

**Bel Air Village Public Improvement District
Phase #2 – Lot Size – Townhome
Lots Triggered for Collection in 2025-26**

Project Overview

Bel Air Village Public Improvement District (the “District”) was created by the City Council of the City of Sherman (the “City”) on March 15, 2021, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 6711 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 improvement projects for the residential development located within the boundaries of the City of Sherman. A Service and Assessment Plan was accepted and approved by the City Council on December 5, 2022, pursuant to Ordinance No. 6548 (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 Special Assessments with respect thereto.

The City and Developer entered into a Reimbursement Agreement (the “Phase #2 Reimbursement Agreement”) with a total principal amount payable to the Developer of \$20,186,042 (the “Reimbursement Amount”). The Phase #2 Reimbursement Agreement will finance certain Actual Costs of the Authorized Improvements being constructed for Phase #2 of the District. The Phase #2 Reimbursement Agreement is secured by the Phase #2 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 Grayson 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 about the assessments, including the amounts and due dates, may be obtained from MuniCap, Inc., the Administrator of the District, 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 PHASE #2 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 SHERMAN, 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 Sherman, 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 Bel Air Village 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 §

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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 _____

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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

**Bel Air Village Public Improvement District
Summary of Projected Annual Installments
Phase #2 - Lots Triggered for Collection in 2025-26**

Lot Size	Townhomes
Assessment	\$31,526
Equivalent Unit	0.83

Year ¹	Cumulative Outstanding Principal	Phase #1 R.A. Principal ²	Phase #1 R.A. Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$31,526	\$2	\$2,932	\$96	\$3,029
2027	\$31,524	\$2	\$2,932	\$97	\$3,031
2028	\$31,522	\$2	\$2,932	\$99	\$3,033
2029	\$31,521	\$2	\$2,931	\$101	\$3,034
2030	\$31,519	\$575	\$1,986	\$103	\$2,664
2031	\$30,945	\$608	\$1,950	\$106	\$2,663
2032	\$30,337	\$643	\$1,911	\$108	\$2,662
2033	\$29,694	\$681	\$1,871	\$110	\$2,661
2034	\$29,013	\$722	\$1,828	\$112	\$2,661
2035	\$28,291	\$764	\$1,782	\$114	\$2,660
2036	\$27,527	\$811	\$1,734	\$117	\$2,661
2037	\$26,717	\$859	\$1,683	\$119	\$2,661
2038	\$25,858	\$909	\$1,629	\$121	\$2,659
2039	\$24,949	\$964	\$1,572	\$124	\$2,659
2040	\$23,985	\$1,023	\$1,511	\$126	\$2,660
2041	\$22,962	\$1,084	\$1,447	\$129	\$2,659
2042	\$21,878	\$1,150	\$1,378	\$131	\$2,659
2043	\$20,729	\$1,220	\$1,306	\$134	\$2,660
2044	\$19,509	\$1,295	\$1,229	\$137	\$2,660
2045	\$18,214	\$1,373	\$1,147	\$139	\$2,660
2046	\$16,841	\$1,457	\$1,061	\$142	\$2,660
2047	\$15,384	\$1,546	\$969	\$145	\$2,660
2048	\$13,838	\$1,641	\$872	\$148	\$2,661
2049	\$12,196	\$1,741	\$768	\$151	\$2,661
2050	\$10,455	\$1,849	\$659	\$154	\$2,662
2051	\$8,606	\$1,963	\$542	\$157	\$2,662
2052	\$6,643	\$2,083	\$418	\$160	\$2,662
2053	\$4,559	\$2,212	\$287	\$163	\$2,662
2054	\$2,347	\$2,347	\$148	\$166	\$2,662
Total		\$31,526	\$43,415	\$3,708	\$78,649

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| <p>1 - Annual Installment billed by the Grayson County Tax Office during Year 2026 will be billed on or around 10/01/26 and payment is due by 01/31/27.</p> <p>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.</p> <p>3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.</p> |
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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 BEL AIR VILLAGE 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.