

Creeks of Legacy Public Improvement District
Phase #1 – Lot Type 2- 60 FT
Project Overview

The Creeks of Legacy Public Improvement District (the “District”) was created by the City Council of the City of Celina on April 29, 2014, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2014-17R 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 Celina (the “City”). A Service and Assessment Plan was accepted and approved by the City Council on June 18, 2014, pursuant to Ordinance No. 2014-26 (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 issued the City of Celina Special Assessment Revenue Bonds (Creeks of Legacy Public Improvement District Phase #1 Project), Series 2014 in the aggregate amount of \$8,750,000 (the “Phase #1A Bonds”) pursuant to the Act, an Ordinance No. 2014-29 adopted by the City Council on June 18, 2014 and an Indenture of Trust dated as of June 1, 2017 between the City, and the U.S. Bank, N.A. as trustee. The City also approved the Phase #1 Reimbursement Agreement in the aggregate amount of \$3,750,000 pursuant to Ordinance No. 2014-31 adopted by the City Council on June 18, 2014 to finance the remaining costs of the Authorized Improvements in Phase #1. In September 2018, the City refinanced the Phase #1 Reimbursement Agreement by issuing City of Celina Special Assessment Revenue Bonds (Creeks of Legacy Public Improvement District Phase #1B Project), Series 2018 in the aggregate amount of \$3,750,000 (the “Phase #1B Bonds”), which resulted in reduced projected annual installments for property owners.

The Phase #1A Bonds and the Phase #1B Bonds (the “Phase #1 Assessments”) are payable from Special Assessments levied against each parcel of property within Phase #1 of the District pursuant to the Assessment Ordinance adopted by the City Council. The Act provides that the special assessments (including any reassessment, the expense of collection and reasonable attorney’s fees, if incurred) 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 municipality 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 Phase #1 Assessments and the due dates of the Annual Installments of the Phase #1 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

FAILURE TO PAY THE PHASE #1 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

**NOTICE OF OBLIGATION TO PAY
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS
TO THE CITY OF CELINA, TEXAS**

CONCERNING THE PROPERTY AT:

[INSERT STREET ADDRESS]

(Phase #1 – Lot Type 2 – 60’ Lot)

(Outstanding Principal Assessment - \$27,363)

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Celina, Texas, for public improvements undertaken for the benefit of the property within the Creeks of Legacy Public Improvement District created under Subchapter A, Chapter 372, Local Government Code, as amended.

THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR PUBLIC IMPROVEMENTS IS \$27,363, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved by the City Council. More information about the assessments, including the amounts and due dates, may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 333, 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 thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

**Creeks of Legacy Public Improvement District
Phase 1 - Schedule of Projected Annual Installments**

**Lot Type
Outstanding Assessment
Equivalent Unit**

Lot Type 2 (60' Lot)
\$27,363
0.88

Assessment Year ending 09/01 ¹	Cumulative Outstanding Principal ²	Ph. #1A Bond Principal ³	Ph. #1A Bond Interest ³	Ph. #1B Bond Principal ⁴	Ph. #1B Bond Interest ⁴	Administrative Expenses ⁵	Total ⁶ Annual Installment
2021	\$27,363	\$472	\$1,330	\$0	\$499	\$92	\$2,393
2022	\$26,891	\$531	\$1,322	\$0	\$509	\$74	\$2,435
2023	\$26,360	\$531	\$1,286	\$0	\$509	\$74	\$2,399
2024	\$25,829	\$590	\$1,249	\$0	\$509	\$75	\$2,423
2025	\$25,240	\$590	\$1,209	\$0	\$509	\$76	\$2,383
2026	\$24,650	\$649	\$1,168	\$0	\$509	\$77	\$2,402
2027	\$24,001	\$708	\$1,123	\$0	\$509	\$77	\$2,417
2028	\$23,294	\$767	\$1,075	\$0	\$509	\$78	\$2,428
2029	\$22,527	\$767	\$1,022	\$35	\$509	\$79	\$2,412
2030	\$21,725	\$826	\$967	\$35	\$507	\$80	\$2,415
2031	\$20,864	\$885	\$909	\$35	\$505	\$81	\$2,414
2032	\$19,944	\$944	\$846	\$35	\$503	\$81	\$2,408
2033	\$18,965	\$1,002	\$778	\$47	\$500	\$82	\$2,411
2034	\$17,916	\$1,061	\$703	\$71	\$498	\$83	\$2,416
2035	\$16,783	\$1,179	\$624	\$35	\$494	\$84	\$2,416
2036	\$15,569	\$1,238	\$535	\$71	\$492	\$85	\$2,421
2037	\$14,259	\$1,297	\$442	\$106	\$488	\$85	\$2,419
2038	\$12,856	\$1,415	\$345	\$83	\$481	\$86	\$2,411
2039	\$11,358	\$1,533	\$239	\$83	\$477	\$87	\$2,419
2040	\$9,742	\$1,571	\$124	\$83	\$472	\$88	\$2,338
2041	\$8,088	\$0	\$0	\$1,863	\$467	\$89	\$2,420
2042	\$6,225	\$0	\$0	\$1,970	\$360	\$90	\$2,420
2043	\$4,255	\$0	\$0	\$2,088	\$247	\$91	\$2,425
2044	\$2,168	\$0	\$0	\$2,168	\$127	\$92	\$2,386
Total		\$18,555	\$17,296	\$8,808	\$11,184	\$1,986	\$57,828

¹ - Example: Annual Installment for Assessment Year ending 2021 will be billed on or around 10/01/20 and payment is due by 01/31/21. Annual Installment for Assessment Year ending 2021 covers the period of 09/01/20- 08/31/21.

² - The principal and interest amounts are based on the Series 2014 Phase #1A Bonds final numbers and will not increase during the life of the bonds.

³ - The principal and interest amounts are based on the Series 2018 Phase #1B Bonds final numbers and will not increase during the life of the bonds.

⁴ - The Administrative Expenses shown include the estimated administration costs and will be updated in the Annual Service Plan Update.

⁵ - The projected Total Annual Installment does not include any TIRZ credit, if applicable.

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 CREEKS OF LEGACY PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.

Creeks of Legacy Public Improvement District (PID)
& Reinvestment Zone Number One (TIRZ)

Example of TIRZ Credit Application

The property in the PID is also located in the City of Celina Tax Increment Reinvestment Zone No. 1. The City has committed to use approximately 47.6% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year.

If a property owner is to receive a TIRZ Credit, the Annual Installment shown on their tax statement will be the projected Annual Installment shown in the attached schedule **LESS** any TIRZ Credit.

The following **hypothetical example** illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2014) taxable value = \$1,000

Estimated current year (2021) taxable value = \$300,000

Estimated current (2021) incremental value = \$299,000 (i.e. \$300,000 - \$1,000)

Estimated current (2021) City tax rate per \$100 of taxable value = \$0.645

Estimated PID current (2021) annual installment of Assessment = \$2,393

Estimated PID next (2022) annual installment of Assessments = \$2,435

B) Estimated City incremental tax:

\$1,929 [i.e., $(\$299,000 \div 100) \times \$0.645 = \$1,929$]

C) Estimated TIRZ Credit:

\$918 (i.e., $\$1,929 \times 47.6\% = \918)

D) PID current annual installment due (2021):

\$2,393 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (2022):

\$1,517 (i.e., $\$2,435 - \$918 = \$1,517$) after application of the \$918 TIRZ Credit

PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.