TIRZ #12 EDGEWOOD CREEK REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, FEBRUARY 9, 2021
4:55 PM

AGENDA

I. CALL TO ORDER:

II. ACTION:

A. Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Twelve, City of Celina, Texas, approving and recommending the final reinvestment zone project plan and financing plan to the City Council. (Edgewood Creek TIRZ) (Stoval)

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 Board 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 Tarrant

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

____
Date Notice Removed

Development Services
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Terry and the Celina City Council**
From:	Raha Pouladi, Senior Planner
CC:	Jason Laumer, City Manager
Date:	February 9, 2021
Re:	Edgewood Creek TIRZ

Action Requested:
Consider and act upon a resolution of the Board of Directors for Reinvestment Zone Number Twelve, City of Celina, Texas, approving and recommending the final reinvestment zone project plan and financing plan to the City Council. (Edgewood Creek TIRZ) (Stoval)

Background Information:
On December 8, 2020, pursuant to and as required by the Act, the governing body of the City approved and adopted by Ordinance 2020-117, providing for the creation of Tax Increment Reinvestment Zone Number Twelve, City of Celina, Texas.
The Resolution requests approval of TIRZ payments required within the Annual Service Plan update for Edgewood Creek. The resolution authorizes expenditures that are directly related to facilitate development and encourage development within the zone.

Supporting Documents:

- Draft Resolution
- Final Project and Finance Plan (FPFP)

Staff Recommendation:
Staff Recommends approval.

CITY OF CELINA, TEXAS

RESOLUTION NO. ______

A RESOLUTION OF THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWELVE, CITY OF CELINA, TEXAS RECOMMENDING APPROVAL OF THE FINAL REINVESTMENT ZONE PROJECT PLAN AND FINANCING PLAN TO THE CITY COUNCIL.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the City and within the extraterritorial jurisdiction of the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, at the public hearing on December 8, 2020, interested persons were allowed to speak for or against the creation of the zone, the boundaries of the zone, and the concept of tax increment financing, and owners of property in the proposed zone were given a reasonable opportunity to protest the inclusion of their property in the zone; and

WHEREAS, after the public hearing on December 8, 2020, the City Council approved Ordinance No. 2020-117, establishing Reinvestment Zone Number Twelve, City of Celina, Texas (the "Zone"); and

WHEREAS, on February 9, 2021, the Board of Directors for Reinvestment Zone Number Twelve, City of Celina, Texas (the "Board"), met to consider and recommend to the City Council of the City the *Final Reinvestment Zone Project Plan and Financing Plan for the Zone*, a copy of which is attached hereto as **Exhibit A** (herein after referred to as the "Final Project and Finance Plan"), should be adopted by City Council ordinance as the reinvestment zone project plan and financing plan for the Zone in accordance with Section 311.011 of the Act.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWELVE, CITY OF CELINA, THAT:

SECTION 1. FINDINGS. Each and every one of the recitals, findings, and determinations contained in the preamble to this Resolution is incorporated into the body of this Resolution as if fully set forth herein and are hereby found and declared to be true and correct legislative findings and are adopted as part of this Resolution for all purposes.

SECTION 2. SUFFICIENCY. The Final Project and Financing Plan has been prepared by the Board and conforms with and satisfies all requirements set forth in Sections 311.011 of the Act. Specifically, the final reinvestment zone project plan includes, but is not limited to, (1) a description and map showing existing uses and conditions of real property in the Zone and proposed uses of that property, (2) any proposed changes of zoning ordinances, the master plan of the municipality, building codes, other municipal ordinances, and subdivision rules and regulations, if any, of the county, (3) a list of estimated non-project costs, and (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan. The final financing plan includes, but is not limited to, (1) a detailed list describing the estimated project costs of the Zone, including administrative expenses, (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the Zone, (3) a finding that the plan is economically feasible and an economic study, (4) the estimated amount of bond indebtedness to be incurred, (5) the estimated time when related costs or monetary obligations are to be incurred, (6) a description of the methods of financing all estimated project costs and the expected sources of revenue to finance or pay project costs, including the percentage of tax increment to be derived from the property taxes of each taxing unit anticipated to contribute tax increment to the Zone that levies taxes on real property in the Zone, (7) the current total appraised value of taxable real property in the Zone, (8) the estimated captured appraised valued of the Zone during each year of its existence, and (9) the duration of the Zone.

SECTION 3. <u>FEASIBILITY</u>. The Board finds that the Final Project and Finance Plan is feasible.

SECTION 4. <u>RECOMMENDING FINAL PROJECT AND FINANCING PLAN</u>. The Board hereby recommends to the City Council the Final Project and Financing Plan, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. The Board has prepared and adopted this Final Project and Financing Plan, and hereby recommend to the City Council that they approve the Final Project and Financing Plan as the reinvestment zone project plan and financing plan for the Zone.

SECTION 5. <u>SEVERABILITY</u>. If any section, article, paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the Board hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 6. <u>EFFECTIVE DATE</u>. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS FOR REINVESTMENT ZONE NUMBER TWELVE, CITY OF CELINA, THIS THE 9TH DAY OF FEBRUARY, 2021.

____
Board Chair Person

ATTEST:

____
Vicki Tarrant, City Secretary

APPROVED AS TO FORM:

____
Attorney for City of Celina, Texas

Exhibit A
Final Reinvestment Zone Project Plan and Financing Plan

TAX INCREMENT REINVESTMENT ZONE NO. 12

CITY OF CELINA, TEXAS

FINAL PROJECT PLAN
AND
FINANCING PLAN

FEBRUARY 9, 2021

PREPARED BY:

MUNICAP, INC.
PUBLIC FINANCE

TAX INCREMENT REINVESTMENT ZONE NO. 12

FINAL PROJECT PLAN AND FINANCING PLAN

TABLE OF CONTENTS

I. INTRODUCTION

A. 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 and the extraterritorial jurisdiction 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.

B. 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. However, pursuant to Section 311.005 (a) (4) and 311.006 (e) of the Act, such designation of a Zone is not subject to the 30% residential property restriction if "…the petition is submitted to the governing body of the municipality or county by the owners of property constituting at least 50 % of the appraised value of the property in the area according to the most recent certified appraisal roll for the county in which the area is located."

The Zone. By City Council action on December 8, 2020, the City created a tax increment reinvestment zone to be known as "Tax Increment Reinvestment Zone No. 12, City of Celina" (the "Zone") that includes approximately 246.54 acres depicted on **Exhibit A** and described on **Exhibit B** (the "Property"). The Edgewood Creek Public Improvement District (the "PID") includes 246.54 acres comprising the Property. 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, Denton County (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, the School District, and to all of the region quality developments.

C. 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 December 8, 2020 (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 is determined by this Final Plan and by the Development Agreement (Edgewood Creek) dated October 8,2020, which require approval by the Board (hereinafter defined) and by the City Council.

D. Creation of the Zone

Upon the closing of the above-referenced public hearing, the City Council adopted Ordinance No. 2020-117 on December 8, 2020 (the "Creation Ordinance") 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 six (6) members (the "Board").

E. Board Recommendations

Upon the creation of the Zone, the Board, during its February 9, 2021, meeting, reviewed this Final Plan and approved and recommended to the City Council to approve this *Final Project and Finance Plan for Tax Increment Reinvestment Zone No. 12, City of Celina* (the "Final Plan") pursuant to which the City, will contribute 47% of its ad valorem tax increment (the "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.

F. Council Action

The City Council, taking into consideration the recommendations of the Board, considered and approved this Final Plan on February 9, 2021.

G. Summary of Results

As real property taxes are generated on an ad valorem basis from assessed values, it is first necessary to estimate the future assessed value resulting from the Zone. This Final Plan provides assessed value information based on the following:

- The development is to be completed as proposed by MM Edgewood Creek, LLC, a Texas limited liability company (the "Developer");
- The units are sold according to the development pace estimated by the Developer, as summarized in subsequent sections of this report;
- Property values are projected to increase at 1% percent estimated annual rate of inflation through tax year ending 2059;
- The real property tax rate remains static at the fiscal year 2020 level in future years;
- The PID includes the 246.54 acres comprising the Property.
- The City has committed to use **47%** of the incremental revenues generated from the property for a period not to exceed 40 years (40) years from the date of creation or until the amounts of all funds collected as the TIRZ increments placed into all of the applicable TIRZ funds has an aggregate total of $21,108,677, whichever comes first.

In summary, the TIRZ financing analysis indicates that, assuming 1% percent annual inflation through 2059, the TIRZ is estimated to have a projected value of $353,083,221 by 2059 after completion of all phases.

Table I-A below provides the projected total and incremental assessed value for the Zone in 2059. Refer to **Exhibit C**, attached hereto, for more information on the projected incremental value for each year.

Table I-A
Projected Assessed Values

Year	Projected Value	Base Value[1]	Incremental Value
2059	$353,199,000	$115,779	$353,083,221

1 - The base value of $115,779 represents the 2020 appraised value shown in DCAD records.

The assessed values displayed in Table I-A above are the basis for estimating incremental real property taxes. The projected incremental taxes are shown in Table I-B on the following page. The project is anticipated to be fully built out in calendar year 2026 and the related incremental taxes will become fully available in tax year ending January 31, 2028. Table I-B illustrates the projected incremental assessed value for tax year ending January 31, 2028 inflated at 1% annually.

Table I-B
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 31, 2028	Total Projected Incremental Tax Revenue
City of Celina	$269,346,000	$1,736,535
Total		**$1,736,535**

Refer to **Exhibit C** for projected tax increment revenues for each year under each scenario.

The financing plan for the public improvements contemplates the issuance of special revenue bonds by the City and/or approval of a reimbursement agreement, which are secured by special assessments on property within the Edgewood Creek Public Improvement District ("PID Assessments"). The principal amount of bonds issued in 2021, which are secured by the PID Assessments supplemented by the available TIRZ increments are herein referred to as the "PID Bonds" and are estimated to total $8,120,000. The principal amount of the reimbursement agreement obligation pursuant to that certain Edgewood Creek Public Improvement District Phase #1 Reimbursement Agreement, dated January 12, 2021 (the "Phase #1 Reimbursement Agreement") is $4,494,757.00, which amount is secured by the PID Assessments and supplemented by the available TIRZ increments.

A portion of the total public improvement costs are proposed to be funded with the PID Bonds; these costs are referred to as the "TIRZ Project Costs." As a result, real property tax increment revenues are intended to pay an equivalent portion the debt service on the PID Bonds and will be applied as discussed more fully in Edgewood Creek Public Improvement District Service and Assessment Plan.

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II. Assessment and Tax Collection Procedures

A. Authority and Purpose

Pursuant to Texas Tax Code, all taxable property is appraised at its market value as of January 1 of each year. Each county in Texas is served by an appraisal district, which determines the value of all the county's taxable property. Generally, local governments that collect property taxes, such as counties, cities and school districts, are members of the appraisal district.

B. Appeals

According to the Denton County Appraisal District ("DCAD"), property owners may utilize the County Appraisal District ("CAD") appeal procedures if they have a concern about:

- the market or appraised value of the property;
- unequal appraisal of the property compared to other properties;
- the inclusion of the property on the appraisal roll;
- any exemptions that may apply to the property owner;
- the qualification for an agricultural or timber appraisal;
- the taxable status of the property;
- the local governments which should be taxing the property;
- the ownership of property;
- a change of use of land receiving special appraisal; and/or
- any action taken by the chief appraiser, CAD or Appraisal Review Board ("ARB") that applies to and adversely affects the property.

If property owners cannot resolve their concern informally with the CAD staff, they may have their cases heard by the Appraisal Review Board (ARB). The ARB is an independent board of citizens that review problems with appraisals or other concerns listed above. It has the power to order the CAD to make the necessary changes to solve problems. If a property owner files a written request for an ARB hearing (called a notice of protest) on or before May 31 (or 30 days after the notice of appraised value was mailed to the property owner, whichever is later), the ARB will set the case for a hearing. The property owner will receive written notice of the time, date, and place of the hearing. After it decides the case, the ARB must send them a copy of its order by certified mail. If the property owner is not satisfied with the decision, it has the right to appeal. If it chooses to go to court, the property owner must start the process by filing a petition within 60 days of the date it receives the ARB's order. In certain cases, as an alternative to filing an appeal in district court, the property owner may file not later than the 45th day after it receives notice of the ARB order a request for binding arbitration with the CAD. In certain cases, originating in certain counties, as an alternative to filing an appeal in district court, the property owner may appeal to the State Office of Administrative Hearings (SOAH). An appeal to SOAH is initiated by not later than the 30th day after the property owner receives notice of the ARB's order by filing with the chief appraiser of the CAD a notice of appeal. SPCAD also takes a similar approach.

C. Taxation Procedures

The assessment and property tax process for each tax year includes the steps shown in Table II-A below.

Table II-A
Property Tax Timeline

Date(s)	Event
January 1	CADs are required to appraise property on this date. A lien attaches to each taxable property to ensure property tax payment.
January 1 - April 30	CAD completes appraisals and processes applications for exemptions.
April - May	Appraisal districts send notices of appraised value.
May 1	Appraisal review board begins hearing protests from property owners.
July 1	Local taxing units may impose additional penalties for legal costs related to collecting unpaid taxes.
August - September	Local taxing units adopt tax rates.
October 1	Local taxing units (or county tax assessor-collector, acting on their behalf) begin sending tax bills to property owners.
January 1	Taxes due to local taxing units (or county tax assessor-collector, if acting on their behalf).
February 1	Local taxing units begin charging penalty and interest for unpaid tax bills.

D. Penalties and Interest

According to the Texas Comptroller, if taxes are not paid by January 31st, penalties and interest will accrue are shown in Table II-B below.

Table II-B
Penalties and Interest

If Tax Paid In:	Penalty		Interest		Total
February	6%	+	1%	=	7%
March	7%	+	2%	=	9%
April	8%	+	3%	=	11%
May	9%	+	4%	=	13%
June	10%	+	5%	=	15%
July	12%	+	6%	=	18%

Penalties reach a maximum of 12% and interest of 1% is added each month after the due date. All real property accounts not paid in full by June 30th of the year in which they become delinquent will be referred to the delinquent tax attorney for enforced collection and will incur an additional penalty equal to 15% - 20% of the total taxes, penalties, and interest due.

E. Historical Levy and Collection Summary

According to City records, on average 104.61 percent of the City real property taxes were collected for each fiscal year from 2015 to 2019, as shown below in Table II-C.

Table II-C
Summary of Levy and Collections

Year	Percentage Collected
2015	102.25%
2016	102.34%
2017	106.56%
2018	102.27%
2019	109.63%
Average	**104.61%**

Source: *City of Celina Annual Financial Report for the year ended September 30, 2019*

F. Tax Sale

According to the Denton County Tax Collector's website, tax sales are held once orders of sale are issued from the district courts in reference to tax judgments for delinquent taxes. Real property being sold as a result of a foreclosure to satisfy delinquent taxes is required by Texas law to be sold on the first Tuesday of the month. All counties have sales on the same day.

G. Tax Rates

Tax rates are set on an annual basis by the City. For fiscal year 2020, the real property tax rate in the City is $0.6450 per $100 of assessed value.

The City tax rate has remained stable in past years. It is likely that the tax rate will change overtime; for purposes of this study, however, it is assumed that the tax rate will remain at its current level in future years.

Table II-D below provides historical tax rates from fiscal years 2015 to 2019.

Table II-D
Historical Tax Rate (2015-2019)

Tax Year	City Tax Rate Per $100 Assessed Value	County Tax Rate Per $100 Assessed Value	Prosper ISD Tax Rate Per $100 Assessed Value	Total Tax Rate
2016	$0.645000	$0.248400	$1.670000	$2.563400
2017	$0.645000	$0.237900	$1.670000	$2.552900
2018	$0.645000	$0.225600	$1.670000	$2.540600
2019	$0.645000	$0.225300	$1.568400	$2.438700
2020	$0.645000	$0.225000	$1.492700	$2.362700

III. PROJECT PLAN

A. DESCRIPTIONS AND MAPS

Existing Uses and Conditions. The Property in the Zone is contiguous and is currently located within the City's extraterritorial jurisdiction. The Property is comprised of approximately 246.54 acres.

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**.

Proposed Uses. Once annexed into the City, the Property will be zoned consistent with the development standards ("Development Standards" included in the Edgewood Creek Development Agreement and which are also attached herein as **Exhibit I**. A map of the Property is shown in **Exhibit D** and description of the proposed uses of the Property are shown on Table III-A below.

Table III-A
Description of Proposes Uses

Property Type	Estimated Completion	Number of Units
For sale single-family	2026	847
Total		**847**

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 E.**

B. PROPOSED CHANGES TO ORDINANCES, PLANS, CODES, RULES AND REGULATIONS

Development of the Property will involve only those changes established by the City pursuant to the applicable Zoning Ordinances.

C. ESTIMATED NON-PROJECT COSTS

Non-project costs are funds that will be spent to develop in the Zone but will not be financed by the Zone. The Non-Project costs to be funded by non-public funding sources are estimated at $12,446,551 for the total property within the Zone.

D. RELOCATION OF DISPLACED PERSONS

No persons will be displaced or relocated due to the creation of the Zone or implementation of the Final Plan.

IV. *FINANCING PLAN*

A. ESTIMATED PROJECT COSTS

The total project costs of the Zone (the "Project Costs") include the Administrative Costs defined below and the costs of the initial Public Improvements (as defined herein) are estimated to be $28,521,316, as set forth in **Exhibit F**. 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 of 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.

B. PROPOSED PUBLIC IMPROVEMENTS

Categories of Public Improvements. The categories of public works and public improvements (the "Public Improvements") that are proposed to be financed within the Zone are as follows: water and wastewater improvements, sanitary and storm sewer improvements, road, paving, and landscape and irrigation improvements. All Public Improvements shall be designed and constructed in accordance with all applicable City standards and Mustang Special Utility District standards and shall be reviewed, inspected, approved, and accepted by the City and/or Mustang Special Utility District.

Locations of Public Improvements. The estimated locations of the proposed Public Improvements are shown in **Exhibit G**. These locations are provided for informational purposes only and may be revised by City Staff without amending the Final Plan.

C. ECONOMIC FEASIBILITY

The development is proposed to be developed on vacant land. As shown in **Exhibit H**, the current aggregate appraised value of the property in the development is $115,779 (shown as assessed value in the DCAD records). The development is projected to be fully built-out by calendar year 2026 based on the preliminary absorption estimated by the Developer.

For purposes of this 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 C**. This evaluation focuses only on 'direct' financial benefits (i.e., projected tax revenues from new development in the Zone) of the initial Public Improvements funded by the Zone and does not take into consideration the potential 'multiplier effect' of this development towards new development outside the Zone and the non-property tax revenue-related benefits like job creation to the properties within and outside of the Zone. The new proposed development could not occur without the Public Improvements required to be constructed within the Zone. The total projected value of the new development at build-out as of the year ending December 31, 2026 is $269,346,000. The new development is projected to generate approximately $72,502,029 in total new real property tax increments during the anticipated term of the Zone as shown in Table IV-A below.

Table IV-A
Projected Incremental Tax Revenue

Jurisdiction	Total Projected Appraised Value at Buildout as of January 31, 2028	Total Projected Incremental Tax Revenue
City of Celina	$269,346,000	$72,502,029
Total		**$72,502,029**

These projections assume an annual property value inflation factor of 1.0%.

Based on the foregoing, the feasibility of the Zone has been demonstrated. A portion of the new tax revenue generated for all taxing units by new development within the Zone will be retained by those taxing units. 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 respective taxing units.

For properties within the TIRZ, 47% of the total City incremental real property tax revenues (total tax rate) generated from the Property for a period not to exceed forty (40) years from the date of creation or until the amounts of all funds collected as the TIRZ increments placed into all of the applicable TIRZ funds has an aggregate total of $21,108,677, whichever comes first, will be pledged to the TIRZ Fund as shown in Table IV-B below.

Table IV-B
TIRZ Participation

Jurisdiction	TIRZ Participation level as % of Total Tax Rate	Maximum TIRZ Increments available for Project Costs and Administrative Costs
City of Celina	47%	$21,108,677

D. Estimated Bonded Indebtedness

It is proposed that 246.54 acres comprising the Zone will be located within the PID. It is anticipated that PID Bonds or other similar debt obligations may be incurred in 2021, in which a credit in the amount equal to 47% of the City total incremental real property tax revenue for properties within the Zone will be made to offset the PID Assessments imposed on the property within the PID.

E. Estimated Time for Costs or Obligations

The Project Costs are estimated to be incurred within sixty (60) months. 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.

F. Method of Financing

The City will, in the future, pay (using the TIRZ funds) the Project Costs to construct 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 respective governing body. 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 Tax Increment calculated as a millage rate per $100 of captured appraised value in the Zone that equals **47%** of the City's total real property tax rate for properties in the Zone for years one through forty (1-40).

G. Total Appraised Value

The current preliminary total appraised value of taxable real property in the Zone is $115,779 as shown in **Exhibit H**. It is estimated that upon expiration of the term of the Zone, the total appraised value of taxable real property in the Zone is estimated to be $353,199,000.

H. 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 2020, the tax increment base of the Property will be $115,779 as shown in **Exhibit H**.

I. Duration of the Zone; Termination

The stated term of the Zone shall be forty (1-40) years and commence on January 1, 2020, and shall continue until year ending December 31, 2059, 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.

V. ASSUMPTION AND LIMITATIONS

The valuation of property for real property tax purposes is determined by the CADs. This plan attempts to estimate how the CAD may estimate the value of the subject properties in the future. The values estimated by the CAD will almost certainly differ from the estimates included in this report. Values can change significantly over time, and these changes can be significantly higher or lower than values in previous years. Determining property values for tax purposes is not as straight forward or as simple as the analysis in this report. Many factors not considered in this report may impact actual future values. Furthermore, property values are not likely to be consistent from year to year.

The CAD often relies on market data to estimate the value of property. Property values can be appealed, competition can be greater, national or local market conditions can change; in short, there are many factors that can affect the valuation of property. These factors make the projection of future values an imprecise exercise. The successful development of the subject properties is critical to the values estimated in the report.

This report has assumed property taxes are paid as due. This report does not include an analysis to determine if the owners of property within the Zone will be able or willing to pay property taxes or if the tax collector will be able to collect unpaid taxes. The actual delinquencies in the payment of real property taxes in the Zone will likely be different than assumed in this report and a significant increase in the failure to pay property taxes would materially affect the tax increment revenues available for debt service on the bonds.

This report estimates future tax increment revenues based on current real property tax rates. Scenarios do not assume real property tax rates in the future will be different than tax rates for fiscal year 2020 as shown in Table II-D. Real property tax rates have remained stable over the years. Real property tax rates will likely vary significantly in future years and be different than assumed in this report and a significant decrease in real property tax rates could materially affect the tax increment revenues available for debt on the bonds.

This report includes projections of tax increment revenues based on one percent annual appreciation for real property. Changes in values will not be consistent from year to year. Future values are estimated based on values in 2020. Values in any future year may be less than values in 2020.

This report assumes that the subject properties will be developed as projected in this report. A delay in the development of properties or changes to the program of development would reduce tax increment revenues during the years of the delay and could result in there being inadequate tax increment revenues to pay debt service on the bonds. No analysis has been conducted to determine if the subject properties are likely to be developed as projected.

Numerous sources of information were relied on in the preparation of this report. These sources are believed to be reliable; however, no effort has been made to verify information obtained from other sources.

In summary, this report necessarily incorporates numerous estimates and assumptions with respect to property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions will inevitably not materialize, and unanticipated events and circumstance will occur. As a result, actual results will vary from the estimates in this report and the variations may be material.

Other assumptions made in the preparation of this report and limiting conditions to this report are as follows:

1. There are no zoning, building, safety, environmental or other federal, state, or local laws, regulations, or codes that would prohibit or impair the development, marketing or operation of the subject properties in the manner contemplated in this report, and the subject properties will be developed, marketed and operated in compliance with all applicable laws, regulations, and codes.

2. No material changes will occur in (a) any federal, state or local law, regulation or code affecting the subject properties or (b) any federal, state or local grant, financing or other program to be utilized in connection with the subject properties.

3. The local, national and international economies will not deteriorate and there will be no significant changes in interest rates or in rates of inflation or deflation.

4. The subject properties will be served by adequate transportation, utilities and governmental facilities.

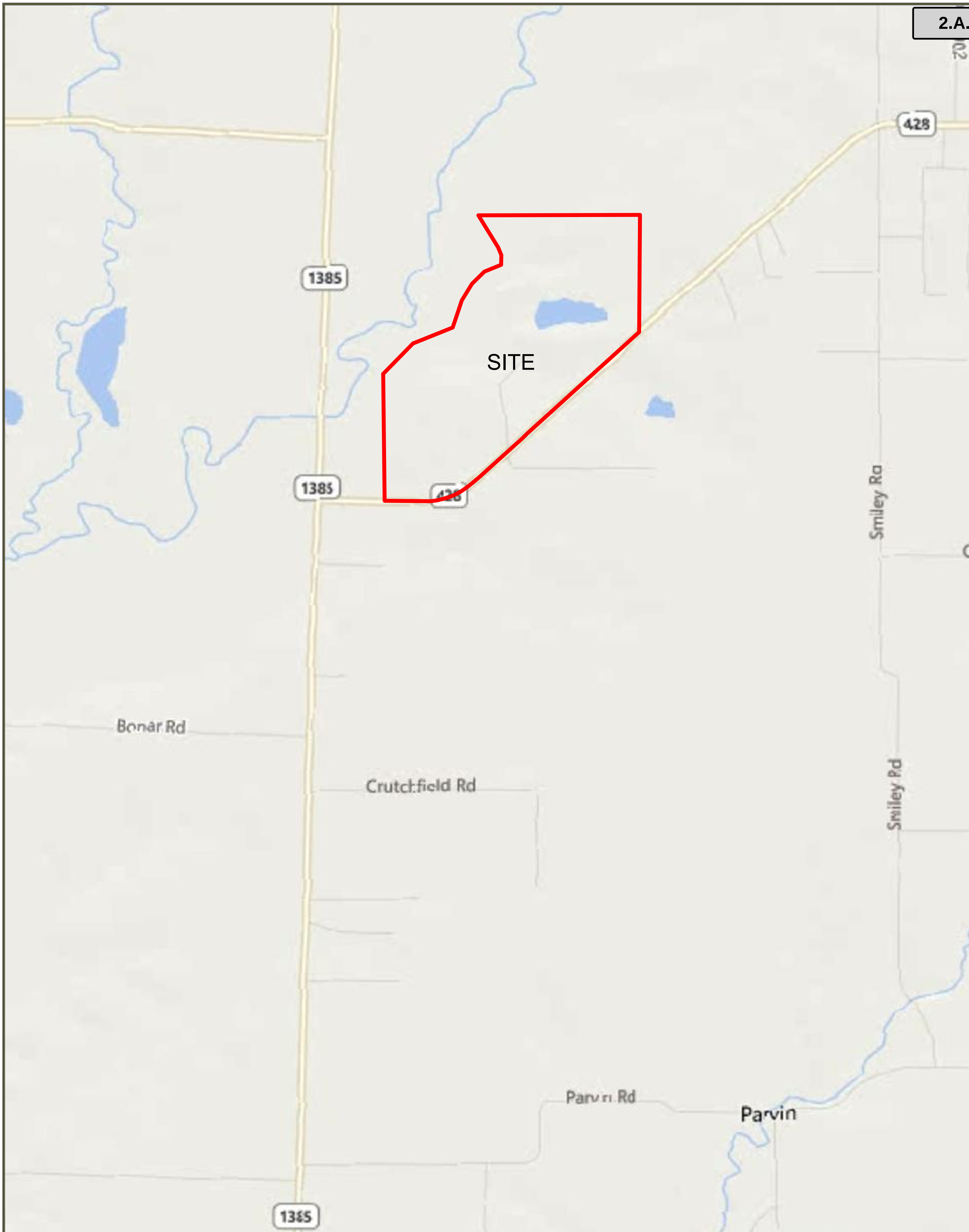
5. The subject properties will not be subjected to any war, energy crises, embargo, strike, earthquake, flood, fire or other casualty or act of God.

6. The subject properties will be developed, marketed, and operated in a highly professional manner.

7. There are no existing, impending or threatened litigation that could hinder the development, marketing, or operation of the subject properties.

8. MuniCap, Inc. does not have expertise in and has no responsibility for legal, environmental, architectural, geologic, engineering, and other matters related to the development and operation of the subject properties.

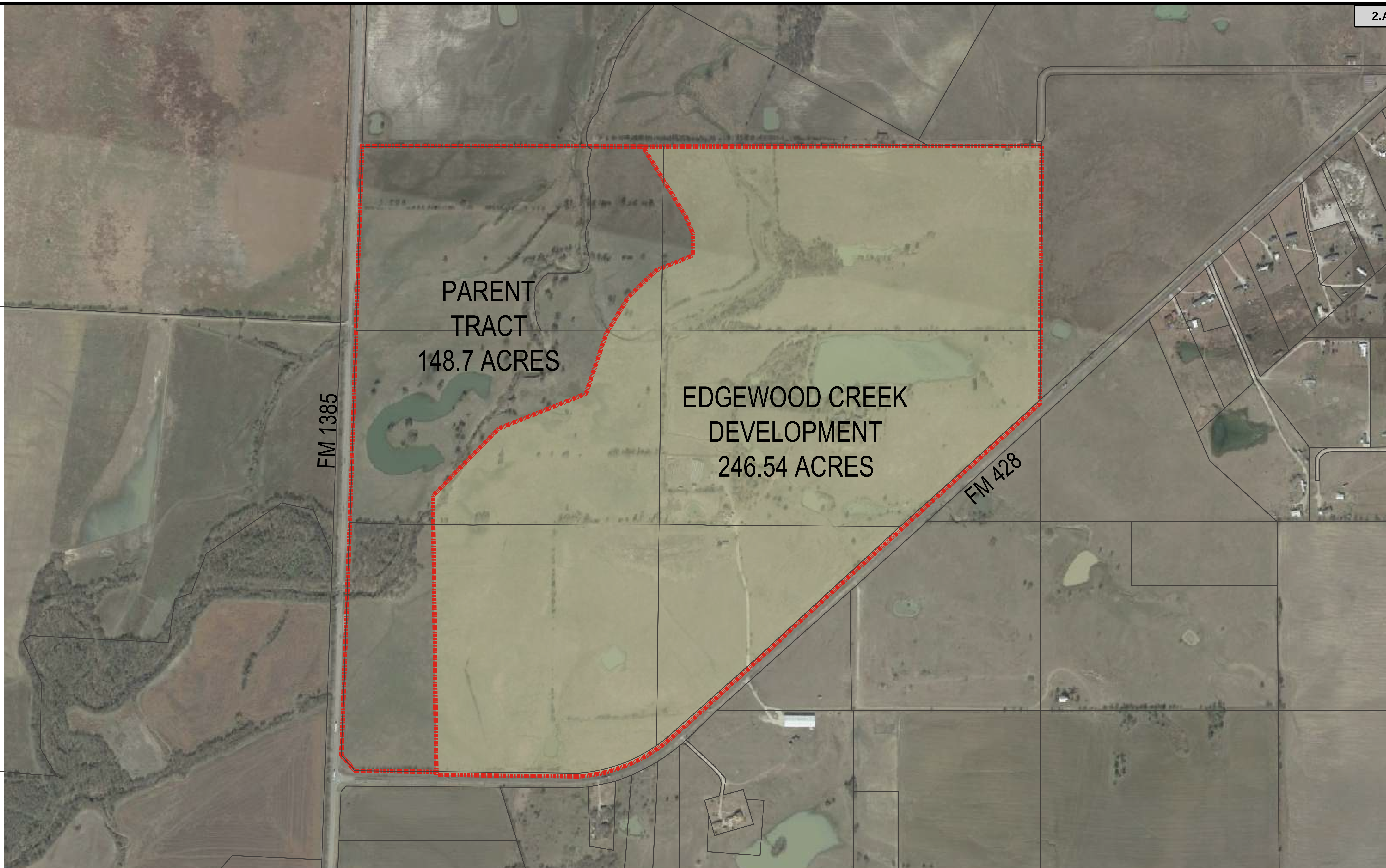
EXHIBIT A
MAP OF THE PROPERTY AND TIRZ ZONE



AREA LOCATION MAP
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING • SURVEYING

S:\2019\2019013-00 Edgewood Creek\CAD\EXHIBITS\201901300LP21 Edgewood Creek PID Area Map 10122020.dwg Oct 14,2020 – 1:27 pm chancock



BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING

EDGEWOOD CREEK DEVELOPMENT
DENTON COUNTY, TEXAS

EXHIBIT B
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

Legal Description (246.54 Acres):

Being a 246.54 acre tract of land situated in Denton County, Texas, being a portion of that certain called 586.196 acre tract of land conveyed to Kenneth B. Moore and wife, Ruth Wilcher Moore, by deed recorded in Volume 868, Page 721, of the Deed Records of Denton County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 1/2 inch iron rod found at the northwest comer of said called 586.196 acre tract, and being the southwest comer of a called 273.782 acre tract of land, as recorded in Volume 871, Page 856, of the Deed Records of Denton County, Texas, said point also being in the east right-of-way line of Farm Road No. 1385;

THENCE South 89°26'04" East, along the common line of said called 586.196 acre tract, and said called 273.782 acre tract, a distance of 2259.44 feet to a point for the northwest corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 89°26'04" East, along the common line of said called 586.196 acre tract, and said called 273.782 acre tract, a distance of 2487.05 feet to a point for the northeast comer of the herein described tract;

THENCE South 01 °07'32" West, a distance of 1802.61 feet to a 3/4 inch iron rod found for comer, said point being in the northerly right-of-way line of Farm Road No. 428;

THENCE southwesterly along the common line of said called 586.196 acre tract, and the northerly right-of-way line of said Farm Road No. 428 as follows:

South 48°31 '00" West, a distance of 2328.57 feet to a 1/2 inch iron rod set for comer;
South 45°39'00" West, a distance of 100.10 feet to a 1/2 inch iron rod set for comer;
South 48°31'00" West, a distance of 898.87 feet to a 1/2 inch iron rod set for corner;
South 50°40'00" West, a distance of 133.30 feet to a 1/2 inch iron rod set for corner, said point being in a curve to the right having a radius of 1096.28 feet, and a delta angle of 37°20'03";
continuing along the curve to the right, an arc distance of 714.34 feet, and a chord bearing and distance of South 67°12'22" West, 701.77 feet to a 1/2 inch iron rod found for comer;
North 88°48'08" West, a distance of 102.83 feet to a 1/2 inch iron rod set for corner;
North 88°42'19" West, a distance of 604.95 feet to point for the southwest corner of the herein described tract;

THENCE through the interior of said called 586.196 acre tract as follows:
North 00 deg. 00 min. 00 sec. West, a distance of 1952.52 feet to a point;
North 45 deg. 07 min. 02 sec. East, a distance of 654.96 feet to a point;
North 68 deg. 55 min. 27 sec. East, a distance of 657.88 feet to a point;
North 19 deg. 19 min. 19 sec. East, a distance of 440.29 feet to a point;
North 31 deg. 54 min. 37 sec. East, a distance of 299.66 feet to a point;
North 46 deg. 27 min. 12 sec. East, a distance of267.60 feet to a point;
North 68 deg. 29 min. 35 sec. East, a distance of 278.25 feet to a point;

North 01 deg. 30 min. 07 sec. East, a distance of 152. 18 feet to a point;
North 22 deg. 06 min. 41 sec. West, a distance of 128 .29 feet to a point;
North 30 deg. 42 min. 24 sec. West, a distance of 577.70 feet to the POINT OF BEGINNING and containing 246.54 acres of computed land, more or less.

EXHIBIT C
PROJECTED ABSORPTION, INCREMENTAL ASSESSED VALUES AND INCREMENTAL REAL PROPERTY TAXES

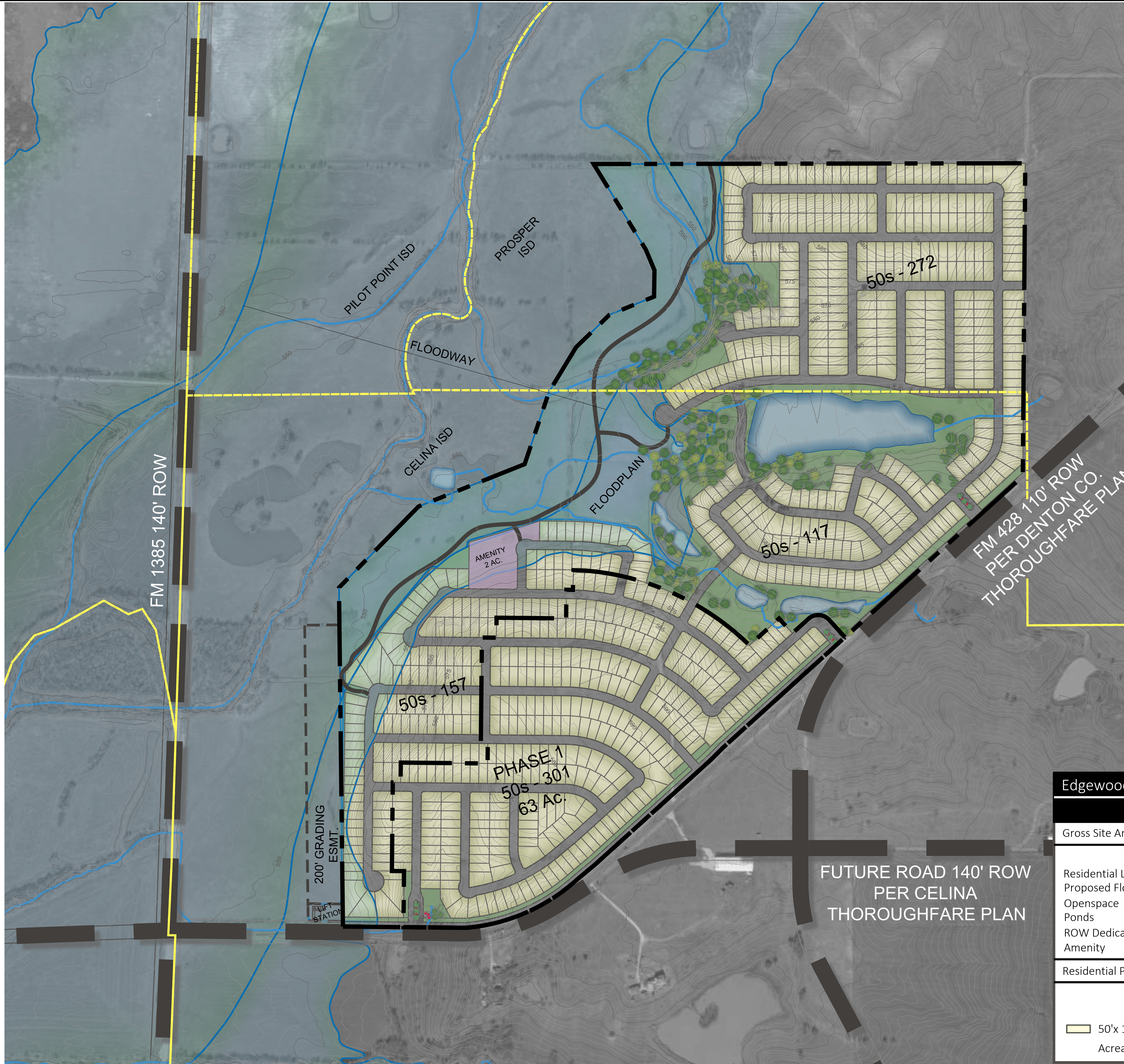
Appendix C-1
Projected Absorption & Assessed Value

Development Year Ending	Assessed As Of	Tax Year Ending	Inflation Factor	Units[3]	Cumulative	Projected Home Price	Total Projected Assessed Value
31-Dec-20	1-Jan-21	31-Jan-22	100%	0	0	$300,000	$0
31-Dec-21	1-Jan-22	31-Jan-23	101%	75	75	$303,000	$22,725,000
31-Dec-22	1-Jan-23	31-Jan-24	102%	175	250	$306,000	$76,500,000
31-Dec-23	1-Jan-24	31-Jan-25	103%	175	425	$309,000	$131,325,000
31-Dec-24	1-Jan-25	31-Jan-26	104%	175	600	$312,000	$187,200,000
31-Dec-25	1-Jan-26	31-Jan-27	105%	175	775	$315,000	$244,125,000
31-Dec-26	1-Jan-27	31-Jan-28	106%	72	847	$318,000	$269,346,000
31-Dec-27	1-Jan-28	31-Jan-29	107%	0	847	$321,000	$271,887,000
31-Dec-28	1-Jan-29	31-Jan-30	108%	0	847	$324,000	$274,428,000
31-Dec-29	1-Jan-30	31-Jan-31	109%	0	847	$327,000	$276,969,000
31-Dec-30	1-Jan-31	31-Jan-32	110%	0	847	$330,000	$279,510,000
31-Dec-31	1-Jan-32	31-Jan-33	111%	0	847	$333,000	$282,051,000
31-Dec-32	1-Jan-33	31-Jan-34	112%	0	847	$336,000	$284,592,000
31-Dec-33	1-Jan-34	31-Jan-35	113%	0	847	$339,000	$287,133,000
31-Dec-34	1-Jan-35	31-Jan-36	114%	0	847	$342,000	$289,674,000
31-Dec-35	1-Jan-36	31-Jan-37	115%	0	847	$345,000	$292,215,000
31-Dec-36	1-Jan-37	31-Jan-38	116%	0	847	$348,000	$294,756,000
31-Dec-37	1-Jan-38	31-Jan-39	117%	0	847	$351,000	$297,297,000
31-Dec-38	1-Jan-39	31-Jan-40	118%	0	847	$354,000	$299,838,000
31-Dec-39	1-Jan-40	31-Jan-41	119%	0	847	$357,000	$302,379,000
31-Dec-40	1-Jan-41	31-Jan-42	120%	0	847	$360,000	$304,920,000
31-Dec-41	1-Jan-42	31-Jan-43	121%	0	847	$363,000	$307,461,000
31-Dec-42	1-Jan-43	31-Jan-44	122%	0	847	$366,000	$310,002,000
31-Dec-43	1-Jan-44	31-Jan-45	123%	0	847	$369,000	$312,543,000
31-Dec-44	1-Jan-45	31-Jan-46	124%	0	847	$372,000	$315,084,000
31-Dec-45	1-Jan-46	31-Jan-47	125%	0	847	$375,000	$317,625,000
31-Dec-46	1-Jan-47	31-Jan-48	126%	0	847	$378,000	$320,166,000
31-Dec-47	1-Jan-48	31-Jan-49	127%	0	847	$381,000	$322,707,000
31-Dec-48	1-Jan-49	31-Jan-50	128%	0	847	$384,000	$325,248,000
31-Dec-49	1-Jan-50	31-Jan-51	129%	0	847	$387,000	$327,789,000
31-Dec-50	1-Jan-51	31-Jan-52	130%	0	847	$390,000	$330,330,000
31-Dec-51	1-Jan-52	31-Jan-53	131%	0	847	$393,000	$332,871,000
31-Dec-52	1-Jan-53	31-Jan-54	132%	0	847	$396,000	$335,412,000
31-Dec-53	1-Jan-54	31-Jan-55	133%	0	847	$399,000	$337,953,000
31-Dec-54	1-Jan-55	31-Jan-56	134%	0	847	$402,000	$340,494,000
31-Dec-55	1-Jan-56	31-Jan-57	135%	0	847	$405,000	$343,035,000
31-Dec-56	1-Jan-57	31-Jan-58	136%	0	847	$408,000	$345,576,000
31-Dec-57	1-Jan-58	31-Jan-59	137%	0	847	$411,000	$348,117,000
31-Dec-58	1-Jan-59	31-Jan-60	138%	0	847	$414,000	$350,658,000
31-Dec-59	1-Jan-60	31-Jan-61	139%	0	847	$417,000	$353,199,000
Total				847			

Exhibit C-2
Estimated Incremental Assessed Values & Taxes

Development Year Ending	Assessed As Of	Tax Year Ending	Total Projected Assessed Value	Base Value	Estimated Incremental Value	Tax Rate	Projected Incremental Taxes	TIRZ Participation Percentage	Projected TIRZ Obligations
31-Dec-20	1-Jan-21	31-Jan-22	$0	($115,779)	$0	$0.6450	$0	47%	$0
31-Dec-21	1-Jan-22	31-Jan-23	$22,725,000	($115,779)	$22,609,221	$0.6450	$145,829	47%	$68,540
31-Dec-22	1-Jan-23	31-Jan-24	$76,500,000	($115,779)	$76,384,221	$0.6450	$492,678	47%	$231,559
31-Dec-23	1-Jan-24	31-Jan-25	$131,325,000	($115,779)	$131,209,221	$0.6450	$846,299	47%	$397,761
31-Dec-24	1-Jan-25	31-Jan-26	$187,200,000	($115,779)	$187,084,221	$0.6450	$1,206,693	47%	$567,146
31-Dec-25	1-Jan-26	31-Jan-27	$244,125,000	($115,779)	$244,009,221	$0.6450	$1,573,859	47%	$739,714
31-Dec-26	1-Jan-27	31-Jan-28	$269,346,000	($115,779)	$269,230,221	$0.6450	$1,736,535	47%	$816,171
31-Dec-27	1-Jan-28	31-Jan-29	$271,887,000	($115,779)	$271,771,221	$0.6450	$1,752,924	47%	$823,874
31-Dec-28	1-Jan-29	31-Jan-30	$274,428,000	($115,779)	$274,312,221	$0.6450	$1,769,314	47%	$831,577
31-Dec-29	1-Jan-30	31-Jan-31	$276,969,000	($115,779)	$276,853,221	$0.6450	$1,785,703	47%	$839,281
31-Dec-30	1-Jan-31	31-Jan-32	$279,510,000	($115,779)	$279,394,221	$0.6450	$1,802,093	47%	$846,984
31-Dec-31	1-Jan-32	31-Jan-33	$282,051,000	($115,779)	$281,935,221	$0.6450	$1,818,482	47%	$854,687
31-Dec-32	1-Jan-33	31-Jan-34	$284,592,000	($115,779)	$284,476,221	$0.6450	$1,834,872	47%	$862,390
31-Dec-33	1-Jan-34	31-Jan-35	$287,133,000	($115,779)	$287,017,221	$0.6450	$1,851,261	47%	$870,093
31-Dec-34	1-Jan-35	31-Jan-36	$289,674,000	($115,779)	$289,558,221	$0.6450	$1,867,651	47%	$877,796
31-Dec-35	1-Jan-36	31-Jan-37	$292,215,000	($115,779)	$292,099,221	$0.6450	$1,884,040	47%	$885,499
31-Dec-36	1-Jan-37	31-Jan-38	$294,756,000	($115,779)	$294,640,221	$0.6450	$1,900,429	47%	$893,202
31-Dec-37	1-Jan-38	31-Jan-39	$297,297,000	($115,779)	$297,181,221	$0.6450	$1,916,819	47%	$900,905
31-Dec-38	1-Jan-39	31-Jan-40	$299,838,000	($115,779)	$299,722,221	$0.6450	$1,933,208	47%	$908,608
31-Dec-39	1-Jan-40	31-Jan-41	$302,379,000	($115,779)	$302,263,221	$0.6450	$1,949,598	47%	$916,311
31-Dec-40	1-Jan-41	31-Jan-42	$304,920,000	($115,779)	$304,804,221	$0.6450	$1,965,987	47%	$924,014
31-Dec-41	1-Jan-42	31-Jan-43	$307,461,000	($115,779)	$307,345,221	$0.6450	$1,982,377	47%	$931,717
31-Dec-42	1-Jan-43	31-Jan-44	$310,002,000	($115,779)	$309,886,221	$0.6450	$1,998,766	47%	$939,420
31-Dec-43	1-Jan-44	31-Jan-45	$312,543,000	($115,779)	$312,427,221	$0.6450	$2,015,156	47%	$947,123
31-Dec-44	1-Jan-45	31-Jan-46	$315,084,000	($115,779)	$314,968,221	$0.6450	$2,031,545	47%	$954,826
31-Dec-45	1-Jan-46	31-Jan-47	$317,625,000	($115,779)	$317,509,221	$0.6450	$2,047,934	47%	$962,529
31-Dec-46	1-Jan-47	31-Jan-48	$320,166,000	($115,779)	$320,050,221	$0.6450	$2,064,324	47%	$970,232
31-Dec-47	1-Jan-48	31-Jan-49	$322,707,000	($115,779)	$322,591,221	$0.6450	$2,080,713	17%	$346,719
31-Dec-48	1-Jan-49	31-Jan-50	$325,248,000	($115,779)	$325,132,221	$0.6450	$2,097,103	0%	$0
31-Dec-49	1-Jan-50	31-Jan-51	$327,789,000	($115,779)	$327,673,221	$0.6450	$2,113,492	0%	$0
31-Dec-50	1-Jan-51	31-Jan-52	$330,330,000	($115,779)	$330,214,221	$0.6450	$2,129,882	0%	$0
31-Dec-51	1-Jan-52	31-Jan-53	$332,871,000	($115,779)	$332,755,221	$0.6450	$2,146,271	0%	$0
31-Dec-52	1-Jan-53	31-Jan-54	$335,412,000	($115,779)	$335,296,221	$0.6450	$2,162,661	0%	$0
31-Dec-53	1-Jan-54	31-Jan-55	$337,953,000	($115,779)	$337,837,221	$0.6450	$2,179,050	0%	$0
31-Dec-54	1-Jan-55	31-Jan-56	$340,494,000	($115,779)	$340,378,221	$0.6450	$2,195,440	0%	$0
31-Dec-55	1-Jan-56	31-Jan-57	$343,035,000	($115,779)	$342,919,221	$0.6450	$2,211,829	0%	$0
31-Dec-56	1-Jan-57	31-Jan-58	$345,576,000	($115,779)	$345,460,221	$0.6450	$2,228,218	0%	$0
31-Dec-57	1-Jan-58	31-Jan-59	$348,117,000	($115,779)	$348,001,221	$0.6450	$2,244,608	0%	$0
31-Dec-58	1-Jan-59	31-Jan-60	$350,658,000	($115,779)	$350,542,221	$0.6450	$2,260,997	0%	$0
31-Dec-59	1-Jan-60	31-Jan-61	$353,199,000	($115,779)	$353,083,221	$0.6450	$2,277,387	0%	$0
Total							**$72,502,029**		**$21,108,677**

EXHIBIT D
MAP AND DESCRIPTION OF THE PROPOSED USES OF THE PROPERTY



Edgewood Creek Concept Plan 19

DATA TABLE

Gross Site Area: 247 +/-

	Acres	Gross %
Residential Lots	165	67%
Proposed Floodplain	45	18%
Openspace	24	10%
Ponds	9	3%
ROW Dedication	2	1%
Amenity	2	1%

Residential Product Type:

	PHASE 1	FUTURE PHASE	TOTAL
50'x 115' Lot	301	546	847
Acreage	63	184	247

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

EDGEWOOD CREEK DEVELOPMENT
CELINA ETJ, DENTON COUNTY, TEXAS

DATE:AUGUST 2020

EXHIBIT E
LIST OF PARCELS IN THE ZONE

Exhibit E

List of Parcels in the Zone

Property ID	Owner	Property Address	Acres[1]
533564	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	0.20
52837	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	70.30
52702	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	22.40
52672	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	73.20
52682	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	49.30
52621	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	30.10
Total			245.50

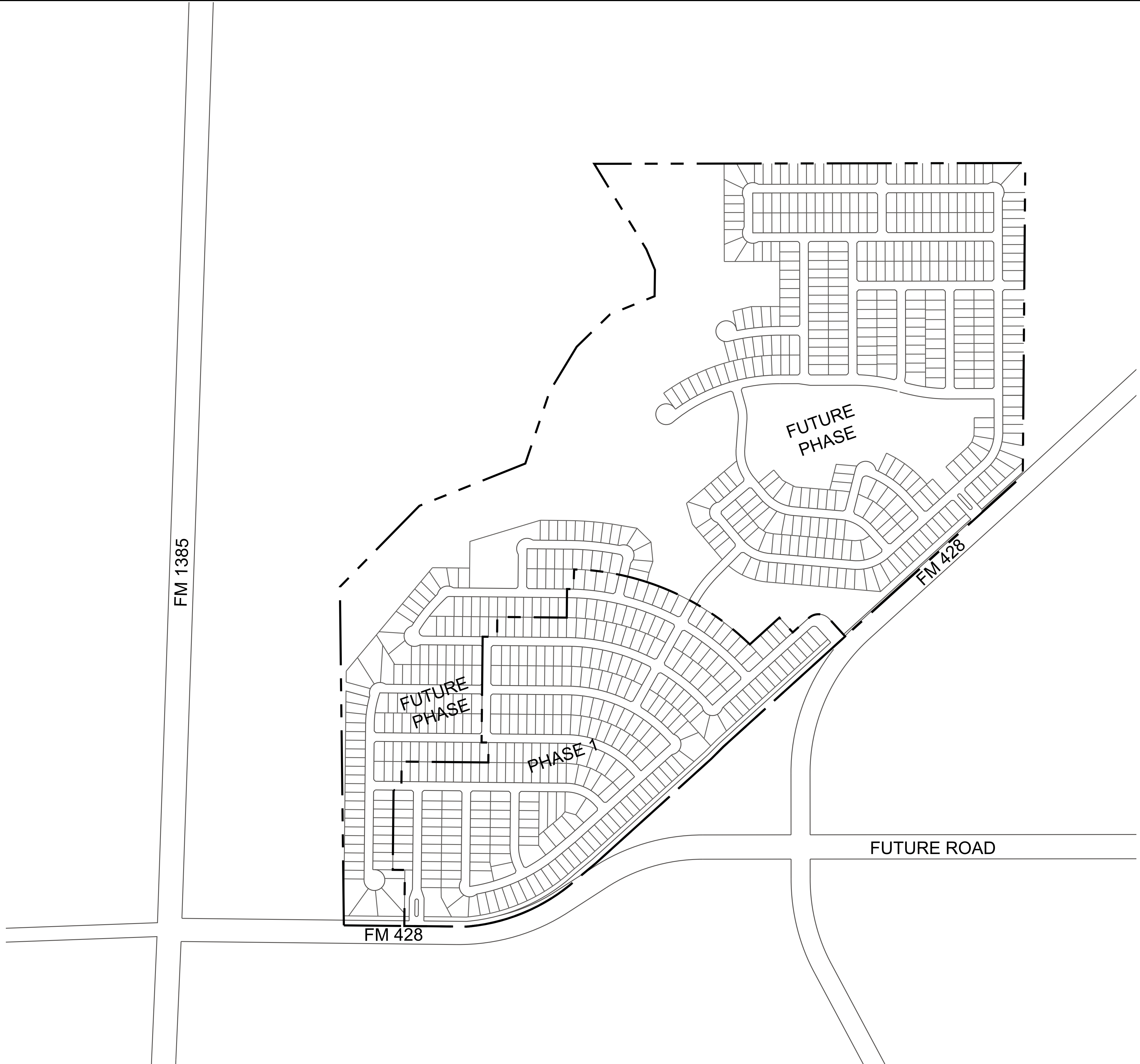
1-Approximate acreage shown. Exact acreage will be updated as plats are recorded and exact acreages are determined.

EXHIBIT F
PROJECT COSTS

Exhibit F
Project Costs

Sources of Funds	Phase #1	Future	TIRZ/PID Debt
Direct Phase Costs			
Hard Costs			
Engineering	$932,649	$1,189,191	$2,121,840
Grading Site Preparation	$105,349	$429,740	$535,089
Water	$549,505	$1,369,293	$1,918,798
Sanitary Sewer	$799,169	$1,576,410	$2,375,579
Storm Drain	$779,297	$1,508,188	$2,287,485
Street Improvements	$1,959,568	$4,563,482	$6,523,050
Dry Utilities	$109,000	$0	$109,000
Contingency	$256,277	$521,387	$777,664
ROW Acquisition	$1,040,000	$2,000,000	$3,040,000
Sub-total Direct Phase Costs	*$6,530,814*	*$13,157,691*	*$19,688,505*
Major Improvement Costs			
Engineering	$422,192	$616,617	$1,038,809
Water	$313,025	$593,424	$906,449
Sanitary Sewer	$303,800	$514,335	$818,135
Storm Drain	$500,000	$0	$500,000
Street Improvements	$610,000	$0	$610,000
Screening/Landscape/Ret Walls	$1,111,788	$1,007,400	$2,119,188
Contingency	$163,040	$212,189	$375,229
District Formation Costs	$578,000	$0	$578,000
FM 428 Improvements	$1,887,000	$0	$1,887,000
Sub-total Major Improvement Costs	*$5,888,845*	*$2,943,965*	*$8,832,810*
Private Improvement Costs			
Engineering	$15,165	$429,848	$445,013
Grading Site Preparation	$1,257,553	$2,828,161	$4,085,714
Screening/Landscape/Ret Walls	$1,001,800	$1,819,014	$2,820,814
Dry Utilities	$421,400	$698,394	$1,119,794
MSUD Water & Sewer - Escrow	$1,600,000	$0	$1,600,000
Contingency	$214,796	$270,021	$484,817
City Assessment Fee	$250,000	$0	$250,000
Amenity Center Improvements	$1,500,000	$0	$1,500,000
Rollback Taxes	$140,400	$0	$140,400
Sub-total soft costs	*$6,401,114*	*$6,045,438*	*$12,446,552*
Total Improvement Costs	**18,820,773**	**22,147,094**	**40,967,867**

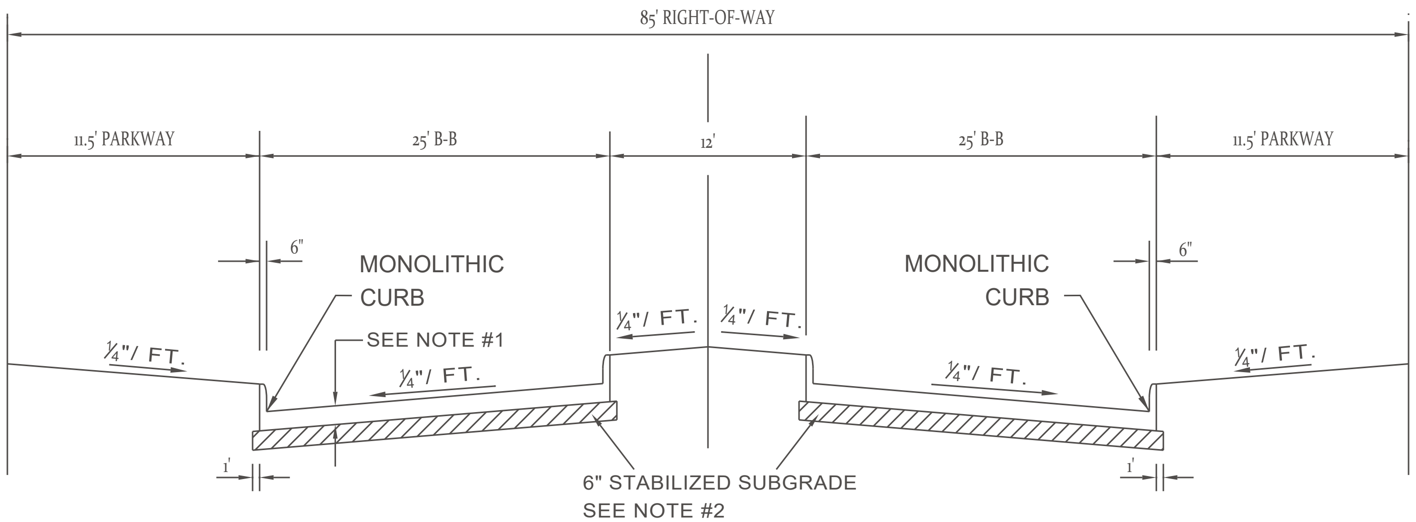
EXHIBIT G
MAP OF PUBLIC IMPROVEMENTS



MASTER PLAN
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

DATE: AUGUST 2020



NOTES:

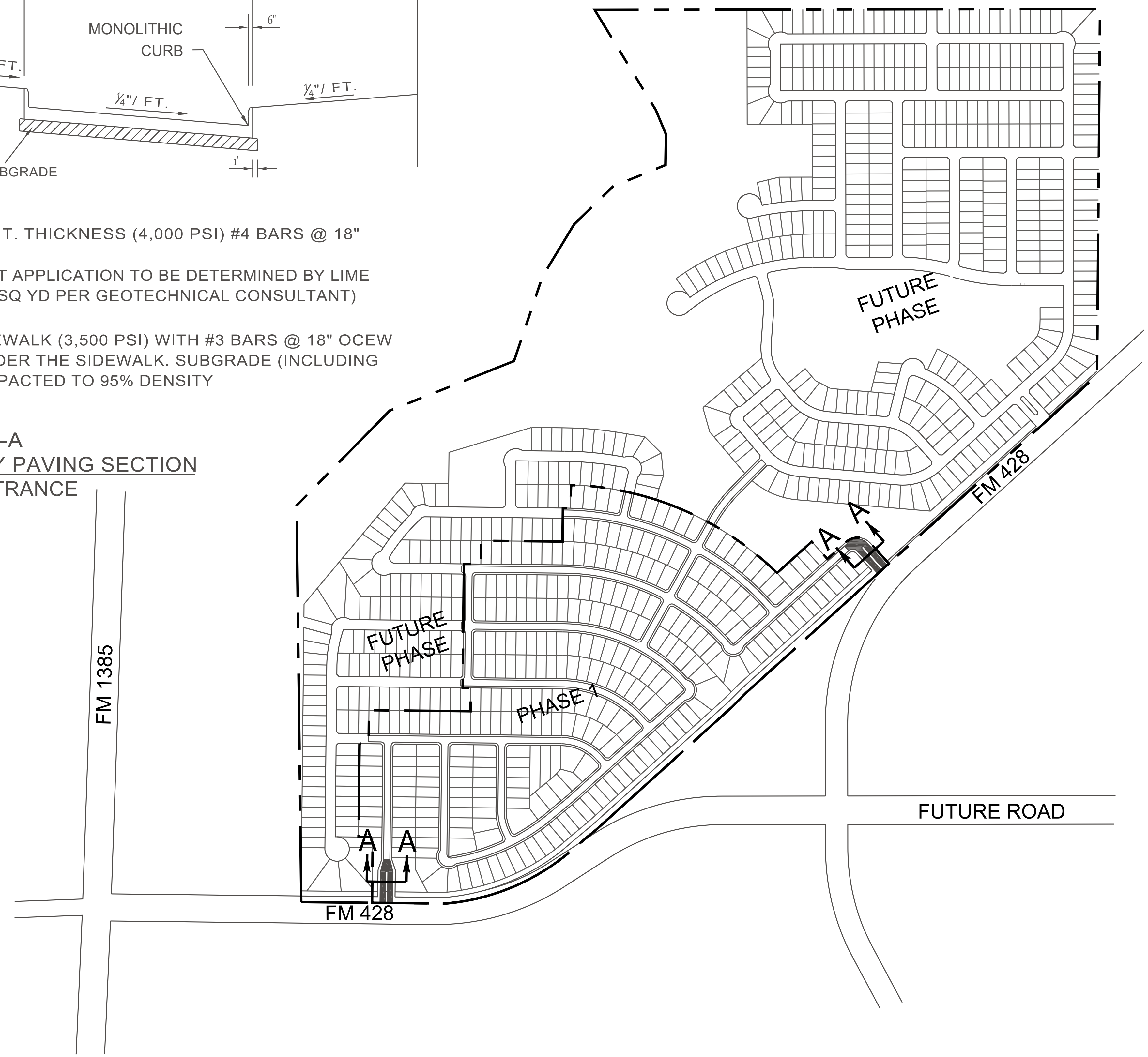
1. 8" REINF. CONC. PVMT. THICKNESS (4,000 PSI) #4 BARS @ 18" OCEW
2. RATE OF LIME/CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
3. 4" REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

SECTION A-A

TYPICAL DIVIDED ROADWAY PAVING SECTION

SUBDIVISION ENTRANCE

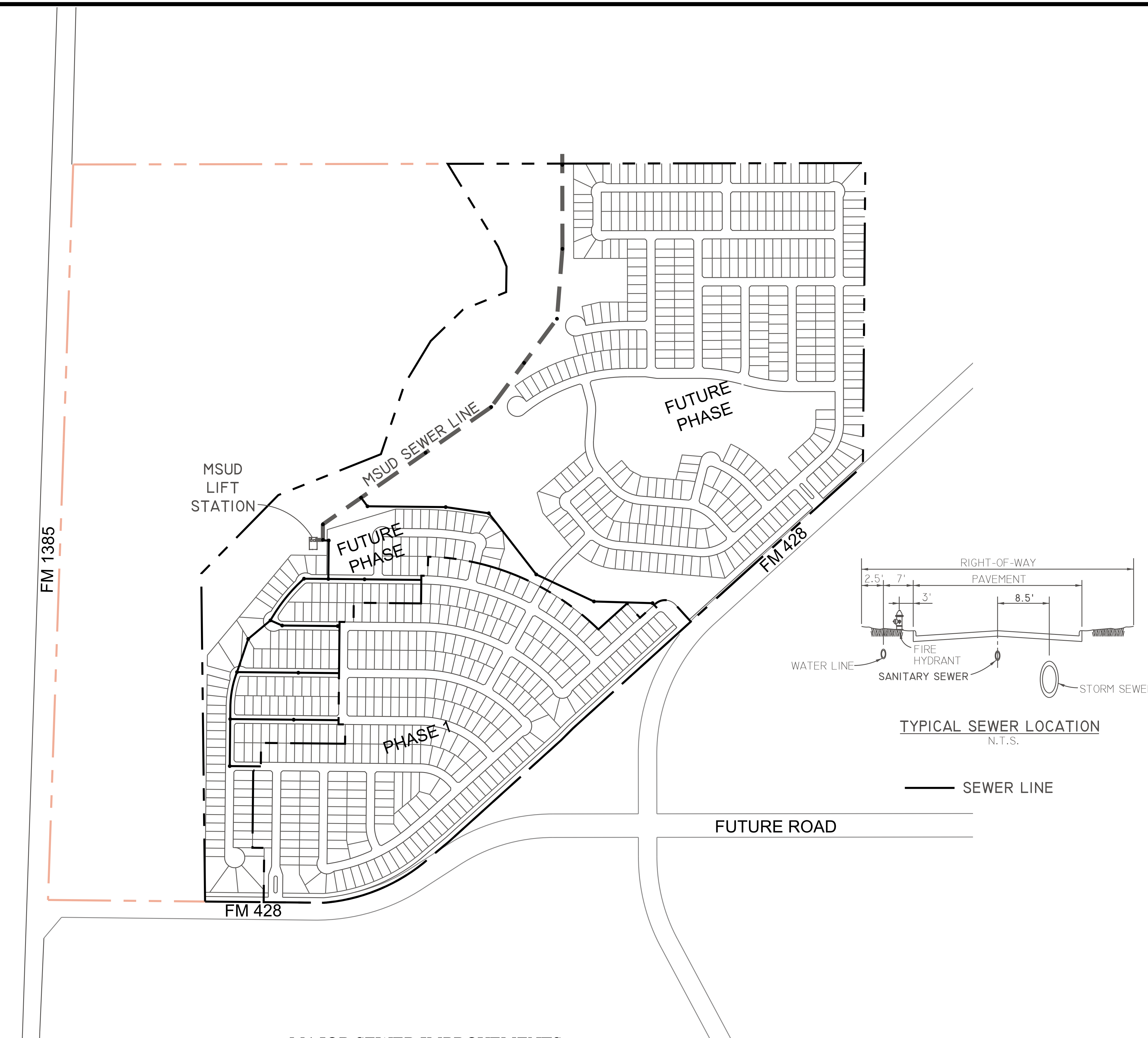
SCALE: NTS



BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

MAJOR ROAD IMPROVEMENTS
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

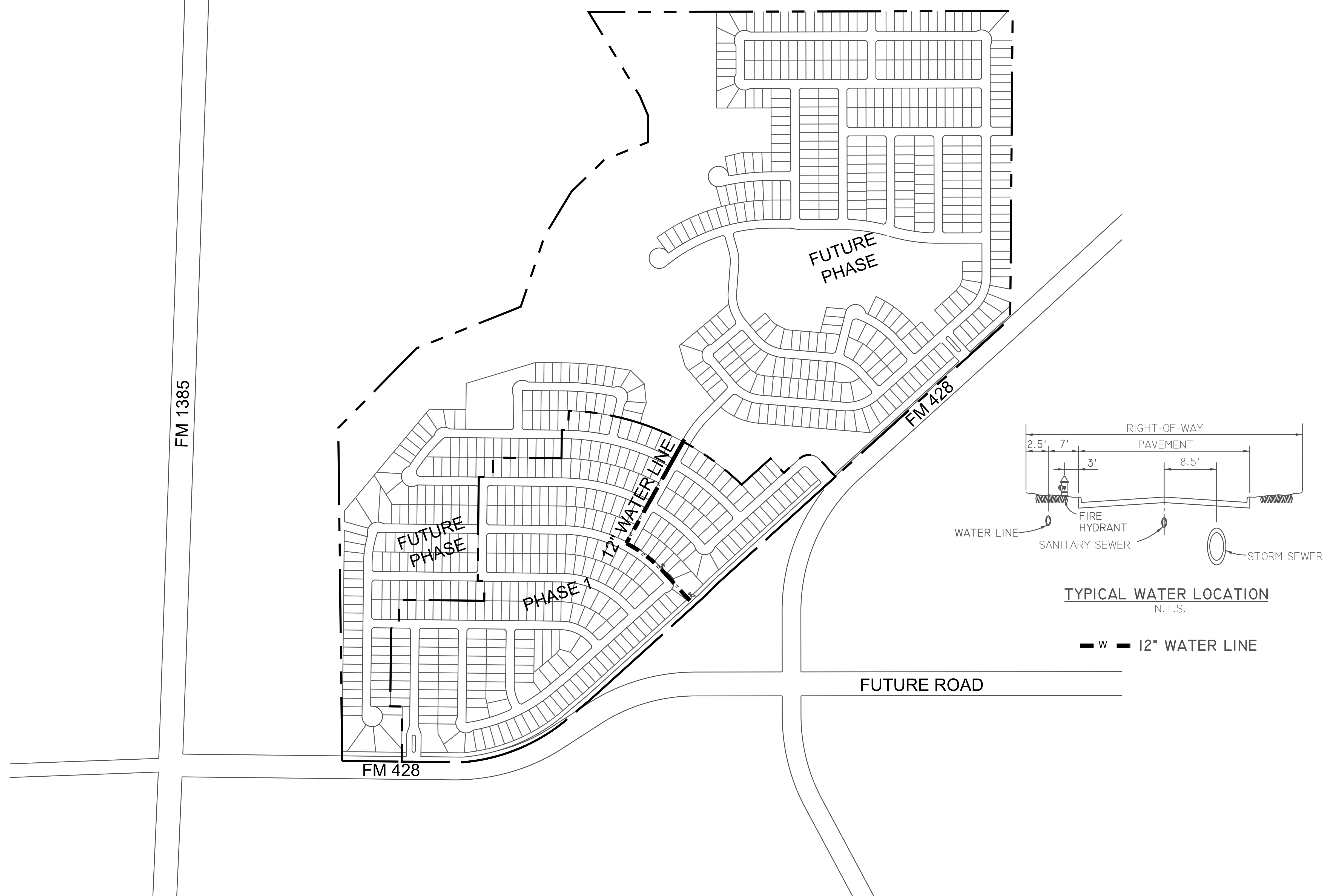
DATE: AUGUST 2020



BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING

MAJOR SEWER IMPROVEMENTS
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

DATE:AUGUST 2020



MAJOR WATER IMPROVEMENTS
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

DATE:AUGUST 2020

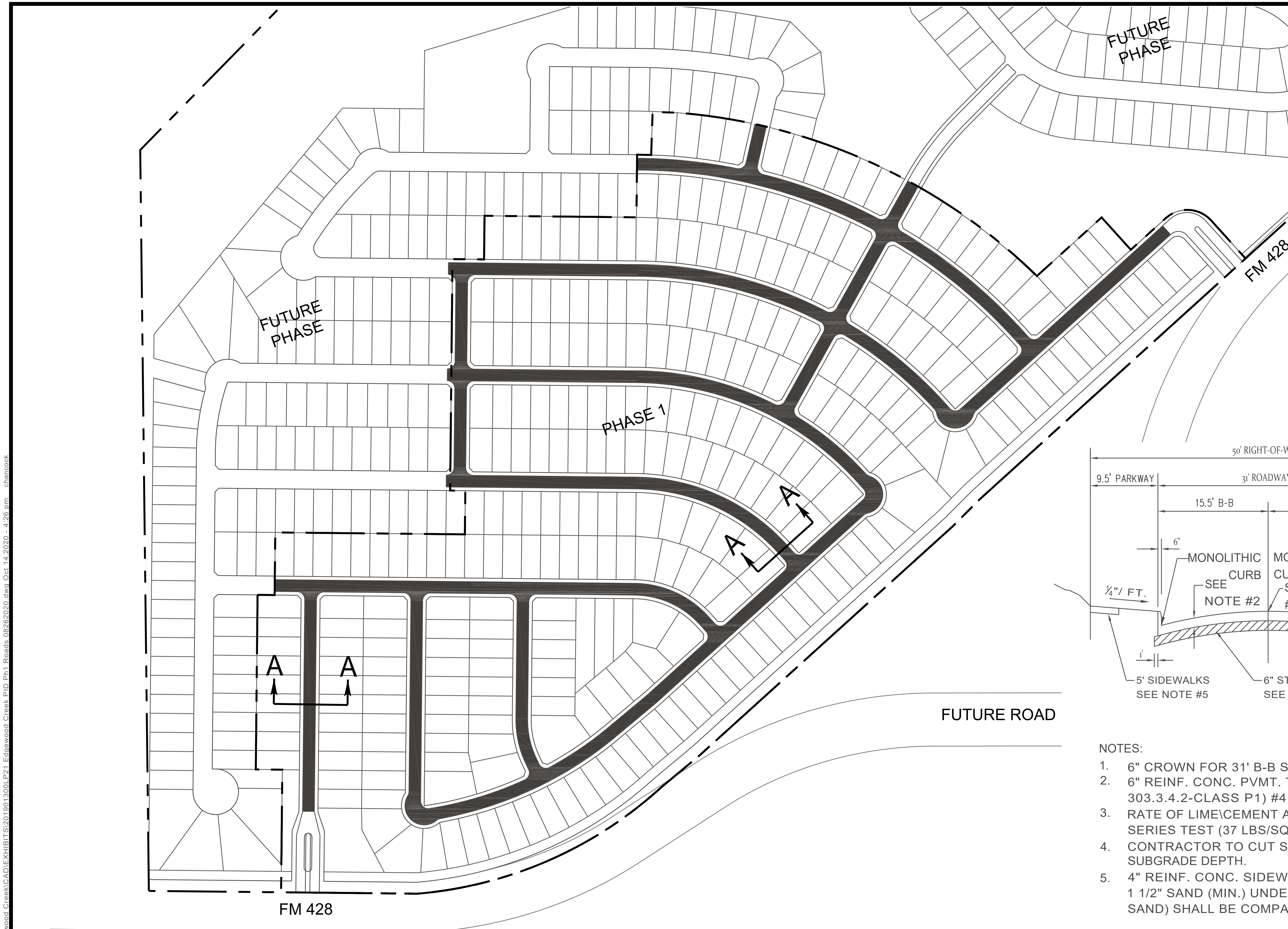
Attachment: Edgewood Creek Project and Finance Plan - Final v1.1 (Edgewood Creek TIRZ)

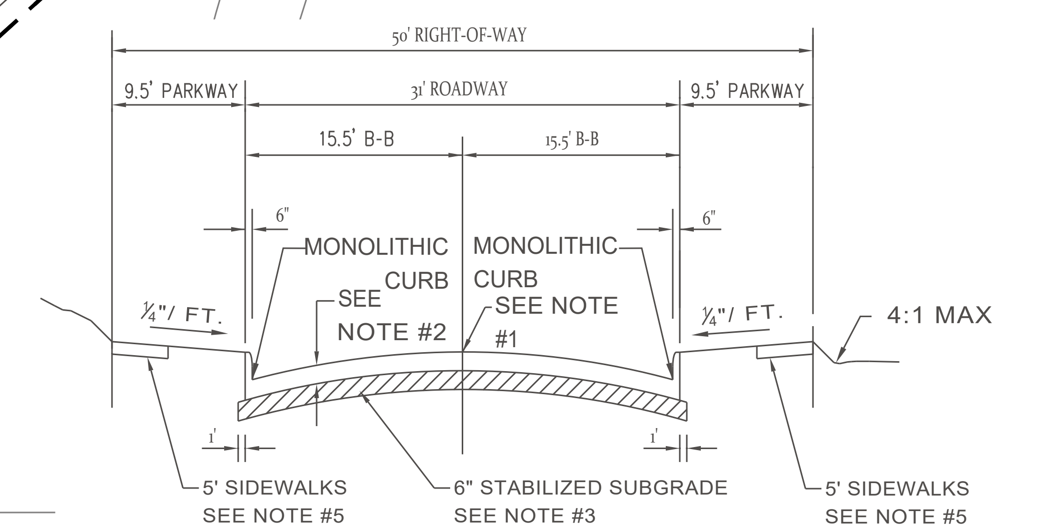
PHASE 1 MASTER PLAN
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

BARRAZA
CONSULTING GROUP, LLC
PLANNING • ENGINEERING

DATE:AUGUST 2020

S:\2019\2019013-00 Edgewood Creek\CAD\EXHIBITS\201901300LP21 Edgewood Creek PID Ph1 Master Plan08262020.dwg Oct 14,2020 - 4:28 pm chancock





NOTES:

1. 6" CROWN FOR 31' B-B STREET, SAWED LONGITUDINAL DUMMY JOINT
2. 6" REINF. CONC. PVMT. THICKNESS (4,000 PSI PER NCTCOG ITEM 303.3.4.2-CLASS P1) #4 BARS @ 18" OCEW
3. RATE OF LIME\CEMENT APPLICATION TO BE DETERMINED BY LIME SERIES TEST (37 LBS/SQ YD PER GEOTECHNICAL CONSULTANT)
4. CONTRACTOR TO CUT STREET TO 5 FEET BEHIND BACK OF CURB @ SUBGRADE DEPTH.
5. 4" REINF. CONC. SIDEWALK (3,500 PSI) WITH #3 BARS @ 18" OCEW 1 1/2" SAND (MIN.) UNDER THE SIDEWALK. SUBGRADE (INCLUDING SAND) SHALL BE COMPACTED TO 95% DENSITY

TYPICAL 31' A-A ROADWAY PAVING SECTION

SCALE: NTS

BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

PHASE 1 ROAD IMPROVEMENTS
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

SCAL

DATE:AUGUST 2020

Attachment: Edgewood Creek Project and Finance Plan - Final v1.1 (Edgewood Creek TIRZ)

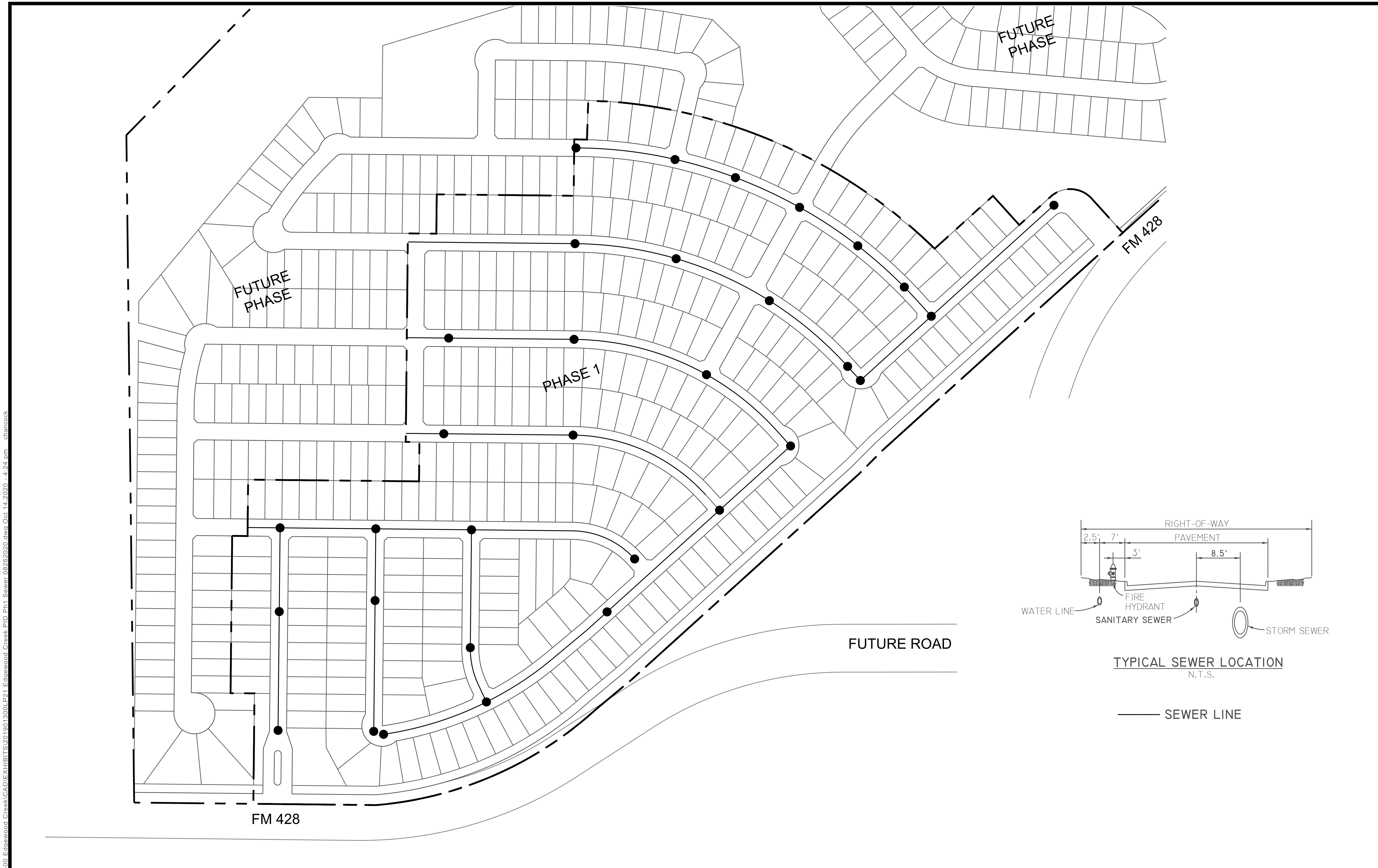
BARRAZA CONSULTING GROUP, LLC
PLANNING • ENGINEERING

PHASE 1 WATER IMPROVEMENTS
EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT
CELINA ETJ, DENTON COUNTY, TEXAS

SCAL

DATE:AUGUST 2020

S:\2019\2019013-00 Edgewood Creek\CAD\EXHIBITS\201901300LP21 Edgewood Creek PID Ph1 Water 08262020.dwg Oct 14,2020 - 4:27 pm chancock



BARRAZA CONSULTING GROUP, LLC

PLANNING • ENGINEERING

PHASE 1 SEWER IMPROVEMENTS

EDGEWOOD CREEK PUBLIC IMPROVEMENT DISTRICT

CELINA ETJ, DENTON COUNTY, TEXAS

DATE: AUGUST 2020

Attachment: Edgewood Creek Project and Finance Plan - Final v1.1 (Edgewood Creek TIRZ)

EXHIBIT H
CURRENT APPRAISED VALUE OF THE ZONE

Exhibit H

Current Appraised Value of the Zone[1]

Table 1
Land & Improvement Value

Property ID	Owner	Property Address	Acres	Value As Of[1]	Market Value Land	Market Value Improvement	Market Value Total
533564	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	0.20	January 1, 2020	$3,938	$0	$3,938
52837	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	70.30	January 1, 2020	$1,384,032	$1,163	$1,385,195
52702	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	22.40	January 1, 2020	$588,000	$0	$588,000
52672	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	73.20	January 1, 2020	$1,938,851	$5,928	$1,944,779
52682	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	49.30	January 1, 2020	$1,294,125	$0	$1,294,125
52621	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	30.10	January 1, 2020	$768,338	$565	$768,903
Total			**245.50**		**$5,977,283**	**$7,656**	**$5,984,939**

[1]Represents information reported by the Denton Central Appraisal District for tax year 2020.

Table 2
Values & Exemptions

Property ID	Owner	Property Address	Acres	Value As Of[1]	Market Value	Agicrultural Exemptions	Agricultural Use Value	Appraised Value
533564	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	0.20	January 1, 2020	$3,938	($3,928)	$10	$10
52837	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	70.30	January 1, 2020	$1,385,195	($1,363,260)	$21,934	$21,934
52702	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	22.40	January 1, 2020	$588,000	($586,880)	$1,120	$1,120
52672	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	73.20	January 1, 2020	$1,944,779	($1,882,758)	$62,021	$62,021
52682	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	49.30	January 1, 2020	$1,294,125	($1,291,660)	$2,465	$2,465
52621	Saadi, Yousef, Trustee & Nabahani, Bilal K & Ahmad, Mohammed Hikmat	-	30.10	January 1, 2020	$768,903	($740,674)	$28,229	$28,229
Total			**245.50**		**$5,984,939**	**($5,869,160)**	**$115,779**	**$115,779**

[1]Represents information reported by the Denton Central Appraisal District for tax year 2020.

EXHIBIT I
ZONING ORDINANCE

EXHIBIT I
DEVELOPMENT STANDARDS

The following is a list of all development regulations for the Edgewood Creek Development that are proposed to vary from those listed in the Zoning Ordinance.

14.02.201 Residential Districts, General Requirements.

~~(1) Open space. All residential districts are subject to twenty percent (20%) open space with a minimum of fifty percent (50%) of that open space being "usable open space," as defined in Section 14.01.115, Other Zoning Ordinance Definitions. Areas of "non-usable open space" may be allowed to be counted as a portion of the "usable open space" if the area is sufficiently amenitized, per Director approval.~~ One of the following shall be included within the overall residential development: private, 1-acre minimum amenity center.

(3) Minimum lot width for front entry garages. Any lot width less than fifty (50) ~~sixty (60)~~ feet shall have a rear entry, alley-loaded garage. Front-loading garages are allowed only on lots that are fifty (50) ~~sixty (60)~~ feet or greater in width.

14.02.203 SF-R, Single-Family Residential Detached District.

(b) Height & Area Regulations.

Maximum Height	40'
Minimum Front & Rear Sliding Setbacks (excluding garage) with either setback a minimum of 10 feet	30' ~~40~~' total
Maximum Overall Density	~~3.5 units/acre~~
Minimum Floor Area	1,200 sq ft.

(c) Other Applicable Regulations.

~~(1) Minimum percentages of lot sizes. In developments ten (10) acres or greater in size, the following minimums and maximums percentages apply. A minimum of ten (10) feet in width variation is required between the lot sizes (for example: 50', 60', and 70' is an allowable mix; 50', 55', and 60' is not).~~ The-Edgewood Creek Development may include a maximum of 40% of forty feet (40') in width lots. All other lot widths within the Edgewood Creek development shall be a minimum of fifty feet (50') in width. The maximum number of dwelling units permitted within Edgewood Creek Development shall not exceed one thousand one hundred (1,100).

ARTICLE II, PART TWO, TABLE 2B SF-R, SINGLE-FAMILY RESIDENTIAL MAXIMUM/MINIMUM LOT PERCENTAGES		
	Minimum Percentage	Maximum Percentage
Smallest lot size	-	40% ~~50%~~
Medium lot size(s)	flexible	flexible
Largest lot size	~~15%~~	-

(2) Amenities. A minimum of one (1) swimming pool and two (2) ~~three (3)~~ of the following shall be included within the overall residential development: private amenity center, ~~swimming pool~~, sports court, passive recreation field, community meeting room, amenitized pond or lake, and/or dog park. Hike and bike trails that are in addition to those shown on the Master Trail Plan may also be included in the amenity count. See the adopted Neighborhood Design Guidelines for more information regarding amenities.

14.03.101 Residential Zoning Districts Schedule of Uses.

The following additional uses are permitted by right:

Concrete and/ or Asphalt Batch Plant, Temporary

Construction Trailer, Sales Trailer, Construction Yard, Field Office, Temporary Dwelling, Model Home

14.04.105 Exterior Materials by Category.

(a) Category A materials are defined as the superior masonry products from which the City prefers buildings to be predominantly constructed. Unless otherwise provided for in this Chapter, acceptable Category A masonry finishing materials are kiln-fired brick, natural stone, ~~and~~ manufactured stone and three-step stucco.

(b) Category B materials are the secondary products that the City recognizes as materials acceptable for use, products that should not be the predominant material for a building and are considered as somewhat less desirable than those materials listed in Category A. Unless otherwise provided for in this Chapter, acceptable Category B masonry finishing materials include three-step stucco, architectural concrete block with integrated color (i.e. split-face CMU), concrete tilt wall (colored or stamped), treated engineered wood, Hardie board siding and cementitious fiberboard with integrated color (in the form of lap siding or board & batten).

(c) Category C materials are accent products acceptable in limited application for architectural accents and for walls on upper stories of multi-story buildings. Unless otherwise provided for in this Chapter, acceptable Category C materials include Hardie board siding, metal, tile, glass block, exterior insulation and finish systems (EIFS), ~~and~~ natural wood products and cast stone.

14.04.107 Design Standards for Residential Structures.

(a) Design Standards for Residential Development. All new residences within the City of Celina shall conform to the following design standards:

(1) Category A Materials for Single-Family Detached and Single-Family Attached Development. Residential structures first story shall be constructed of a minimum of seventy-five percent (75%) ~~eighty percent (80%)~~ masonry, defined for single-family structures as brick, stone, or manufactured stone.

(2) Category B Materials for Single-Family Detached and Single-Family Attached Development. The remainder may include one or more of the following: three-step stucco, treated engineered wood, ~~and~~ shake shingles, Hardie board siding and Cementitious fiberboard. Any of these materials may be used singly or in combination, not to exceed a total of twenty-five percent (25%) on the first story and fifty (50%) on the upper stories. ~~twenty percent (20%).~~ Other materials of equal or similar characteristics may be allowed at the discretion of the Director. On lots greater than one-half (½) acre in size, cedar or redwood planking may be allowed at the discretion of the Director.

(3) Category C Materials for Single-Family Detached and Single-Single-Family Attached Development. Cementitious fiberboard, Hardie board siding or natural wood may also be used for architectural features, including window box-outs, bay windows, roof dormers, columns, chimneys not part of an exterior wall, for walls on upper stories of multi-story buildings, or other architectural accent features, as approved by the Director.

(4) Minimum Masonry on Front Facade. Notwithstanding the above overall percentages required for Single-Family Detached and Single-Family Attached Development, the front façade shall be a minimum of seventy-five percent (75%) ~~eighty percent (80%)~~ masonry.

14.04.204 Landscape Standards.

(1) Detention (dry) ponds. Shall be designed in a manner to be an amenity to the development by maintaining the existing natural features as much as possible, including existing trees and waterways as shown on the concept plan (Exhibit B) and providing a reduced six-to-one (6:1) slope, shall provide a large canopy tree for each fifty (50) linear feet of the perimeter is required where existing tree canopy was removed to provide for detention. ~~, benches, and trash receptacles.~~

(2) Retention (wet) ponds. Shall be designed in a manner to be an amenity to the development by maintaining the existing natural features as much as possible, including existing trees and waterways as shown on the concept plan (Exhibit B) and by providing a six-to-one (6:1) slope to the normal pool level and four-to-one (4:1) to the bottom of the pond, a large canopy tree for each fifty (50) linear feet of the perimeter is required where existing tree canopy was removed to provide for detention. ~~, benches, and trash receptacles.~~ Such ponds shall include aeration and a fountain to ensure water quality.

14.04.206 Residential Landscape Requirements.

(1) Residential development entries. ~~The landscape island at the main entrances to the residential development shall be within a platted common area lot located in the median of the divided entry access point, to be owned and maintained by the homeowners association (HOA). Landscaped entries shall include a significant entry feature or other focal point, which may include a monument entrance sign creating a "sense of arrival." These features may be subject to a licensing agreement. Entry designs shall be subject to the approval of the Director.~~ Monument signs at the entryways of neighborhoods are permitted and shall conform to the general monument sign regulations adopted by the City.

Ornamental hanging signs suspended from a decorative post shall be allowed in lieu of monument signs for entryways of neighborhoods.

(b) <u>Residential Vegetation Requirements.</u> Trees shall be planted as referenced in the Table 6, below. Trees planted in the front yard or side yard on a corner shall be planted in the area between residence and the sidewalk, unless the subdivision is specifically designed to accommodate this tree location with sidewalks set back from the street a minimum of eight (8) feet.

ARTICLE IV, PART TWO, TABLE 2 TREES & SHRUBS REQUIRED PER RESIDENTIAL LOT			
Size of Lot (square feet)	*Number of Large Trees*	*Number of Ornamental Trees*	*Number of Shrubs*
Up to 7,000	1 in front yard	1	12
7,001 to 10,000	2 total; 1 in front yard	1	15
10,001 to ½ acre	4 total; 2 in front yard	2	20
Greater than ½ acre	6 total; 3 in front yard	3	24
Corner lots, all sizes	1 additional tree on side facing street	-	-

14.04.208 Roadway Landscape Easements & Buffers.

(a) Minimum Width of Landscape Buffers Along Roadways.

(1) Adjacent to all six-lane divided streets and limited access roadway service roads, as shown on the Thoroughfare Plan, the landscape buffer shall be a minimum twenty-five (25) ~~forty (40)~~ feet wide.

(2) Adjacent to all four-lane divided streets, as shown on the Thoroughfare Plan, the landscape buffer shall be a minimum of fifteen (15) ~~thirty (30)~~ feet wide.

(3) Adjacent to all other streets called out on the Thoroughfare Plan, the landscape buffer shall be a minimum ten (10) ~~twenty (20)~~ feet wide.

14.04.302 Screening, Residential Subdivision Walls.

(1) ~~Perimeter walls required with residential subdivisions. Subdivision perimeter screening walls must be constructed by the developer with each phase of the subdivision infrastructure adjacent to rights-of-way sixty (60) feet or greater. Perimeter landscaping and irrigation are required.~~

The developer will construct a masonry screening wall along FM 428 and the remainder of the screening shall be Cedar board-on-board wooden fence and masonry columns.

Screening of utility units: HVAC units are not required to be screened from view from streets with shrubs or a stained wood fence.

The following is a list of additional development regulations that are proposed.

Power lines: Only power lines within the development shall be buried; Overhead power shall be allowed along FM 1385 and FM 428 or other Major roadways.
Water & Sewer: Mustang Special Utility District design standards shall be used for the Edgewood Creek Development.
Wall Maintenance Easements: All wall maintenance easements shall be contained within the limits of the development.