

**Arbors Public Improvement District
Improvement Area #1**

Lot Type 1 – 60 FT Lot

Project Overview

The Arbors Public Improvement District (the “District”) was created by the City Council of the City of Crandall, Texas (the “City Council” and the “City” respectively) on September 6, 2022, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 090622R 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 which is located in the extraterritorial jurisdiction of the City. On May 19, 2025, the City Council adopted Ordinance No. 05192025A that approved a Service and Assessment Plan for Improvement Area #1 of the District (the “Service and Assessment Plan”) and levied Special Assessments (the “Improvement Area #1 Assessments”) on certain property within Improvement Area #1 in accordance with the Improvement Area #1 Assessment Roll attached as Appendix G to the Service and Assessment Plan. The Improvement Area #1 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.

On November 17, 2025, the City adopted an order to approve an updated Service and Assessment Plan for Improvement Area #1 within the District (the “Updated Service and Assessment Plan”) and issued the Arbors Public Improvement District, Special Assessment Revenue Bonds, Series 2025 (Arbors Public Improvement District Improvement Area #1 Project) in the aggregate amount of \$14,866,000 pursuant to the Act, Ordinance No. 11172025C adopted by the City Council on November 17, 2025, and an Indenture of Trust dated as of December 1, 2025, between the City and Wilmington Trust, National Association, as trustee.

All Improvement Area #1 Assessments that are not paid in full will be billed in annual installments and collected each year by the District, or its designee, as provided in the Service and Assessment Plan. **Annual Installments are billed by the Kaufman County Tax Office and are due and payable as provided on the annual installment assessment bill.** Annual installments are expected to be billed and collected on the same schedule as property taxes. The Improvement Area #1 Assessments, including the annual installments thereof, are (a) a first priority 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 Improvement Area #1 Assessments and the due dates of the Annual Installments of the Improvement Area #1 Assessments may be obtained from MuniCap, Inc., the District Administrator, located at 600 E. John Carpenter Freeway, Suite 150, Irving, TX 75062 and available by telephone at (469) 490-2800 or toll-free at (866) 648-8482 (toll free) and email at txpid@municap.com.

FAILURE TO PAY THE IMPROVEMENT AREA #1 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
THE CITY OF CRANDALL, 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 Crandall, 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 Arbors 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

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COUNTY OF _____

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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

**Arbors Public Improvement District
Summary of Projected Annual Installments
Improvement Area #1**

**Lot Size
Equivalent Unit
Outstanding Assessment**

**Lot Type 1 (60 Ft)
1.00
\$35,227**

Year¹	Cumulative Outstanding Principal	Bond Principal²	Bond Interest²	Administrative Expenses³	Total Annual Installment⁴
2026	\$35,227	\$524	\$2,039	\$151	\$2,714
2027	\$34,703	\$546	\$2,015	\$154	\$2,715
2028	\$34,156	\$569	\$1,989	\$157	\$2,714
2029	\$33,588	\$591	\$1,962	\$161	\$2,713
2030	\$32,997	\$618	\$1,933	\$164	\$2,715
2031	\$32,379	\$643	\$1,904	\$167	\$2,714
2032	\$31,736	\$670	\$1,874	\$170	\$2,714
2033	\$31,067	\$749	\$1,842	\$124	\$2,714
2034	\$30,318	\$784	\$1,806	\$124	\$2,714
2035	\$29,534	\$821	\$1,769	\$125	\$2,714
2036	\$28,713	\$868	\$1,722	\$125	\$2,715
2037	\$27,846	\$917	\$1,672	\$126	\$2,715
2038	\$26,929	\$969	\$1,619	\$127	\$2,715
2039	\$25,960	\$1,023	\$1,563	\$127	\$2,714
2040	\$24,936	\$1,080	\$1,505	\$128	\$2,713
2041	\$23,856	\$1,142	\$1,443	\$129	\$2,713
2042	\$22,714	\$1,209	\$1,377	\$129	\$2,715
2043	\$21,505	\$1,278	\$1,307	\$130	\$2,715
2044	\$20,227	\$1,350	\$1,234	\$131	\$2,714
2045	\$18,878	\$1,426	\$1,156	\$131	\$2,714
2046	\$17,451	\$1,513	\$1,069	\$132	\$2,714
2047	\$15,939	\$1,604	\$976	\$133	\$2,713
2048	\$14,334	\$1,703	\$878	\$133	\$2,714
2049	\$12,631	\$1,807	\$774	\$134	\$2,714
2050	\$10,824	\$1,916	\$663	\$135	\$2,713
2051	\$8,909	\$2,034	\$546	\$135	\$2,715
2052	\$6,874	\$2,158	\$421	\$136	\$2,715
2053	\$4,716	\$2,289	\$289	\$137	\$2,714
2054	\$2,427	\$2,427	\$149	\$137	\$2,713
Total		\$35,227	\$39,494	\$3,991	\$78,712

1 - Annual Installment billing will commence during Year 2026 and will be billed by the Kaufman County Tax Office on or around October of 2026 and payment is due by January 31, 2027.

2- The principal and interest amounts represent the final numbers of the Improvement Area #1 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date 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 Updates.

4 - Annual Installment does not include any TIRZ Annual Credit Amount.

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 ARBORS PUBLIC IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATES. FOR ANY ADDITIONAL INQUIRIES ABOUT THE ARBORS PUBLIC IMPROVEMENT DISTRICT, PLEASE CONTACT THE DISTRICT ADMINISTRATOR AT 866-648-8482.

Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.

Example of TIRZ Credit Application

The property in the PID is also located in the City of Crandall Tax Increment Reinvestment Zone No. 4. The City has committed to use approximately 40.00% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. The following hypothetical example illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2023) taxable value = \$1,000
Estimated current year (2026) taxable value = \$270,000
Estimated current (2026) incremental value = \$269,000 (i.e. \$270,000 - \$1,000)
Estimated current (2026) City tax rate per \$100 of taxable value = \$0.750000
Estimated PID current (2026) annual installment of Assessment = \$2,714
Estimated PID next (2027) annual installment of Assessments = \$2,562

B) Estimated City incremental tax:

\$2,018 [i.e., $(\$269,000 \div 100) \times \$0.750000 = \$2,018$]

C) Estimated TIRZ Credit:

\$1,086 (i.e., $\$2,714 \times 40.00\% = \$1,086$)

D) PID current annual installment due (2026):

\$2,714 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (2027):

\$1,476 (i.e., $\$2,562 - \$1,086 = \$1,476$) after application of the \$1,086 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.