

The North Sky Public Improvement District
Project Overview
Improvement Area #2 Lot Size - 55 Ft

The North Sky Public Improvement District (the “PID”) was created by the City of Celina City Council on June 8, 2021, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2021-39R 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 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 extraterritorial jurisdiction of the City at the time the PID was created, and was subsequently annexed into the City on March 15, 2022. On February 14, 2023, the City Council adopted Ordinance No. 2023-13 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 District 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 issued the City of Celina Special Assessment Revenue Bonds, Series 2023 (The North Sky Public Improvement District Major Improvement Area Project) (the “Major Improvement Area Bonds”) in the aggregate amount of \$3,452,000 pursuant to the Act and Ordinance No. 2023-15 adopted by the City Council on February 14, 2023, and an Indenture of Trust dated as of March 1, 2023, between the City and U.S. Bank National Association, as trustee.

The Major Improvement Area 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 Service and Assessment Plan.

The City issued the City of Celina Special Assessment Revenue Bonds, Series 2026 (The North Sky Public Improvement District Improvement Area #2 Project) (the “Improvement Area #2 Bonds”) in the aggregate amount of \$16,071,000 pursuant to the Act and Ordinance No. 2026-041 adopted by the City Council on July 14, 2026, and an Indenture of Trust dated as of August 1, 2026, between the City and U.S. Bank National Association, as trustee. The Improvement Area #2 Bonds were issued to fund the actual cost of the Improvement Area #2 Improvements.

The Improvement Area #2 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 Service and Assessment Plan.

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).

**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
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 North Sky 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

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

North Sky Public Improvement District
2026-27 Improvement Area #2 Projected Assessment Schedule

Lot Type
Assessment
Equivalent Units

Single-Family - 55 Ft
\$43,269
0.91

Year ¹	Outstanding Assessment	Series 2023 Major Improvement Area Bonds Principal ²	Series 2023 Major Improvement Area Bonds Interest ²	Series 2026 Improvement Area #2 Bonds Principal ²	Series 2026 Improvement Area #2 Bonds Interest ²	Additional Interest ³	Administrative Expenses ⁴	Total Annual Installment
2026	\$43,269	\$139	\$410	\$276	\$2,338	\$216	\$221	\$3,601
2027	\$42,854	\$144	\$416	\$460	\$2,158	\$214	\$243	\$3,635
2028	\$42,250	\$148	\$409	\$489	\$2,131	\$211	\$248	\$3,636
2029	\$41,613	\$154	\$402	\$521	\$2,101	\$208	\$253	\$3,639
2030	\$40,938	\$161	\$394	\$555	\$2,070	\$205	\$258	\$3,642
2031	\$40,222	\$167	\$384	\$593	\$2,037	\$201	\$263	\$3,646
2032	\$39,462	\$176	\$374	\$632	\$2,001	\$197	\$268	\$3,648
2033	\$38,654	\$187	\$363	\$670	\$1,963	\$193	\$273	\$3,650
2034	\$37,797	\$195	\$352	\$716	\$1,923	\$189	\$279	\$3,654
2035	\$36,886	\$206	\$340	\$761	\$1,880	\$184	\$284	\$3,656
2036	\$35,919	\$217	\$327	\$811	\$1,835	\$180	\$290	\$3,659
2037	\$34,892	\$227	\$314	\$865	\$1,786	\$174	\$296	\$3,663
2038	\$33,800	\$240	\$300	\$919	\$1,734	\$169	\$302	\$3,665
2039	\$32,640	\$253	\$285	\$980	\$1,679	\$163	\$308	\$3,669
2040	\$31,406	\$268	\$270	\$1,044	\$1,620	\$157	\$314	\$3,673
2041	\$30,094	\$281	\$253	\$1,112	\$1,557	\$150	\$320	\$3,675
2042	\$28,702	\$298	\$236	\$1,184	\$1,491	\$144	\$327	\$3,680
2043	\$27,219	\$313	\$218	\$1,261	\$1,420	\$136	\$333	\$3,681
2044	\$25,645	\$330	\$199	\$1,345	\$1,344	\$128	\$340	\$3,686
2045	\$23,969	\$350	\$178	\$1,431	\$1,263	\$120	\$347	\$3,689
2046	\$22,188	\$369	\$157	\$1,526	\$1,177	\$111	\$354	\$3,694
2047	\$20,293	\$391	\$134	\$1,623	\$1,086	\$101	\$361	\$3,697
2048	\$18,279	\$414	\$111	\$1,728	\$988	\$91	\$368	\$3,700
2049	\$16,138	\$438	\$85	\$1,841	\$885	\$81	\$375	\$3,705
2050	\$13,859	\$463	\$58	\$1,961	\$774	\$69	\$383	\$3,709
2051	\$11,435	\$489	\$30	\$2,090	\$657	\$57	\$390	\$3,714
2052	\$8,855	\$0	\$0	\$2,771	\$531	\$44	\$4,673	\$8,020
2053	\$6,084	\$0	\$0	\$2,948	\$365	\$30	\$197	\$3,541
2054	\$3,136	\$0	\$0	\$3,136	\$188	\$16	\$201	\$3,541
Total		\$7,021	\$7,001	\$36,248	\$42,985	\$4,142	\$13,068	\$110,465

- 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 01/31/27.
- 2 - The principal and interest amounts represent the final numbers of the Series 2023 Major Improvement Area Bonds and will not increase during the life of the bonds. Interest amount calculated through the principal payment date of each year.
- 3 - The principal and interest amounts represent the final numbers of the Series 2026 Improvement Area #2 Bonds and will not increase during the life of the bonds. Interest amounts calculated through the principal payment date of each year.
- 4 - Administrative expenses are estimated and will be updated each year in the Annual Service Plan Update.

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.