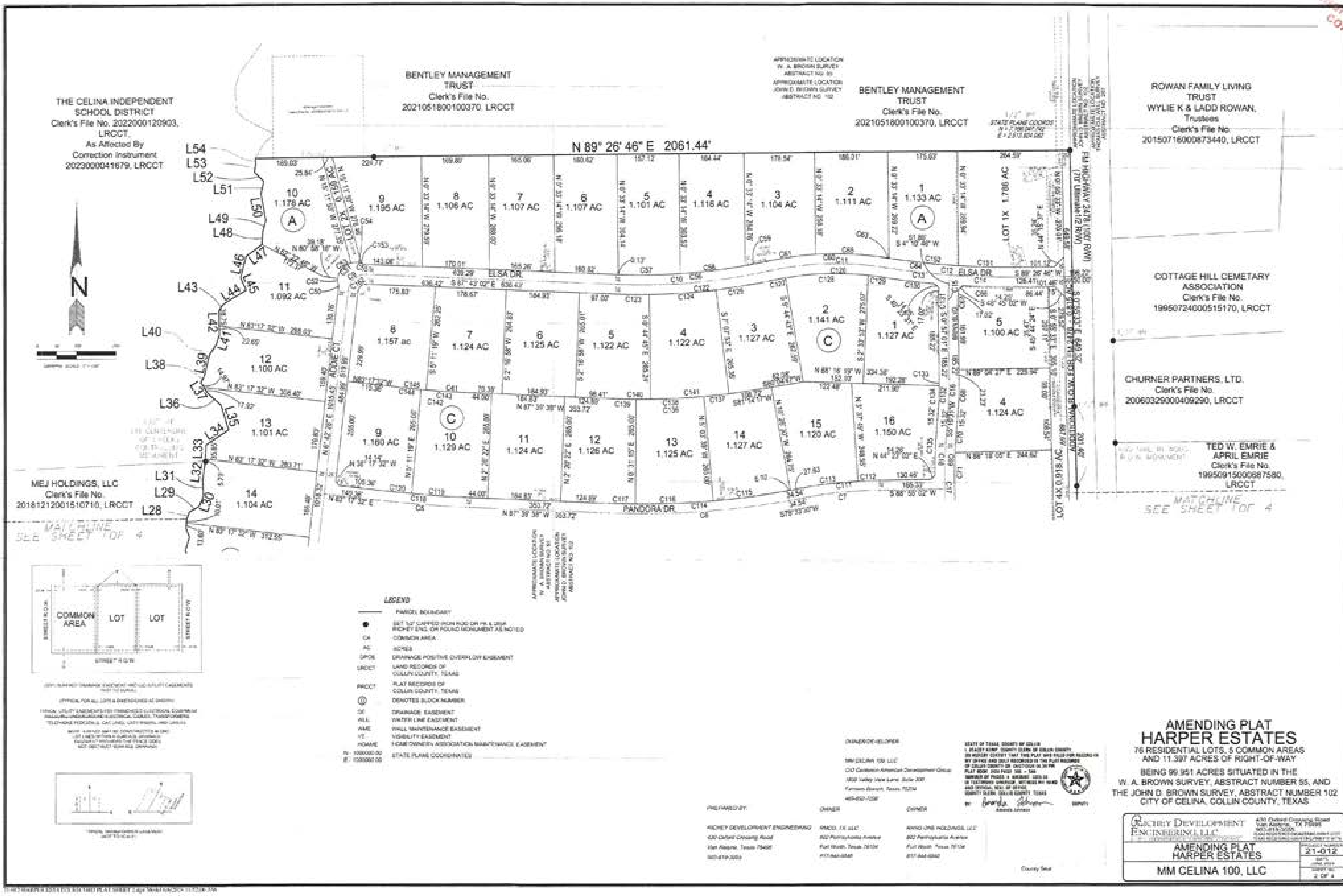
As of June 30, 2026, one Parcel has prepaid their Assessment in full. See Appendix B for more information related to the prepaid Parcel.

The complete Assessment Roll is available for review at the City Hall, located at 142 N Ohio, Celina, Texas 75009.

APPENDIX A
PID MAP AND AVAILABLE PLATS


BENTLEY MANAGEMENT TRUST
Clerk's File No.
2021051800100370, LRCCT
ALEXANDER BUSINESS INVESTMENTS, LTD.
Clerk's File No.
20121228001640070, LRCCT
ROWAN FAMILY LIVING TRUST
WYLIE K & LADD ROWAN
Trustees
Clerk's File No.
20150716000873440, LRCCT
COTTAGE HILL CEMETARY ASSOCIATION
Clerk's File No.
19950724000515170, LRCCT
CHURNER PARTNERS, LTD.
Clerk's File No.
20000329000409290, LRCCT
TED W. EMRIE &
APRIL EMRIE
Clerk's File No.
19950915000687560,
LRCCT
THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 458, Page 439,
LRCCT
THE COTTAGE HILL CEMETARY ASSOCIATION
Volume 236, Page 475, LRCCT
BOOKER LIVING TRUST
Clerk's File No.
19950328000205230,
LRCCT
MEJ HOLDINGS, LLC
Clerk's File No.
20181212001510710, LRCCT
JAY KHORSAND &
SHERRY SIROSPUR
Volume 5506, Page 5483,
LRCCT
STORY LIVING TRUST
Clerk's File No.
20141223001395220, LRCCT
CA 1-A
DET AREA SB-3
CA 2-A
CA 1-B
CA R-1
DET AREA SB-2 CA 3-A
EX FM 2478
WORK SHALL BE DONE IN ACCORDANCE WITH THE
GEOTECH REPORT BY RDNE ENGINEERS, DATE
AUGUST 2021 PRJ # 21-25254
SCALE
1"=120'
DESIGNED BY
TMH
CHECKED BY
JDR
REVISIONS
RICHEY DEVELOPMENT ENGINEERING, LLC
6800 Weiskopf Avenue
Suite 150
McKinney, TX 75070
HARPER ESTATES
MM CELINA 100, LLC
CONCEPT PLAN
(76 LOTS)
PROJECT NUMBER
21-012
DATE
AUGUST 2022
SCALE
1"=120'
SHEET NO.
1 of 1


AMENDING PLAT
HARPER ESTATES
76 RESIDENTIAL LOTS, 5 COMMON AREAS AND 11.397 ACRES OF RIGHT-OF-WAY
BEING 99.951 ACRES SITUATED IN THE W. A. BROWN SURVEY, ABSTRACT NUMBER 55, AND THE JOHN D. BROWN SURVEY, ABSTRACT NUMBER 102
CITY OF CELINA, COLLIN COUNTY, TEXAS
RICHEY DEVELOPMENT ENGINEERING, LLC
MM CELINA 100, LLC
21-012
1 OF 4
ASSUMED BEARING REFERENCE
S 01° 41' 55" E 1125.03'
FM HIGHWAY 2478 (100' R/W)
S 89° 01' 38" W 1105.31'
340.84'
S 01° 01' 07" E
S 89° 35' 38" W 800.28'
S 89° 59' 34" W 461.68'
PANDORA DR.
BLAIRE AVE.
ADDIE CT
SOFIA CT
POINT OF BEGINNING
LOT 5X 0.073 AC
CHURNER PARTNERS, LTD. Clerk's File No. 20060329000409290, LRCCT
TED W. EMRIE & APRIL EMRIE Clerk's File No. 19950915000687580, LRCCT
THE COTTAGE HILL CEMETARY ASSOCIATION Volume 456, Page 439, LRCCT
THE COTTAGE HILL CEMETARY ASSOCIATION Volume 236, Page 475, LRCCT
BOOKER LIVING TRUST Clerk's File No. 19950328000205230, LRCCT
STORY LIVING TRUST Clerk's File No. 20141223001395220, LRCCT
JAY KHORSAND & SHERRY SIROSPUR Volume 5596, Page 5483, LRCCT
MEJ HOLDINGS, LLC Clerk's File No. 20181212001510710, LRCCT
MATCHLINE SEE SHEET 2 OF 4
SITE
Vicinity Map
NO SCALE
COMMON AREA
LOT
LOT
N


THE CELINA INDEPENDENT SCHOOL DISTRICT
Clerk's File No. 2022000120903, LRCCT, As Affected By Correction Instrument 2023000041679, LRCCT
BENTLEY MANAGEMENT TRUST
Clerk's File No. 2021051800100370, LRCCT
BENTLEY MANAGEMENT TRUST
Clerk's File No. 2021051800100370, LRCCT
ROWAN FAMILY LIVING TRUST
WYLIE K & LADD ROWAN, Trustees
Clerk's File No. 20150716000873440, LRCCT
COTTAGE HILL CEMETARY ASSOCIATION
Clerk's File No. 19950724000515170, LRCCT
CHURNER PARTNERS, LTD.
Clerk's File No. 20060329000409290, LRCCT
TED W. EMRIE & APRIL EMRIE
Clerk's File No. 19950915000687580, LRCCT
MEJ HOLDINGS, LLC
Clerk's File No. 20181212001510710, LRCCT
N 89° 26' 46" E 2061.44'
FM HIGHWAY 2478 (100' R/W)
(70' Ultimate1/2 R/W)
ELSA DR.
PANDORA DR.
ADDIE CT
LOT 1X 1.786 AC
LOT 4X 0.918 AC
MATCHLINE SEE SHEET 1 OF 4
MATCHLINE SEE SHEET 1 OF 4
N
LEGEND
COMMON AREA
LOT
LOT
AMENDING PLAT
HARPER ESTATES
76 RESIDENTIAL LOTS, 5 COMMON AREAS AND 11.397 ACRES OF RIGHT-OF-WAY
BEING 99.951 ACRES SITUATED IN THE W. A. BROWN SURVEY, ABSTRACT NUMBER 55, AND THE JOHN D. BROWN SURVEY, ABSTRACT NUMBER 102
CITY OF CELINA, COLLIN COUNTY, TEXAS
RICHEY DEVELOPMENT ENGINEERING, LLC
AMENDING PLAT
HARPER ESTATES
MM CELINA 100, LLC
21-012
2 OF 4

APPENDIX B
PREPAID PARCELS

Appendix B
Prepaid Parcels

Parcel ID	Prepayment Date	Amount	Full/Partial
2911975	Oct-25	$93,815.79	Full
Total		**$93,815.79**	

APPENDIX C-1
2026-27 ASSESSMENT ROLL SUMMARY

Appendix C-1
Harper Estates PID
2026-27 Assessment Roll Summary

Parcel	Estimated No. of units	Lot Size	Lot Type	Total Equivalent Units	Outstanding Bond Equivalent Units	Total Outstanding Assessment	Principal	Interest	Excess Interest for Reserves	Adminstrative Expense	Annual Installment
2911920	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911921	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911922	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911923	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911924	1.00	100	1	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid	Prepaid
2911925	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911926	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911927	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911928	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911929	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911930	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911931	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911932	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911933	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911934	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911935	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911936	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911937	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911938	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911939	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911940	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911941	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911942	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911943	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911944	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911945	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911946	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911947	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911948	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911949	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911950	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911951	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911952	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911953	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911954	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911955	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911956	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911957	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911958	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911959	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911960	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911961	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911962	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911963	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911964	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911965	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911966	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911967	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911968	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911969	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911970	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911971	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911972	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911973	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911974	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911975	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911976	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911977	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911978	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911979	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911980	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911981	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911982	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911983	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911984	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911985	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911986	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911987	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911988	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911989	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911990	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911991	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911992	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911993	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911994	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911995	1.00	100	1	1.00	1.00	$92,455.79	$1,440.00	$6,196.40	$462.28	$649.46	$8,748.14
2911996	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2911997	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2911998	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2911999	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2912000	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2912001	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
2977664	0.00	0	Non-Assessed	0.00	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
	76.00			**75.00**	**75.00**	**$6,934,184.21**	**$108,000.00**	**$464,729.76**	**$34,670.92**	**$48,709.48**	**$656,110.16**

APPENDIX C-2
2026-27 PROJECTED ASSESSMENT SCHEDULE

Appendix C-2
Harper Estates Public Improvement District
2026-27 Projected Assessment Schedule

Lot Size	Single-Family – 100 Ft.
Assessment	$92,456

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	Administrative Expenses[3]	Total Annual Installment
2026	$92,456	$1,440	$6,659	$649	$8,748
2027	$91,016	$1,533	$5,757	$662	$7,953
2028	$89,482	$1,640	$5,561	$676	$7,877
2029	$87,842	$1,733	$5,459	$689	$7,881
2030	$86,109	$1,853	$5,350	$703	$7,907
2031	$84,256	$1,973	$5,234	$717	$7,925
2032	$82,282	$2,107	$5,111	$731	$7,949
2033	$80,176	$2,240	$4,979	$746	$7,965
2034	$77,936	$2,387	$4,839	$761	$7,987
2035	$75,549	$2,547	$4,690	$776	$8,013
2036	$73,002	$2,707	$4,531	$792	$8,029
2037	$70,296	$2,893	$4,362	$808	$8,063
2038	$67,402	$3,080	$4,181	$824	$8,085
2039	$64,322	$3,293	$3,989	$840	$8,122
2040	$61,029	$3,520	$3,783	$857	$8,160
2041	$57,509	$3,760	$3,563	$874	$8,197
2042	$53,749	$4,013	$3,328	$892	$8,233
2043	$49,736	$4,280	$3,077	$909	$8,266
2044	$45,456	$4,573	$2,809	$928	$8,310
2045	$40,882	$4,880	$2,524	$946	$8,350
2046	$36,002	$5,227	$2,219	$965	$8,410
2047	$30,776	$5,587	$1,892	$984	$8,463
2048	$25,189	$5,960	$1,543	$1,004	$8,507
2049	$19,229	$6,373	$1,170	$1,024	$8,568
2050	$12,856	$6,813	$772	$1,045	$8,630
2051	$6,042	$6,042	$346	$1,066	$7,454
Total		**$92,456**	**$97,728**	**$21,868**	**$212,052**

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 - The principal and interest amounts represent the final numbers of the Series 2023 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 - 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 HARPER ESTATES 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 Harper Estates 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 ___________ §

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