

**Cross Creek Meadows Ranch Public Improvement District  
Improvement Area #1 – Lot Type 3 – 40 FT**

**Project Overview**

The Cross Creek Meadows Public Improvement District (the “District”) was created by the City Council of the City of Celina on April 11, 2023, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2023-31R 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 June 13, 2023, pursuant to Ordinance No. 2023-51 (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 (Cross Creek Meadows Public Improvement District Improvement Area #1 Project) Special Assessment Revenue Bonds, Series 2023 in the aggregate amount of \$17,966,000 pursuant to the Act, an Ordinance No. 2023-55 adopted by the City Council on June 13, 2023 and an Indenture of Trust dated as of July 1, 2023 between the City, and the U.S. Bank, N.A. as trustee. In addition, the City approved the Improvement Area #1 Reimbursement Agreement in the aggregate amount of \$3,050,000 pursuant to the Act on June 13, 2023 to finance a portion of the remaining costs of the Authorized Improvements in Improvement Area #1.

The Series 2023 Bonds and Improvement Area #1 Reimbursement Agreement are payable from special assessments levied against each parcel of property within Improvement Area #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 Improvement Area #1 Assessments and the due dates of the Annual Installments of the Improvement Area #1 Assessments may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 John Carpenter Freeway, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and by email at [txpid@municap.com](mailto:txpid@municap.com).

**FAILURE TO PAY THE IMPROVEMENT AREA #1 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 Cross Creek Meadows 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](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

**Cross Creek Meadows Public Improvement District  
Schedule of Projected Annual Installments  
Improvement Area #1**

**Lot Type**  
**Equivalent Units**  
**Outstanding Assessment**

**Lot Type 3 (40 Ft Lot)**  
**0.60**  
**\$27,641**

<b>Year<sup>1</sup></b>	<b>Cumulative Outstanding Assessment</b>	<b>IA #1 Bond Principal<sup>2</sup></b>	<b>IA #1 Bond Interest<sup>2</sup></b>	<b>IA #1 Reimbursement Agreement Principal<sup>3</sup></b>	<b>IA #1 Reimbursement Agreement Interest<sup>3</sup></b>	<b>Administrative Expenses<sup>4</sup></b>	<b>Total Annual Installment</b>
2022	\$27,641	\$0	\$0	\$0	\$0	\$0	\$0
2023	\$27,641	\$335	\$1,380	\$50	\$282	\$54	\$2,101
2024	\$27,256	\$351	\$1,363	\$54	\$238	\$55	\$2,062
2025	\$26,851	\$367	\$1,346	\$57	\$235	\$56	\$2,060
2026	\$26,427	\$385	\$1,327	\$61	\$232	\$57	\$2,062
2027	\$25,981	\$402	\$1,308	\$64	\$228	\$58	\$2,061
2028	\$25,514	\$422	\$1,288	\$67	\$224	\$59	\$2,061
2029	\$25,025	\$442	\$1,267	\$72	\$220	\$60	\$2,062
2030	\$24,511	\$463	\$1,245	\$76	\$216	\$62	\$2,062
2031	\$23,972	\$489	\$1,218	\$80	\$211	\$63	\$2,061
2032	\$23,402	\$516	\$1,189	\$85	\$206	\$64	\$2,061
2033	\$22,801	\$545	\$1,159	\$91	\$201	\$65	\$2,061
2034	\$22,166	\$576	\$1,127	\$96	\$196	\$67	\$2,061
2035	\$21,494	\$609	\$1,093	\$103	\$190	\$68	\$2,062
2036	\$20,782	\$643	\$1,057	\$108	\$184	\$69	\$2,061
2037	\$20,031	\$679	\$1,019	\$114	\$177	\$71	\$2,060
2038	\$19,238	\$718	\$979	\$121	\$171	\$72	\$2,061
2039	\$18,399	\$759	\$937	\$129	\$163	\$74	\$2,062
2040	\$17,511	\$801	\$892	\$137	\$156	\$75	\$2,061
2041	\$16,573	\$847	\$845	\$145	\$147	\$77	\$2,061
2042	\$15,582	\$896	\$796	\$154	\$139	\$78	\$2,062
2043	\$14,532	\$946	\$743	\$163	\$129	\$80	\$2,061
2044	\$13,423	\$1,001	\$686	\$172	\$119	\$81	\$2,060
2045	\$12,250	\$1,060	\$626	\$183	\$109	\$83	\$2,061
2046	\$11,007	\$1,122	\$563	\$193	\$98	\$85	\$2,061
2047	\$9,692	\$1,188	\$495	\$205	\$86	\$86	\$2,061
2048	\$8,299	\$1,257	\$424	\$218	\$74	\$88	\$2,062
2049	\$6,823	\$1,331	\$349	\$231	\$61	\$90	\$2,062
2050	\$5,261	\$1,409	\$269	\$245	\$47	\$92	\$2,061
2051	\$3,608	\$1,491	\$184	\$260	\$32	\$93	\$2,062
2052	\$1,856	\$1,580	\$95	\$276	\$17	\$95	\$2,063
<b>Total</b>		<b>\$23,630</b>	<b>\$27,269</b>	<b>\$4,011</b>	<b>\$4,791</b>	<b>\$2,177</b>	<b>\$61,878</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 represent the final numbers of the Series 2023 Improvement Area #1 Bonds and will not increase during the life of the bonds.  
3 - The principal and interest amounts represent the debt service requirements of the Improvement Area #1 Reimbursement Agreement and will not increase during the life of the reimbursement agreement. 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 CROSS CREEK MEADOWS PUBLIC  
IMPROVEMENT DISTRICT ANNUAL SERVICE AND ASSESSMENT PLAN UPDATE.**