

**Jackson Ridge Public Improvement District  
Phase #1 – Lot Type 2 – 50 FT Lot**

**Project Overview**

The Jackson Ridge Public Improvement District (the “District”) was created by the City Council of the City of Aubrey (the “City Council”) on June 25, 2015, pursuant to the Public Improvement District Act, Texas Local Government Code, Chapter 372, as amended (the “Act”), and Resolution No. 709-15 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 limits of the City of Aubrey (the “City”). A Service and Assessment Plan was accepted and approved by the City Council on November 17, 2015, pursuant to Ordinance No. 581-16 (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 Aubrey (Jackson Ridge Public Improvement District Phase #1 Project) Special Assessment Revenue Bonds, Series 2015 (the “Series 2015 Bonds”) in the aggregate amount of \$13,460,000 pursuant to the Act, an Ordinance No. 582-16 adopted by the City Council of the City of Aubrey (the “City Council”) on November 17, 2015 and an Indenture of Trust dated as of December 1, 2015 between the City, and the Wilmington Trust, N.A. as trustee. The City also approved the Jackson Ridge Public Improvement District Phase #1 Reimbursement Agreement (the “Reimbursement Agreement”) in the aggregate amount of \$4,500,000 pursuant to Ordinance No. 581-16 adopted by the City Council on November 17, 2015 to finance the remaining costs of the Authorized Improvements.

Mustang Special Utility District (“MSUD”) will be servicing the district for water services as agreed upon in June 2017 by MSUD and the Jackson Ridge PID. Therefore, the costs of authorized water improvements financed with bond proceeds are anticipated to be redeemed on November 1, 2018. This redemption results in a lowering of the original assessment due per property owner and is reflected by the principal reduction between years 2018 and 2019.

The Series 2015 Bonds and the Reimbursement Agreement are payable from special assessments levied against each parcel of property within 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 amount of the assessment and the due dates of that assessment may be obtained from MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Freeway, Suite 333, Irving, TX 75062 and available by telephone at (469) 490-2800 or toll-free at (866) 648-8482.

Failure to pay the assessments could result in a lien on and the foreclosure of the property.

**NOTICE OF OBLIGATION TO PAY  
PUBLIC IMPROVEMENT DISTRICT ASSESSMENTS  
TO THE CITY OF AUBREY, TEXAS**

**CONCERNING THE PROPERTY AT:**

[INSERT STREET ADDRESS]

(Phase #1 – Lot Size – 50' Lot)

(Outstanding Principal Assessment - \$27,778)

As the purchaser of the real property located at the street address set forth above, you are obligated to pay assessments to the City of Aubrey, Texas, for public improvements undertaken for the benefit of the property within the Jackson Ridge Public Improvement District created under Subchapter A, Chapter 372, Local Government Code, as amended.

**THE PRINCIPAL AMOUNT OF THE ASSESSMENT AGAINST YOUR PROPERTY FOR PUBLIC IMPROVEMENTS IS \$27,778, WHICH MAY BE PAID IN FULL AT ANY TIME; HOWEVER, IF NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS WHICH WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.**

An estimate of the annual installments is attached; **however, it is only an estimate and is subject to change.** The exact amount of the annual installments, including the annual installments thereof, will be approved by the City Council. More information about the assessments, including the amounts and due dates, may be obtained from the City Secretary of the City of Aubrey.

Your failure to pay any assessment, or any annual installment thereof, may result in penalties and interest being added to what you owe and could result in a lien on and the foreclosure of your property.

The undersigned purchaser acknowledges receipt of the foregoing notice prior to the effective date of a binding contract for the purchase of the real property at the street address set forth above.

IN WITNESS WHEREOF, I have signed this certificate this \_\_\_\_\_, 20\_\_.

**[PURCHASER]**

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF TEXAS  
  
COUNTY OF \_\_\_\_\_

§  
§  
§

The foregoing instrument was acknowledged before me by \_\_\_\_\_, known to me to be the person whose name is 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

[NOTARY SEAL]

**Jackson Ridge Public Improvement District  
Summary of Projected Annual Installments  
Phase #1**

**Parcel  
Outstanding Assessment  
Total Equivalent Units**

Lot Type 2 (50' Lot)  
\$27,778  
0.83

<b>Assessment Year (ending 9/1)<sup>1</sup></b>	<b>Outstanding Assessment Amount<sup>2</sup></b>	<b>Bond Principal<sup>3</sup></b>	<b>Bond Interest<sup>3</sup></b>	<b>R.A. Principal<sup>4</sup></b>	<b>R.A. Interest<sup>4</sup></b>	<b>Administrative Expenses<sup>5</sup></b>	<b>MSUD Contract Revenue Credit<sup>6</sup></b>	<b>Total Annual Installment<sup>7</sup></b>
2019	\$27,778	\$353	\$2,072	\$0	\$74	\$44	(\$161)	\$2,382
2020	\$27,425	\$374	\$2,039	\$0	\$74	\$45	(\$161)	\$2,370
2021	\$27,051	\$405	\$2,010	\$0	\$74	\$46	(\$161)	\$2,373
2022	\$26,647	\$425	\$1,978	\$10	\$74	\$47	(\$160)	\$2,375
2023	\$26,211	\$457	\$1,945	\$12	\$73	\$48	(\$161)	\$2,375
2024	\$25,742	\$488	\$1,910	\$15	\$73	\$49	(\$160)	\$2,373
2025	\$25,240	\$519	\$1,872	\$17	\$72	\$50	(\$160)	\$2,369
2026	\$24,704	\$560	\$1,832	\$19	\$71	\$51	(\$160)	\$2,372
2027	\$24,125	\$602	\$1,789	\$21	\$69	\$52	(\$160)	\$2,373
2028	\$23,503	\$654	\$1,742	\$25	\$68	\$53	(\$160)	\$2,381
2029	\$22,824	\$695	\$1,691	\$27	\$66	\$54	(\$159)	\$2,374
2030	\$22,102	\$747	\$1,638	\$29	\$65	\$55	(\$159)	\$2,374
2031	\$21,326	\$799	\$1,580	\$33	\$63	\$56	(\$159)	\$2,371
2032	\$20,494	\$851	\$1,518	\$35	\$60	\$57	(\$158)	\$2,363
2033	\$19,608	\$913	\$1,452	\$39	\$58	\$58	(\$158)	\$2,363
2034	\$18,655	\$986	\$1,381	\$42	\$55	\$59	(\$158)	\$2,365
2035	\$17,628	\$1,048	\$1,305	\$46	\$53	\$60	(\$157)	\$2,354
2036	\$16,534	\$1,131	\$1,223	\$50	\$50	\$62	(\$157)	\$2,358
2037	\$15,354	\$1,214	\$1,136	\$54	\$46	\$63	(\$157)	\$2,356
2038	\$14,086	\$1,307	\$1,042	\$60	\$43	\$64	(\$157)	\$2,360
2039	\$12,718	\$1,390	\$940	\$64	\$39	\$65	(\$156)	\$2,343
2040	\$11,264	\$1,494	\$833	\$71	\$35	\$67	(\$155)	\$2,343
2041	\$9,699	\$1,608	\$717	\$75	\$30	\$68	(\$155)	\$2,343
2042	\$8,016	\$1,722	\$592	\$81	\$25	\$69	(\$155)	\$2,335
2043	\$6,213	\$1,847	\$459	\$87	\$20	\$71	(\$154)	\$2,329
2044	\$4,279	\$1,971	\$316	\$93	\$14	\$72	(\$153)	\$2,313
2045	\$2,214	\$2,100	\$163	\$114	\$8	\$74	(\$153)	\$2,305
<b>Total</b>		<b>26,659</b>	<b>37,173</b>	<b>1,118</b>	<b>1,450</b>	<b>1,557</b>	<b>(\$4,262)</b>	<b>63,694</b>

1 - Assessment Year ending 2019 is anticipated to be billed on, or around, October 1, 2018 and is due by January 31, 2019.  
2 - The outstanding Assessment amounts are adjusted to reflect redemption of bonds as a result of transfer of services from teh City to Mustang Special Utility District (MSUD).  
3 - The principal and interest amounts are based final bond cash flows from the underwriter dated 11-17-15. The interest amounts shown include the 0.5% additional interest amount to be collected for prepayment and delinquency reserves.  
4 - The principal and interest amounts are calculated for the Reimbursement Agreement amount of \$540,000. The interest amounts show are calculated at 6.63%.  
5 - The amounts shown include estimated PID administration and assessment collection costs and will be updated each year in the Annual Service Plan Updates.  
6 - MSUD Contract Revenue Credits represents bond debt sefrvice amounts payable by MSUD and used to offsett the annual installments to be collected.  
7 - The Annual Installments shown do not include any TIRZ Credit.

### Example of TIRZ Credit Application

The property in the PID is also located in the City of Aubrey Tax Increment Reinvestment Zone No. 1. The City has committed to use approximately 45.2% of the annual incremental City ad valorem property taxes collected from a property in the current tax year as a credit (the “TIRZ Credit”) to reduce the PID annual installment of assessments due in the following year. The following hypothetical example illustrates the application of the TIRZ Credit:

A) Estimates for illustration purposes:

Estimated prorated base year (2015) taxable value = \$1,000  
Estimated current year (Yr 1) taxable value = \$300,000  
Estimated current (Yr 1) incremental value = \$299,000 (i.e. \$300,000 - \$1,000)  
Estimated current (Yr 1) City tax rate per \$100 of taxable value = \$0.566  
Estimated PID current (Yr 1) annual installment of Assessment = \$2,376  
Estimated PID next (Yr 2) annual installment of Assessments = \$2,392

B) Estimated City incremental tax:

\$1,695 [i.e.,  $(\$299,000 \div 100) \times \$0.567 = \$1,695$ ]

C) Estimated TIRZ Credit:

\$766 (i.e.,  $\$1,695 \times 45.2\% = \$766$ )

D) Estimated PID current annual installment due (Yr 1):

\$2,376 with no prior year TIRZ Credit

E) Estimated PID next annual installment due (Yr 2):

\$1,626 (i.e.,  $\$2,392 - \$766 = \$1,626$ ) after application of the \$766 TIRZ Credit

**PLEASE NOTE THAT THE ABOVE CALCULATIONS ARE ONLY INTENDED TO ILLUSTRATE APPLICATION OF THE TIRZ CREDIT AND DO NOT REPRESENT ANY ACTUAL OR PROJECTED AMOUNTS OF TAXABLE VALUES, CITY TAX RATES AND PID ANNUAL INSTALLMENTS.**