

Palomino Public Improvement District
Lot Size – 30 Ft.

Project Overview

On November 20, 2024, the City Council of the City of Aubrey, Texas (the "City Council" and the "City", respectively) passed and approved Resolution No. 990-24, collectively approving and authorizing the creation of the Palomino Public Improvement District (the "PID"), 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 at the time of PID creation. On July 23, 2026, the City Council adopted Ordinance No. 960-26 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 G 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 and Developer entered into a Reimbursement Agreement with a total principal amount payable to the Developer of \$5,639,000. The Reimbursement Agreement will finance certain Actual Costs of the Authorized Improvements being constructed for the District. The Reimbursement Agreement is secured by the Assessments.

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 Palomino Public Improvement District (the "PID"), 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

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§

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 _____

§

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

**Palomino Public Improvement District
Summary of Projected Annual Installments**

Lot Type	30 Ft
Outstanding Assessment	\$18,797
Equivalent Unit	1.00

Year ¹	Outstanding Cumulative Principal	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$18,797	\$227	\$1,128	\$200	\$1,554
2027	\$18,570	\$240	\$1,114	\$204	\$1,558
2028	\$18,330	\$250	\$1,100	\$208	\$1,558
2029	\$18,080	\$263	\$1,085	\$212	\$1,560
2030	\$17,817	\$277	\$1,069	\$216	\$1,562
2031	\$17,540	\$290	\$1,052	\$221	\$1,563
2032	\$17,250	\$303	\$1,035	\$225	\$1,564
2033	\$16,947	\$317	\$1,017	\$230	\$1,563
2034	\$16,630	\$370	\$998	\$200	\$1,568
2035	\$16,260	\$393	\$976	\$201	\$1,570
2036	\$15,867	\$417	\$952	\$202	\$1,571
2037	\$15,450	\$443	\$927	\$203	\$1,573
2038	\$15,007	\$470	\$900	\$204	\$1,574
2039	\$14,537	\$500	\$872	\$205	\$1,577
2040	\$14,037	\$530	\$842	\$206	\$1,578
2041	\$13,507	\$563	\$810	\$207	\$1,581
2042	\$12,943	\$600	\$777	\$208	\$1,585
2043	\$12,343	\$637	\$741	\$209	\$1,586
2044	\$11,707	\$680	\$702	\$210	\$1,593
2045	\$11,027	\$723	\$662	\$211	\$1,596
2046	\$10,303	\$767	\$618	\$212	\$1,597
2047	\$9,537	\$817	\$572	\$213	\$1,602
2048	\$8,720	\$870	\$523	\$214	\$1,608
2049	\$7,850	\$923	\$471	\$216	\$1,610
2050	\$6,927	\$983	\$416	\$217	\$1,616
2051	\$5,943	\$1,047	\$357	\$218	\$1,621
2052	\$4,897	\$1,113	\$294	\$219	\$1,626
2053	\$3,783	\$1,183	\$227	\$220	\$1,630
2054	\$2,600	\$1,260	\$156	\$221	\$1,637
2055	\$1,340	\$1,340	\$80	\$222	\$1,642
Total		\$18,797	\$22,473	\$6,355	\$47,625

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 are calculated for the Reimbursement Agreement amount 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 PALOMINO 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.