

**Wells North Public Improvement District
Neighborhood Improvement Area #2 – Lot Size – 50 Ft.
Project Overview**

The Wells North Public Improvement District (the “District”) was created by the City of Celina City Council on February 9, 2016, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2016-12R 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 was located within the extraterritorial jurisdiction 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 March 29, 2016, the City Council adopted Ordinance No. 2016-19 that approved a Service and Assessment Plan for the District (the "Service and Assessment Plan") and levied special assessments (the "Major Improvement Area Assessments") on certain property within the Major Improvement Area in accordance with the Major Improvement Area Assessment Roll attached as Appendix B to the Service and Assessment Plan. The Major Improvement Area 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 (Wells North Public Improvement District Neighborhood Improvement Area #2 Project) Special Assessment Revenue Bonds Series 2019 in the aggregate principal amount of \$1,900,000 (the “NIA #2 Bonds”) pursuant to the Act, an Ordinance No. 2019-46 adopted by the City Council on December 10, 2019 and an Indenture of Trust dated as of December 1, 2019 between the City and US Bank, N.A. as trustee. The NIA #2 Bonds were issued to replace the NIA #2 Reimbursement Agreement in which the Developer agreed to fund the Actual costs of certain NIA #2 Improvements and the City agreed to reimburse the Developer for the Actual Costs of those NIA #2 Improvements funded by the Developer with interest as permitted by the Act.

Neighborhood Improvement Area #2 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 Neighborhood Improvement Area #2 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 Neighborhood Improvement Area #2 Assessments and the due dates of the Annual Installments of the Neighborhood Improvement Area #2 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, 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.

**FAILURE TO PAY THE NEIGHBORHOOD IMPROVEMENT AREA #2 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 City of Celina, 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 Wells North 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

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 _____ §

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

**Wells North Public Improvement District
Summary of Projected Annual Installments
Neighborhood Improvement Area #2**

**Lot Size
Outstanding Assessment**

**50' Lot
\$14,470**

Year¹	Cumulative Outstanding Principal	NIA #2 Bond Principal²	NIA #2 Bond. Interest²	MIA Bond Principal³	MIA Bond Interest³	Administrative Expenses⁴	Total Annual Installment
2022	\$14,470	\$234	\$425	\$104	\$254	\$202	\$1,218
2023	\$14,132	\$234	\$368	\$104	\$253	\$207	\$1,166
2024	\$13,794	\$234	\$361	\$111	\$247	\$211	\$1,165
2025	\$13,449	\$263	\$354	\$111	\$242	\$216	\$1,186
2026	\$13,075	\$263	\$345	\$119	\$236	\$220	\$1,183
2027	\$12,693	\$263	\$337	\$126	\$229	\$224	\$1,179
2028	\$12,304	\$263	\$328	\$133	\$222	\$229	\$1,176
2029	\$11,908	\$234	\$320	\$141	\$214	\$233	\$1,142
2030	\$11,533	\$292	\$312	\$148	\$206	\$238	\$1,197
2031	\$11,092	\$292	\$301	\$148	\$198	\$243	\$1,182
2032	\$10,652	\$292	\$290	\$156	\$189	\$248	\$1,175
2033	\$10,204	\$292	\$279	\$170	\$180	\$253	\$1,175
2034	\$9,741	\$322	\$268	\$178	\$170	\$258	\$1,196
2035	\$9,241	\$322	\$256	\$185	\$160	\$263	\$1,186
2036	\$8,734	\$351	\$244	\$193	\$149	\$268	\$1,205
2037	\$8,191	\$351	\$231	\$207	\$138	\$273	\$1,201
2038	\$7,633	\$351	\$218	\$215	\$125	\$279	\$1,188
2039	\$7,067	\$263	\$205	\$230	\$112	\$284	\$1,095
2040	\$6,574	\$380	\$195	\$237	\$99	\$290	\$1,201
2041	\$5,957	\$380	\$180	\$252	\$84	\$296	\$1,193
2042	\$5,325	\$409	\$165	\$267	\$69	\$302	\$1,213
2043	\$4,648	\$409	\$150	\$282	\$53	\$308	\$1,202
2044	\$3,958	\$409	\$134	\$296	\$36	\$314	\$1,190
2045	\$3,252	\$439	\$118	\$239	\$19	\$320	\$1,135
2046	\$2,574	\$848	\$101	\$0	\$0	\$245	\$1,193
2047	\$1,726	\$877	\$68	\$0	\$0	\$250	\$1,195
2048	\$849	\$849	\$34	\$0	\$0	\$255	\$1,137
Total		\$10,118	\$6,588	\$4,352	\$3,885	\$6,929	\$31,872

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| <p>1 - Example: Annual Installment billed during Year 2022 will be billed on or around 10/01/22 and payment is due by 01/31/23.</p> <p>2 - The principal and interest amounts represent the final numbers of the Series 2019 NIA #2 Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.</p> <p>3 - The principal and interest amounts represent the final numbers of the Series 2016 MI Bonds and will not increase during the life of the bonds. Interest amounts are calculated through the principal payment date of each year.</p> <p>4 - Administrative Expenses are estimated and will be updated each year in the Annual Service Plan Updates.</p> |
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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 WELLS NORTH PUBLIC IMPROVEMENT DISTRICT SERVICE AND ASSESSMENT PLAN, AS THE SAME IS UPDATED EACH YEAR.