

ORDINANCE NO. 2023-77

AN ORDINANCE OF THE CITY OF CELINA APPROVING THE ANNUAL UPDATE OF THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR THE GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH TEXAS LOCAL GOVERNMENT CODE §372.013, AS AMENDED; CONTAINING A CUMMULATIVE CLAUSE; CONTAINING A SAVINGS AND SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, on May 28, 2019, the City Council of the City of Celina, Texas (the “City”) approved Resolution No. 2019-25R establishing the Glen Crossing West Public Improvement District (the “PID”) in accordance with the provisions of Chapter 372 of the Texas Local Government Code (the “Public Improvement District Assessment Act” or “the PID Act”); and

WHEREAS, the City has heretofore levied assessments against property within the PID, pursuant to Ordinance No. 2019-24 which ordinance also approved the Glen Crossing West Public Improvement District Service and Assessment Plan and Assessment Roll (the “Service and Assessment Plan and Assessment Roll”); and

WHEREAS, the Service and Assessment Plan and Assessment Roll is required to be reviewed and updated annually as described in Sections 372.013 and 372.014 of the PID Act (the “Annual Service Plan Update”); and

WHEREAS, the Annual Service Plan Update, attached hereto as Exhibit A, including the Assessment Roll attached thereto, update the Service and Assessment Plan and Assessment Roll to reflect prepayments, property divisions and changes to the budget allocation for the PID that occur during the year, if any; and

WHEREAS, the City Council desires and finds it to be in the public interest to adopt this Ordinance approving and adopting the Annual Service Plan Update and the updated Assessment Roll attached thereto, in compliance with the PID Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. All matters stated in the preamble are found to be true and correct and are incorporated herein as if copied in their entirety.

SECTION 2. The Glen Crossing West Public Improvement District Annual Service Plan Update, attached hereto as Exhibit A and incorporated herein by reference, inclusive of the updated Assessment Roll contained therein and made a part thereof, are hereby accepted and approved.

SECTION 3. The provisions of this ordinance are to be cumulative of all other ordinances or parts of ordinances governing or regulating the same subject matter as that covered herein; provided,

however, that all prior ordinances or parts of ordinances inconsistent with or in conflict with any of the provisions of this ordinance are hereby expressly repealed to the extent of any such inconsistency or conflict.

SECTION 4. Should any sentence, paragraph, subdivision, clause, phrase or section of this Ordinance be adjudged or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole, or any part or provision thereof other than the part so decided to be invalid, illegal or unconstitutional, and shall not affect the validity of the Ordinance as a whole.

SECTION 5. This Ordinance shall take effect immediately after its passage and the publication of the caption, as the law and charter in such case provide. The City Secretary shall cause this Ordinance to be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

DULY PASSED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, ON THE 8TH OF AUGUST 2023.

APPROVED:


Ryan Tubbs, Mayor

ATTEST:


Lauren Vaughns, City Secretary



**GLEN CROSSING WEST
PUBLIC IMPROVEMENT DISTRICT**

CITY OF CELINA, TEXAS

**ANNUAL SERVICE PLAN UPDATE
(ASSESSMENT YEAR 9/1/23 -8/31/24)**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 8, 2023**

PREPARED BY:

MUNICAP, INC.
— PUBLIC FINANCE —

GLEN CROSSING WEST PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE (ASSESSMENT YEAR 9/1/23 -8/31/24)

TABLE OF CONTENTS

I. INTRODUCTION.....	3
II. UPDATE OF THE SERVICE PLAN	5
A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS.....	5
B. FIVE YEAR SERVICE PLAN	7
C. STATUS OF DEVELOPMENT	7
D. ANNUAL BUDGET	8
E. ANNUAL INSTALLMENTS PER UNIT	10
III. UPDATE OF THE ASSESSMENT PLAN	11
IV. UPDATE OF THE ASSESSMENT ROLL.....	12
A. PARCEL UPDATES	12
B. PREPAYMENT OF ASSESSMENTS	13
APPENDIX A – PID MAP	
APPENDIX B – PREPAID PARCELS	
APPENDIX C –ASSESSMENT ROLL SUMMARY – 2023-24	
APPENDIX D – PID ASSESSMENT NOTICE	

I. INTRODUCTION

The Glen Crossing West Public Improvement District (the “PID”) was created pursuant to the PID act and Resolution No. 2019-25R of the City Council (the “City Council”) on May 28, 2019 to finance certain public improvement projects for the benefit of the property in the PID.

Reimbursement obligations for the PID Reimbursement Agreement, in the aggregate principal amount of \$956,000 are secured by Assessments (the “Assessments”).

A service and assessment plan (the “Service and Assessment Plan”) was prepared at the direction of the City identifying the Authorized Improvements to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2023-24 (the “Annual Service Plan Update”).

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Assessment Roll for 2023-24 as shown in Appendix C. The Texas legislature passed House Bill 1543 as an amendment to the PID Act, requiring, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through City ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the “PID Assessment Notice”) as disclosure of the obligation to pay PID Assessments. In light of these amendments to the PID Act, this Annual Service Plan Update includes a copy of the PID Assessment Notice as Appendix D, and a copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situations described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchase before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event, that a contract of purchase and sale is entered into without the seller-provided the required notice, the purchaser, subject to certain exceptions described in the PID act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

Capitalized terms in this section not defined herein shall have the meanings assigned to such terms in the Service and Assessment Plan.

(the remainder of this page is intentionally left blank)

II. UPDATE OF THE SERVICE PLAN

A. UPDATED SOURCES AND USES FOR PUBLIC IMPROVEMENTS

Estimated Sources and Uses

Pursuant to the original Service and Assessment Plan adopted on July 9, 2019, the initial total estimated costs of the Reimbursement Agreement Improvements were equal to \$1,035,663. According to the Developer as of January 31, 2022, the actual costs of the Authorized Improvements were equal to \$1,422,471, representing an increase of \$386,808.

According to the City, the Authorized Improvements were completed and accepted on December 11, 2020.

Table II-A on the following page summarizes the estimated sources and uses of funds required to construct the Authorized Improvements of the PID.

(the remainder of this page is intentionally left blank)

Table II-A
Estimated Sources and Uses

Sources of Funds	Authorized Improvements (PID)	Other Improvements (Non-PID)	Total Budgeted Amounts	Actual Amounts ¹	Variance
PID Reimbursement Agreement	\$956,000	\$0	\$956,000	\$956,000	\$0
Other funding	\$79,663	\$0	\$79,663	\$466,471	\$386,808
<i>Total Sources for Authorized Improvements</i>	<i>\$1,035,663</i>	<i>\$0</i>	<i>\$1,035,663</i>	<i>\$1,422,471</i>	<i>\$386,808</i>
Other funding sources – Private Improvements	\$0	\$460,149	\$460,149	\$520,551	\$60,402
Total Sources	\$1,035,663	\$460,149	\$1,495,812	\$1,943,022	\$447,210
Uses of Funds					
<i>Authorized Improvements</i>					
Road improvements	\$349,919	\$0	\$349,919	\$387,686	\$37,767
Water distribution system improvements	\$51,325	\$0	\$51,325	\$65,732	\$14,407
Sanitary sewer improvements	\$92,621	\$0	\$92,621	\$240,976	\$148,355
Storm drainage improvements	\$280,247	\$0	\$280,247	\$118,425	(\$161,822)
Parks and open space improvements	\$35,000	\$0	\$35,000	\$304,391	\$269,391
Other soft and miscellaneous costs	\$226,551	\$0	\$226,551	\$305,261	\$78,710
<i>Subtotal</i>	<i>\$1,035,663</i>	<i>\$0</i>	<i>\$1,035,663</i>	<i>\$1,422,471</i>	<i>\$386,808</i>
<i>Private Improvements</i>					
City Parks Fee	\$0	\$85,000	\$85,000	\$85,000	\$0
City Technology Impact Fee	\$0	\$28,500	\$28,500	\$28,500	\$0
Other private improvements	\$0	\$346,949	\$346,949	\$407,051	\$60,102
<i>Subtotal</i>	<i>\$0</i>	<i>\$460,149</i>	<i>\$460,149</i>	<i>\$520,551</i>	<i>\$60,402</i>
PID establishment/ operation	\$0	\$0	\$0	\$0	\$0
<i>Subtotal</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>	<i>\$0</i>
Total Uses	\$1,035,663	\$460,149	\$1,495,812	\$1,943,022	\$447,210

1 - According to the Developer as of January 31, 2022.

Cost Variances

As stated in Table II-A above, there are improvement cost increases of \$447,210. The cost increase of \$447,210 related to the Authorized Improvements represents additional costs that were not originally considered within the PID budget. The remainder of the cost increase is due to increased Private Improvements associated with the PID. The increase in Authorized Improvements and Private Improvements costs were funded by the Developer.

B. FIVE YEAR SERVICE PLAN

According to the PID act, a service plan must cover a period of five years.

The budget for the Authorized Improvements is shown in Section II.A. on the previous page, and the Annual Installments expected to be collected for those costs during the next five years are shown in Table II-B below.

Table II-B
Annual Projected Costs and Annual Projected Indebtedness (2021-2029)

Assessment Year Ending 09/01	Projected Annual Installments ¹
2021 - 2023	\$179,390
2024	\$90,353
2025	\$89,718
2026	\$90,082
2027	\$90,389
2028	\$90,638
2029	\$90,828
Total	\$721,398

1 - Assessment years ending 2021-2024 reflect actual annual installments. Assessment years ending 2025-2029 reflect projected annual installments and are subject to change.

C. STATUS OF DEVELOPMENT

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by Collin Central Appraisal District, (the "CCAD") on December 3, 2020 and July 14, 2021, respectively.

According to the City, fifty-five (55) building permits have been issued for the PID as of June 18, 2023, representing 82.46 percent of the total fifty-seven (57) building permits expected to be issued for the PID.

According to the City, there are forty-seven (47) certificates of occupancy issued for the PID as of June 18, 2023. Table II-C on the following page summarizes the certificates of occupancy issued for the PID.

Table II-C
Completed Homes

Status	Cumulative as of September 30, 2022	During Fiscal Year as of June 18, 2023	Cumulative as of June 18, 2023
Completed Homes	13	34	47

1 – Homes completed are based on certificate of occupancy issuances as reported by the City as of June 18, 2023.

D. ANNUAL BUDGET

Annual Installments – 2023-24

The Assessment imposed on any Parcel may be paid in full at any time. If not paid in full, the Assessment shall be payable in thirty Annual Installments of principal and interest beginning with the tax year following the earlier of (i) the recording of a final subdivision plat in the official public records of the County for the Assessed Property, (ii) upon issuance of Bonds, or (iii) the second anniversary of the date of levy of the Assessment, of which twenty-eight (28) Annual Installments remain outstanding.

Pursuant to the Service and Assessment Plan, each Assessment shall bear interest at the rate on the Reimbursement Agreement. The effective interest rate is 6.01 percent for 2023-24. These payments, the “Annual Installments” of the Assessments, shall be billed by the City in 2023 and will be delinquent on February 1, 2024.

Pursuant to the Service and Assessment Plan, each Annual Installment, including the interest on the unpaid amount of an Assessment, shall be updated annually. Each Annual Installment together with interest thereon shall be delinquent if not paid prior to February 1 of the following year.

Annual Installments to be collected for 2023-24

The budget for the PID will be paid from the collection of Annual Installments collected for 2023-24 as shown in Table II-D on the following page.

(the remainder of this page is intentionally left blank)

Table II-D
Budget for the PID Annual Installments
to be Collected for 2023-24

Descriptions	Total
Interest payment on March 1, 2024	\$27,977
Interest payment on September 1, 2024	\$27,977
Principal payment on September 1, 2024	\$14,000
<i>Subtotal debt service on bonds</i>	<i>\$69,953</i>
Administrative Expenses	\$20,400
<i>Subtotal Expenses</i>	<i>\$90,353</i>
Available Administrative Credit	\$0
Other funds available	\$0
<i>Subtotal funds available</i>	<i>\$0</i>
Annual Installments	\$90,353

Debt Service Payments

Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement include interest due on March 1, 2024, in the amount of \$27,977 and September 1, 2024, in the amount of \$27,977, which equal interest on the outstanding assessment balance of \$931,000 for six months each and an effective interest rate of 6.01 percent. Annual Installments to be collected on the PID Reimbursement Agreement include a principal amount of \$14,000 due on September 1, 2024. As a result, the total Annual Installments to be collected for principal and interest on the PID Reimbursement Agreement in 2023-24 is estimated to be equal to \$69,953.

Administrative Expenses

Administrative expenses for the PID include the City, Administrator, and contingency. As shown in Table II-E below, the total administrative expenses to be collected for 2023-24 are estimated to be \$20,400.

Table II-E
Administrative Budget Breakdown

Description	2023-2024 Estimated Budget (9/1/23-8/31/24)
City	\$6,000
PID Administrator	\$14,000
Contingency	\$400
Total	\$20,400

Available Administrative Expense Account

There are no funds anticipated to be available in the Administrative Expense Fund to reduce the 2023-24 PID Annual Installment.

E. ANNUAL INSTALLMENTS PER UNIT

According to the Service and Assessment Plan, the Annual Installments shall be collected in an amount sufficient to pay principal and interest on the outstanding PID Reimbursement Agreement described in the Service and Assessment Plan, and to cover Administrative Expenses of the PID.

According to the Service and Assessment Plan, 57 units are anticipated to be built within the PID. Accordingly, the net principal and interest portion of Annual Installment to be collected from each unit will be \$1,227.25 (i.e. $\$69,953 \div 57.00 = \$1,227.25$) and the Administrative Expenses to be collected from each unit will be \$357.89 (i.e. $\$20,400 \div 57.00 = \357.89). As a result, the total Annual Installment to be collected from each unit within the PID will be \$1,585.14 (i.e. $\$1,227.25 + \$357.89 = \$1,585.14$) shown in Appendix C for each Parcel within the PID.

The Annual Installment due to be collected from each unit in the PID for 2023-24 is shown in Table II-F below.

Table II-F
Annual Installment Per Unit

Type	Annual Installment Per Unit
Lot Type 1	\$1,585.14

The list of Parcels within the PID, the number of units to be developed on the current residential Parcels, the corresponding total Units, the total outstanding Assessment, the annual principal and interest, the Administrative Expenses, and the Annual Installment to be collected for 2023-24 are shown in the Assessment Roll Summary attached hereto as Appendix C.

(the remainder of this page is intentionally left blank)

III. UPDATE OF THE ASSESSMENT PLAN

The Service and Assessment Plan adopted by the City Council provided that the Authorized Improvement Costs shall be allocated to the Assessed Property equally on the basis of the number of residential dwelling units anticipated to be built on each Parcel once such property is fully developed and that such method of allocation will result in the imposition of equal shares of the Authorized Improvement Costs to Parcels similarly benefited.

This method of assessing property has not been changed and Assessed Property will continue to be assessed as provided for in the Service and Assessment Plan.

(the remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

Pursuant to the original Service and Assessment Plan, the Assessment Rolls shall be updated each year to reflect:

- (i) the identification of each Parcel (ii) the Assessment for each Parcel of Assessed Property, including any adjustments authorized by this Service and Assessment Plan or in the PID Act;
- (iii) the Annual Installment for the Assessed Property for the year (if the Assessment is payable in installments); and (iv) payments of the Assessment, if any, as provided by Section VI.E of this Service and Assessment Plan.

The summary of updated Assessment Rolls is shown in Appendix C of this report. Each Parcel in the PID is identified, along with the Assessment on each Parcel and the Annual Installment to be collected from each Parcel. Assessments are to be reallocated for the subdivision of any Parcels.

A. PARCEL UPDATES

According to the Service and Assessment Plan, upon the subdivision of any Parcel, the Administrator shall reallocate the Assessment for the Parcel prior to the subdivision among the new subdivided Parcels according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

- A = the Assessment for each new subdivided Parcel.
- B = the Assessment for the Parcel prior to subdivision.
- C = the estimated units to be built on each newly subdivided Parcel
- D = the sum of the estimated number of units to be built on all of the new subdivided Parcels

The calculation of the estimated number of units to be built on a Parcel shall be performed by the Administrator and confirmed by the City Council based on the information available regarding the use of the Parcel. The estimate as confirmed shall be conclusive. The number of units to be built on a Parcel may be estimated by net land area and reasonable density ratios.

According to the Developer, final plats for Phase #1A and Phase #1B of the PID were recorded and recognized by CCAD on December 3, 2020, and July 14, 2021, respectively.

According to CCAD, twelve Phase #1A Parcels were included in the 2021 certified roll and began collection for 2021-22.

According to CCAD, forty-five Phase #1B Parcels were included in the 2022 certified roll and began collection for 2022-23.

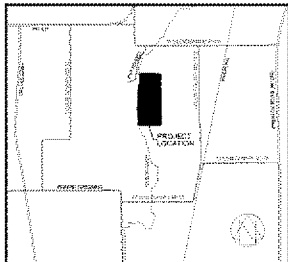
B. PREPAYMENT OF ASSESSMENTS

There have been no prepayments as of June 30, 2023.

The complete Assessment Rolls are available for review at the City Hall, located at 142 N. Ohio, Celina, Texas 75009.

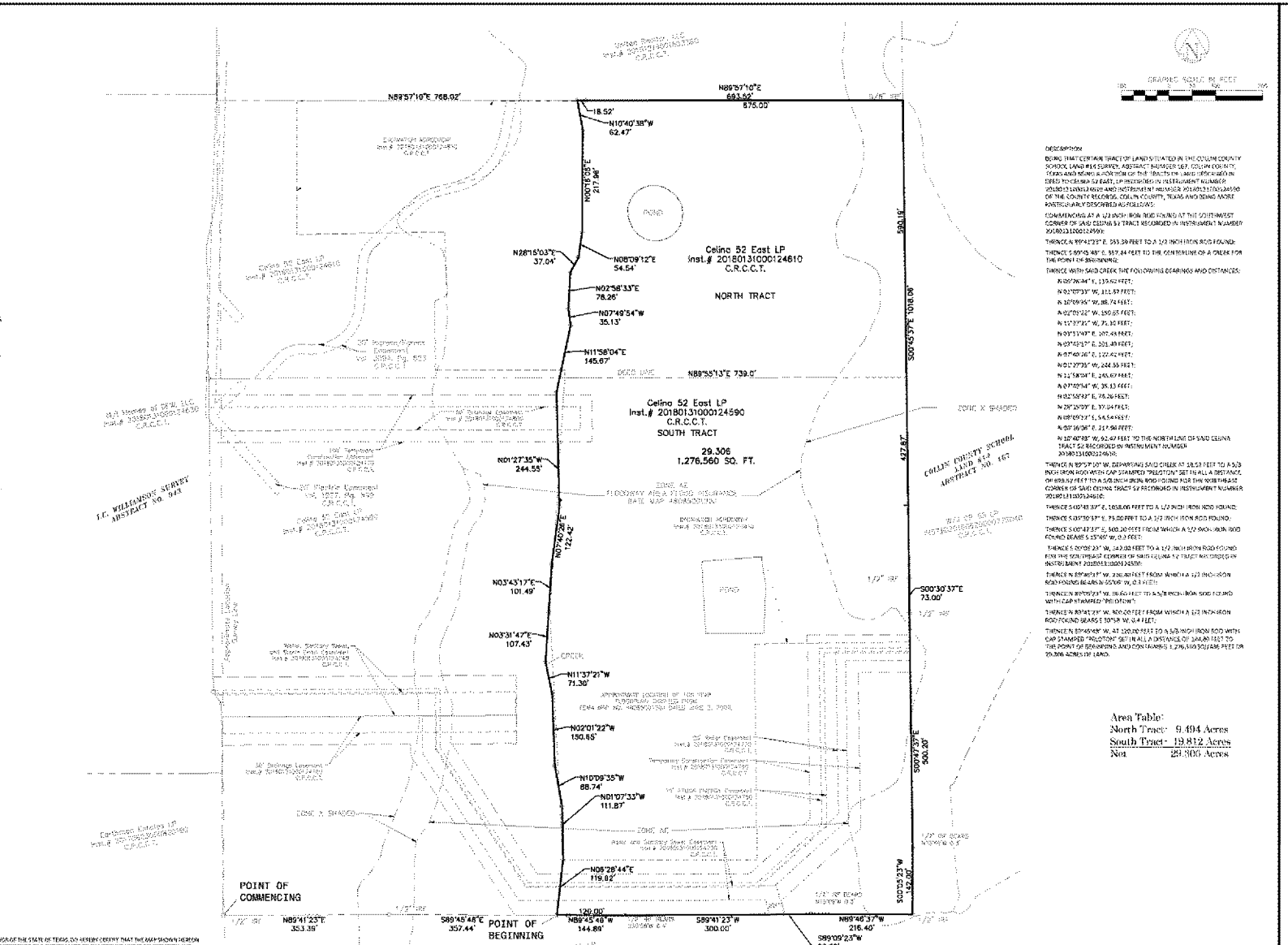
(the remainder of this page is intentionally left blank)

APPENDIX A
PID MAP



NOTES

- THIS SURVEY WAS PREPARED WITH THE BEST OF A COMMITMENT OF THE SURVEYOR UNDER THE BEST AVAILABLE TECHNIQUE CONFORMING TO THE SURVEYING ACTS, CHAPTERS 191 AND 192, SUBCHAPTERS 191.001 THROUGH 191.006, AND CHAPTER 192, SUBCHAPTERS 192.001 THROUGH 192.006, WHICH PROVIDE FOR THE BEST AVAILABLE TECHNIQUE AND EFFECTIVE DATE OF JANUARY 13, 2018 AND WAS DESIGNED FOR THE PURPOSES AND OTHER MATTERS ON RECORD.
- THE BASIS OF MEASUREMENT IS THE TEXAS COORDINATE SYSTEM, NAD83, ZONE 1403.
- ALL CORNERS SET ARE 1/8" INCH IRON RODS WITH PLASTIC CAP STAMPED "TELOTON" UNLESS OTHERWISE NOTED.
- THE APPROXIMATE 100-YEAR FLOOD PLAIN LINES SHOWN WERE OBTAINED FROM FLOOD INSURANCE MAP NUMBER 17020C0203A DATED JULY 2, 2010. THE AREAS ARE IDENTIFIED AS ZONES NOT DEEMED TO BE SIGNIFICANTLY AFFECTED BY THE CHANGING OF THE ADJACENT FLOOD PLAIN AREAS THAT MUST BE LEFT FREE OF ENCROACHMENTS SO THAT THE ANNUAL CHANCE FLOOD RISK CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD DAMAGE AND THERE IS NO EVIDENCE OF SIGNIFICANT ANNUAL CHANCE FLOOD DAMAGE OR ANNUAL CHANCE FLOOD RISK IN THE ADJACENT FLOOD PLAIN AREAS. THE SURVEYOR ASSUMES NO LIABILITY FOR THE ACCURACY OF THAT MAP.
- ANY OTHER INTERESTS OR CLAIMS NOTED WERE REVIEWED BY DESCRIPTION ONLY. THE SURVEYOR MAKES NO REPRESENTATION AS TO THE PRESENT OR FUTURE OWNERSHIP INTERESTS. ENCUMBRANCES ARE LOCATED BY SURFACE EVIDENCE ONLY.
- PLACEMENT SHOWN TO SHOW AN EVIDENCE OF THE COORDINATES, INCLUDING IN SURFACE TEST, MADE INTO OFFICIAL PUBLIC RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.
- TERMS, PROVISIONS, CONDITIONS AND OBLIGATIONS CONTAINED IN EASEMENTS, AGREEMENTS, COVENANTS, AND OTHER INSTRUMENTS, INCLUDING INSTRUMENTS, RECORDS, COLON COUNTY, TEXAS, DOES NOT AFFECT THE SUBJECT TRACT AND IS SUBJECT TO SURFACE EVIDENCE ONLY.



Remainder:	2023-15 add survey abstract
PLAN 17002	
Drawn By:	Shirley
Checked By:	Shirley
Date:	05/01/2018

A Boundary Survey of 2 Tracts of Land	
PREPARED BY THE COLON COUNTY SCHOOL LAND #14 SURVEY, CITY OF COLON, COLON COUNTY, TEXAS.	
Area Table:	
North Tract:	9.494 Acres
South Tract:	19.812 Acres
Total:	29.306 Acres

PELOTON LAND SOLUTIONS	
17002 PLOTON	
1	
OF 1 SHEETS	

APPENDIX B
PREPAID PARCELS

As of June 30, 2023, there have been no prepayments for the Glen Crossing West PID.

APPENDIX C

ASSESSMENT ROLL SUMMARY – 2023-24

Appendix C
2023-24 Assessment Roll Summary

Parcel	No. of Units	Outstanding Assessment	Annual Principal	Annual Interest	Administrative Expenses	Annual Installment
2826032	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826059	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826060	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826061	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826062	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826063	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826064	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826065	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826066	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826067	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826068	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826069	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2826070	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2826071	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2826072	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
2838999	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839000	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839001	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839002	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839003	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839004	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839005	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839006	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839007	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839008	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839009	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839010	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839011	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839012	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839013	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839014	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839015	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839016	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839017	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839018	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839019	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839020	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839021	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839022	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839023	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839024	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839025	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839026	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839027	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839028	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839029	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839030	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839031	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839032	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839033	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839034	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839035	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839036	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839037	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839038	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839039	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839040	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839041	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839042	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839043	1	\$16,333	\$245.61	\$981.63	\$357.89	\$1,585.14
2839044	0	\$0	\$0.00	\$0.00	\$0.00	\$0.00
Total	57	\$931,000	\$14,000.00	\$55,953.10	\$20,400.00	\$90,353.10

APPENDIX D
PID ASSESSMENT NOTICE

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 Glen Crossing West 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 §
 §
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

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2023000091881

eRecording - Real Property

ORDINANCE

Recorded On: August 11, 2023 09:24 AM

Number of Pages: 24

" Examined and Charged as Follows: "

Total Recording: \$114.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2023000091881
Receipt Number: 20230811000089
Recorded Date/Time: August 11, 2023 09:24 AM
User: Kacy M
Station: Station 8

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Public Records of Collin County, Texas.

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX