

Lakes at Mustang Ranch Public Improvement District
Phase #2 – Lot Type 2 – 100 Ft Lot
Project Overview

The Lakes at Mustang Ranch Public Improvement District (the “District”) was created by the City Council of the City of Celina on March 10, 2008, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 2008-06R 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 January 13, 2015, pursuant to Ordinance No. 2015-02 (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 (Lakes at Mustang Ranch Public Improvement District Phases #2-9 Major Improvement Project) Special Assessment Revenue Bonds, Series 2015 in the aggregate amount of \$13,150,000 pursuant to the Act, an Ordinance No. 2015-05 adopted by the City Council on January 13, 2015 and an Indenture of Trust dated as of January 1, 2015 between the City, and the U.S. Bank, N.A. as trustee. The City issued the City of Celina Phases #2-9 Reimbursement Agreement in the aggregate amount of \$5,000,000 pursuant to the Act, and Resolution No. 2015-01R. The City issued the Phase #2 Reimbursement Agreement in the aggregate amount of \$5,300,000 pursuant to an Ordinance adopted by the City Council on December 13, 2016 to finance the remaining costs of the Authorized Improvements in Phase #2.

The Series 2015 Bonds, Phases #2-9 Reimbursement Agreement, and the Phase #2 Reimbursement Agreement are payable from special assessments levied against each parcel of property within Phase #2 of the District pursuant to the Assessment Ordinance adopted by the City Council and in accordance with the SAP.

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 Collin 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 Phase #2 Assessments and the due dates of the Annual Installments of the Phase #2 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.

FAILURE TO PAY THE PHASE #2 ASSESSMENTS LEVIED AGAINST ASSESSED PROPERTY, INCLUDING THE ANNUAL INSTALLMENT THEREOF, COULD RESULT IN FORECLOSURE OF SUCH PROPERTY.

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

**Lakes at Mustang Ranch Public Improvement District
Schedule of Projected Annual Installments
Phase #2**

Lot Type
Outstanding Assessment
Equivalent Units

Lot Type 2 (100 Ft Lot)
\$33,094
0.88

Year ¹	Outstanding Assessment	MIA Bond Principal ²	MIA Bond Interest ²	MIA R.A. Principal ³	MIA R.A. Interest ³	Ph. 2 R.A. Principal ³	Ph. 2 R.A. Interest ³	Administrative Expenses ⁵	Total Annual Installment
2024	\$33,094	\$390	\$637	\$95	\$186	\$467	\$1,168	\$144	\$3,087
2025	\$32,141	\$417	\$666	\$103	\$180	\$509	\$1,140	\$147	\$3,161
2026	\$31,113	\$444	\$639	\$117	\$173	\$527	\$1,110	\$149	\$3,159
2027	\$30,025	\$471	\$610	\$124	\$165	\$569	\$1,079	\$152	\$3,171
2028	\$28,861	\$524	\$579	\$132	\$157	\$588	\$1,046	\$155	\$3,181
2029	\$27,617	\$535	\$545	\$139	\$149	\$630	\$1,011	\$157	\$3,167
2030	\$26,314	\$562	\$511	\$154	\$140	\$649	\$974	\$160	\$3,149
2031	\$24,949	\$610	\$473	\$160	\$130	\$691	\$936	\$163	\$3,163
2032	\$23,488	\$637	\$431	\$175	\$120	\$733	\$896	\$166	\$3,158
2033	\$21,944	\$690	\$389	\$190	\$109	\$775	\$853	\$169	\$3,174
2034	\$20,289	\$717	\$342	\$204	\$96	\$812	\$807	\$172	\$3,150
2035	\$18,556	\$760	\$294	\$219	\$83	\$854	\$760	\$175	\$3,144
2036	\$16,723	\$808	\$242	\$242	\$69	\$914	\$710	\$178	\$3,163
2037	\$14,759	\$861	\$188	\$256	\$53	\$956	\$656	\$181	\$3,152
2038	\$12,686	\$936	\$130	\$278	\$37	\$1,017	\$600	\$185	\$3,182
2039	\$10,455	\$956	\$66	\$298	\$19	\$1,078	\$540	\$188	\$3,145
2040	\$8,123	\$0	\$0	\$0	\$0	\$1,138	\$477	\$135	\$1,750
2041	\$6,984	\$0	\$0	\$0	\$0	\$1,199	\$410	\$138	\$1,747
2042	\$5,785	\$0	\$0	\$0	\$0	\$2,809	\$340	\$140	\$3,288
2043	\$2,977	\$0	\$0	\$0	\$0	\$2,977	\$175	\$142	\$3,294
Total		\$10,317	\$6,742	\$2,887	\$1,866	\$19,890	\$15,688	\$3,195	\$60,584

- 1 - Annual Installment billed by the Collin County Tax Office during Year 2024 will be billed on or around 10/1/2024 and payment is due by 1/31/2025.
- 2 - The principal and interest amounts represent the Phase #2 proportional share of debt service requirements of the Series 2015 Phases #2-9 MI Bonds and the Phases #2-9 Reimbursement Agreement and will not increase during the life of the bonds and the reimbursement agreement. Interest amounts are calculated through the principal payment date of each year.
- 3 - The principal and interest amounts represent the estimated debt service requirements of the Phase #2 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 LAKES AT MUSTANG RANCH 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.