Legacy Celina Public Improvement
District Project Overview
Lot Size – 25 FT

The Legacy Celina Public Improvement District (the "PID") was created by the City of Celina City Council on March 11, 2025, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "PID" act), and Resolution No. 2025-17R upon petition of the owners of the taxable real property representing more than 50 percent of the appraised value of taxable real property liable for assessment within the District and the property owners who own taxable real property that constitutes more than 50 percent of the area of all taxable real property that is liable for assessment by the District.

The District was created principally to finance certain public improvements (the "Authorized Improvements") that specially benefit assessed property in the District. All of the properties in the District is located within the extraterritorial jurisdiction of the City of Celina (the "City") at the time of District creation and was subsequently annexed into the corporate limits of the City. Pursuant to a separate ordinance (the "Assessment Ordinance") expected to be enacted by the City Council on October 14, 2025, the City Council expects to approve a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levy special assessments (the "Assessments") on certain property within the District. Assessments may be prepaid in whole or in part at any time or may be paid in annual installments as provided by the Act and the Service and Assessment Plan.

The City expects to issue the City of Celina, Texas Special Assessment Revenue Bonds, Series 2025 (Legacy Celina Public Improvement District Project) (the "PID Bonds") in the aggregate amount of $10,120,000 pursuant to the Act, pursuant to a separate ordinance (the "Bond Ordinance") expected to be enacted by the City Council on October 14, 2025 and an Indenture of Trust dated as of November 1, 2025 between the City and U.S. Bank, National Association, as trustee. The City also expects to approve the Assessments Reimbursement Agreement in the aggregate amount of $4,674,374 to finance the remaining costs of the Authorized Improvements.

The PID Bonds are payable from the Assessments levied against each parcel of Assessed Property within the District pursuant to the Assessment Ordinance and in accordance with the Service and Assessment Plan.

Assessments that are not paid in full will be billed in annual installments and collected each year by the City, or its designee, as provided by a Service and Assessment Plan. Annual installments are expected to be billed and collected on the same schedule as property taxes. Assessments, including the annual installments thereof, are (a) a first and prior lien against the property assessed, superior to all other liens and claims except liens or claims for state, county, school district or other political subdivision ad valorem property taxes, whether now or hereafter payable, and (b) a personal liability of and charge against the owners of the property to the extent of their ownership regardless of whether the owners are named.

More information concerning the District, the Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

FAILURE TO PAY ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO 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 Legacy Celina Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: ___________________

___________________________________ Signature of Seller

___________________________________ Signature of Seller

STATE OF TEXAS §
§
COUNTY OF ___________ §

The foregoing instrument was acknowledged before me by _______________________ and _________________, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _________________, 20__.

____
Notary Public, State of Texas

The 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

Legacy (Robinson) Public Improvement District
Summary of Projected Annual Installments

Lot Type	Lot Type 2 (25 Ft Lot)
Outstanding Assessment	$35,730
Equivalent Units	0.64

Year[1]	Cumulative Outstanding Principal	Bond Principal[2]	Bond Interest[2]	R.A. Principal[3]	R.A. Interest[3]	Administrative Expenses[4]	Total Annual Installment
2026	$35,730	$377	$1,545	$133	$812	$158	$3,024
2027	$35,220	$394	$1,525	$142	$802	$161	$3,024
2028	$34,684	$411	$1,505	$152	$792	$164	$3,023
2029	$34,121	$430	$1,483	$162	$781	$167	$3,023
2030	$33,530	$449	$1,461	$171	$769	$171	$3,021
2031	$32,909	$469	$1,437	$184	$757	$174	$3,020
2032	$32,257	$490	$1,412	$196	$744	$178	$3,020
2033	$31,571	$512	$1,387	$210	$730	$181	$3,020
2034	$30,849	$534	$1,360	$225	$715	$185	$3,017
2035	$30,091	$560	$1,332	$239	$698	$188	$3,018
2036	$29,291	$592	$1,296	$256	$681	$192	$3,017
2037	$28,443	$626	$1,258	$273	$663	$196	$3,016
2038	$27,545	$662	$1,218	$292	$643	$200	$3,016
2039	$26,591	$700	$1,176	$312	$622	$204	$3,014
2040	$25,579	$739	$1,132	$333	$600	$208	$3,012
2041	$24,507	$782	$1,084	$355	$576	$212	$3,010
2042	$23,369	$828	$1,035	$379	$550	$216	$3,009
2043	$22,162	$877	$982	$406	$523	$221	$3,008
2044	$20,879	$927	$926	$435	$494	$225	$3,007
2045	$19,517	$983	$867	$466	$463	$230	$3,008
2046	$18,068	$1,043	$802	$498	$429	$234	$3,006
2047	$16,527	$1,109	$732	$534	$393	$239	$3,007
2048	$14,885	$1,176	$659	$570	$355	$244	$3,004
2049	$13,139	$1,249	$581	$611	$314	$249	$3,003
2050	$11,279	$1,328	$498	$652	$270	$254	$3,003
2051	$9,299	$1,410	$410	$698	$223	$259	$3,001
2052	$7,191	$1,500	$317	$749	$173	$264	$3,002
2053	$4,942	$1,592	$218	$802	$119	$269	$2,999
2054	$2,549	$1,693	$112	$856	$62	$275	$2,997
Total		**$24,441**	**$29,749**	**$11,289**	**$15,753**	**$6,118**	**$87,350**

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 2025 Special Assessment Revenue Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year and include additional interest of one-half of one percent for debt service reserves.
3 - The principal and interest amounts represent the final numbers of the 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.
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 LEGACY CELINA PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.

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.