

Keeneland Public Improvement District
Lot Size – 40 Ft.

Project Overview

On February 22, 2022, the City Council of the City of Aubrey, Texas passed and approved Resolution No. 881-22, which was amended by Resolution No. 887-22 passed and approved by the City Council of the City of Aubrey, Texas on April 26, 2022, collectively approving and authorizing the creation of the Aubrey Public Improvement District No. 1 (the “PID”) and more commonly referred to as “Keeneland”, to finance the costs of certain public improvements for the benefit of property in such public improvement district, all of which was located within the City limits.

The PID was created principally to finance certain public improvements (the “Authorized Improvements”) that specially benefit assessed property in the PID. All of the property in the PID was located within the City of Aubrey (the “City”) at the time of PID creation. On August 24, 2023, the City Council adopted Ordinance No. 797-23 that approved a Service and Assessment Plan for the PID (the "Service and Assessment Plan") and levied special assessments (the "Assessments") on certain property within the PID and in accordance with the Assessment Roll attached as Appendix B to the Service and Assessment Plan. The 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 issued the City of Aubrey Special Assessment Revenue Bonds, Series 2023 (Aubrey Public Improvement District No. 1 Project) in the aggregate amount of \$14,541,000 pursuant to the Act, Ordinance No. 798-23 adopted by the City Council on August 24, 2023 and an Indenture of Trust dated as of August 1, 2023 between the City and Wilmington Trust, National Association, as trustee.

All 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 in the Service and Assessment Plan. **Annual Installments are billed by the Denton 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 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 PID, the Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the PID 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.

FAILURE TO PAY THE 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 AUBREY, 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 Aubrey, 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 Aubrey Public Improvement District No. 1 (the "PID"), and more commonly referred to as "Keeneland", 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

Aubrey Public Improvement District No. 1
Summary of Projected Annual Installments

Lot Type	40 Ft
Outstanding Assessment	\$48,247
Equivalent Unit	0.93

Year ¹	Outstanding Cumulative Principal	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment ⁴
2026	\$48,247	\$674	\$3,050	\$183	\$3,907
2027	\$47,573	\$705	\$3,048	\$299	\$4,052
2028	\$46,868	\$736	\$3,009	\$305	\$4,050
2029	\$46,132	\$771	\$2,969	\$311	\$4,051
2030	\$45,361	\$809	\$2,926	\$318	\$4,052
2031	\$44,553	\$985	\$2,875	\$190	\$4,050
2032	\$43,568	\$1,047	\$2,812	\$191	\$4,050
2033	\$42,521	\$1,113	\$2,745	\$192	\$4,050
2034	\$41,408	\$1,182	\$2,674	\$193	\$4,049
2035	\$40,226	\$1,258	\$2,599	\$194	\$4,051
2036	\$38,969	\$1,337	\$2,519	\$195	\$4,051
2037	\$37,631	\$1,420	\$2,434	\$196	\$4,050
2038	\$36,211	\$1,510	\$2,343	\$197	\$4,050
2039	\$34,701	\$1,607	\$2,247	\$198	\$4,051
2040	\$33,094	\$1,707	\$2,144	\$199	\$4,050
2041	\$31,387	\$1,814	\$2,035	\$200	\$4,049
2042	\$29,573	\$1,932	\$1,920	\$201	\$4,052
2043	\$27,641	\$2,053	\$1,797	\$202	\$4,051
2044	\$25,589	\$2,184	\$1,663	\$203	\$4,050
2045	\$23,405	\$2,326	\$1,521	\$204	\$4,051
2046	\$21,079	\$2,478	\$1,370	\$205	\$4,053
2047	\$18,601	\$2,637	\$1,209	\$206	\$4,052
2048	\$15,965	\$2,806	\$1,038	\$207	\$4,051
2049	\$13,159	\$2,989	\$855	\$208	\$4,052
2050	\$10,170	\$3,179	\$661	\$209	\$4,049
2051	\$6,991	\$3,386	\$454	\$210	\$4,051
2052	\$3,604	\$3,604	\$234	\$211	\$4,049
Total		\$48,247	\$55,153	\$5,825	\$109,224

- 1 - Annual Installment billed by the Denton 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 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 - The estimated net Annual Installments shown do not include any TIRZ Credit.

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 AUBREY PUBLIC IMPROVEMENT DISTRICT NO. 1 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.

Example of TIRZ Credit Application

The property in the PID is also located in the City of Aubrey Tax Increment Reinvestment Zone No. 1. The City has committed to use approximately 38% 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 (2025) taxable value = \$1,000

Estimated current year (2026) taxable value = \$385,000

Estimated current (2026) incremental value = \$384,000 (i.e. \$384,000 - \$1,000)

Estimated current (2026) City tax rate per \$100 of taxable value = \$0.455

Estimated PID current (2026) annual installment of Assessment = \$3,907

Estimated PID next (2027) annual installment of Assessments = \$4,052

B) Estimated City incremental tax:

\$1,747 [i.e., $(\$384,000 \div 100) \times \$0.455 = \$1,747$]

C) Estimated TIRZ Credit:

\$664 (i.e., $\$1,747 \times 38\% = \664)

D) Estimated PID current annual installment due (2026):

\$3,907 with no prior year TIRZ Credit

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

\$3,388 (i.e., $\$4,052 - \$664 = \$3,388$) after application of the \$664 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.