

**The Columns Public Improvement District**  
**Lot Size – 40 Ft.**  
**Project Overview**

The Columns Public Improvement District (the “District”) was created by the City of Celina City Council on November 14, 2017, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2017-203R 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 improvements (the “Authorized Improvements”) that specially benefit assessed property in the District. All of the property in the District is located within the boundaries of the City of Celina (the “City”) at the time of District creation and was subsequently annexed into the corporate limits of the City. On April 10, 2018 the City Council adopted Ordinance No. 2018-18 that approved a Service and Assessment Plan for the District (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 D 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 2018 (The Columns Public Improvement District Project) in the aggregate amount of \$6,470,000 pursuant to the Act, Ordinance No. 2018-17 adopted by the City Council on April 10, 2018 and an Indenture of Trust dated as of April 1, 2018 between the City and U.S. Bank National Association, as trustee. The City also approved the Reimbursement Agreement in the aggregate amount of \$1,030,000 pursuant to Ordinance No. 2018-17 adopted by the City Council on April 10, 2018 to finance the remaining costs of the Authorized Improvements.

The Series 2018 Bonds and the Reimbursement Agreement 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. Additionally, as more fully described in the Service and Assessment Plan, the City has approved "Reinvestment Zone Number Nine, City of Celina, Final Project and Finance Plan" (the "TIRZ Plan") and the "TIRZ Agreement" relating to the Columns development (the "TIRZ Agreement"); and, the City has agreed, subject to the terms of the TIRZ Plan and TIRZ Agreement, to apply 34.20% of the annual City ad valorem taxes collected for this property as an offset against the following year's Annual Installment of the Assessment.

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 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 333, 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.**

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

**CONCERNING THE PROPERTY AT:**

[INSERT STREET ADDRESS]

**(Lot Size – 40’ Lot)**

**(Outstanding Principal Assessment - \$28,736)**

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 Columns 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 \$28,736, 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](mailto: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.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**[PURCHASER]**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS §  
  §  
COUNTY OF \_\_\_\_\_ §

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

[NOTARY SEAL]

**The Columns Public Improvement District  
Summary of Projected Annual Installments**

Lot Size  
Assessment  
Total Equivalent Units

40' Lot  
\$28,736  
1.00

Assessment Year Ending 09/01 <sup>1</sup>	Cumulative Outstanding Principal	Bond Principal <sup>2</sup>	Bond Interest <sup>2</sup>	Reimbursement Agreement Principal <sup>3</sup>	Reimbursement Agreement Interest <sup>3</sup>	Administrative Expenses <sup>4</sup>	Total Annual Installment <sup>5</sup>
2021	\$28,736	\$345	\$1,601	\$57	\$252	\$0	\$2,255
2022	\$28,333	\$364	\$1,650	\$57	\$248	\$166	\$2,485
2023	\$27,912	\$383	\$1,625	\$57	\$244	\$169	\$2,480
2024	\$27,471	\$421	\$1,600	\$77	\$241	\$173	\$2,511
2025	\$26,973	\$441	\$1,571	\$77	\$236	\$176	\$2,500
2026	\$26,456	\$460	\$1,541	\$77	\$231	\$180	\$2,488
2027	\$25,920	\$498	\$1,510	\$77	\$226	\$183	\$2,494
2028	\$25,345	\$517	\$1,477	\$96	\$221	\$187	\$2,498
2029	\$24,732	\$556	\$1,442	\$96	\$215	\$191	\$2,499
2030	\$24,080	\$594	\$1,404	\$96	\$209	\$194	\$2,497
2031	\$23,391	\$632	\$1,364	\$96	\$203	\$198	\$2,493
2032	\$22,663	\$670	\$1,322	\$115	\$197	\$202	\$2,506
2033	\$21,877	\$709	\$1,276	\$115	\$189	\$206	\$2,496
2034	\$21,054	\$766	\$1,228	\$115	\$182	\$210	\$2,502
2035	\$20,172	\$805	\$1,177	\$134	\$175	\$215	\$2,505
2036	\$19,234	\$862	\$1,122	\$134	\$166	\$219	\$2,504
2037	\$18,238	\$920	\$1,064	\$153	\$158	\$223	\$2,518
2038	\$17,165	\$977	\$1,002	\$153	\$148	\$228	\$2,508
2039	\$16,034	\$1,034	\$936	\$172	\$138	\$232	\$2,514
2040	\$14,828	\$1,092	\$866	\$172	\$127	\$237	\$2,495
2041	\$13,563	\$1,169	\$793	\$192	\$116	\$242	\$2,511
2042	\$12,203	\$1,245	\$714	\$192	\$104	\$247	\$2,501
2043	\$10,766	\$1,322	\$630	\$211	\$92	\$251	\$2,505
2044	\$9,234	\$1,398	\$541	\$211	\$78	\$256	\$2,484
2045	\$7,625	\$1,494	\$446	\$230	\$65	\$262	\$2,497
2046	\$5,900	\$1,590	\$345	\$249	\$50	\$267	\$2,501
2047	\$4,061	\$1,705	\$238	\$268	\$34	\$272	\$2,517
2048	\$2,088	\$1,820	\$123	\$268	\$17	\$272	\$2,500
<b>Total</b>		<b>\$24,789</b>	<b>\$30,610</b>	<b>\$3,946</b>	<b>\$4,563</b>	<b>\$5,858</b>	<b>\$69,766</b>

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 represent the final numbers of the Series 2018 Bonds and will not increase during the life of the bonds.

3 - The principal and interest amounts are calculated for the Reimbursement Agreement amount of \$1,030,000 and will not increase during the life of the Reimbursement Agreement.

4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Update.

5- Amounts shown do not include any TIRZ Credit.

**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 COLUMNS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.**

**Columns Public Improvement District (PID)**  
**& Reinvestment Zone Number Nine (TIRZ)**

**Example of TIRZ Credit Application**

The property in the PID is also located in the City of Celina Tax Increment Reinvestment Zone Number Nine. The City has committed to use approximately 34.20% 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 (2017) 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 = \$2,255

Estimated PID next (2022) annual installment of Assessments = \$2,485

B) Estimated City incremental tax:

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

C) Estimated TIRZ Credit:

\$659 (i.e.,  $\$1,929 \times 34.2\% = \$659$ )

D) PID current annual installment due (2020):

\$2,255 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (2021):

\$1,826 (i.e.,  $\$2,485 - \$659 = \$1,826$ ) after application of the \$659 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.**