The Trails at Cottonwood Creek Public Improvement District
Neighborhood Improvement Area #1 – Townhome
Project Overview

The Trails at Cottonwood Creek Public Improvement District (the "District") was created by the City Council of the City of Rowlett, Texas (the "City Council" and the "City", respectively) on March 17, 2020, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the "Act"), and Resolution No. RES-032-20 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. A Service and Assessment Plan was accepted and approved by the City Council on May 18, 2021, pursuant to Ordinance ORD-023-21 (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.

On May 18, 2021, the City approved issuance of the City of Rowlett, Texas Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Neighborhood Improvement Area #1 Project) (the "NIA #1 Bonds") in the aggregate principal amount of $2,543,000 pursuant to the Act, Ordinance No. ORD-025-21 adopted by the City Council on May 18, 2021 and an Indenture of Trust dated as of May 15, 2021 between the City and Wilmington Trust, National Association, as trustee.

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 Utility Tax Service 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 ROWLETT, 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 Rowlett, 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 Trails at Cottonwood Creek 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

ONCE RECORDED WITH THE COUNTY, PLEASE SEND A COPY TO TXPID.DISCLOSURES@MUNICAP.COM

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 §
§
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 Trails at Cottonwood Creek Public Improvement District
Neighborhood Improvement Area #1
Summary of Projected Annual Installments

Lot Size	Townhome
Outstanding Assessment	$10,678
Total Equivalent Units	0.79

Year[1]	Cumulative Outstanding Principal	NIA #1 Bond Principal[2]	NIA #1 Bond Interest[2]	Additional Interest Expense[2]	Administrative Expenses[3]	Total Annual Installment
2026	$10,678	$303	$390	$53	$159	$905
2027	$10,375	$308	$407	$53	$184	$952
2028	$10,067	$317	$397	$52	$187	$954
2029	$9,750	$326	$387	$50	$191	$955
2030	$9,423	$336	$377	$49	$195	$956
2031	$9,087	$340	$366	$47	$199	$953
2032	$8,747	$354	$354	$45	$203	$956
2033	$8,393	$364	$340	$44	$207	$955
2034	$8,029	$373	$327	$42	$211	$953
2035	$7,656	$387	$313	$40	$215	$955
2036	$7,269	$396	$298	$38	$220	$952
2037	$6,872	$410	$283	$36	$224	$954
2038	$6,462	$424	$268	$34	$229	$955
2039	$6,037	$438	$252	$32	$233	$955
2040	$5,599	$452	$236	$30	$238	$955
2041	$5,147	$466	$219	$27	$243	$955
2042	$4,680	$480	$200	$25	$247	$953
2043	$4,200	$499	$181	$23	$252	$955
2044	$3,701	$518	$161	$20	$257	$956
2045	$3,183	$532	$140	$18	$263	$952
2046	$2,652	$555	$119	$15	$268	$956
2047	$2,097	$574	$97	$12	$273	$955
2048	$1,523	$592	$74	$9	$279	$954
2049	$931	$616	$50	$6	$284	$956
2050	$315	$315	$25	$3	$290	$634
Total		**$10,678**	**$6,260**	**$803**	**$5,751**	**$23,491**

1 - Annual Installment for Year 2026 will be billed by the Utility Tax Service on or around 10/31/26 and payment is due by 01/31/27.
2 - The principal and interest amounts represent the final numbers of the Series 2021 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of 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 TRAILS AT COTTONWOOD CREEK 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.