

Ariana Public Improvement District

Lot Type 7 – Townhome Project Overview

The Ariana Public Improvement District (the “District”) was created by the City Council of the City of Celina (the “City Council”) on September 10, 2024, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2024-45R 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. All of the property in the District is located within the boundaries of the City of Celina (the “City”).

The District was created principally to finance certain public improvement projects (the “Authorized Improvements”) that specially benefit assessed property in the District. On September 8, 2026, the City Council adopted an ordinance (the “Assessment Ordinance”) accepting and approving a service and assessment plan for the District (the “SAP”) and levying special assessments (the “Assessments”) against the Assessed Property as shown on the Assessment Roll attached to the SAP. The Assessments may be prepaid in whole or in part at any time without penalty or may be paid in annual installments as provided by the Act and the SAP.

The City issued the City of Celina, Texas, Special Assessment Revenue Bonds, Series 2026 (Ariana Public Improvement District Improvement Areas #1-3 Project) (the “Series 2026 Bonds”) in the aggregate amount of \$19,049,000 pursuant to the Act, and Ordinance No. 2026-085 (the “Bond Ordinance”) adopted by the City Council on September 8, 2026, and an Indenture of Trust dated as of September 1, 2026 between the City, and the U.S. Bank, N.A. as trustee.

The Series 2026 Bonds are payable from the Assessments levied against each parcel of Assessed Property within the District pursuant to the Assessment Ordinance and in accordance with the SAP.

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 Collin 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 District, the Assessments and the due dates of the Annual Installments of the Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, 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 CELINA, 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 Celina, 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 Ariana 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 _____

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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

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

**Ariana Public Improvement District
Summary of Projected Annual Installments
Improvement Area #3**

Lot Size	Land Use Class 7 (Townhomes)
Outstanding Assessment	\$6,493
Equivalent Units	0.23

Year ¹	Cumulative Outstanding Principal	Bond Principal ²	Bond Interest ²	Administrative Expenses ³	Total Annual Installment
2026	\$6,493	\$200	\$391	\$408	\$999
2027	\$6,293	\$173	\$409	\$416	\$999
2028	\$6,120	\$173	\$398	\$424	\$996
2029	\$5,947	\$187	\$387	\$433	\$1,006
2030	\$5,760	\$187	\$374	\$442	\$1,003
2031	\$5,573	\$187	\$362	\$450	\$999
2032	\$5,387	\$187	\$350	\$459	\$996
2033	\$5,200	\$187	\$338	\$469	\$993
2034	\$5,013	\$200	\$326	\$478	\$1,004
2035	\$4,813	\$200	\$313	\$488	\$1,000
2036	\$4,613	\$200	\$300	\$497	\$997
2037	\$4,413	\$200	\$287	\$507	\$994
2038	\$4,213	\$213	\$274	\$517	\$1,005
2039	\$4,000	\$213	\$260	\$528	\$1,001
2040	\$3,787	\$213	\$246	\$538	\$998
2041	\$3,573	\$213	\$232	\$549	\$995
2042	\$3,360	\$227	\$218	\$560	\$1,005
2043	\$3,133	\$227	\$204	\$571	\$1,002
2044	\$2,907	\$227	\$189	\$583	\$998
2045	\$2,680	\$227	\$174	\$594	\$995
2046	\$2,453	\$227	\$159	\$606	\$992
2047	\$2,227	\$240	\$145	\$618	\$1,003
2048	\$1,987	\$240	\$129	\$631	\$1,000
2049	\$1,747	\$240	\$114	\$643	\$997
2050	\$1,507	\$240	\$98	\$656	\$994
2051	\$1,267	\$253	\$82	\$669	\$1,005
2052	\$1,013	\$253	\$66	\$683	\$1,002
2053	\$760	\$253	\$49	\$696	\$999
2054	\$507	\$253	\$33	\$710	\$997
2055	\$253	\$253	\$16	\$725	\$994
Total		\$6,493	\$6,924	\$16,552	\$29,969

- 1 - The Annual Installment billed during Year 2026 will be billed by the Collin County Tax Office 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 2026 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 - The 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 ARIANA 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.