

Southridge Public Improvement District Project Overview

Improvement Area #4 – 40 FT Lots

The Southridge Public Improvement District (the “District”) was created by the City of Princeton City Council (the “City Council” and the “City” respectively) on April 25, 2022, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2022-04-25-R-01 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 for the benefit of certain property in the PID, all of which is located within the corporate limits of the City. A Service and Assessment Plan was accepted and approved by the City Council on December 8, 2025 pursuant to Ordinance No. 2025-12-08-09 (the “Assessment Ordinance”), setting forth the plan for apportioning the costs of certain of the public improvement projects (the “Authorized Improvements”) to be assessed against properties in the District and for payment of Assessments with respect thereto.

The City issued the City of Princeton Special Assessment Revenue Bonds, Series 2025 (Southridge Public Improvement District – Improvement Area No. 4 Project) (the “Improvement Area #4 PID Bonds”) in the aggregate amount of \$5,620,000 pursuant to the Act, an Ordinance No. 2025-12-08-10 adopted by the City Council on December 8, 2025 and an Indenture of Trust dated as of December 15, 2025 between the City and Regions Bank, as trustee.

Annual Installments of the Assessments are collected each year by the Collin County Tax Assessor and Collector. These Annual Installments of the Assessments may be included on the ad valorem tax bill(s) for the property and may be collected in the same manner and at the same time as the ad valorem taxes. The Act provides that the Assessments (including any reassessment, the expense of collection and reasonable attorney’s fees, if incurred) 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 that Assessment may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 150, Irving, TX 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 PRINCETON, 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 Princeton, 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 Southridge 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 _____

§

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

Southridge PID - Improvement Area #4
Projected Schedule of Annual Installments

Lot Type
Outstanding Assessment

40 FT
\$30,282

Year ¹	Outstanding Assessment	Bond Principal ²	Bond Interest ²	Administrative Expense ³	Total Annual Installment
2026	\$30,282	\$420	\$1,746	\$305	\$2,471
2027	\$29,862	\$436	\$1,732	\$364	\$2,532
2028	\$29,426	\$453	\$1,711	\$372	\$2,536
2029	\$28,973	\$463	\$1,690	\$379	\$2,533
2030	\$28,510	\$474	\$1,669	\$387	\$2,530
2031	\$28,036	\$490	\$1,647	\$394	\$2,532
2032	\$27,545	\$507	\$1,624	\$402	\$2,533
2033	\$27,039	\$657	\$1,601	\$269	\$2,528
2034	\$26,381	\$690	\$1,571	\$271	\$2,531
2035	\$25,692	\$722	\$1,539	\$272	\$2,533
2036	\$24,970	\$760	\$1,497	\$273	\$2,530
2037	\$24,210	\$803	\$1,454	\$275	\$2,531
2038	\$23,407	\$846	\$1,407	\$276	\$2,530
2039	\$22,561	\$894	\$1,359	\$278	\$2,531
2040	\$21,667	\$943	\$1,307	\$279	\$2,529
2041	\$20,724	\$997	\$1,253	\$280	\$2,530
2042	\$19,727	\$1,051	\$1,196	\$282	\$2,528
2043	\$18,676	\$1,110	\$1,135	\$283	\$2,529
2044	\$17,566	\$1,180	\$1,071	\$285	\$2,536
2045	\$16,386	\$1,239	\$1,004	\$286	\$2,529
2046	\$15,147	\$1,315	\$928	\$287	\$2,530
2047	\$13,832	\$1,396	\$847	\$289	\$2,532
2048	\$12,436	\$1,482	\$762	\$290	\$2,534
2049	\$10,955	\$1,568	\$671	\$292	\$2,531
2050	\$9,386	\$1,665	\$575	\$293	\$2,533
2051	\$7,721	\$1,767	\$473	\$295	\$2,535
2052	\$5,954	\$1,870	\$365	\$296	\$2,531
2053	\$4,084	\$1,983	\$250	\$298	\$2,531
2054	\$2,101	\$2,101	\$129	\$299	\$2,529
Total		\$30,282	\$34,212	\$8,853	\$73,348

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 1/31/27.

2 - The principal and interest amounts represent the debt service requirements of the Series 2025 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 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 SOUTHRIDGE 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 June 8, 2026, 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@unicap.com.

Southridge Public Improvement District (PID)
& Reinvestment Zone Number Six (TIRZ)

Example of TIRZ Credit Application

The property in the PID is also located in the City of Princeton Tax Increment Reinvestment Zone No. 6. The City has committed to use up to approximately 45% 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 (2024) taxable value = \$1,000

Estimated current year (2026) taxable value = \$417,500

Estimated current (2026) incremental value = \$416,500 (i.e. \$417,500 - \$1,000)

Estimated current (2026) City tax rate per \$100 of taxable value = \$0.549999

Estimated PID current (2026) annual installment of Assessment = \$3,307

Estimated PID next (2027) annual installment of Assessments = \$3,336

B) **Estimated** City incremental tax:

\$2,288 [i.e., $(416,500 \div 100) \times \$.549999 = \$2,288$]

C) **Estimated** TIRZ Credit:

\$1,030 (i.e., $\$2,288 \times 45 \% = \$1,030$)

D) PID current annual installment due (2026):

\$3,307 with no prior year TIRZ Credit

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

\$2,306 (i.e., $\$3,336 - \$1,030 = \$2,306$) after application of the \$1,030 TIRZ Credit

The maximum annual TIRZ Annual Credit amount ("Maximum Annual TIRZ Credit") for any Parcel with a completed home and fully appraised with improvements prior to 2025 will be capped at the annual TIRZ Credit amount that was shown in the 2025 Annual Service Plan Update for such Parcels. For any Parcel with a home that was not completed and fully appraised in 2025 or afterwards, the Maximum Annual TIRZ Credit amount will be capped at the tax increments generated the first year following the completion and full appraisal of the home on such Parcel.

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.