

**Lakes at Mustang Ranch Public Improvement District
Phase #1 – Lot Type 1 – One Acre**

Project Overview

The Lakes at Mustang Ranch Public Improvement District (the “District”) was created by the City Council of the City of Celina on March 10, 2008, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2008-06R 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 City of Celina (the “City”). A Service and Assessment Plan was accepted and approved by the City Council on January 13, 2015, pursuant to Ordinance No. 2015-02 (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 (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) Special Assessment Revenue Bonds, Series 2015 in the aggregate amount of \$9,000,000 pursuant to the Act, an Ordinance No. 2015-04 adopted by the City Council on January 13, 2015 and an Indenture of Trust dated as of January 1, 2015 between the City, and the U.S. Bank, N.A. as trustee. The City refinanced the Series 2015 Bonds by issuing refunding bonds, the City of Celina (Lakes at Mustang Ranch Public Improvement District Phase #1 Project) Special Assessment Revenue Refunding Bonds, Series 2020 in the aggregate amount of \$7,750,000 on August 11, 2020, which resulted in reduced projected annual installments for property owners.

The Series 2020 Bonds 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 amount of the assessment and the due dates of that assessment may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. Carpenter Fwy, Suite 333, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free).

Failure to pay the assessments could result in a lien on and the foreclosure of the 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 1 – 1 Acre Lot)

(Outstanding Principal Assessment - \$37,097)

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 Lakes at Mustang Ranch 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 \$37,097, 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.

**Lakes at Mustang Ranch Public Improvement District
Schedule of Projected Annual Installments
Phase #1**

Lot Type **Type 1 (1 Acre)**
Equivalent Unit **1.00**
Outstanding Assessment **\$37,097**

Assessment Year Ending 09/01¹	Cumulative Outstanding Principal	Ph. #1 Bond Principal²	Ph. #1 Bond Interest²	Administrative Expenses⁵	Total Annual Installment
2021	\$37,097	\$1,245	\$1,405	\$168	\$2,817
2022	\$35,853	\$1,292	\$1,349	\$171	\$2,813
2023	\$35,853	\$1,340	\$1,298	\$174	\$2,812
2024	\$34,560	\$1,412	\$1,237	\$178	\$2,827
2025	\$33,220	\$1,460	\$1,174	\$181	\$2,816
2026	\$31,808	\$1,532	\$1,109	\$185	\$2,826
2027	\$30,348	\$1,604	\$1,040	\$189	\$2,832
2028	\$28,816	\$1,675	\$968	\$192	\$2,836
2029	\$27,213	\$1,747	\$893	\$196	\$2,837
2030	\$25,537	\$1,819	\$815	\$200	\$2,834
2031	\$23,790	\$1,891	\$734	\$204	\$2,829
2032	\$21,971	\$1,963	\$668	\$208	\$2,839
2033	\$20,080	\$2,034	\$600	\$212	\$2,846
2034	\$18,118	\$2,082	\$529	\$217	\$2,828
2035	\$18,118	\$2,154	\$466	\$221	\$2,841
2036	\$16,083	\$2,250	\$391	\$225	\$2,867
2037	\$14,001	\$2,298	\$322	\$230	\$2,850
2038	\$9,597	\$2,369	\$240	\$235	\$2,844
2039	\$4,930	\$2,441	\$154	\$239	\$2,835
2040	\$2,489	\$2,489	\$78	\$244	\$2,811
Total		\$37,097	\$15,471	\$4,071	\$56,639

- 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 debt service requirements of the Series 2020 Phases #1 Refunding Bonds and will not increase during the life of the bonds.
- 3 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.