

**The Legacy Hills Public Improvement District  
Phase #1B – Lot Type 2 – 50 FT Lot**

**Project Overview**

In 2019, the North Parkway Municipal Management District No. 1 (the “District”) was created by Dynavest Joint Venture, LLC, through the acts of the 86th Texas Legislature for the primary use of facilitating the construction and continued maintenance of quality mixed-use residential and commercial development to benefit the residents of the District. The District Legislature empowers the District to levy special assessments to fund public improvements that benefit all or a substantial portion of the District.

The \$81,175,000 North Parkway Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2021 (Major Improvement Project) (the “Initial Major Improvement Bonds”) were issued by the District pursuant to Chapter 3986, Texas Special District Laws Code (the “District Legislation”) and PID Act, an order adopted by the Board of Directors (the “Board of Directors”) on October 6, 2021, and an Indenture of Trust, dated October 1, 2021, entered into by and between the District and Wilmington Trust, National Association (the “Trustee”).

The Initial Major Improvement Bonds closed on October 28, 2021 and were issued to finance the costs of certain public improvements for the benefit of property in the District (the “Initial Major Improvements”), all of which is located within the city limits of the City of Celina (the “City”).

On September 14, 2021, the Legacy Hills Public Improvement District (the “PID”) was created by the City of Celina City Council (the “City Council”) pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2021-84R approved on September 14, 2021 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 PID.

The District issued the North Parkway Municipal Management District No. 1 Contract Revenue Bonds, Series 2021 (Legacy Hills Public Improvement District Phase #1A-1B Improvements) (the “Phase #1A-1B Bonds”) in the aggregate amount of \$13,300,000, pursuant to the District Legislation and an order adopted by the Board of Directors on October 6, 2021, and an Indenture of Trust, dated October 1, 2021, entered into by and between the District and the Trustee to finance costs of the Phase #1A-1B Authorized Improvements.

On August 26, 2022, the District also issued the North Parkway Municipal Management District No. 1 Special Assessment Revenue Bonds, Series 2022 (Major Improvement Project #2) (the “Additional Major Improvement”) in the aggregate amount of \$32,225,000, pursuant to the District Legislation and an order adopted by the Board of Directors on August 15, 2022, and an Indenture of Trust, dated August 1, 2022, entered into by and between the District and the Trustee to finance the costs of certain public improvements for the benefit of property in the District (the “Additional Major Improvements”).

The Phase #1A-1B Bonds and a portion of the Initial and Additional Major Improvement Bonds are payable from the Assessments levied against each parcel of Assessed Property within the PID pursuant to the Assessment Ordinance and in accordance with the Service and Assessment Plan. The Act provides that the 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.

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 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](mailto: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 CELINA, 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 Legacy Hills Public Improvement District (the "PID"), 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 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 District. The exact amount of each annual installment will be approved each year by the Board of Directors 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 District or MuniCap, Inc., the District Administrator, 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](mailto: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

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

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COUNTY OF \_\_\_\_\_

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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

**MMD Assessment Notice**

NOTICE OF OBLIGATION TO PAY MUNICIPAL MANAGEMENT DISTRICT ASSESSMENT  
TO THE NORTH PARKWAY MUNICIPAL MANAGEMENT DISTRICT NO. 1  
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the North Parkway Municipal Management District No. 1 (the "District"), 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 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 District. The exact amount of each annual installment will be approved each year by the Board of Directors 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 District or MuniCap, Inc., the District Administrator, 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@unicap.com](mailto:txpid@unicap.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

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

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COUNTY OF \_\_\_\_\_

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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

**Legacy Hills Public Improvement District  
Summary of Projected Annual Installments  
Phase #1B**

**Lot Type** Lot Type 2 (50 Ft)  
**Equivalent Units** 0.83  
**Assessment** \$40,306

<b>Year<sup>1</sup></b>	<b>Cumulative Outstanding Principal</b>	<b>Phase #1B Bond Principal<sup>2</sup></b>	<b>Phase #1B Bond Interest<sup>2</sup></b>	<b>MMD Bonds Principal<sup>3</sup></b>	<b>MMD Bonds Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Total Annual Installment</b>
2022	\$40,306	\$485	\$78	\$0	\$61	\$121	\$746
2023	\$39,820	\$499	\$876	\$214	\$572	\$110	\$2,272
2024	\$39,107	\$512	\$964	\$298	\$930	\$117	\$2,821
2025	\$38,297	\$526	\$942	\$311	\$917	\$120	\$2,815
2026	\$37,460	\$540	\$919	\$325	\$902	\$122	\$2,808
2027	\$36,596	\$557	\$896	\$340	\$886	\$125	\$2,804
2028	\$35,698	\$575	\$872	\$357	\$869	\$127	\$2,799
2029	\$34,767	\$594	\$847	\$374	\$851	\$130	\$2,795
2030	\$33,800	\$613	\$821	\$393	\$832	\$132	\$2,791
2031	\$32,794	\$632	\$795	\$411	\$812	\$135	\$2,785
2032	\$31,750	\$657	\$767	\$433	\$789	\$138	\$2,784
2033	\$30,661	\$680	\$739	\$455	\$766	\$140	\$2,780
2034	\$29,526	\$706	\$710	\$479	\$741	\$143	\$2,779
2035	\$28,341	\$732	\$679	\$505	\$714	\$146	\$2,777
2036	\$27,104	\$758	\$648	\$531	\$687	\$149	\$2,773
2037	\$25,814	\$787	\$615	\$559	\$657	\$152	\$2,770
2038	\$24,469	\$815	\$581	\$588	\$627	\$155	\$2,765
2039	\$23,066	\$846	\$546	\$619	\$594	\$158	\$2,763
2040	\$21,601	\$878	\$509	\$652	\$560	\$161	\$2,760
2041	\$20,071	\$909	\$471	\$686	\$525	\$165	\$2,756
2042	\$18,476	\$946	\$432	\$724	\$486	\$168	\$2,756
2043	\$16,806	\$983	\$391	\$764	\$444	\$171	\$2,753
2044	\$15,060	\$1,021	\$349	\$805	\$401	\$175	\$2,751
2045	\$13,233	\$1,063	\$305	\$850	\$355	\$178	\$2,750
2046	\$11,320	\$1,105	\$259	\$896	\$306	\$182	\$2,748
2047	\$9,318	\$1,149	\$211	\$945	\$255	\$185	\$2,746
2048	\$7,224	\$1,195	\$161	\$998	\$201	\$189	\$2,744
2049	\$5,031	\$1,244	\$110	\$1,053	\$144	\$193	\$2,743
2050	\$2,735	\$1,293	\$56	\$1,111	\$84	\$197	\$2,740
2051	\$331	\$0	\$0	\$331	\$21	\$9	\$361
<b>Total</b>		<b>\$23,298</b>	<b>\$16,547</b>	<b>\$17,008</b>	<b>\$16,988</b>	<b>\$4,393</b>	<b>\$78,235</b>

1 - Example: Annual Installment for Year 2022 will be billed on or around 10/01/22 and payment is due by 01/31/23.  
2 - The principal and interest amounts are based upon the Phase #1B pro rata share of the Phase #1A-1B Bonds and will not increase during the life of the Bonds. Interest amounts are calculated through the principal payment date of each year.  
3 - The principal and interest amounts are based upon the Phase #1B pro rata share of the Initial and Additional Major Improvement Area Bonds and includes 0.5% Additional Interest. Interest amounts are calculated through the principal payment date of each year.  
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 LEGACY HILLS PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.**