

**Winn Ridge South  
Public Improvement District  
Lot Size – 50 Ft.**

**Project Overview**

The Winn Ridge South Public Improvement District (the “District”) was created by the City of Aubrey City Council on March 21, 2017, pursuant to the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 764-17 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 City of Aubrey (the “City”) at the time of District creation. On October 24, 2017, the City Council adopted Ordinance No. 620-18 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 District and in accordance with the Assessment Roll attached as Appendix B 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 Aubrey Special Assessment Revenue Bonds, Series 2017 (Winn Ridge South Public Improvement District Project) in the aggregate amount of \$8,000,000 pursuant to the Act, Ordinance No. 622-17 adopted by the City Council on October 24, 2017 and an Indenture of Trust dated as of October 1, 2017 between the City and Wilmington Trust, National Association, as trustee.

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 billed by the Denton County Tax Office and 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.

**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  
CITY OF AUBREY, 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 Aubrey, 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 Winn Ridge South Public Improvement District (the "PID") 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 PID 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 §

§

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

**Winn Ridge South Public Improvement District  
Summary of Projected Annual Installments**

Lot Type	50 Ft
Outstanding Assessment	\$22,012
Equivalent Unit	1.00

Year <sup>1</sup>	Outstanding Cumulative Principal	Bond Principal <sup>2</sup>	Bond Interest <sup>2</sup>	Administrative Expenses <sup>3</sup>	Total Annual Installment
2023	\$22,012	\$428	\$1,432	\$84	\$1,944
2024	\$21,585	\$457	\$1,441	\$136	\$2,033
2025	\$21,127	\$487	\$1,413	\$138	\$2,038
2026	\$20,641	\$501	\$1,384	\$141	\$2,026
2027	\$20,139	\$531	\$1,354	\$144	\$2,029
2028	\$19,608	\$560	\$1,318	\$147	\$2,025
2029	\$19,048	\$605	\$1,281	\$150	\$2,035
2030	\$18,443	\$634	\$1,240	\$153	\$2,027
2031	\$17,809	\$678	\$1,198	\$156	\$2,032
2032	\$17,130	\$723	\$1,152	\$159	\$2,034
2033	\$16,408	\$767	\$1,104	\$162	\$2,033
2034	\$15,641	\$811	\$1,052	\$165	\$2,029
2035	\$14,829	\$870	\$998	\$169	\$2,037
2036	\$13,959	\$914	\$940	\$172	\$2,026
2037	\$13,045	\$973	\$879	\$175	\$2,027
2038	\$12,071	\$1,032	\$813	\$179	\$2,025
2039	\$11,039	\$1,106	\$744	\$182	\$2,033
2040	\$9,933	\$1,180	\$670	\$186	\$2,036
2041	\$8,753	\$1,254	\$591	\$190	\$2,034
2042	\$7,499	\$1,327	\$507	\$194	\$2,028
2043	\$6,172	\$1,416	\$418	\$197	\$2,031
2044	\$4,756	\$1,504	\$323	\$201	\$2,029
2045	\$3,251	\$1,608	\$222	\$205	\$2,035
2046	\$1,644	\$1,644	\$115	\$210	\$1,968
<b>Total</b>		<b>\$22,012</b>	<b>\$22,589</b>	<b>\$3,994</b>	<b>\$48,595</b>

- 1 - Annual Installment billed by the Denton County Tax Office during Year 2023 will be billed on or around 10/01/23 and payment is due by 01/31/24.
- 2 - The principal and interest amounts represent the final numbers of the Series 2017 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.

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

**Property Owners may choose to prepay their Assessment at any time. Effective January 1, 2024, for any single-family residential parcel prepaying an Assessment, a \$500 fee will be included in the total payoff amount to cover processing and other lien release related filing expenses. If interested in prepaying an Assessment, please contact, MuniCap by telephone at (469) 490-2800 or email at txpid@municap.com.**