



**NOTICE OF
TIRZ #4 SUTTON FIELDS REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
TUESDAY, SEPTEMBER 12, 2017 AT 5:00 PM**

AGENDA

I. CALL TO ORDER:

II. ACTION ITEMS:

1. TIRZ #4 Sutton Fields - Regular Meeting - May 25, 2017 4:00 PM
2. Consider and act upon a resolution approving and recommending an Amended Final Project and Finance Plan. (Petty)

III. ADJOURN:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551. "I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: _____ at ____ p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Vicki Faulkner, TRMC
City Secretary, City of Celina, TX

Date Notice Removed



**NOTICE OF
TIRZ #4 SUTTON FIELDS REGULAR MEETING
CELINA COUNCIL CHAMBERS 112 N. COLORADO ST., CELINA, TX 75009
THURSDAY, MAY 25, 2017 AT 4:00 PM**

MINUTES

I. CALL TO ORDER:

Attendee Name	Organization	Title	Status	Arrived
Wayne Nabors	City of Celina	Place 2	Present	
Carmen Roberts	City of Celina	Place 4	Absent	
Chad Anderson	City of Celina	Place 6	Present	
Andy Hopkins	City of Celina	Place 3	Present	
Mindy Koehne	City of Celina	Place 5	Present	
Bill Webber	City of Celina	Place 1	Absent	

President Andy Hopkins called the meeting to order at 4:00 p.m.

II. ACTION ITEMS:

1. Minutes Approval:

A. TIRZ #4 Sutton Fields - Regular Meeting - Nov 10, 2015 5:00 PM

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Chad Anderson, Place 6
SECONDER:	Wayne Nabors, Place 2
AYES:	Nabors, Roberts, Anderson, Hopkins

2. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Four, City of Celina, Texas approving and recommending the amendment to the Final Project and Reinvestment Zone Financing Plan and enlargement of the zone to the City Council. (Sutton Fields II) (Petty)

RESULT:	NO ACTION
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III. ADJOURN:

There being no further comment President Hopkins adjourned the meeting at 4:02 p.m.

Minutes Acceptance: Minutes of May 25, 2017 4:00 PM (Action Items)

Andy Hopkins, President

Vicki Faulkner, TRMC
City Secretary, City of Celina, Texas

Date Minutes Approved

Minutes Acceptance: Minutes of May 25, 2017 4:00 PM (Action Items)



City Secretary
City of Celina, Texas

Memorandum

To: **Honorable Mayor Terry and the Celina City Council**
From: Vicki Faulkner, City Secretary
Date: September 12, 2017
Re: Amended Final Project and Finance Plan

Action Requested:

Consider and act upon a resolution approving and recommending an Amended Final Project and Finance Plan. (Petty)

Background Information:

In accordance with the Developer Agreement changes done earlier in the year for the developer Sutton Fields II, the TIRZ #4 is amended to cover the Neighborhood Area #1 in the Sutton Fields development. (Neighborhood Area #2-5 is covered by TIRZ #8). The changes in the water and wastewater provider for the Sutton development resulted in significant savings to the City, and as such, allowed the City to reduce their contribution of the TIRZ given that the PID projects were properly reallocated to other PID eligible public improvements, but not necessarily projects that the City would participate in relative to the TIRZ.

Board Review/Citizen Input:

Alternatives:

Financial Considerations:

Legal Review:

Reviewed by City Legal Team, City Staff and Consultants.

Supporting Documents:

Amended Final Project and Finance Plan

Staff Recommendation:

*REINVESTMENT ZONE NUMBER FOUR
CITY OF CELINA
AMENDED FINAL PROJECT AND FINANCE PLAN*

(the “Amended Final Plan”)

September 12, 2017

1. INTRODUCTION.

1.1 Authority and Purpose. The City of Celina, Texas, a Texas home-rule municipality (the "City"), has the authority under Chapter 311, Texas Tax Code, as amended (the "Act") to designate a contiguous or noncontiguous geographic area within the corporate limits of the City as a tax increment reinvestment zone to promote development or redevelopment of the area if the governing body of the City (the "City Council") determines that development or redevelopment would not occur solely through private investment in the reasonably foreseeable future, that the zone is feasible, and that creation of the zone is in the best interest of the City and the property in the zone. The purpose of the zone is to facilitate such development or redevelopment by financing the costs of public works, public improvements, programs, and other projects benefiting the zone, plus other costs incidental to those expenditures, all of which costs are authorized by the Act.

1.2 Eligibility Requirements. An area is eligible under the Act when designated as a tax increment reinvestment zone as it is predominantly open or undeveloped and, because of obsolete platting, deterioration of structures or site improvements, or other factors, substantially impairs or arrests the sound growth of the City. The City cannot, however, designate a zone if more than 30% of the property in the proposed zone, excluding property that is publicly owned, is "used for residential purposes" (defined by the Act as follows: "... property is used for residential purposes if it is occupied by a house having fewer than five living units ...") or if the total appraised value of taxable real property in the proposed zone and in existing reinvestment zones exceeds 50% of the total appraised value of taxable real property in the City and in industrial districts created by the City.

1.3 The Zone. By City Council action on November 5, 2015, the City created a tax increment reinvestment zone to be known as "Reinvestment Zone Number Four, City of Celina" (the "Zone") that includes approximately 129.34 acres depicted on Exhibit A and described on Exhibit B (the "Property"). The Property will be developed pursuant to the development regulations attached as Exhibit F. The Property meets the eligibility requirements of the Act. The Property is undeveloped, and due to its size, location, and physical characteristics, development will not occur solely through private investment in the foreseeable future. The Property substantially impairs and arrests the sound growth of the City because it is predominately underdeveloped due to factors such as no public infrastructure and the need for economic incentives to attract development to the Zone for the purpose of providing long-term economic benefits including, but not limited to, increased real property tax base for all taxing units in the Zone, increased sales and use tax for the City and the State of Texas, and increased job opportunities for residents of the City, the County, and the region. If the public works, public improvements, programs, and other projects are financed as contemplated by the Final Plan (hereinafter defined), the City envisions that the Property will be developed to take full advantage of the opportunity to bring to the City, the County, and to all of the region quality developments.

1.4 Preliminary Plan; Hearing. Before the City adopted the ordinance designating the Zone, the City Council prepared a preliminary reinvestment zone financing plan in accordance with the Act and held a public hearing on the creation of the proposed zone and its benefits to the City and to the Property, at which public hearing interested persons spoke for and against the creation of

the proposed zone, the boundaries of the proposed zone, and the concept of tax increment financing, and at which hearing the owner of the Property (the "Owner") was given a reasonable opportunity to protest the inclusion of the Property in the proposed zone. The requirement of the Act for a preliminary reinvestment zone financing plan was satisfied by the preliminary plan dated October 2015 (the "Preliminary Plan"), the purpose of which is to describe, in general terms, the public works, public improvements, programs, and other projects that will be undertaken and financed by the Zone. A description of how such public works, improvements, programs, and projects are to be undertaken and financed will be determined by the Final Plan and by the Development Agreement (both hereinafter defined), which require approval by the Board (hereinafter defined) and by the City Council.

1.5 Creation of the Zone. Upon the closing of the above-referenced public hearing, the City Council adopted Ordinance 2015-52 on November 5, 2015 in accordance with the Act creating the Zone after the City Council found that development or redevelopment of the Property would not occur solely through private investment in the reasonably foreseeable future, that the Zone is feasible, and that creation of the Zone is in the best interest of the City and the Property. The ordinance creating the Zone appointed a Board of Directors for the Zone initially consisting of seven (7) members (the "Board").

1.6 Board Recommendations. After the creation of the Zone, the Board, during its November 10, 2015, meeting, reviewed the updated Preliminary Plan and approved and recommended to the City Council: (a) this *Final Project and Finance Plan for Reinvestment Zone Number Four, City of Celina* (as amended, the "Final Plan") pursuant to which the City will contribute a portion of its ad valorem tax increment (the "City Tax Increment") attributable to new development in the Zone into a tax increment fund created by the City and segregated from all other funds of the City (the "TIRZ Fund") to the costs of public works, public improvements, programs, and other projects benefiting the Zone into the TIRZ Fund to pay such costs.

1.7 Council Action. The City Council, taking into consideration the recommendations of the Board, considered and approved the Final Plan on November 10, 2015.

2. DESCRIPTIONS AND MAPS.

2.1 Existing Uses and Conditions. The Property is contiguous within the current Zone, is currently located in the City's corporate limits and is zoned for single family development. The Property is underdeveloped, and there is limited public infrastructure to support development. Development will require public infrastructure that: (1) the City cannot provide; and (2) will not be provided solely through private investment in the foreseeable future. A map of the Property and the Zone are shown on **Exhibit A**.

2.2 Proposed Uses. The Property is being developed pursuant to the development regulations attached hereto as **Exhibit F**. A map of the Property and description of the proposed uses of the Property are shown on **Exhibit C**.

2.3 Metes and Bounds Description. Metes and bounds descriptions of the various tracts that comprise the Property are provided on Exhibit B. The list of Parcels in the Zone is shown in Exhibit H.

3. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES, AND REGULATIONS. Development of the Property will involve only those changes established by the City of Celina Zoning Ordinance, as amended.

4. RELOCATION OF DISPLACED PERSONS. No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

5. ESTIMATED NON-PROJECT COSTS. Non-project costs are private funds that will be spent to develop in the Zone but will not be financed by the Zone. There are significant non-project costs funded by the Sutton Fields II Public Improvement District and private developer dollars, and estimated at 28.8 million for the Zone.

6. PROPOSED PUBLIC IMPROVEMENTS.

6.1 Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed by the Zone are as follows: City park dedication, municipal site and bond issuance costs, including associated real estate acquisitions. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and shall be reviewed, inspected, approved, and accepted by the City.

6.2 Locations of Public Improvements. The estimated locations of some of the proposed Public Improvements ("Public Improvements") to be funded by the City as defined Section 6.1, are shown in Exhibit D. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan. The remaining Public Improvements are funded by Sutton Fields II Public Improvement District and private developer dollars, as further described in the Service and Assessment Plan for the Sutton Fields Public Improvement District.

7. PROJECT COSTS.

7.1 Estimated Project Costs. The total project costs for the Zone (the "Project Costs") include the Administrative Costs defined below and the costs of the Initial Public Improvements and are estimated to be \$1,764,868 in 2017 Dollars, as set forth in Exhibit E. The Project Costs for administration of the Zone shall be the actual, direct costs paid or incurred by or on behalf of the City to administer the Zone (the "Administrative Costs"). The Administrative Costs include the costs of professional services, including those for planning, engineering, and legal services paid by or on behalf of the City. The Administrative Costs also include organizational costs, including the costs of conducting studies, the cost of publicizing the creation of the Zone, and the cost of implementing the project plan for the Zone paid by or on behalf of the City. The Administrative Costs shall be paid each year from the TIRZ Fund (hereinafter defined) before any other Project Costs are paid.

7.2 Estimated Time When Costs Are To Be Incurred. The Administrative Costs will be incurred annually and will continue to be collected until all Project Costs are reimbursed or the term of the Zone has expired.

8. ECONOMIC FEASIBILITY. For purposes of the Final Plan, economic feasibility has been evaluated over the term of the Zone based on the projected taxable value growth as shown in the projected absorption, projected incremental assessed values and projected incremental taxes shown in Exhibit G. This evaluation focuses only on "direct" financial benefits (i.e., tax revenues from new development in the Zone) of the Initial Public Improvements funded by the City and does not take into consideration the "multiplier effect" that will result from new development that occurs as a result, or new development outside the Zone. As illustrated in Exhibit G, during the term of the Zone, new development that occurs in the Zone which would not have occurred but for the Public Improvements constructed within the Zone and will generate approximately \$34,302,191 million in total new real property tax revenue. The taxing units that will participate in and benefit from new development within the Zone will retain approximately \$29,758,934 million as follows:

City of Celina net additional property tax revenue: \$29,758,934 million

These projections assume an annual property value inflation factor of 1.97%.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A substantial portion of the new tax revenue generated for the City by new development within the Zone will be retained by the City. The remainder of the new tax revenue generated by new development within the Zone will be available to pay actual Project Costs until the term of the Zone expires or until the Zone is otherwise terminated as hereinafter provided. Upon expiration or termination of the Zone, 100% of all tax revenue generated within the Zone will be retained by the City.

9. ESTIMATED BONDED INDEBTEDNESS. No bonded indebtedness issued by the City is contemplated.

10. TOTAL APPRAISED VALUE. The current (2015) total appraised value of taxable real property in the Zone is \$49,150 based on the allocation shown in Exhibit H. It is estimated that upon expiration of the term of the Zone, the total projected appraised value of taxable real property in the Zone will be \$205 million.

12. ESTIMATED CAPTURED APPRAISED VALUE TAXABLE BY THE CITY. The captured appraised value of the Property taxable by the City for a year is the total taxable value of the Property for that year less the tax increment base of the Property. The tax increment base of the Property is the total taxable value of the Property for the year in which the Zone was designated. If the Zone is created during calendar year 2015, the tax increment base of the Property will be \$49,150.

13. METHOD OF FINANCING. The City will, in the future, pay (using the TIRZ funds) the Project Costs and will construct or cause to be constructed the Public Improvements. The Final Plan shall obligate the City to pay from the TIRZ Fund all actual Project Costs, which shall be reviewed and approved by the City. Funds deposited into the TIRZ Fund shall always first be applied to pay

the Administrative Costs. After the Administrative Costs have been paid, funds in the TIRZ Fund shall next be used to pay or reimburse the Project Costs. All payments of Project Costs, shall be made solely from the TIRZ Fund and from no other funds of the City, unless otherwise approved by the governing body, and the TIRZ Fund shall only be used to pay the Project Costs. The Final Plan shall obligate the City to deposit into the TIRZ Fund each year for the duration of the Zone a portion of the City Tax Increment calculated as a millage rate per \$100 of captured appraised value in the Zone that equals 13.22% of the City's real property tax rate in TIRZ years one through thirty (1-30).

15. DURATION OF THE ZONE; TERMINATION. The stated term of the Zone shall be 30 years and commence on November 10, 2015, and shall continue until December 31, 2045, unless otherwise terminated in accordance with this section. The City shall have the right to terminate the Zone prior to the expiration of its stated term if all of the Project Costs have been paid. If upon expiration of the stated term of the Zone, Project Costs have not been paid, the City has no obligation to pay the shortfall. The provisions of this section shall be included in the ordinance that creates the Zone. Nothing in this section is intended to prevent the City from extending the term of the Zone in accordance with the Act.

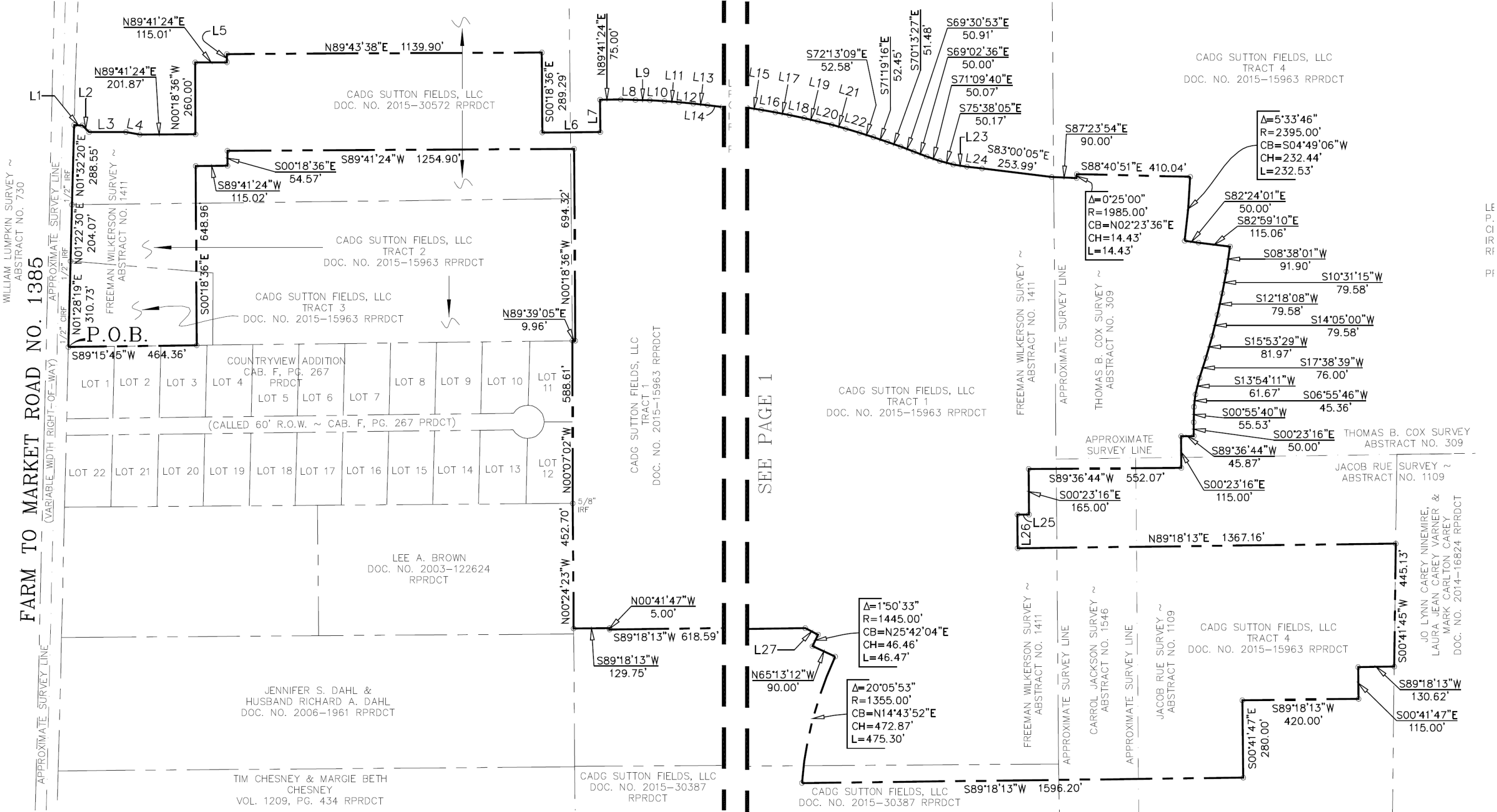
16. LIST OF EXHIBITS. Unless otherwise stated, all references to "Exhibits" contained in this Final Plan shall mean and refer to the following exhibits, all of which are attached to and made a part of this Final Plan for all purposes.

Exhibit A	Map of the Property and TIRZ Zone
Exhibit B	Metes and Bounds Description of Property in the Zone
Exhibit C	Map and Description of Proposed Uses of the Property
Exhibit D	Map of Public Improvements
Exhibit E	Project Costs
Exhibit F	Development Regulations
Exhibit G	Projected Absorption, Incremental Values and Incremental Taxes
Exhibit H	List of Parcels in the Zone

Exhibit A

Map of the Property and TIRZ Zone

Legal TIRZ Boundary Map



Attachment: TIRZ No. 4 amended Project and Finance Plan-Final (Amended Final Project and Finance Plan)

Exhibit B

Metes and Bounds Description of Property in the Zone

EXHIBIT A**129.34 ACRE TRACT****BEING THAT CERTAIN 129.34 ACRE TRACT OF LAND DESCRIBED BY METES AND BOUNDS AS FOLLOWS:****LEGAL DESCRIPTION – 129.34 ACRE TRACT**

BEING that certain tract of land situated in the Freeman Wilkerson Survey, Abstract No. 1411, the Thomas B. Cox Survey, Abstract No. 309, the Carrol Jackson Survey, Abstract No. 1546, and the Jacob Rue Survey, Abstract No. 1109, in Denton County, Texas, and being part of that certain tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, of the Real Property Records of Denton County, Texas (RPRDCT), being part of those certain tracts of land described in deeds to Mike A. Myers Investment Holdings, L.P. recorded in Document No. 2005-33384, RPRDCT, Document No. 2007-53939 RPRDCT, and Document No. 2005-93340, RPRDCT, part of that certain tract of land described in deed to The Amanda S. Myers Irrevocable Asset Trust recorded in Document No. 2011-125051, RPRDCT, and part of that certain tract of land described in deed to Ok Kyun and Youngmoo Kim, Trustees of the Kim Family Living Trust recorded in Document No. 2005-86220, RPRDCT, and being more particularly described as follows;

BEGINNING at a 1/2 inch capped iron rod found, said iron rod being located on the east right-of-way line of Farm to Market (FM) Road No. 1385 (variable width R.O.W.), and also being the northwest corner of Countryview Addition, an addition to Denton County according to Final Plat recorded in Cabinet F, Page 267, of the Plat Records of Denton County, Texas;

THENCE North 01°28'19" East, with said east right-of-way line of FM No. 1385, a distance of 310.73 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract, recorded in Document No. 2007-53939 RPRDCT, and a southwest corner of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT;

THENCE North 01°22'30" East, continuing with the east right-of-way line of FM No. 1385, a distance of 204.07 feet to a 1/2 inch iron rod found for corner, said iron rod being the northwest corner of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-93340 RPRDCT, and the southwest corner of the aforementioned tract of land described in deed to Tarsan Corporation recorded in Document No. 2002-108524, RPRDCT;

THENCE North 01°32'20" East, continuing with the east right-of-way line of FM No. 1385, a distance of 288.55 feet to a point for corner;

THENCE leaving the east right-of-way line of FM No. 1385, the following bearings and distances to points for corner:

South 88°27'40" East, a distance of 30.00 feet;
 South 44°23'08" East, a distance of 34.78 feet;
 North 89°41'24" East, a distance of 133.33 feet;
 South 79°00'00" East, a distance of 50.99 feet;
 North 89°41'24" East, a distance of 201.87 feet;
 North 00°18'36" West, a distance of 260.00 feet;
 North 89°41'24" East, a distance of 115.01 feet;
 North 00°18'36" West, a distance of 30.03 feet;
 North 89°43'38" East, a distance of 1139.90 feet;
 South 00°18'36" East, a distance of 289.29 feet;
 North 89°41'24" East, a distance of 209.80 feet;
 North 00°18'36" West, a distance of 117.53 feet;
 North 89°41'24" East, a distance of 75.00 feet;
 South 88°19'36" East, a distance of 53.07 feet;
 South 88°47'56" East, a distance of 52.10 feet;
 South 86°46'41" East, a distance of 53.14 feet;
 South 85°37'03" East, a distance of 52.58 feet;
 South 84°41'22" East, a distance of 52.33 feet;

South 83°46'24" East, a distance of 51.94 feet;
 South 82°36'46" East, a distance of 53.09 feet;
 South 81°16'00" East, a distance of 51.64 feet;
 South 80°09'14" East, a distance of 52.01 feet;
 South 79°30'19" East, a distance of 52.38 feet;
 South 77°54'04" East, a distance of 54.04 feet;
 South 76°36'04" East, a distance of 50.78 feet;
 South 76°01'58" East, a distance of 51.81 feet;
 South 74°30'07" East, a distance of 52.51 feet;
 South 73°33'41" East, a distance of 52.39 feet;
 South 72°13'09" East, a distance of 52.58 feet;
 South 71°19'16" East, a distance of 52.45 feet;
 South 70°13'27" East, a distance of 51.48 feet;
 South 69°30'53" East, a distance of 50.91 feet;
 South 69°02'36" East, a distance of 50.00 feet;
 South 71°09'40" East, a distance of 50.07 feet;
 South 75°38'05" East, a distance of 50.17 feet;
 South 81°08'40" East, a distance of 50.08 feet;
 South 82°56'19" East, a distance of 55.00 feet;
 South 83°00'05" East, a distance of 253.99 feet;
 And South 87°23'54" East, a distance of 90.00 feet, said point being the beginning of a non-tangent curve to the left;

THENCE with said curve to the left having a central angle of 00°25'00", a radius of 1985.00 feet, a chord which bears North 02°23'36" East, a chord distance of 14.43 feet, for an arc distance of 14.44 feet to the end of said curve, a point for corner;

THENCE South 88°40'51" East, a distance of 410.04 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 05°33'46", a radius of 2395.00 feet, a chord which bears South 04°49'06" West, a chord distance of 232.44 feet, for an arc distance of 232.53 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

South 82°24'01" East, a distance of 50.00 feet;
 South 82°59'10" East, a distance of 115.06 feet;
 South 08°38'01" West, a distance of 91.90 feet;
 South 10°31'15" West, a distance of 79.58 feet;
 South 12°18'08" West, a distance of 79.58 feet;
 South 14°05'00" West, a distance of 79.58 feet;
 South 15°53'29" West, a distance of 81.97 feet;
 South 17°38'39" West, a distance of 76.00 feet;
 South 13°54'11" West, a distance of 61.67 feet;
 South 06°55'46" West, a distance of 45.36 feet;
 South 00°55'40" West, a distance of 55.53 feet;
 South 00°23'16" East, a distance of 50.00 feet;
 South 89°36'44" West, a distance of 45.87 feet;
 South 00°23'16" East, a distance of 115.00 feet;
 South 89°36'44" West, a distance of 552.07 feet;
 South 00°23'16" East, a distance of 165.00 feet;
 South 89°36'44" West, a distance of 41.70 feet;
 South 00°23'16" East, a distance of 121.55 feet;
 And North 89°18'13" East, a distance of 1367.16 feet, said point being located on
 a line described in Boundary Line Agreement recorded in Instrument No. 2005-122140, RPRDT;

THENCE South 00°41'45" West, with said line described in Boundary Line Agreement, a distance of 445.13 feet to a point for corner;

THENCE leaving said line described in Boundary Line Agreement, the following bearings and distances to points for corner:

South 89°18'13" West, a distance of 130.62 feet;
 South 00°41'47" East, a distance of 115.00 feet;
 South 89°18'13" West, a distance of 420.00 feet;
 South 00°41'47" East, a distance of 280.00 feet;
 And South 89°18'13" West, a distance of 1596.20 feet, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 20°05'53", a radius of 1355.00 feet, a chord which bears North 14°43'52" East, a chord distance of 472.87 feet, for an arc distance of 475.30 feet to the end of said curve, a point for corner;

THENCE North 65°13'12" West, a distance of 90.00 feet to a point for corner, said point being the beginning of a non-tangent curve to the right;

THENCE with said curve to the right having a central angle of 01°50'33", a radius of 1445.00 feet, a chord which bears North 25°42'04" East, a chord distance of 46.46 feet, for an arc distance of 46.47 feet to the end of said curve, a point for corner;

THENCE the following bearings and distances to points for corner:

North 63°22'39" West, a distance of 51.93 feet;
 South 89°18'13" West, a distance of 618.59 feet;
 North 00°41'47" West, a distance of 5.00 feet
 And South 89°18'13" West, a distance of 129.75 feet, said point being located on the west line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT;

THENCE North 00°24'23" West, with said west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of that certain tract of land described in deed to Lee A. Brown recorded in Document No. 2003-122624, RPRDCT, a distance of 452.70 feet to a 5/8 inch iron rod found for corner at the southeast corner of the aforementioned Countryview Addition;

THENCE North 00°07'02" West, continuing with the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 588.61 feet to a point (located in tree) for corner, from which a 1/2 inch iron rod found bears South 89°26'31" West, a distance of 1.51 feet;

THENCE North 89°39'05" East, leaving the west line of the Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2005-33384, RPRDCT, and the east line of said Countryview Addition, a distance of 9.96 feet to a point for corner;

THENCE the following bearings and distances to points for corner:

North 00°18'36" West, a distance of 694.32 feet;
 South 89°41'24" West, a distance of 1254.90 feet;
 South 00°18'36" East, a distance of 54.57 feet;
 South 89°41'24" West, a distance of 115.02 feet;
 And South 00°18'36" East, a distance of 648.96 feet, said point being located on the south line of the aforementioned Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT;

THENCE South 89°15'45" West, with the south line of said Mike A. Myers Investment Holdings, L.P. tract recorded in Document No. 2007-53939 RPRDCT, a distance of 464.36 feet to the POINT OF BEGINNING of herein described tract of land containing an area of 129.34 acres of land, more or less.

Note: This document was prepared under 22 TAC §663.21, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.

Exhibit C

Map and Description of Proposed Uses of the Property



TIRZ 4 Area:

	70's	60's	50's	Models	Total	Acres
TIRZ 4	40	180	280	15	515	129.34

Attachment: TIRZ No. 4 amended Project and Finance Plan-Final (Amended Final Project and Finance Plan)

Exhibit D

Map of Public Improvements

Exhibit D
INCLUDING DEPICTION OF MUNICIPAL SITE



Exhibit E
Project Costs

Description	Total Cost
Municipal site	\$1,000,000
Park Contribution	\$2,000,000
Roadway Improvements- Crutchfield	\$795,377
Bond issuance costs	\$1,174,331
Total Project Costs	\$4,969,708

Projects Costs for TIRZ #4	35.5%	\$1,764,868
Projects Costs for TIRZ #8	64.5%	\$3,204,840
Total Project Costs		\$4,969,708

Exhibit F
Development Regulations

EXHIBIT F
DEVELOPMENT STANDARDS FOR TRACT B
Planned Development Regulations

For a 128 acre tract of land out of the Thomas H. McIntyre Survey, Abstract No. 903 in the City of Celina ETJ and Denton County, Texas.

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, proposed lakes, ornamental trees and shade trees. In addition, this planned development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

3.0 General Regulations

3.1 All regulations for the District not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission as well as the City of Celina City Council through a PD amendment. The following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD.

- Street patterns,
- Building locations and individual uses as proposed, may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of the land uses remains as shown in Exhibit C.

3.3 A property owners association shall be established and shall be responsible for the maintenance of all open space areas.

3.4 The Concept Plan depicts two principal districts, a "SF-R," Single-Family Residential District and "CF," Community Facilities District.

3.5 All single-family detached homes may be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in Section 6.0 Area Regulations of this PD.

3.6. Single-family homes shall back or side to the CF tract and the single family developer shall provide a six (6) foot tall solid masonry fence adjacent to the CF tract.

4.0 Use Regulations

4.1 The permitted uses within the planned development are outlined below.

(A) **SF-R Single-Family Residential District:** The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
 - Public and private parks
 - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

5.0 Area Regulations: CF Community Facilities District (Tract 2)

5.1 The permitted uses shall be CF Community Facilities District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Cellular/wireless communications tower	P
Cemetery and/or mausoleum	P
Clinic or office (medical)	P

Community center (municipal)	P
Community college (public or private)	P
Electrical generating plant	P
Electrical substation	P
Emergency care clinic	P
Franchised private utility	P
Governmental building (municipal, state or federal)	P
Hospital (acute care/chronic care)	P
Landfill	P
Library (public)	P
Outdoor Warning Device	P
Post office (governmental)	P
School, business/commercial trade	P
School, pre-k through 12 (public or private)	P
University (public or private)	P
Wastewater treatment plant (public)	P
Water treatment plant (public)	P

(2) Prohibited uses:

Check cashing service
 Recycling kiosk
 Sexually oriented business
 Accessory dwelling

(3) Area regulations:

a) Size of lots.

(i) Size of yards.

- Minimum front yard: Twenty-five (25) feet
- Minimum side yard: Fifteen (15) feet.
- Minimum rear yard: Twenty-five (25) feet
- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.

- b) Maximum impervious surface. 75% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.
- c) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.
- d) Connectivity: No vehicular connectivity to other tracts is required.
- e) Concept Plans are not required for the CF-Community Facilities tract.

6.0 Area Regulations: SF-R Single-Family Residential (Tract 1)

6.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

6.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be 115 feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

6.3 The maximum number of lots permitted within the District shall not exceed 450 lots. The percentage of lots per Lot Type is as follows:

Lot Type A: 50% Minimum

Lot Type B: 50% Maximum

7.0 Parking Regulations

7.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

8.0 Landscape & Irrigation Regulations

8.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

8.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

8.3 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum
 - Golden Dot Euonymus
 - Red Yucca
 - Smoke Tree
 - Butterfly Bush
 - Coral Drift Rose
 - Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

9 Open Space Regulations

9.1 General:

- a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:
- b) Open Space Requirements
 - (1) Single Family Open Space Requirements
 - a. A minimum of six (6) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.

10 Screening Regulations

- 10.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.
- 10.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.
- 10.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

11 Subdivision Regulations

11.1 Development shall meet the standards as required by the City of Celina Subdivision Ordinance except as follows:

- 1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes

at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.

2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
 3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
 4. FM 1385: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.
 5. Detention. Any and all detention from the CF-Community Facilities site shall be provided on Tract 1 along with the detention from the SF-R acreage.
- 11.2 Sanitary Sewer Mains:
1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.

CITY OF CELINA, TEXAS

ORDINANCE 2015-18
SUTTON FIELDS PD-52

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 510.80 ACRE TRACT OF LAND LOCATED IN THE F. WILKERSON SURVEY, ABSTRACT NUMBER 1411, H. RUE SURVEY, ABSTRACT NUMBER 1111, T. COX SURVEY, ABSTRACT NUMBER 309, J. RUE SURVEY, ABSTRACT NUMBER 1109, AND THE C. JACKSON SURVEY, ABSTRACT NUMBER 1546, DENTON COUNTY, TEXAS; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" ATTACHED HERETO AND INCORPORATED HEREIN TO BE ZONED "PD" PLANNED DEVELOPMENT DISTRICT #52; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FINDINGS; PROVIDING FOR AMENDMENT OF ZONING CLASSIFICATION; PROVIDING FOR ZONING DESIGNATION AND DEVELOPMENT STANDARDS; PROVIDING FOR REVISION OF ZONING MAP; PROVIDING FOR COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED \$2,000.00 AND A SEPARATE OFFENSE SHALL BE DEEMED COMMITTED EACH DAY DURING OR ON WHICH A VIOLATION OCCURS OR CONTINUES AND INCLUDING PROVISIONS FOR THE AUTHORIZATION TO SEEK INJUNCTIVE RELIEF TO ENJOIN VIOLATIONS WHICH CONSTITUTE AN IMMINENT HAZARD OR DANGER TO PUBLIC HEALTH AND SAFETY; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING FOR SAVINGS; PROVIDING FOR SEVERABILITY; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin, and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Title 7 Chapter 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" attached hereto and incorporated herein; and

WHEREAS, the tract comprising the property has been depicted in detail in Exhibit "B" attached hereto; and incorporated herein; and

WHEREAS, the concept plan and development regulations set forth in Exhibit "C" and Exhibit "D" attached hereto and incorporated herein define the base zoning districts and provide for certain modifications to such district regulations.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the 2030 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

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

SECTION 1 **INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2 **FINDINGS**

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3 **AMENDMENT OF ZONING CLASSIFICATION**

That the zoning classification is hereby established as “PD” Planned Development District, #23 on a certain tract of land described in in Exhibit “A” and depicted in Exhibit “B”.

SECTION 4 **ZONING DESIGNATION AND DEVELOPMENT STANDARDS**

4.01 That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City’s Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, depicted in Exhibit “A” attached hereto and incorporated herein, as “PD” Planned Development District #23.

4.02 This ordinance only regulates the uses allowed for the property identified above. All development and construction shall occur in accordance with the requirements of this ordinance; the development standards set forth in Exhibit “C”; the concept plan set forth in Exhibit “D” and all other applicable ordinances, rules, and regulations of the City.

SECTION 5 **REVISION OF ZONING MAP**

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6 **COMPLIANCE REQUIRED**

That the property depicted on Exhibit "A" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7 **PENALTY**

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars (\$2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8 **CUMULATIVE REPEALER CLAUSE**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9 **SAVINGS CLAUSE**

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10 **SEVERABILITY**

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, Penalty and Effective Date Clause of this Ordinance as required by Section 52.011 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

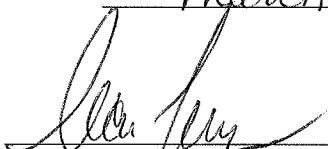
The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 17 day of March, 2015.



Sean Terry, Mayor
City of Celina, Texas

ATTEST:



Vicki Faulkner, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:



City Attorney
City of Celina, Texas

EXHIBIT "A"
DESCRIPTION
510.80 ACRES

Being a 510.80 acre tract of land located in the F. Wilkerson Survey, Abstract Number 1411, H. Rue Survey, Abstract Number 1111, T. Cox Survey, Abstract Number 309, J. Rue Survey, Abstract Number 1109, and the C. Jackson Survey, Abstract Number 1546, Denton County, Texas, said tract being all of the following tracts of land; a called 36.740 acre tract of land described in a deed to Tarsan Corporation, recorded as Document Number 2002-108524 of the Real Property Records of Denton County Texas (RPRDCT), a called 111.925 acre tract of land described in a deed to Mike A. Myers Holdings, L.P., recorded as Document Number 2005-33384 of the said RPRDCT, a called 190.449 acre tract of land described in a deed to Amanda A. Myers Irrevocable Asset Trust, recorded as Document Number 2011-125051 of the said RPRDCT, a called 97.547 acre tract of land described in a deed to Ok Kyun Kim and Youngmoo Kim, Trustees of the Kim Family Living Trust, recorded as Document Number 2005-86220 of the said RPRDCT, a called 52.775 acre tract of land described in a deed to Frisco Industrial Partners, recorded as Document Number 2008-66233, a called 18.0152 acre tract of land to Mike A. Myers Investment Holdings, L.P., recorded as Document Number 2005-93340 of the said RPRDCT, and a called 3.415 acre tract of land to Mike A. Myers Investment Holdings, L.P., recorded as Document Number 2007-53939 of the said RPRDCT, and being more particularly described by metes and bounds as follows;

BEGINNING at a point for the northwest corner of said Tarsan Corporation in the east Right-of-Way line of Farm to Market Road 1385 (called 80 foot Right-of-Way), said point is also the southwest corner of a tract of land described in a deed to Denton County 128 Development, L.L.C., recorded as Document Number 2013-135475;

THENCE South 88 Degrees 16 Minutes 38 Seconds East, the basis of all bearings hereto, with the north line of said Tarsan tract, for a distance of 1770.62 feet to a point for the northwest corner of said Mike A. Myers called 111.925 acre tract of land;

THENCE South 88 Degrees 17 Minutes 12 Seconds East, with the north line of said Mike A. Myers tract for a distance of 1660.51 feet to a point for the northeast corner of said Mike A. Myers tract in the west line of a said Amanda A. Myers tract;

THENCE North 01 Degree 59 Minutes 06 Seconds East, with the west line of said Amanda A. Myers tract for a distance of 858.60 to a point for the northwest corner of said Amanda A. Myers Tract;

THENCE South 88 Degrees 21 Minutes 42 Seconds East, with the north line of said Amanda A. Myers tract for a distance of 1759.25 feet to a point for the northeast corner of said Amanda A. Myers tract;

THENCE the following bearings and distances with the easterly line of said Amanda A. Myers tract:

South 01 Degree 44 Minutes 39 Seconds West, for a distance of 2685.00 feet to a point for corner;

North 88 Degrees 38 Minutes 13 Seconds West, for a distance of 527.67 feet to a point for corner;

South 02 Degrees 49 Minutes 30 Seconds West, for a distance of 2985.51 feet to a point for the southwest corner of said Amanda A. Myers tract;

THENCE North 87 Degrees 03 Minutes 51 Seconds West, with the south line of said Amanda A. Myers tract for a distance of 1163.45 feet to a point for the southwest corner of said Amanda A. Myers tract;

THENCE North 01 Degree 25 Minutes 02 Seconds East, with the west line of said Amanda A. Myers tract, and the east line of a called 1.25 acre tract of land described in a deed to Donald K. Estep and wife Sonja K. Estep, recorded as Document Number 2001-99806 of the said RPRDCT, for a distance of 280.54 feet to a point for the northeast corner of said Estep tract;

THENCE North 88 Degrees 36 Minutes 00 Seconds West, with the north line of said Estep tract for a distance of 237.50 feet to a point for the northwest corner of said Estep Tract;

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the west line of said Estep tract and the easterly line of said Kim Family Trust tract for a distance of 733.64 feet to a point for the southwest corner of a called 1.00 acre tract of land described in a deed to David P. Brewer and Carolyn J. Brewer, recorded as Document Number 2012-34990;

THENCE South 88 Degrees 36 Minutes 00 Seconds East, with the south line of said Brewer tract for a distance of 237.50 to a point for corner located in the approximate centerline of Parvin Road (an undedicated road and in the west line of a tract of land described in a deed to Jo Lynn Carey Ninemire and Mark Carlton Carey, recorded as Document Number 2014-16824 of said RPRDCT;

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the easterly line of said Kim Family Trust tract, the west line of said Carey tract, and the approximate centerline of said Parvin Road for a distance of 490.70 feet to a point for the southeast corner of said Kim Family Trust tract;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the southerly line of said Kim Family trust tract and the approximate centerline of said Parvin Road for a distance of 378.71 feet to a point for the southeast corner of a called 5.00 acre tract of land described in a deed to John M. Cosper and wife Jackie Cosper, recorded in Volume 785, Page 507 of said RPRDCT;

THENCE North 01 Degree 25 Minutes 00 Seconds East, with the east line of said Cosper tract for a distance of 268.61 feet to a point for the northeast corner of said Cosper tract;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the north line of said Cosper tract for a distance of 820.00 feet to a point for the northwest corner of said Cosper tract;

THENCE South 01 Degree 25 Minutes 00 Seconds West, with the west line of said Cosper tract for a distance of 268.61 to a point for the southwest corner of said Cosper tract located in the approximate center line of said Parvin Road;

THENCE North 88 Degrees 29 Minutes 00 Seconds West, with the approximate centerline of said Parvin Road and the southerly line of said Kim Family Trust tract for a distance of 462.05 feet to a point for the southwest corner of said Kim Family Trust tract;

THENCE North 01 Degree 24 Minutes 00 Seconds East, with the west line of said Kim Family Trust tract for a distance of 59.95 feet to a point for the southeast corner of said Frisco Industrial Partners tract;

THENCE North 88 Degrees 34 Minutes 07 Seconds West, with the southerly line of said Frisco Industrial Partners tract for a distance of 1667.80 feet to a point for corner;

THENCE North 84 Degrees 45 Minutes 22 Seconds West, continuing with said southerly line for a distance of 150.33 feet to a point for corner;

THENCE North 88 Degrees 34 Minutes 13 Seconds West, continuing with said southerly line for a distance of 127.23 feet to a point for the southwest corner of said Frisco Industrial Partners tract located in the east Right-of-Way Line of said F.M. 1385;

THENCE North 03 Degrees 39 Minutes 17 Seconds East, with the East Right-of-Way line of said F.M. 1385 and the westerly line of said Frisco Industrial Partners tract for a distance of 127.23 feet to a point for corner;

THENCE North 00 Degrees 09 Minutes 33 Seconds West, continuing with the East Right-of-Way line of said F.M. 1385 and the westerly line of said Frisco Industrial Partners tract for a distance of 150.33 feet to a point for corner;

THENCE North 03 Degrees 39 Minutes 17 Seconds East, continuing with the East Right-of-Way line of said F.M. 1385 and the westerly line of said Frisco Industrial Partners tract for a distance of 906.47 feet to a point for the northwest corner of said Frisco Industrial Partners tract;

THENCE South 88 Degrees 30 Minutes 32 Seconds East, with the north line of said Frisco Industrial Partners tract and the south line of a called 44.562 acre tract of land described in a deed to Anna Liz Hong, recorded as Document Number 2014-15601 of said RPRDCT, for a distance of 1908.45 feet to a point for the northeast corner of said Frisco Industrial Partners tract;

THENCE North 01 Degree 24 Minutes 00 Seconds East, with the westerly line of said Kim Family Trust tract for a distance of 1546.15 feet to a point for the northwest corner of said Kim Family Trust tract and the southwest corner of said Mike A. Myers 111.925 acre tract;

THENCE North 01 Degree 42 Minutes 10 Seconds East, with the west line of said Mike A. Myers 111.925 acre tract for a distance of 951.61 feet to a point for the southeast corner of Lot

12 of the Country View Addition, an Addition to Denton County, Texas recorded in Cabinet F, Page 267 of the Plat Records of Denton County Texas (PRDCT);

THENCE North 01 Degree 57 Minutes 30 Seconds East, with the east line of said Country View Addition for a distance of 588.24 to a point for the northeast corner of Lot 11 of said Country View Addition and the southwest corner of said Mike A. Myers called 18.0152 acre tract;

THENCE North 88 Degrees 47 Minutes 12 Seconds West, with the south line of said Mike A. Myers called 18.0152 acre tract and the north line of said Country View Addition, for a distance of 1297.98 feet to a point for the southeast corner of said Mike A. Myers called 3.415 acre tract;

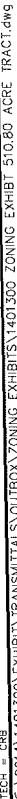
THENCE North 88 Degrees 45 Minutes 37 Seconds West, with the south line of said Mike A. Myers called 3.415 acre tract and the north line of said Country View Addition, for a distance of 522.66 feet to a point for the southwest corner of said Mike A. Myers called 3.415 acre tract located in the east Right-of-Way line of said F.M. 1385, said point also being the northwest corner of said Country View Addition;

THENCE North 03 Degrees 26 Minutes 09 Seconds East, with the west line of said Mike A. Myers called 3.415 acre tract and the east Right-of-Way line of said F.M. 1385, for a distance of 310.74 feet to a point for the northwest corner of said Mike A. Myers called 3.415 acre tract and a westerly corner of said Mike A. Myers called 18.0152 acre;

THENCE North 03 Degrees 14 Minutes 05 Seconds East, continuing with the east Right-of-Way line of said F.M. 1385 and with the westerly line of said Mike A. Myers called 18.0152 acre tract for a distance of 203.72 feet to a point for the northwest corner of said Mike A. Myers called 18.0152 acre tract and the southwest corner of said Tarsan tract;

THENCE North 03 Degrees 38 Minutes 45 Seconds East continuing with the east Right-of-Way line of said F.M. 1385 and with the west line of said Tarsan tract for a distance of 902.03 feet to the **POINT OF BEGINNING** and containing 510.80 acres more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.



Residential Product Type:

	Max. Lots	Min. SF	Density	%
Single Family:				
A 70' x 115' Lot	370	8,050	3.4	20% Min.
B 60' x 115' Lot	560	6,900	4.2	30% Min.
C 50' x 115' Lot	930	5,750	5.1	50% Max.
Total	1,860 Max.			

Site Plan Details:

- CRUTCHFIELD DRIVE** (MINOR ARTERIAL 90' ROW)
- COUNTRY VIEW DR.**
- PARVIN ROAD** (FUTURE MAJOR ARTERIAL 120' ROW)
- SCHOOL SITE**
- MAJOR COLLECTOR 80' ROW**
- MINOR COLLECTOR 60' ROW**
- MINOR ARTERIAL 90' ROW**
- OPEN SPACE** (multiple locations)
- GAS EASEMENT / OPEN SPACE** (multiple locations)
- EXISTING PARVIN ROAD**
- FM 1385** (FUTURE MAJOR ARTERIAL 120' ROW)
- S.F.R.** (Subdivision Fee Road)

EXHIBIT C

DATE: JANUARY 2015

EXHIBIT D Planned Development Regulations

For a 494 acre tract of land out of the Freeman Wilkerson Survey, Abstract No. 1411 in the City of Celina, City of Celina ETJ and Denton County, Texas.

1.0 Purpose

The purpose of this PD is to create a community by connecting a group of neighborhoods linked together by enhanced open space areas that encourage and promote outdoor activity among the residents. The Open Space areas shall consist of existing trees, proposed lakes, ornamental trees and shade trees. In addition, this planned development shall have unified and consistent design elements and provide an integrated development that follows the Comprehensive Plan dated April, 2013 and compliments the City of Celina.

2.0 Definitions

Definitions used herein shall be the same as those found in Section 14.01.007 of the Zoning Ordinance and Section 10.03.009 of the Subdivision Ordinance as exists or may be amended for the City of Celina, Texas.

3.0 General Regulations

3.1 All regulations for the District not redefined by this amendment shall conform to the regulations set forth in the City of Celina Zoning Ordinance and the Subdivision Ordinance as they exist or may be amended.

3.2 Any significant changes to the land uses as depicted on the on the Concept Plan (Exhibit C) shall require approval by the City of Celina Planning and Zoning Commission, as well as, the City of Celina City Council through a PD a PD amendment. Following are the changes to the Conceptual Site Plan that are allowed within the PD without an amendment to this PD.

- Street pattern, building location and individual uses as proposed, may be adjusted so long as the general character within each base zoning district in the PD is adhered to and the general location of the land uses remains as shown in Exhibit C.

3.3 A property owners association shall be established and shall be the owner and responsible for the maintenance of all open space areas.

3.4 All single-family detached and attached residences can be front-entry and have garage access from a dedicated public street and shall be subject to setbacks outlined in section 5.0 Area Regulations of this PD.

3.5 The Concept Plan depicts two principal districts, a "SF-R", Single-Family Residential District and "RO", Retail and Office District.

4.0 Use Regulations

4.1 The permitted uses within the planned development are outlined below.

- (A) SF-R Single-Family Residential District: The permitted uses shall be SF-R Single-Family Residential District Uses, referred to herein, and the associated uses defined in sections 14.03.008 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

- (1) Additional Permitted Uses:

- Agricultural Uses – Agricultural uses whose products are grown primarily for home consumption, such as domestic gardening, berry or bush crops, tree crops, flower gardening, orchards, and aviaries
- Community Facility Uses
 - Public and private parks
 - Recreational and open space including but not limited to playgrounds, parkways, greenbelts, ponds and lakes, botanical gardens, pedestrian paths, bicycle paths, equestrian bridle trails, nature centers, bird and wildlife sanctuaries
 - Amenity centers
- Temporary structure for storage of building materials and equipment used for initial residential construction, when on the same or adjoining lot, for a period not to exceed the duration of the construction. This shall include temporary trailers for construction and sales activity. Building material storage will be allowed adjacent to temporary trailers or in a lot designated for storage
- School, pre-k through 12 (public or private)

(2) Prohibited Uses:

- Manufactured and/or modular homes
- Accessory dwelling

(B) RO Retail and Office District: The permitted uses shall be RO Retail and Office District Uses, referred to herein, and the associated uses defined in sections 14.03.007 of the City of Celina Zoning Ordinance or as amended herein. The following regulations shall also be applicable:

(1) Permitted (P) or conditional (C) uses:

Armed services recruiting center	P
General retail store	P
Artist studio	P
Kiosk (providing a service)	C
Auto laundry or carwash	C
Laundry/dry cleaning (drop off/pick up)	P
Auto supply store for new & rebuilt parts	P
Motorcycle sales and repair	C
Bakery or confectionery (retail)	P
Nursing/convalescent home	P
Bank/credit unions	P
Offices (professional and general business)	P

Child day care (business)	P
Parking lot structure, commercial (auto)	P
Church/place of worship	P
Personal services shop	P
Concrete or asphalt batching plant (temporary)	P
Pet and animal grooming shop without outdoor kennels	P
Convenience store (with or without gas sales)	P
Restaurant (with drive-through service)	P
Farmers market (public)	P
Restaurant (with no drive-through service)	P
Food or grocery store	P
Retirement home/home for the aged	P
Theater or playhouse (indoor)	P
Funeral home without crematorium	P
Veterinarian (indoor kennels)	P
Garden shop (inside storage)	P

(2) Prohibited uses:

Check cashing service
Recycling kiosk
Sexually oriented business
Accessory dwelling

(3) Height regulations:

- a) Main building(s). Maximum forty-five (45) feet.
- b) Accessory buildings. Maximum one story or twenty-five (25) feet for accessory buildings.

(4) Area regulations:

- a) Size of lots.
 - (i) Maximum lot size. Eighteen (18) acres
 - (ii) Size of yards.
 - Minimum front yard: twenty-five (25) feet; all yards adjacent to a street shall be considered front yards.
 - Minimum side yard: Eight (8) feet; fifteen (15) feet when adjacent to a residential lot.
 - Minimum rear yard: fifteen (15) feet

- Any building that is located adjacent to (and not across any right-of-way from) any existing single-family detached zoning district shall be setback from the applicable perimeter property line a distance equal to the height of the building, but not less than twenty-five (25) feet.
 - b) Minimum open space requirement. 15% of the total lot area.
 - c) Maximum impervious surface. 80% of the total lot area, including main buildings, accessory buildings, parking lots, drive lanes, fire lanes, and loading areas.
 - d) Building size for nonresidential structures. The building footprint area shall not exceed 85,000 square feet in size.
 - e) Connectivity: A minimum of two (2) vehicular points of connection to adjacent roadways and a minimum of two (2) pedestrian points of connection to adjoining sidewalks, trails or developments shall be provided.
- (5) Parking requirements: Refer to article 14.05, division 2. The following regulations shall also be applicable:
- a) Parking/Loading Requirements
 - (iii) A minimum stacking length of eighty (80) feet measured from the street right-of-way to the first intersection aisle or paving stall shall be required for access from FM 1385 and Parvin Road. Deceleration lanes are required for all ingress/egress from FM 1385 and Parvin Road.
- (6) Landscaping requirements: Refer to article 14.05, division 3.
- (7) Special district requirements:
- a) Building facade review. Building facade (elevation) plans shall be submitted for commission review and approval by the city council along with the site plan. Facade plans shall clearly show how the building(s) will look, especially as viewed from the major thoroughfare upon which the property faces or sides, and will portray a reasonably accurate depiction of the anticipated materials and colors to be used
 - b) Open storage: Open storage and outdoor displays are prohibited.
 - c) Temporary facilities: There shall be no permanent use of temporary facilities or buildings.
 - d) Other regulations: Refer to article 14.05, development standards and use regulations.

5.0 Area Regulations

5.1 General Area regulations:

- a) The lot widths shall be measured along the arc of the primary structure setback line.
- b) For Cul-de-sacs and eye-brows/elbows the minimum lot width measured at the building line may be reduced by a maximum of five (5) feet; the minimum lot width measured at the right-of-way line shall be thirty-five (35) feet.

5.2 The following amended area regulations shall apply:

Lot Type A:

Minimum Lot Area: The minimum lot area shall be eight thousand fifty (8,050) square feet.

Minimum Lot Width: The minimum lot width shall be seventy (70) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be fifteen (15) feet for front entry lots and the minimum depth of the rear yard shall be twenty (20) feet for rear entry lots.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street; garage access may also be accomplished utilizing "swing-in" driveways.

Lot Type B:

Minimum Lot Area: The minimum lot area shall be six thousand nine hundred (6,900) square feet.

Minimum Lot Width: The minimum lot width shall be sixty (60) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

Lot Type C:

Minimum Lot Area: The minimum lot area shall be five thousand seven hundred fifty (5,750) square feet.

Minimum Lot Width: The minimum lot width shall be fifty (50) feet.

Minimum Lot Depth: The minimum lot depth shall be one hundred-fifteen (115) feet.

Minimum Front Yard: The minimum depth of the front yard shall be twenty (20) feet. Covered Front Porches may extend over the front building setback line up to five feet (5'), but the garage door must remain at or behind the front facade in all instances.

Minimum Rear Yard: The minimum depth of the rear yard shall be twenty (20) feet.

Minimum Side Yard: The minimum side yard shall be five (5) feet and the minimum side yard for a corner lot shall be fifteen (15) feet.

Impervious surface: Maximum sixty percent (60%) of the total lot area shall be covered by the main house and accessory structures.

Garage Orientation: May face the street.

5.3 The maximum number of lots permitted within the District shall not exceed 1,860 lots. The percentage of lots per Lot Type is as follows:

- Lot Type A: 20% Minimum
- Lot Type B: 30% Minimum
- Lot Type C: 50% Maximum

6.0 Parking Regulations

6.1 Residential: The off-street residential parking requirement is two (2) enclosed vehicle spaces for each dwelling unit that shall be located behind the front building line.

7.0 Landscape & Irrigation Regulations

7.1 Residential: The landscape and irrigation requirements for all residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.087 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.2 Non-Residential: The landscape and requirements for all non-residential uses shall conform to City of Celina Development Standards and Use Regulations described in Section 14.05.086 of the City of Celina Zoning Ordinance, as exists or may be amended.

7.3.1 Tree species shall comply with the City of Celina Zoning Ordinance Chapter 14.05 Appendix E and the following:

- Tree
 - Caddo Maple
 - Golden Raintree
- Other Shrubs
 - Knockout Rose
 - Purple Pixie Loropetalum
 - Golden Dot Euonymus
 - Red Yucca
 - Smoke Tree
 - Butterfly Bush

- Coral Drift Rose
- Pink Skull Cap
- Ground Cover
 - Little Bluestem
 - Weeping Love Grass
 - Mexican Feather

8.0 Open Space Regulations

8.1 General:

- a) Open Space may consist of any pervious areas including landscape reserves, publically accessible detention/ drainage facilities and easements, natural open space areas including floodplain, and public or private parks and plazas. Any detention areas counted towards the open space requirement will be landscaped and amenitized on a minimum of three (3) sides. All proposed (wet) lakes shall be equipped with a water fountain or aerator devices. Open space must be maintained through a property ownership association. Open space requirements shall be as listed below:
- b) Open Space Requirements
 - (1) Single Family Open Space Requirements
 - a. A minimum of eighteen (18) acres or one (1) acre per 75 dwelling units, whichever is higher, must be provided for all single family developments.
 - (2) Retail and Office Open Space Requirements
 - a. A minimum of fifteen (15) percent of the total lot area must be provided for retail and office developments.

9.0 Screening Regulations

9.1 Non-Residential: The screening requirement for all non-residential uses shall be a six (6) foot solid masonry wall and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.122 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.2 Residential: The screening requirement for all residential uses shall be a six (6) foot solid masonry wall for lots backing or siding to a Major Arterial, Minor Arterial, Major Collector, and Minor Collector and conform to City of Celina Development Standards and Use Regulations described in Section 14.05.123 of the City of Celina Zoning Ordinance, as exists or may be amended.

9.3 Whenever an off-street parking or vehicular use area abuts a public right-of-way, except a public alley, a perimeter landscape area of at least 15 feet in depth shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area. An appropriate landscape screen or barrier shall be installed in this area and the remaining area shall provide for grass, turf, shrubbery, seasonal color, and trees.

10.0 Sub-division Regulations

9.1 Development shall meet the standards as required in the City of Celina

Subdivision Ordinance except as follows:

1. Minor Arterial Thoroughfare – All Minor Arterial Thoroughfares shall be a four (4) lane divided roadway within a ninety (90) foot right-of-way that will be dedicated to the City; The Developer/District will be responsible for the construction of two (2) twelve (12) foot lanes in both directions and the construction of required turn lanes at each of the median openings that are related to the residential development. Intersections at other Arterials shall flare to provide additional ten (10) feet of ROW for right turn lanes.
2. Major Collector: – Major collectors shall be a four (4) lane divided roadway within an eight (80) foot right-of-way that will be dedicated to the City.
3. Minor Collector: – Minor collectors shall be an un-divided roadway within a sixty (60) foot right-of-way that will be dedicated to the City.
4. FM 1385 & Parvin: – It is anticipated that right-of-way dedications along FM 1385 and Parvin Road may be required in the future for a midblock right-of-way width of one-hundred twenty (120) feet. Intersections shall flare to provide additional ten (10) feet of ROW for right turn lanes.

Sanitary Sewer Mains

1. Pipe Embedment – the embedment for sewer mains less than fifteen (15) inch shall generally be class B+, and the embedment for sewer mains fifteen (15) inch and greater shall generally be class H, unless otherwise noted by the engineer of record.

Exhibit G
Projected Absorption, Incremental Values and Incremental Taxes

TAX INCREMENT REINVESTMENT ZONE No. 4
CITY OF CELINA, TX

Schedule ____: Projected Absorption - NIA 1

Assessment Year	Debt Service Year	Bond Year Ending	Lot Type 1 (70' Lot)		Lot Type 2 (60' Lot)		Lot Type 3 (50' Lot)		Total	
			Annual ¹	Cumulative	Annual ¹	Cumulative	Annual ¹	Cumulative	Annual	Cumulative
1-Jan-15	1	1-Oct-15	0	0	0	0	0	0	0	0
1-Jan-16	2	1-Oct-16	0	0	0	0	0	0	0	0
1-Jan-17	3	1-Oct-17	0	0	0	0	0	0	0	0
1-Jan-18	4	1-Oct-18	8	8	35	35	60	60	103	103
1-Jan-19	5	1-Oct-19	24	32	105	140	140	200	269	372
1-Jan-20	6	1-Oct-20	8	40	55	195	80	280	143	515
1-Jan-21	7	1-Oct-21		40		195		280	0	515
1-Jan-22	8	1-Oct-22		40		195		280	0	515
1-Jan-23	9	1-Oct-23		40		195		280	0	515
1-Jan-24	10	1-Oct-24		40		195		280	0	515
1-Jan-25	11	1-Oct-25		40		195		280	0	515
1-Jan-26	12	1-Oct-26		40		195		280	0	515
1-Jan-27	13	1-Oct-27		40		195		280	0	515
1-Jan-28	14	1-Oct-28		40		195		280		515
1-Jan-29	15	1-Oct-29		40		195		280		515
1-Jan-30	16	1-Oct-30		40		195		280		515
1-Jan-31	17	1-Oct-31		40		195		280		515
1-Jan-32	18	1-Oct-32		40		195		280		515
1-Jan-33	19	1-Oct-33		40		195		280		515
1-Jan-34	20	1-Oct-34		40		195		280		515
1-Jan-35	21	1-Oct-35		40		195		280		515
1-Jan-36	22	1-Oct-36		40		195		280		515
1-Jan-37	23	1-Oct-37		40		195		280		515
1-Jan-38	24	1-Oct-38		40		195		280		515
1-Jan-39	25	1-Oct-39		40		195		280		515
1-Jan-40	26	1-Oct-40		40		195		280		515
1-Jan-41	27	1-Oct-41		40		195		280		515
1-Jan-42	28	1-Oct-42		40		195		280		515
1-Jan-43	29	1-Oct-43		40		195		280		515
1-Jan-44	30	1-Oct-44		40		195		280		515
1-Jan-45	31	1-Oct-45		40		195		280		515
1-Jan-46	32	1-Oct-46		40		195		280		515
1-Jan-47	33	1-Oct-47		40		195		280		515
1-Jan-48	34	1-Oct-48		40		195		280		515
1-Jan-49	35	1-Oct-49		40		195		280		515
Total			40		195		280		515	

MuniCap, Inc.

1 - The projected absorption numbers are provided by the Developer.

**TAX INCREMENT REINVESTMENT ZONE No. 4
CITY OF CELINA, TX**

Schedule I__ : Projected Assessed Value - NIA 1

CAGR - 5Yr

1.97%

Assessment Year	Debt Service Year	Bond Year Ending	Inflation Factor ¹	Lot Type 1 (70' Lot)			Lot Type 2 (60' Lot)			Lot Type 3 (50' Lot)			Total Estimated Market	Estimated Assessment	Estim Asses
				Units	Value Per Unit ²	Market Value	Units	Value Per Unit ²	Market Value	Units	Value Per Unit ²	Market Value	Value	Rate	Val
1-Jan-15	1	1-Oct-15	100.0%	0	\$367,500	\$0	0	\$327,897	\$0	0	\$299,000	\$0	\$0	100%	\$0
1-Jan-16	2	1-Oct-16	100.0%	0	\$367,500	\$0	0	\$327,897	\$0	0	\$299,000	\$0	\$0	100%	\$0
1-Jan-17	3	1-Oct-17	100.0%	0	\$367,500	\$0	0	\$327,897	\$0	0	\$299,000	\$0	\$0	100%	\$0
1-Jan-18	4	1-Oct-18	102.0%	8	\$374,723	\$2,997,782	35	\$334,342	\$11,701,964	60	\$304,876	\$18,292,588	\$32,992,334	100%	\$32,992
1-Jan-19	5	1-Oct-19	104.0%	32	\$382,087	\$12,226,798	140	\$340,913	\$47,727,806	200	\$310,868	\$62,173,683	\$122,128,287	100%	\$122,12
1-Jan-20	6	1-Oct-20	106.0%	40	\$389,597	\$15,583,875	195	\$347,613	\$67,784,555	280	\$316,978	\$88,753,878	\$172,122,307	100%	\$172,12
1-Jan-21	7	1-Oct-21	108.1%	40	\$397,254	\$15,890,156	195	\$354,445	\$69,116,773	280	\$323,208	\$90,498,221	\$175,505,150	100%	\$175,50
1-Jan-22	8	1-Oct-22	110.2%	40	\$405,061	\$16,202,456	195	\$361,411	\$70,475,174	280	\$329,560	\$92,276,847	\$178,954,478	100%	\$178,95
1-Jan-23	9	1-Oct-23	112.4%	40	\$413,022	\$16,520,895	195	\$368,514	\$71,860,273	280	\$336,037	\$94,090,430	\$182,471,598	100%	\$182,47
1-Jan-24	10	1-Oct-24	114.6%	40	\$421,140	\$16,845,592	195	\$375,757	\$73,272,595	280	\$342,642	\$95,939,656	\$186,057,843	100%	\$186,05
1-Jan-25	11	1-Oct-25	116.8%	40	\$429,417	\$17,176,670	195	\$383,142	\$74,712,673	280	\$349,376	\$97,825,227	\$189,714,570	100%	\$189,71
1-Jan-26	12	1-Oct-26	119.1%	40	\$437,856	\$17,514,256	195	\$390,672	\$76,181,055	280	\$356,242	\$99,747,856	\$193,443,166	100%	\$193,44
1-Jan-27	13	1-Oct-27	121.5%	40	\$446,462	\$17,858,476	195	\$398,350	\$77,678,295	280	\$363,244	\$101,708,272	\$197,245,043	100%	\$197,24
1-Jan-28	14	1-Oct-28	123.9%	40	\$455,237	\$18,209,461	195	\$406,179	\$79,204,962	280	\$370,383	\$103,707,217	\$201,121,640	100%	\$201,12
1-Jan-29	15	1-Oct-29	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-30	16	1-Oct-30	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-31	17	1-Oct-31	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-32	18	1-Oct-32	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-33	19	1-Oct-33	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-34	20	1-Oct-34	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-35	21	1-Oct-35	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-36	22	1-Oct-36	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-37	23	1-Oct-37	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-38	24	1-Oct-38	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-39	25	1-Oct-39	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-40	26	1-Oct-40	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-41	27	1-Oct-41	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-42	28	1-Oct-42	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-43	29	1-Oct-43	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-44	30	1-Oct-44	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07
1-Jan-45	31	1-Oct-45	126.3%	40	\$464,184	\$18,567,345	195	\$414,162	\$80,761,634	280	\$377,662	\$105,745,449	\$205,074,428	100%	\$205,07

MuniCap, Inc.

¹ The property values are projected to grow by approximately 1.97% per year based on the 5-yr CAGR calculated based on the total net taxable property values reported in the Collin CAD certified rolls for tax years 2009 through 2013.

² Estimated home sales prices per unit are based on information provided by the Developer.

**TAX INCREMENT REINVESTMENT ZONE No. 4
CITY OF CELINA, TX**

Schedule __: Projected Incremental Real Property Tax - Phase 1

Assessment Year	Debt Service Year	Bond Year Ending	Inflation Factor	Estimated Assessed Value	Base Year Value ¹	Estimated Incremental Assessed Value	City of Celina Tax Rate	Estimated Real Property Tax ²	Base Year Tax ³	Estimated Incremental Real Property Tax	PID Allocation Percentage ⁴	Estimated Incremental Real Property Tax Available
1-Jan-15	1	1-Oct-15	100.0%	\$49,150	(\$49,150)	\$0	\$0.6450	\$317	(\$317)	\$0	13.22%	\$0
1-Jan-16	2	1-Oct-16	100.0%	\$49,150	(\$49,150)	\$0	\$0.6450	\$317	(\$317)	\$0	13.22%	\$0
1-Jan-17	3	1-Oct-17	100.0%	\$49,150	(\$49,150)	\$0	\$0.6450	\$317	(\$317)	\$0	13.22%	\$0
1-Jan-18	4	1-Oct-18	102.0%	\$32,992,334	(\$49,150)	\$32,943,184	\$0.6450	\$212,801	(\$317)	\$212,484	13.22%	\$28,090
1-Jan-19	5	1-Oct-19	104.0%	\$122,128,287	(\$49,150)	\$122,079,137	\$0.6450	\$787,727	(\$317)	\$787,410	13.22%	\$104,095
1-Jan-20	6	1-Oct-20	106.0%	\$172,122,307	(\$49,150)	\$172,073,157	\$0.6450	\$1,110,189	(\$317)	\$1,109,872	13.22%	\$146,724
1-Jan-21	7	1-Oct-21	108.1%	\$175,505,150	(\$49,150)	\$175,456,000	\$0.6450	\$1,132,008	(\$317)	\$1,131,691	13.22%	\$149,609
1-Jan-22	8	1-Oct-22	110.2%	\$178,954,478	(\$49,150)	\$178,905,328	\$0.6450	\$1,154,256	(\$317)	\$1,153,939	13.22%	\$152,550
1-Jan-23	9	1-Oct-23	112.4%	\$182,471,598	(\$49,150)	\$182,422,448	\$0.6450	\$1,176,942	(\$317)	\$1,176,625	13.22%	\$155,549
1-Jan-24	10	1-Oct-24	114.6%	\$186,057,843	(\$49,150)	\$186,008,693	\$0.6450	\$1,200,073	(\$317)	\$1,199,756	13.22%	\$158,607
1-Jan-25	11	1-Oct-25	116.8%	\$189,714,570	(\$49,150)	\$189,665,420	\$0.6450	\$1,223,659	(\$317)	\$1,223,342	13.22%	\$161,725
1-Jan-26	12	1-Oct-26	119.1%	\$193,443,166	(\$49,150)	\$193,394,016	\$0.6450	\$1,247,708	(\$317)	\$1,247,391	13.22%	\$164,904
1-Jan-27	13	1-Oct-27	121.5%	\$197,245,043	(\$49,150)	\$197,195,893	\$0.6450	\$1,272,231	(\$317)	\$1,271,914	13.22%	\$168,146
1-Jan-28	14	1-Oct-28	123.9%	\$201,121,640	(\$49,150)	\$201,072,491	\$0.6450	\$1,297,235	(\$317)	\$1,296,918	13.22%	\$171,452
1-Jan-29	15	1-Oct-29	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-30	16	1-Oct-30	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-31	17	1-Oct-31	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-32	18	1-Oct-32	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-33	19	1-Oct-33	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-34	20	1-Oct-34	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-35	21	1-Oct-35	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-36	22	1-Oct-36	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-37	23	1-Oct-37	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-38	24	1-Oct-38	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-39	25	1-Oct-39	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-40	26	1-Oct-40	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-41	27	1-Oct-41	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-42	28	1-Oct-42	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-43	29	1-Oct-43	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-44	30	1-Oct-44	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
1-Jan-45	31	1-Oct-45	126.3%	\$205,074,428	(\$49,150)	\$205,025,278	\$0.6450	\$1,322,730	(\$317)	\$1,322,413	13.22%	\$174,822
								\$34,302,191		\$34,292,363		\$4,533,429
<i>MuniCap, Inc.</i>								<i>Net Increments retained</i>		\$29,758,934		

¹ The base year value represents the total 2015 market values shown in the property records of Denton CAD for the 11 parcels in the TIRZ.

² The estimated real property taxes are calculated using the 2015 City tax rate and assuming the tax rate will remain the same over the life of the TIRZ.

³ The base year taxes are estimated based on the total 2015 market values shown in the property records of Denton CAD for the 11 parcels in the TIRZ and the 2015 City tax rate.

⁴ The projections assume that 13.22 percent of the projected incremental real property tax revenue will be committed to the PID for the payment of bond debt service.

Exhibit H
List of Parcels in the Zone

TIRZ #4 - List fo Parcels

Parcel ID	Year	Legal Description	2015 Appraised Value	2015 Assessed Value	2015 Market Value	Total Acreage per Engineer	Acreage NIA 1	Acreage NIA 2-5	2015 Prorated Assessed Value (NIA #1) - TIRZ Base Year Value
52680	2015	A1411A WILKERSON, TR 2, 36.74 ACRES	\$8,083	\$8,083	\$1,598,190	36.7	12.90	23.8	\$2,841.1
52690	2015	A1411A WILKERSON, TR 4, 3.42 ACRES, OLD DCAD TR #1A(1)	\$752	\$752	\$182,815	3.5	3.10	0.4	\$666.0
52721	2015	A1109A J. RUE, TR 3, 57.41 ACRES, OLD DCAD TR #1	\$12,630	\$12,630	\$3,068,831	56.2	14.20	42.0	\$3,191.1
52744	2015	A1411A WILKERSON, TR 12, 97.51 ACRES, OLD DCAD TR #2 & 2A(4)	\$94,123	\$94,123	\$3,900,400	97.5	1.30	96.2	\$1,254.1
52751	2015	A1411A WILKERSON, TR 1, 111.925 ACRES, OLD DCAD TR #1	\$43,940	\$43,940	\$1,987,699	112.0	77.20	34.8	\$30,287.1
52760	2015	A1546A C. JACKSON, TR 1, 18.31 ACRES, OLD DCAD TR #1	\$2,014	\$2,014	\$978,755	19.4	5.80	13.6	\$602.1
52763	2015	A1111A H. RUE, TR 2, 6.75 ACRES, OLD DCAD TR #1	\$56,302	\$56,302	\$362,402	6.1	0.00	6.1	\$0.0
52810	2015	A0309A T. COX, TR 7, 106.0 ACRES, OLD DCAD TR #4	\$85,151	\$85,151	\$2,018,674	108.6	12.50	96.1	\$9,800.1
122875	2015	A1411A WILKERSON, TR 3, 18.0 ACRES, OLD DCAD TR #1B(1)	\$3,960	\$3,960	\$962,184	18.0	2.30	15.7	\$506.1
134236	2015	A0903A T. MCINTIRE, TR 8, 127.688 ACRES, OLD DCAD TR #2B	\$14,046	\$14,046	\$2,560,000	127.9	0.00	127.9	\$0.0
660188	2015	A1411A WILKERSON, TR 11A(1A), 36.77 ACRES	\$8,089	\$8,089	\$1,838,500	36.8	0.00	36.8	\$0.0
		Total	\$329,090	\$329,090	\$19,458,450	622.7	129.30	493.4	\$49,111.1

The map displays a network of streets including CRUTCHFIELD DRIVE, PARVIN ROAD, and FM 1385. Various parcels are outlined and labeled with their respective tax IDs and TIRZ designations. The map is divided into several distinct areas, some of which are shaded with a stippled pattern. The labels on the map include:

- TIRZ 8 TAX #134236
- MUNICIPAL SITE
- CRUTCHFIELD DRIVE
- TAX #52680 TIRZ 8 40-60'
- TIRZ 4 38-60'
- 16-70'
- TAX #122875 TIRZ 8 61-70'
- TIRZ 4 TAX #52690
- TIRZ 8 98-50'
- TAX #52751
- TIRZ 4 10-70' 52-60' 280-50'
- TIRZ 4 30-70'
- TIRZ 8 8-70'
- TIRZ 8 26-70'
- TIRZ 4 27-60'
- TIRZ 4 64-60'
- TIRZ 8 14-60'
- TAX #52760 TIRZ 8 9-60' 41-50'
- TAX #52721 TIRZ 8 45-60' 116-50'
- TAX #52744 TIRZ 8 54-70' 166-60' 134-50'
- TIRZ 8 TAX #52763
- TAX #660188 TIRZ 8 6-60' 155-50'
- PARVIN ROAD
- FM 1385

DCAD TAX	AREA (ACRES)	
PARCEL	TIRZ 4	TIRZ 8
52680	12.9	23.8
122875	2.3	15.7
52690	3.1	0.4
52751	77.2	34.8
52744	1.3	96.2
52810	12.5	96.1
52760	5.8	13.6
52721	14.2	42
660188	0	36.8
134236	0	127.9
52763	0	6.1
TOTAL	129.3	493.4