The Trails at Cottonwood Creek Public Improvement District
Neighborhood Improvement Area #2 – Townhome Lot
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.

The City approved the issuance of the City of Rowlett, Texas Special Assessment Revenue Bonds, Series 2021 (Trails at Cottonwood Creek Public Improvement District Major Improvement Area Project) (the "MIA Bonds") in the aggregate principal amount of $5,065,000. Neighborhood Improvement Area #2 Parcels has a proportionate share of the Series 2021 Major Improvement Area Bonds to finance the cost of the Major Authorized Improvements.

On May 5, 2026 the City approved the issuance of the City of Rowlett, Texas Special Assessment Revenue Bonds, Series 2026 (Trails at Cottonwood Creek Public Improvement District Neighborhood Improvement Areas #2-3 Project) (the "NIA #2-3 Bonds") in the aggregate principal amount of $6,395,000 to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in the PID. The Neighborhood Improvement Area #2 portion of the Bonds, $4,250,000, are secured by the Neighborhood Improvement Area #2 Assessments (the " Neighborhood Improvement Area #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 Utility Tax Services 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 East 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 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 #2
Summary of Projected Annual Installments

Lot Size	Townhome
Outstanding Assessment	$18,269
NIA #2 Equivalent Units	0.72
MIA Equivalent Units	0.79

Year[1]	Cumulative Outstanding Principal	NIA #2 Bond Principal[2]	NIA #2 Bond Interest[2]	MIA Bond Principal[2]	MIA Bond Interest[2]	Additional Interest Expense[2,3]	Administrative Expenses[3]	Total Annual Installment
2026	$18,269	$195	$608	$168	$276	$91	$162	$1,501
2027	$17,906	$200	$600	$174	$280	$90	$196	$1,540
2028	$17,532	$208	$591	$179	$274	$88	$200	$1,541
2029	$17,145	$216	$582	$187	$267	$86	$204	$1,542
2030	$16,742	$222	$572	$193	$260	$84	$208	$1,539
2031	$16,327	$230	$563	$200	$253	$82	$213	$1,539
2032	$15,898	$238	$553	$209	$245	$79	$217	$1,540
2033	$15,452	$248	$542	$216	$236	$77	$221	$1,541
2034	$14,987	$256	$531	$225	$227	$75	$226	$1,540
2035	$14,506	$267	$520	$233	$218	$73	$230	$1,541
2036	$14,006	$275	$508	$244	$208	$70	$235	$1,540
2037	$13,487	$288	$494	$254	$198	$67	$239	$1,541
2038	$12,945	$302	$478	$264	$188	$65	$244	$1,541
2039	$12,379	$315	$462	$274	$177	$62	$249	$1,539
2040	$11,790	$331	$445	$286	$166	$59	$254	$1,541
2041	$11,173	$347	$427	$298	$154	$56	$259	$1,541
2042	$10,528	$363	$409	$311	$141	$53	$264	$1,541
2043	$9,854	$382	$389	$324	$128	$49	$270	$1,542
2044	$9,148	$400	$369	$337	$114	$46	$275	$1,541
2045	$8,411	$419	$347	$352	$100	$42	$281	$1,540
2046	$7,640	$440	$325	$366	$85	$38	$286	$1,540
2047	$6,833	$465	$299	$382	$69	$34	$292	$1,541
2048	$5,986	$489	$272	$398	$53	$30	$298	$1,540
2049	$5,099	$515	$244	$416	$36	$25	$304	$1,541
2050	$4,168	$542	$215	$433	$18	$21	$310	$1,539
2051	$3,193	$571	$184	$0	$0	$16	$223	$994
2052	$2,622	$603	$151	$0	$0	$13	$228	$995
2053	$2,018	$635	$116	$0	$0	$10	$232	$994
2054	$1,383	$673	$80	$0	$0	$7	$237	$996
2055	$710	$710	$41	$0	$0	$4	$242	$996
Total		**$11,346**	**$11,916**	**$6,923**	**$4,372**	**$1,591**	**$7,299**	**$43,447**

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 2026 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 - The principal and interest amounts are based on the Neighborhood Improvement Area #2's proportionate share of the Trails at Cottonwood Creek PID Series 2021 Major Improvement Area 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.
4 - 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.