



Life Connected.

**TIRZ #5 REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, NOVEMBER 14, 2023
4:50 PM
AGENDA**

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PUBLIC HEARING/ACTION:

- A. Conduct a public hearing to consider and recommend the approval of an amendment to Ordinance 2016-16 extending the term of and amending the Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, as established in accordance with Chapter 311 of the Texas Tax Code. (TIRZ #5 - Old Celina Ltd.) (Behringer)

III. ADJOURNMENT:

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.

"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 ____:_____ and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

Lauren Vaughns, City Secretary



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Administration
City of Celina, Texas

Memorandum

To: **Honorable Chairman and the Board of Directors**
From: Ty Behringer, Assistant to the City Manager
CC: Karla Stovall, Interim City Manager
Date: November 14, 2023
Re: Public Hearing - TIRZ #5 Old Celina Ltd.

Action Requested:

Conduct a public hearing to consider and recommend the approval of an amendment to Ordinance 2016-16 extending the term of and amending the Project and Financing Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, as established in accordance with Chapter 311 of the Texas Tax Code. (TIRZ #5 - Old Celina Ltd.) (Behringer)

Background Information:

On March 8, 2016, the City Council of the City of Celina, Texas, acting under the provisions of Chapter 311 in the Texas Tax Code, gave its approval to Ordinance No. 2016-16, officially designating an area within the City as Reinvestment Zone Number Five (the "Zone"). The Tax Increment Reinvestment Zone Number Five Board of Directors ("the Board") is now seeking to support the Zone's development by extending its term, consistent with the regulations outlined in the Tax Increment Financing Act as found in Chapter 311 of the Texas Tax Code.

Legal Review:

The City Attorney has reviewed the resolution.

Supporting Documents:

1. Celina TIRZ #5 - Amendment #1 Ordinance v2 - Board Resolution 11.8 Final

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval.

RESOLUTION NO. 2023- ____R

A RESOLUTION OF THE BOARD OF DIRECTORS OF REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA, TEXAS, APPROVING AND RECOMMENDING AN AMENDMENT EXTENDING THE TERM OF TAX INCREMENT FINANCING REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA, TEXAS, AS ADOPTED IN ORDINANCE NO. 2016-16, PURSUANT TO CHAPTER 311 OF THE TEXAS TAX CODE.

WHEREAS, on March 8, 2016, the City Council of the City of Celina, Texas (the “City Council”), pursuant to Chapter 311 of the Texas Tax Code, as amended (the “Act”), approved Ordinance No. 2016-16 designating a non-contiguous geographic area within the City as Reinvestment Zone Number Five, City of Celina, Texas (the “Zone”); and

WHEREAS, the City Council now desires to amend the Zone to extend the term; and

WHEREAS, Section 311.007(c) of the Act, in pertinent part provides, “The governing body of the municipality or county that designated a reinvestment zone by ordinance or resolution or by order or resolution, respectively, may extend the term of all or a portion of the zone after notice and hearing in the manner provided for the designation of the zone;” and

WHEREAS, pursuant to and as required by the Act, the City of Celina (the “City”) has prepared an Amended Reinvestment Zone Project Plan and Financing Plan for Reinvestment Zone Number Five, City of Celina, Texas, attached as **Exhibit “A”** (hereinafter referred to as the “Amended Project and Finance Plan”) for the Zone; and

WHEREAS, notice of the public hearing on the extension of the term of the Zone was published in a newspaper having general circulation in the City on November 7, 2023 which date is before the seventh (7th) day before the public hearing held on November 14, 2023; and

WHEREAS, at the public hearing on November 14, 2023, interested persons were allowed to speak for or against the extension of the term, and the concept of tax increment financing, and the public hearing was held in full accordance with Section 311.003(c) of the Act; and

WHEREAS, evidence was received and presented at the public hearing on November 14, 2023, and in favor of the amendment of the Zone; and

WHEREAS, after all comments and evidence, both written and oral, were received by the Board of Directors for Tax Increment Reinvestment Zone Number Five (the “Board”), the public hearing was closed on November 14, 2023; and

WHEREAS, the City has taken all actions required to amend the Zone including, but not limited to, all actions required by the home-rule Charter of the City, the Act, the Texas Open Meetings Act (defined herein), and all other laws applicable to the creation of the Zone.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE, OF THE CITY OF CELINA, TEXAS:

SECTION 1. RECITALS INCORPORATED.

The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct.

SECTION 2. FINDINGS.

The Board, after conducting the above described hearing and having heard the evidence and testimony presented at the hearing, has made the following findings and determined based on the evidence and testimony presented to it:

- (a) That the public hearing on the extension of the term has been properly called, held, and conducted and that notice of such hearing has been published as required by law; and
- (b) That the Amended Plan includes all information required by Sections 311.011(b) and (c) of the Act.
- (c) That the Amended Plan is feasible and the amended project plan conforms to the City's master plan.

SECTION 3. DURATION OF THE ZONE AND AMENDMENT OF PLAN.

Termination of the Zone shall occur upon any of the following: (i) on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057); (ii) at an earlier time designated by subsequent ordinance; (iii) at such time, subsequent to the issuance of tax increment bonds, if any, that all project costs, tax increment bonds, notes and other obligations of the Zone, and the interest thereon, have been paid in full, in accordance with Section 311.017 of the Act. The Project and Finance Plan for the Zone is hereby amended to reflect the amended duration of the Zone and is attached hereto as Exhibit "A".

SECTION 4. SEVERABILITY CLAUSE.

Should any section, subsection, sentence, clause or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The Board hereby declares that it would have passed this Resolution, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. OPEN MEETINGS.

It is hereby found, determined, and declared that sufficient written notice of the date, hour, place and subject of the meeting of the Board at which this Resolution was adopted was posted at a

place convenient and readily accessible at all times to the general public at the City Hall of the City for the time required by law preceding its meeting, as required by Chapter 551 of the Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof has been discussed, considered and formally acted upon. The Board further ratifies, approves and confirms such written notice and the contents and posting thereof.

SECTION 6. EFFECTIVE DATE.

This Resolution shall take effect immediately upon its adoption in accordance with and as provided by law and the City Charter.

PASSED AND APPROVED BY THE BOARD OF DIRECTORS OF TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE, CITY OF CELINA, TEXAS, THIS THE 14TH DAY OF NOVEMBER 2023.

Ryan Tubbs, Board Chair Person

ATTEST:

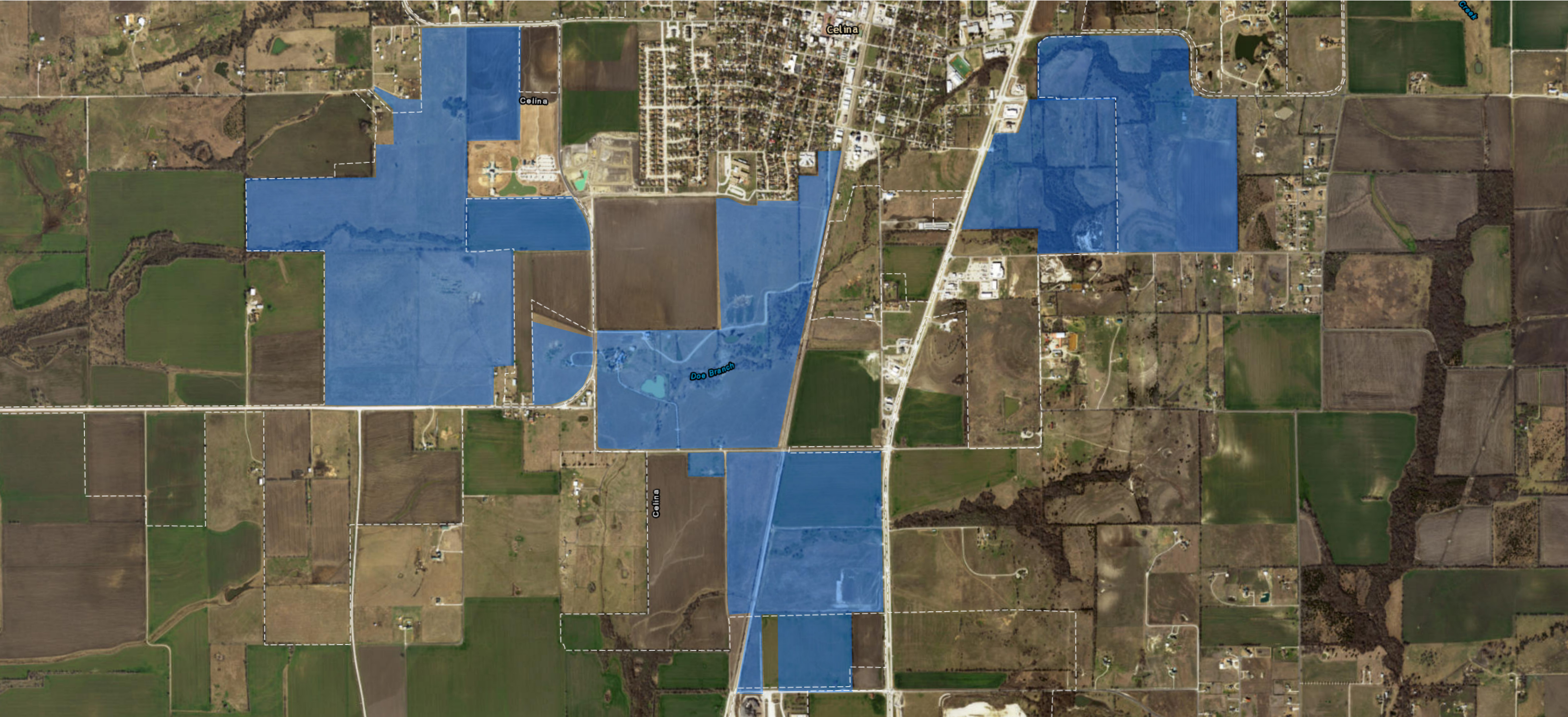
Lauren Vaughns, City Secretary

Exhibit A

Amended Project and Financing Plan

City of Celina TIRZ Number Five

City of Celina Tax Increment Reinvestment Zone #5



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DISCLAIMER

Our conclusions and recommendations are based on current market conditions and the expected performance of the national, and/or local economy and real estate market. Given that economic conditions can change and real estate markets are cyclical, it is critical to monitor the economy and real estate market continuously, and to revisit key project assumptions periodically to ensure that they are still justified.

The future is difficult to predict, particularly given that the economy and housing markets can be cyclical, as well as subject to changing consumer and market psychology. There will usually be differences between projected and actual results because events and circumstances frequently do not occur as expected, and the differences may be material.

Creating a Reinvestment Zone

Pursuant to Section 311.005 of the Texas Tax Code, to be designated a reinvestment zone, an area must:

Sec. 311.011. PROJECT AND FINANCING PLANS.

(b) The project plan must include:

- (1) a description and map showing existing uses and conditions of real property in the zone and proposed uses of that property;
- (2) 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, if applicable;
- (3) a list of estimated nonproject costs; and
- (4) a statement of a method of relocating persons to be displaced, if any, as a result of implementing the plan.

(c) The reinvestment zone financing plan must include:

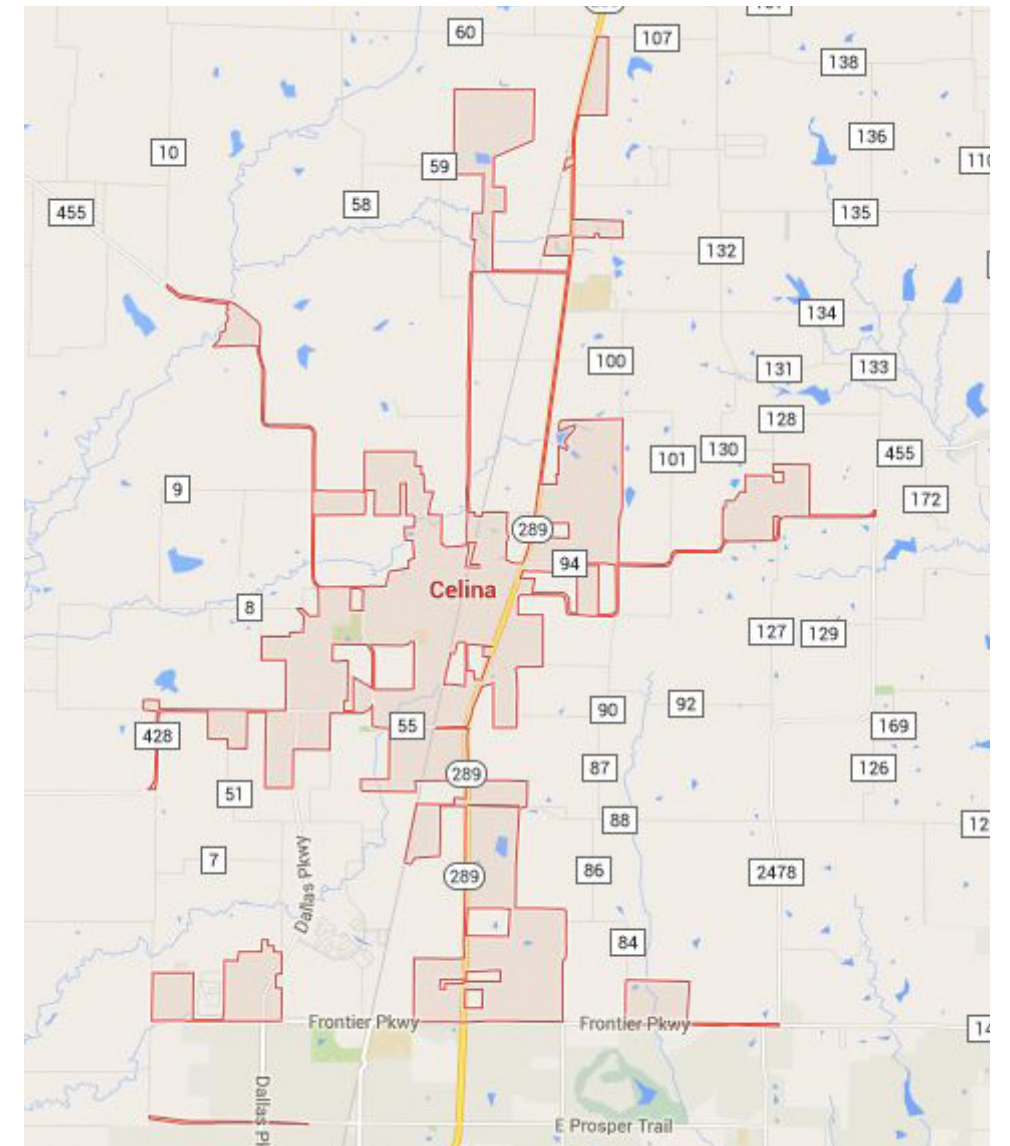
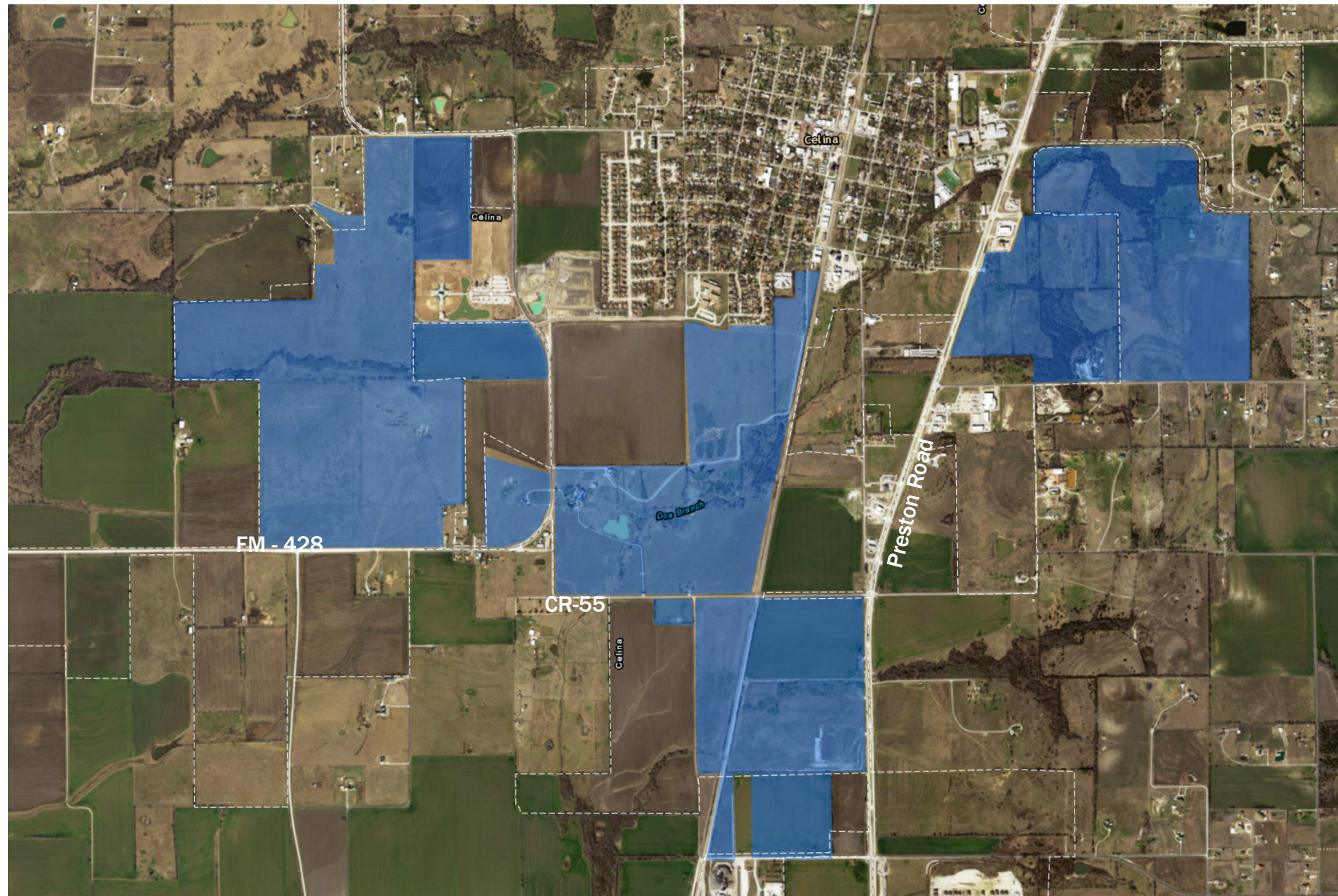
- (1) a detailed list describing the estimated project costs of the zone, including administrative expenses;
- (2) a statement listing the proposed kind, number, and location of all public works or public improvements to be financed by the zone;
- (3) a finding that the plan is economically feasible and an economic feasibility study;
- (4) the estimated amount of bonded 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 value of the zone during each year of its existence; and
- (9) the duration of the zone.



Tax Increment Reinvestment Zone Number Five, City of Celina

On March 8, 2016, the City Council of the City of Celina, Texas, pursuant to Chapter 311 of the Texas Tax Code, approved Ordinance No. 2016-16 designating a non-contiguous geographic area within the City as a Reinvestment Zone Number Five, City of Celina. The City of Celina Tax Increment Reinvestment Zone Number Five (TIRZ #5) is approximately 1,233.2503 acres and is located in the heart of the City of Celina near the intersection of TX-289 (Preston Road) and W FM-455. On November 14, 2023, City Council will consider an ordinance extending the term of the TIRZ by five years, terminating on December 31, 2056 (with the final year's tax increment to be collected by September 1, 2057).

The goal of the TIRZ is to facilitate development and encourage private investment while maintaining the high development standards within the City. The TIRZ will support these developments through the contribution of 50% of the City's real property increment generated within the zone. This preliminary amended project and financing plan outlines the funding of \$247,173,435 in public improvements related to streets, water and sewer improvements, parks and open spaces, and economic development grants. Without the implementation of the TIRZ, the delineated property would continue to impair the sound growth of the municipality.



TIRZ Legal Boundary

TRACT 1 (40.233 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081203001382730, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in the Henry Bentley Survey, Abstract Number 124 and the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being all of a called 30.45 acre tract as described in deed to Dorotha Cornelius, filed 24 April 2007, and recorded in county clerks number 07-000549120 of the deed records of the County of Collin, State of Texas, and said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded in county clerks number 07-000549090 of said deed records, and being more fully described as follows:

Beginning for the southwest corner of the tract being described herein at a found 1/2 inch rebar, said rebar being the southwest corner of said Cornelius 30 acre tract, some being the southeast corner of a called 99.028 acre tract as described in deed to Old Celina, Ltd filed 11 June 2002, and recorded in volume 5208 page 3408 of said deed records, said rebar also being on the north line of a called 73.558 acre tract as described in deed to Old Celina, Ltd, filed 11 June 2002, and recorded in volume 5208 page 3382 of said deed records;

Thence: North 00 degrees 28 minutes 22 seconds West, with the west line of said Cornelius 30 acre tract, and with the east line of said Old Celina 99 acre tract, a distance of 867.05 feet to a found 3/8 Inch rebar for the northwest corner of said Cornelius 30 acre tract, same being the southwest corner of a called 39.02 acre tract as described in deed to the City of Celina, filed 10 October 2000, and recorded in volume 4770 page 2324 of said deed records;

Thence: North 88 degrees 39 minutes 42 seconds East, with the south line of said City tract, a distance of 1561.03 feet to a set 1/2 inch steel square tubing for the southeast corner of said City tract, some being the southwest corner of a called 0.8024 acre tract as described in deed to the City of Celina; filed 01 September 2004, and recorded in volume 5744 page 4860 of said deed records;

Thence: North 88 degrees 29 minutes, 00 seconds East, with the south line of said City tract, a distance of 224.07 feet to a set 1/2 inch steel square tubing for the northeast corner of this tract, said tubing being on the west right of way line of Farm to Market Road Number 428, and said tubing being in a curve to the left having a central angle of 01 degrees 37 minutes 20 seconds, and a radius of 1190.91 feet and a chord bearing of South 40 degrees 42 minutes 20 seconds East, and a chord distance of 33.72 feet;

Thence: With said curve to the left and with the west line of said road an arc length of 33.72 feet to a set 1/2 inch steel square tubing for the end of said curve;

Thence: South 41 degrees 31 minutes 00 seconds East, with the west line of said road a distance of 20.40 feet to a set 1/2 inch steel square tubing for the start of a curve to the right having a central angle of 40 degrees 02 minutes 00 seconds, and a radius of 1101.03 feet, and a chord bearing of South 21 degrees 30 minutes 00 seconds East, and a chord distance of 753.75 feet;

Thence: With said curve to the right and with the west line of said road an arc length of 769.31 feet to a set 1/2 inch steel square tubing for the end of said curve;

Thence: South 01 degrees 29 minutes 00 seconds East, with the west line of said road, a distance of 129.80 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract, same being the northeast corner of Exhibit "C" a called 28.15 acre tract as described in Partition Deed to Sandra Short Osborne, filed 12 March 1986, and recorded in volume 2325 page 801 of said deed records;

Thence: South 88 degrees 54 minutes 08 seconds West, with the north line of said Osborne tract, a distance of 1332.93 feet to a found 1 inch pipe by a pipe fence corner post for the northwest corner of Tract One a called 15.66 acre tract as described in deed to Jerry L. Moore, filed 24 October 1994; and recorded in county clerks number 94-0095870 of said deed records, same being the northeast corner of a called 16.141 acre tract as described in deed to Old Celina Ltd., filed 11 June 2002, and recorded in volume 5208 page 3366 of said deed records;

Thence: South 89 degrees 05 minutes 50 seconds West, with the north line of said Old Celina 16 acre tract, a distance of 759.97 feet to the POINT OF BEGINNING and containing 40.233 acres of land.

Legal Description

TRACT 2 (0.837 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081203001382730, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas, said tract being part of a called 11.13 acre tract as described in deed to Cornelius Family Revocable Trust, filed 24 April 2007, and recorded in county clerks number 07-000549090 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the southeast corner of the tract being described herein at a set 1/2 inch steel square tubing on the east line of said Cornelius tract in a county road said tubing being a southwest corner of a called 107.207 acre tract as described to deed to Martha Ann King and Peggy Sue Earthman filed 29 December 1992, and recorded in county clerks number 92-0091305 of said deed records, said tubing also being on the east right of way line of Farm to Market Road Number 428;

Thence: South 88 degrees 31 minutes 00 seconds West, with the east line of said road a distance of 45.05 feet to a set 1/2 inch steel square tubing for the start of a curve to the left having a central angle of 16 degrees 36 minutes 28 seconds, and a radius of 1191.03 feet, and a chord bearing of North 32 degrees 12 minutes 35 seconds West, and a chord distance of 344.03 feet;

Thence: With said curve to the left and with the east line of said road, an arc length 345.23 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract, said tubing being in Collin County Road Number 56;

Thence: North 88 degrees 29 minutes 00 seconds East, with the north line of said Cornelius tract, and with said road a distance of 220.82 feet to a set 1/2 inch steel square tubing for the northeast corner of said Cornelius tract, and said tubing being on the west line of said King tract, said tubing also being at the intersection of said county roads;

Thence: South 01 degrees 29 minutes 00 seconds East, with the east line of said Cornelius tract, and with the west line of said King tract, and with the center of said county road, a distance of 295.86 feet to the POINT OF BEGINNING and containing 0.837 of an acre of land.

TRACT 3 (38.545 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0231729, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in Collin County, Texas and being in the Henry Bentley Survey, Abstract No. 124 and being A part of that certain tract of land known as Tract One, conveyed to Clifford Gee McKnight, as recorded in Volume 2430, Page 665, of the Deed Records of Collin County, Texas (D.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 2 1/2 inch iron pipe found for corner, said corner being in the south, right-of-way line of F.M. Highway No. 455 (a public thoroughfare) and also being the northeast corner of a tract of land conveyed to Rex Glendenning, et ux, as recorded in Volume 4408, Page 1763, D.R.C.C.T.:

THENCE North 88 degrees 23 minutes 45 seconds East along said south right-of-way line, a distance of 885.98 foot to a 3/8-inch iron rod found for corner, said corner being the northwest corner of a tract of land conveyed to Hassan Badii, as recorded in Volume 2031, Page 943, D.R.C.C.T.;

THENCE South 00 degrees 48 minutes 00 seconds East along the west line of said Badii tract, and along the west line of a tract of land conveyed to Stephen Harold Mills, as recorded in Volume 4987, Page 3011. D.R.C.C.T. and the west line of a tract of land conveyed to the City of Celina, as recorded in Volume 4770, Page 2324, D.R.C.C.T., a distance of 2150.90 feet to a 5/8-inch iron rod found for an ell corner of said City of Celina tract;

THENCE South 89 degrees 02 minutes 12 seconds West along the most southerly north line of said City of Celina tract, a distance of 881.92 feet to 1/2-inch iron rod with cap stamped "ALLIANCE" found for corner, said corner being on the east line of the aforementioned Glendenning tract;

TIRZ Legal Boundary

THENCE North 00 degrees 54 minutes 23 seconds West along the east line of said Glendenning tract, a distance of 2140.98 feet to the POINT OF BEGINNING;

CONTAINING a computed area of 1,896,815 square feet or 43.545 acres of land.

SAVE AND EXCEPT the following 5.00 acres to the City of Celina for Park Purposes:

BEING all that certain tract or parcel of land situated in the H. BENTLEY SURVEY, Abstract No. 124 in the City of Celina, Collin County, Texas and being out of a 44.50 acre tract of land described in deed to Clifford Gee McKnight, recorded in Volume 2430, Page 665 of the Deed Records of Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING of a 1/2-inch iron rod found at the southeast corner of said McKnight tract of land, being an ell corner for a 39.02 acre tract of land described in deed to the City of Celina, recorded in Volume 4770. Page 2324, D.R.C.C.T.;

THENCE S 89°03'24" W, along the common line of said McKnight and City of Celina tracts, a distance of 881.83 feet to a 1/2-inch iron rod found for a corner on the easterly line of a 99.028 acre tract of land described in deed to Rex Glendenning, recorded in Volume 4408, Page 1763, D.R.C.C.T.;

THENCE N 01°05'22" W, along the common line of said McKnight and Glendenning tracts, a distance of 246.81 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner;

THENCE N 89°03'24" E, departing said common line, a distance of 883.07 feet to a 1/2-inch capped iron rod (stamped "SRA 3225") set for a corner on the westerly line of the aforesaid City of Celina tract of land;

THENCE S 00°48'00" E, along the common line of said McKnight and City of Celina tracts, a distance of 246.81 feet to the POINT OF BEGINNING and containing 217,800 square feet or 5.000 acres of land, more or less.

Leaving a net area of 38.545 acres.

TRACT 4 (99.028 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098688, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a tract of land situated on the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and also being all of a 52.807 acre tract and a 46.4818 acre tract conveyed to Douglas Barker d/b/a/ Barker Brothers Land Cattle Company as recorded in Volume 1343, page 599 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1 inch iron pipe found for corner at the northeast corner of said 46.4818 acre tract, said iron rod also being in the south right-of-way line of FM 455 (a 90' ROW);

THENCE South 01 degrees 04 minutes 43 seconds East a distance of 2150.13 feet to a 1/2 inch iron rod found for corner;

THENCE South 00 degrees 43 minutes 32 seconds East a distance of 1605.62 feet to a 1/2 inch iron rod found for corner in the north line of 73.558 acre tract as recorded in Volume 3965, Page 2169, D.R.C.C.T.;

THENCE South 88 degrees 18 minutes 39 seconds West following the north line of said 73.558 acres a distance of 824.02 feet to 2 inch iron pipe found for corner at the northeast corner of said 73.558 acre tract;

THENCE South 88 degrees 30 minutes 52 seconds West a distance of 2900.39 feet to wood fence post in the creek for corner;

THENCE North 00 degrees 59 minutes 11 seconds West a distance of 421.72 feet to 1/2 inch iron rod found for corner at the southwest corner of a 75.0307 acre tract as recorded in County Clerk No. 94-0092806 of Collin County, Texas;

THENCE North 87 degrees 43 minutes 39 seconds East following the south line of said 75.0307 acre tract a distance of 2922.26 feet to a 1

inch iron pipe found for corner at an ell corner of said 75.0307 acre tract;

THENCE North 00 degrees 48 minutes 41 seconds West following the east line of said 75.0307 acre tract a distance of 3339.14 feet to a 60d nail found for corner in County Road No. 8;

THENCE North 88 degrees 19 minutes 00 seconds East following said County Road No. 8 a distance of 75.37 feet to a 60d nail found for corner in the south ROW line of said FM No. 455, said 60d nail also being in a curve to the left with a chord bearing of South 80 degrees 57 minutes 03 seconds East and a chord distance of 241.64 feet;

THENCE along said curve to the left following the south ROW line of said FM No. 455 through a central angle of 21 degrees 27 minutes 53 seconds a radius distance of 648.80 feet and an arc distance of 243.06 feet to a 1/2 inch iron rod set for corner;

THENCE North 88 degrees 19 minutes 00 seconds East following the south ROW line of FM No. 455 a distance of 483.09 feet to the POINT OF BEGINNING and containing 4,313,677 square feet or 99.028 acres of land, more or less.

TRACT 5 (93.523 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098684, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in Collin County, Texas, in the George Wiley Survey, Abstract No. 988, and the Samuel McCullough Survey, Abstract No. 593, being a resurvey of the 73.32 acre FIRST TRACT and the SECOND TRACT as described in a deed from Annie S. Yager to T.S. Yager, et al dated August 7, 1981, recorded in Volume 1421, Page 15 of the Collin County, Deed Records, being described by metes and bounds as follows:

BEGINNING at an iron pipe found in the north R.O.W. line of Farm Road No. 428, at the northeast corner of the 1.622 acres R.O.W., Ref. V. 491, P. 47, at the southwest corner of the Rex Glendenning 73.558 acres, Ref. V. 3968, P. 2169;

Thence westerly with said north R.O.W. line (the north line of said 1.622 acres) as follows:

South 89 degrees 05 minutes west, 17.5 feet;

South 88 degrees 43 minutes west, 1552.31 feet with said north R.O.W. line (the north line of said 1.622 acres) to an iron pin set at the northwest corner of said 1.622 acres, and at the southeast corner of the Robert L. King 86.849 acres, Ref. V. 1560, P. 259;

Thence north 0 degrees 43 minutes 22 seconds west, 2594.58 feet with the west line of said 73.32 acre tract and the east line of said 86.849 acre tract to an iron pin set at the northwest corner of said 73.32 acre tract and the northeast corner of said 86.849 acres, same being in the south line of the Douglas Parker 99.288 acres;

Thence north 88 degrees 40 minutes east, 1569.81 feet with the north line of said 73.32 acre tract and the north line of said SECOND TRACT and with the south line of said 99.288 acres to a 2" iron pipe found at the northeast corner of said SECOND TRACT and the northwest corner of said 73.558 acre tract;

Thence south 0 degrees 43 minutes 23 seconds east, 2596.06 feet with the east line of said SECOND TRACT and the west line of said 73.558 acre tract to the PLACE OF BEGINNING and containing 93.523 acres of land.

TRACT 6 (16.141):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098680, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No. 593, Collin County, Texas and also being all of a 16 acre tract as recorded in County Clerks No. 94-0111727, and being more particularly described by metes and bounds as follows:

TIRZ Legal Boundary

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the North right of way line of F. M. 428, said iron rod also being the most southwest corner of a tract conveyed to Randall L. & wife Bonnie P. Moore as recorded in Volume 995, Page 219 of the Deed Records of Collin County, Texas;

THENCE North 89 degrees 04 minutes 23 seconds West following the north ROW line of said F.M. No. 428 a distance of 30.53 feet to a 1/2 inch iron rod found;

THENCE North 00 degrees 44 minutes 59 seconds East a distance of 2604.08 feet to a 1/2 inch iron rod found for corner,

THENCE South 89 degrees 26 minutes 08 seconds East a distance of 350.00 feet to a axle found for corner;

THENCE South 00 degrees 43 minutes 06 seconds West a distance of 1947.51 feet to a 1/2 inch iron rod found for corner in the north line of said Moore tract;

THENCE North 89 degrees 19 minutes 15 seconds West following the north line of said Moore tract a distance of 319.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 0 degrees 53 minutes 01 seconds West following the west line of said Moore tract a distance of 657.40 feet to the POINT OF BEGINNING and containing 703,115 square feet or 16.141 acres of land.

TRACT 7 (73.558 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098683, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Samuel McCullough Survey, Abstract No. 593, Collin County, Texas and also being part of a 73.32 acre tract as recorded in Volume 348, Page 8 of the Deed Records of Collin County, Texas, and also being all of a 21 acre tract as recorded in Volume 577, Page 246 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod set for corner, said iron rod being in the North right of way line of F.M 428, said iron rod also being the most Southwest corner of a 16 acre tract as recorded in County Clerks No. 94-0111727;

THENCE North 89 deg. 04 min. 23 sec. West following the North ROW line of said F.M. No. 428 a distance of 1231.00 feet to a 1/2 inch square iron rod found for corner at the Southeast corner of a tract conveyed to T.S. Yager and wife, Margret Yager in Volume 1231, Page 724, D.R.C.C.T.;

THENCE North 00 deg. 41 min. 20 sec. East following the East line of said Yager tract a distance of 2596.00 feet to a 2 inch iron pipe found for corner;

THENCE South 89 deg. 26 min. 56 sec. East a distance of 1233.75 feet to a 1/2 inch iron rod found for corner at the Northwest corner of said 16 acre tract;

THENCE South 0 deg. 44 min. 59 sec. West following the West line of said 16 acres a distance of 2604.08 feet to the POINT OF BEGINNING and containing 3,204,198 square feet or 73.558 acres of land.

TRACT 8 (72.9923 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098682, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the Henry Bentley Survey, Abstract No. 124, Collin County, Texas, and being a portion of a 99.301 acre tract

of land as conveyed to Russ W. Myers to 4M Development, Inc. as recorded in County Clerk's File No. 94-0092806, Land Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at the most northwest corner of said 99.301 acre tract, same being in an ell corner of County Road No. 8;

THENCE, along the west line of said 99.301 acre tract, same being the east line of a 36.92 acre tract as conveyed to George Menosky as recorded in Volume 1078, Page 7, Deed Records, Collin County, Texas, and the east line of a 2.589 acre tract as conveyed to Roscoe H. Brewer, as recorded in Volume 2139, page 221, Deed Records, Collin County, Texas, South 01 degrees 09 minutes 50 seconds East, a distance of 1003.22 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the POINT OF BEGINNING of the following described tract:

THENCE, along the south line of a 5.1038 acre tract conveyed to Darl Lynn Nigh and Frances Nigh, as recorded by County Clerk's File No. 96-0082006, Deed Records, Collin County, Texas, South 66 degrees 23 minutes 09 seconds East a distance of 470.05 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the South line of said 5.1038 acre tract, South 01 degrees 04 minutes 28 seconds East, a distance of 31.35 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along said South line, North 88 degrees 55 minutes 32 seconds East a distance of 366.53 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner on the West line of a 99.2888 acre tract of land conveyed to Douglas Barker, as recorded in Volume 1343, Page 599, Deed Records, Collin County, Texas;

THENCE, along said West line of a 99.2888 acre tract, South 00 degrees 46 minutes 58 seconds East a distance of 2,099.44 feet, to a 5/8 inch iron pipe found for the Southeast corner of said 99.301 acre tract and being an ell corner of said 99.2888 acre tract;

THENCE, along the North line of said 99.2888 acre tract, South 87 degrees 44 minutes 58 seconds West a distance of 2,922.24 feet, to a 1/2 inch iron rod found for corner;

THENCE, generally along a fence row, North 00 degrees 55 minutes 08 seconds West a distance of 788.48 feet, to a 1/2 inch iron rod found in the crotch of three large Hackberry trees at the junction of the evidence of an old North-South fence and evidence of an old fence from the East, and being on the South line of a 73.047 acre tract as conveyed to Douglas Barker, as recorded in Volume 1159, Page 423, Deed Records, Collin County, Texas;

THENCE, along the South line of said 73.047 acre tract, North 87 degrees 45 minutes 55 seconds East a distance of 2,144.18 feet, to a 5/8 inch iron rod found for the Southeast corner of said 73.047 acre tract;

THENCE, along the East line of said 73.047 acre tract, North 01 degrees 47 minutes 07 seconds West a distance of 437.83 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, continuing along the East line of said 73.047 acre tract, North 01 degrees 09 minutes 50 seconds West a distance of 366.97 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southwest corner of a 5.0227 acre tract as conveyed to Robert Jake Jones and Virginia C. Jones;

THENCE, along the South line of said 5.0227 acre tract, North 88 degrees 55 minutes 32 seconds East a distance of 365.91 feet, to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for the Southeast corner of said 5.0227 acre tract;

THENCE, along the East line of said 5.0227 acre tract, North 01 degrees 04 minutes 28 seconds West a distance of 438.70 feet, to the point of curvature of a curve to the left having a central angle of 65 degrees 18 minutes 41 seconds and a radius of 120.00 feet;

THENCE, continuing along said East line and said curve to the left, for an arc length of 136.79 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "Pitts 4595" set for corner;

THENCE, along the North line of said 5.0227 acre tract, North 66 degrees 23 minutes 09 seconds West a distance of 326.99 feet, to the Northernmost corner of said 5.0227 acre tract;

THENCE, North 01 degrees 09 minutes 50 seconds West a distance of 66.08 feet, to the POINT OF BEGINNING and containing 72.9923 acres of land, more or less.

TIRZ Legal Boundary

TRACT 9 (28.282 ACRES):

BEING that certain tract of land situated in the Samuel McCullough Survey, Abstract No. 593 and the BBB & CRR Co. Survey, Abstract No. 132, Collin County, Texas, and being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3371, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said Old Celina tract, same being the Southeast corner of that certain tract of land conveyed to Sandra Short Osborne, by deed recorded in Volume 2325, Page 801, Deed Records, Collin County, Texas, same being in the West right-of-way line of FM Highway 428 (variable width right-of-way);

THENCE along the common line of said Old Celina tract and said FM Highway 428 as follows:

South 01 deg. 29 min. 00 sec. East, a distance of 82.92 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 20 min. 00 sec. West, a distance of 316.00 feet to a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for angle point;

South 07 deg. 08 min. 00 sec. West, a distance of 264.40 feet to a 1/2 inch iron rod found for angle point;

South 18 deg. 24 min. 00 sec. West, a distance of 94.20 feet to a 1/2 inch iron rod found for the beginning of a curve to the right, having a radius of 773.50 feet and a central angle of 64 deg. 08 min. 34 sec.;

Along said curve to the right, an arc distance of 865.93 feet and a chord bearing and distance of South 57 deg. 30 min. 40 sec. West, 821.42 feet to a 1/2 inch iron rod found which bears North 79 deg. 49 min. 19 sec. East, 0.57 feet and a wooden highway monument bears South 70 deg. 08 min. 01 sec. West, 0.57 feet for angle point;

South 89 deg. 31 min. 00 sec. West, a distance of 216.62 feet to a 1/2 inch iron rod set for the Southwest corner of said Old Celina tract, same being the Southeast corner of that certain tract of land conveyed as Tract Two to Jerry L. Moore, by deed recorded in County Clerk's File No. 94-0095870, Official Public Records, Collin County, Texas;

THENCE North 01 deg. 05 min. 30 sec. West, along the common line of said Old Celina tract and said Tract Two, passing the Northeast corner of said Tract Two, same being the Southeast corner of that certain tract of land conveyed as Tract One, said Jerry L. Moore tract, and continuing along the common line of said Old Celina tract and said Tract One, a total distance of 1561.28 feet to a 2 inch steel fence corner post which bears South 48 deg. 33 min. 13 sec. West, 0.59 feet for the Northwest corner of said Old Celina tract, same being the Southwest corner of aforesaid Osborne tract;

THENCE South 69 deg. 51 min. 27 sec. East, along the common line of said Old Celina tract and said Osborne tract, a distance of 1066.72 feet to the POINT OF BEGINNING and containing 28.282 acres of computed land, more or less.

TRACT 10 (157.54 ACRES):

That certain tract of land conveyed to Rex Keith Glendenning and wife, Sherese Marie Glendenning by deed recorded by Instrument Number 058722, Deed Records, Collin County, Texas and

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098687, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in the BBB & CRR Co. Survey, Abstract No. 132 in Collin County, Texas, and being a called 158.83 acre tract of land described in Substitute Trustee's Deed recorded in Volume 2998, Page 196, of the Land Records of Collin County, Texas, being more particularly described by metes and bounds to-wit:

BEGINNING at a point at the intersection of the South line of the BBB & CRR Co. Survey, and the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad;

THENCE SOUTH 89 degrees 52 minutes West with the South line of said survey, same being the centerline of County Road 55, 951.4 feet to an iron pin;

THENCE NORTH 0 degrees 37 minutes West with an old established fence being the East line of a tract of land described in Volume 2849 Page 861, 203.4 feet to a corner post;

THENCE SOUTH 89 degrees 39 minutes West with said fence, same being the North line of said tract 206.86 feet to a corner post;

THENCE SOUTH 0 degrees 18 minutes East with said fence 202.63 feet to an iron pin in the centerline of County Road 55;

THENCE SOUTH 89 degrees 52 minutes West with said road 1971.8 feet to an iron pin found;

THENCE NORTH 0 degrees 03 minutes West with said County Road 1196 feet to an iron pin found;

THENCE SOUTH 89 degrees 58 minutes East 45.25 feet to an iron pin found;

THENCE in a Northerly direction with the East R.O.W. line of FM Highway 428 as follows:

NORTH 0 degrees 13 minutes West 183.6 feet a concrete marker;

NORTH 2 degrees 49 minutes East 200.13 feet a concrete marker;

NORTH 1 degree 23 minutes West 468.59 feet to an iron pin found;

THENCE SOUTH 89 degrees 47 minutes 24 seconds East with an established fence 2048.6 feet to an iron pin found;

THENCE SOUTH 1 degrees 02 minutes West with a fence 283.82 feet to an iron pin found;

THENCE EASTERLY with an old fence as follows:

NORTH 89 degrees 43 minutes East 197.4 feet;

NORTH 88 degrees 35 minutes East 324 feet;

SOUTH 68 degrees 25 minutes East 205 feet;

SOUTH 82 degrees 14 minutes East 146.2 feet to an iron pin found;

THENCE NORTH 0 degrees 13 minutes East with a fence 962.42 feet to an iron pin found;

THENCE NORTH 88 degrees 56 minutes East with a fence 533.9 feet to an iron pin found;

THENCE SOUTH 0 degrees 06 minutes East 135.84 feet to an iron pin found;

THENCE SOUTH 87 degrees 45 minutes East 176.4 feet to an iron pin found in the West R.O.W. line of the St. Louis - San Francisco and Texas Railroad;

THENCE SOUTH 11 degrees 51 minutes West with said R.O.W line 2547 feet to the place of beginning, CONTAINING 157.54 acres.

TRACT 11 (0.976 ACRES)

BEING that certain tract of land situated in the B.B.B. & C. RR. Co. Survey, Abstract No. 132, Collin County, Texas, and being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3362, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for the Southeast corner of said Old Celina (Vol. 5208, Pg. 3362) tract, same being South 89 deg. 52 min. 00 sec. West, 951.40 feet from the intersection of the centerline of County Road No. 55 and the West line of S.L. & S. F. Railroad (Volume 128, Page 319), same

TIRZ Legal Boundary

being in the approximate centerline of County Road No. 55, same being a South corner of that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5208, Page 3403, Deed Records, Collin County, Texas, same being in the North line of that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5398, Page 693, Deed Records, Collin County, Texas;

THENCE South 89 deg. 51 min. 34 sec. West, along the common line of said Old Celina (Vol. 5208, Pg. 3362) tract and said Old Celina (Vol. 5398, Pg. 693) tract, and along the approximate centerline of said County Road No. 55, a distance of 209.98 feet to a 1/2 inch iron rod set for the Southwest corner of said Old Celina (Vol. 5208, Pg. 3362) tract, same being a South corner of said Old Celina (Vol. 5208, Pg. 3403) tract;

THENCE along the common line of said Old Celina (Vol. 5208, Pg. 3362) tract and said Old Celina (Vol. 5208, Pg. 3403) tract as follows:

North 00 deg. 18 min. 00 sec. West, a distance of 202.63 feet to a 60D nail found for the Northwest corner of said Old Celina (Vol. 5208, Pg. 3362) tract;

North 89 deg. 39 min. 00 sec. East, a distance of 208.86 feet to a 4 inch cutoff bois d'arc fence post for the Northeast corner of said Old Celina (Vol. 5208, Pg. 3362) tract;

South 00 deg. 37 min. 00 sec. East, a distance of 203.40 feet to the POINT OF BEGINNING and containing 42,515 square feet or 0.976 acres of computed land, more or less.

TRACT 12 (68.112 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0025612, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, County of Collin, State of Texas; said tract being part of a called 81.85 acre tract as shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 900 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Southwest corner of the tract being described herein at a found 1/2 inch rebar by a fence corner post, said rebar being the Southwest corner of said Higgins tract, and an ell corner of a called 157.83 acre tract as shown by Substitute's Deed and recorded in Volume 2998, Page 196 of said Deed Records;

THENCE North 00 degrees 43 minutes 13 seconds East, with the West line of said Higgins tract, a distance of 282.98 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 17 minutes 49 seconds West, with the West line of said Higgins tract, a distance of 2303.19 feet to a found 1/2 inch rebar for a corner in Collin County Road Number 56 (a gravel surfaced public road);

THENCE South 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 01 minutes 05 seconds East, with the West line of said Higgins tract, and in said road, a distance of 744.59 feet to a found 1/2 inch rebar for a corner;

THENCE South 87 degrees 53 minutes 54 seconds East, with the North line of said Higgins tract, and along the North line of Cedar Street (an asphalt surfaced public street), a distance of 672.70 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 00 degrees 01 minutes 29 seconds West, with the West line of a 10 foot wide concrete alley part of the way, a distance of 824.71 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 14 minutes 21 seconds East, with the South line of a 10 foot wide concrete alley part of the way, a distance 708.19 feet to a set 1/2 inch steel square tubing for a corner on the East line of said Higgins tract, and the West line of a called 22.74 acre tract as shown by Deed to E. L. Higgins dated April 8, 1987, and recorded in Volume 2599, Page 892 of said Deed Records;

THENCE South 00 degrees 00 minutes 40 seconds East, with the East line of said Higgins tract, and the West line of said 22.74 acre

tract, a distance of 1562.30 feet to a found 1/2 inch rebar for a corner;

THENCE South 89 degrees 04 minutes 33 seconds West, with an old fence and tree line, a distance of 533.74 feet to a found 1/2 inch rebar for a corner;

THENCE South 00 degrees 06 minutes 14 seconds West, with an old fence and tree line, a distance of 963.27 feet to a set 1/2 inch steel square tubing for a corner;

THENCE North 76 degrees 30 minutes 57 seconds West, a distance of 411.39 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 87 degrees 43 minutes 31 seconds West, a distance of 186.92 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 89 degrees 58 minutes 09 seconds West, a distance of 268.63 feet to the POINT OF BEGINNING and containing 81.528 acres of land.

SAVE AND EXCEPT the following tract:

BEING a tract of land situated in the B.B.B. & C.R.R. Survey, Abstract No. 132, Collin County, Texas, and being part of a called 81.528 acre tract of land described in a deed to Rex Glendenning et ux, recorded as Instrument No. 94-0026252, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod found for corner at the Northwest corner of said 81.528 acre tract in the North line of Cedar Street;

THENCE south 87 degrees 53 minutes 54 seconds East, along the North boundary line of said 81.528 acre tract a distance of 672.70 feet to a 1/2 inch iron rod set for corner at the Northeast corner thereof;

THENCE South 00 degrees 01 minutes 29 seconds West, mostly with the East boundary line of said 81.528 acre tract at a distance of 824.71 feet passing a 5/8 inch iron rod found for reference at an "ell" corner thereof and continuing for a total distance of 914.63 feet to a 1/2 inch iron rod set for corner in the South right-of-way line of a proposed future street;

THENCE North 87 degrees 15 minutes 08 seconds West, along the South right-of-way line of said street a distance of 115.05 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right having a radius of 645.00 feet, a central angle of 22 degrees 25 minutes 00 seconds, and a chord which bears North 76 degrees 02 minutes 38 seconds West, a distance of 250.75 feet;

THENCE in a Northwesterly direction with said curving right-of-way an arc distance of 252.35 feet to a 1/2 inch iron rod set for corner at the point of a reverse curve to the left having a radius of 555.00 feet, a central angle of 24 degrees 50 minutes 29 seconds, and a chord which bears North 77 degrees 15 minutes 23 seconds West, a distance of 238.75 feet;

THENCE in a Northwesterly direction along said curving right-of-way an arc distance of 240.63 feet to a 1/2 inch iron rod set for corner;

THENCE North 89 degrees 40 minutes 38 seconds West, along the South right-of-way line of said proposed street a distance of 100.00 feet to a 1/2 inch iron rod set for corner in a West boundary line of said 81.528 acre tract;

THENCE North 00 degrees 17 minutes 49 seconds West, along a West boundary line of said 81.528 acre tract a distance of 76.89 feet to a 1/2 inch iron rod set for corner at an "ell" corner thereof;

THENCE south 85 degrees 53 minutes 29 seconds East, a distance of 19.49 feet to a 1/2 inch iron rod set for corner at an interior corner thereof and being in a gravel road known as County Road No. 56;

THENCE North 00 degrees 01 minutes 05 seconds East, along a West boundary line of said 81.528 acre tract a distance of 744.59 feet to the PLACE OF BEGINNING and CONTAINING 13.416 acres of land.

Leaving a net area of 68.112 acres.

TIRZ Legal Boundary

TRACT 13 (22.741 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0025612, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land situated in the B.B.B. & C.R.R. Survey, Abstract Number 132, County of Collin, State of Texas; said tract being shown by Deed to E. L. Higgins, dated April 8, 1987, and recorded in Volume 2599, Page 892 of the Deed Records of the County of Collin, State of Texas, and being more fully described as follows:

BEGINNING for the Northeast corner of the tract being described herein at a set 1/2 inch steel square tubing by a fence corner post, said tubing being the Northeast corner of said Higgins tract, and on the West right-of-way line of the St. Louis, San Francisco & Texas Railroad;

THENCE South 11 degrees 58 minutes 12 seconds West, with the East line of said Higgins tract, and the West line of said Railroad right-of-way, a distance of 2313.40 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 73 degrees 35 minutes 22 seconds West, a distance of 20.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 29 degrees 22 minutes 23 seconds West, a distance of 320.00 feet to a set 1/2 inch steel square tubing for a corner;

THENCE South 88 degrees 37 minutes 53 seconds West, a distance of 62.38 feet to a fence corner post for the Southwest corner of said Higgins tract;

THENCE North 00 degrees 01 minutes 25 seconds East, with the West line of said Higgins tract, a distance of 135.91 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 00 minutes 40 seconds West, with the West line of said Higgins tract, a distance of 1567.31 feet to a found 1/2 inch rebar for a corner;

THENCE North 00 degrees 02 minutes 00 seconds East, with the West line of said Higgins tract, a distance of 421.32 feet to a found 1/2 inch rebar for a corner;

THENCE North 89 degrees 30 minutes 57 seconds East, a distance of 311.57 feet to a fence corner post for a corner;

THENCE North 00 degrees 03 minutes 04 seconds West, a distance of 416.61 feet to a fence corner post for a corner;

THENCE North 89 degrees 15 minutes 06 seconds East, a distance of 407.15 feet to the POINT OF BEGINNING and containing 22.741 acres of land.

TRACT 14 (46.744 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas and also being all that certain tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5398, Page 693, Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a mag nail set with washer stamped "Peiser & Mankin SURV" (hereinafter referred to as mag nail set) for the Northeast corner of said Old Celina tract (Vol. 5398, Pg. 693), same being in the approximate centerline of County Road No. 55 (prescriptive right-of-way), same being in the westerly right-of-way line of S.L. & S.F. Railroad, as recorded in Volume 128, Page 319, said Deed Records, same being the Southeast corner of that certain tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5208, Page 3403, said Deed Records;

THENCE South 11 deg. 43 min. 44 sec. West, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said S.L. & S.F. Railroad right-of-way, passing at a distance of 61.35 feet, a 1/2 inch iron rod set with "Peiser & Mankin SURV" red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for reference, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said S.L. & S.F. Railroad right-of-way, a total distance of 2810.81 feet to a 1/2 inch iron rod with "TX3258" cap found for the Southeast corner of said Old Celina tract (Vol. 5398, Pg. 693), same being the Northeast corner of that certain tract of

land conveyed to Madeline Elizabeth Stone (no recording information found);

THENCE South 89 deg. 38 min. 16 sec. West, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Stone tract, a distance of 359.86 feet to a 1/2 inch iron rod set for the most southerly Southwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being in an easterly line of that certain tract of land conveyed to W/J CR 55 LP, by deed recorded in Instrument Number 20160620000775040, Official Public Records, Collin County, Texas, same being generally in County Road No. 1117 (prescriptive right-of-way);

THENCE North, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said W/J tract, and generally along County Road No. 1117, a distance of 2331.25 feet to a 1/2 inch iron rod found for internal corner, same being the most easterly Northeast corner of said W/J tract;

THENCE along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said W/J tract as follows:

South 89 deg. 33 min. 55 sec. West, a distance of 623.63 feet to a 1/2 inch iron rod with "TX3258" cap found for the most westerly Southwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being an internal corner of said W/J tract;

North, passing at a distance of 359.87 feet, a 1/2 inch iron rod with "TX3258" cap found for reference, and continuing a total distance of 419.87 feet to a mag nail with washer set for the Northwest corner of said Old Celina tract (Vol. 5398, Pg. 693), same being the Northeast corner of said W/J tract, same being in the approximate centerline of aforesaid County Road No. 55, same being in the southerly line of aforesaid Old Celina tract (Vol. 5208, Pg. 3403);

THENCE North 89 deg. 42 min. 17 sec. East, along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403) and the approximate centerline of said County Road No. 55, passing a southerly corner of said Old Celina tract (Vol. 5208, Pg. 3403), same being the Southwest corner of that certain tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5208, Page 3362, aforesaid Deed Records, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693), and said Old Celina tract (Vol. 5208, Pg. 3362), passing the Southeast corner of said Old Celina tract (Vol. 5208, Pg. 3362), same being a southerly corner of said Old Celina tract (Vol. 5208, Pg. 3403), and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403), passing the intersection of said County Road No. 1117 and said County Road No. 55, and continuing along the common line of said Old Celina tract (Vol. 5398, Pg. 693) and said Old Celina tract (Vol. 5208, Pg. 3403), a total distance of 1554.87 feet to the POINT OF BEGINNING and containing 46.744 acres of computed land, more or less.

TRACT 15 (49.985 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2002-0098686, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING all that certain tract or parcel of land lying and being situated in Collin County, Texas, a part of the COLLIN COUNTY SCHOOL LAND SURVEY, ABSTRACT NO. 167, and being and including all that certain tract said to contain 50.00 acres as described in a deed from Charlie Ann Tate Lewis to Shaul C. Baruch, Trustee, recorded in Volume 2751, Page 693 of the Land Records of Collin County, said tract or parcel of land is herein described as follows to wit:

BEGINNING at an 1/2 inch iron rod found on the West right-of-way line of State Highway No. 289 for the Northeast corner of said called 50.00 acre tract, said corner being on the North line of a called 118 acre tract described in a deed to L. L. Lewis recorded in Volume 206, Page 196 of the Deed Records of Collin County, said corner also being in the center of a County Road running in an Easterly and Westerly direction;

THENCE along the West right-of-way line of said State Highway No. 289, South 01 degrees 10 minutes 04 seconds East 831.09 feet to an 1/2 inch iron rod found for corner;

THENCE South 88 degrees 53 minutes 04 seconds West 208.08 feet to an 1/2 inch-iron rod found for corner;

THENCE South 01 degrees 05 minutes 21 seconds East 480.06 feet to an 1/2 inch iron rod found for corner, said corner being the Northeast corner of a called 66.115 acre tract described in a deed to Charlie Ann Tate Lewis as recorded in Volume 3049, Page 833 of the Land Records of Collin County;

TIRZ Legal Boundary

THENCE South 88 degrees 49 minutes 17 seconds West along the South line hereof, common with the North line of said called 66.115 acre tract, a distance of 1667.09 feet to an 1/2 inch iron rod found In the East right-of-way line of the Burlington Northern and Santa Fe Railroad;

THENCE along last named line, North 10 degrees 40 minutes 49 seconds East 1337.71 feet to an 1 inch iron rod found in the center of said County Road;

THENCE North 88 degrees 45 minutes 30 seconds East a distance of 1601.17 feet to the PLACE OF BEGINNING and containing 49.985 acres of land, more or less.

TRACT 16 (3.305 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20060831001257540, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot B of Subdivision number 14 of the Collin County School Land Survey A-167, County of Collin State of Texas as shown on plat recorded in Volume 03, Page 118 of the Deed Records of Collin County, Texas, and said tract being the remaining tract of a called 118 acre tract as described in deed to L.L. Lewis filed 10 November 1916 and recorded in Volume 206, Page 196 of said Deed Records and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 1/2 inch rebar with a plastic cap marked Alliance, said rebar being the northeast remainder corner of said Lewis tract, same being the most easterly southeast corner of a called 49.985 acre tract as described in deed to Old Celina, Ltd. filed 11 July 2002 and recorded in Volume 5208, Page 3398 of said Deed Records and said rebar being on the west line of State Highway Number 289;

Thence South 01 degrees 27 minutes 19 seconds East, with the west line of said highway a distance of 30.62 feet to a wood right of way monument for an angle point in the west line of said highway;

Thence South 01 degrees 56 minutes 18 seconds East, with the west line of said highway, a distance of 316.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for an angle point in the west line of said highway;

Thence South 00 degrees 23 minutes 33 seconds East, with the west line of said highway a distance of 333.51 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southeast remainder corner of said Lewis tract, same being the most easterly northeast corner of a called 66.020 acre tract as described in deed to Old Celina Ltd. filed 31 July 2003, and recorded in Volume 5471, Page 1109 of said Deed Records;

Thence South 88 degrees 49 minutes 36 seconds West, with the north line of said Old Celina 66 acre tract, a distance of 209.37 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the southwest remainder corner of said Lewis tract; same being an ell corner of said Old Celina 66 acre tract;

Thence North 01 degrees 10 minutes 27 seconds West, with the east line of said Old Celina 66 acre tract and passing the most northerly northeast corner of said Old Celina 66 acre tract, same being the most southerly southeast corner of said Old Celina 49.985 acre tract and continuing on said course with the east line of said Old Celina 49.985 acre tract a distance of 680.17 feet to a found 1/2 inch rebar with a plastic cap marked Alliance for the northwest remainder corner of said Lewis tract, same being an ell corner of said Old Celina 49.985 acre tract

Thence North 88 degrees 48 minutes 36 seconds East, with the south line of said Old Celina 49.985 acre tract a distance of 209.56 feet to the POINT OF BEGINNING and containing 3.305 acres of land, more or less.

TRACT 17 (66.020 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0147019, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 14, Abstract No. 167, Collin County, Texas, and being the same tract of land as described in the deed to Charlie Ann Tate Lewis according to the deed recorded in Volume 3049, Page 833 of the Deed Records of Collin County, Texas, (D.R.C.C.T.) and being more particularly described as follows:

BEGINNING of a 1/2 inch iron rod found at the northwest corner of said Lewis tract, said iron rod also lying on east right-of-way line of the S.L. & S.F. Railroad;

THENCE North 88 degrees 49 minutes 19 seconds East, along the common line of said Lewis tract, and a tract of land conveyed to Rex Glendenning according to the deed recorded in Volume 4476, Page 280 D.R.C.C.T. (for a distance of 1,667.42 feet to a ½ inch iron rod found at a common interior corner of same;

THENCE South 01 degrees 10 minutes 41 seconds East leaving said common line, for a distance of 197.35 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set for corner;

THENCE North 88 degrees 46 minutes 28 seconds East for a distance of 208.70 feet to a 5/8 inch iron rod with cap stamped R.L.P.S. 5430 set on the West right-of-way line of State Highway No. 289;

THENCE South 01 degrees 13 minutes 34 seconds East along said West right-of-way line, for a distance of 1,242.72 feet to a 5/8 inch rod with cap stamped R.P.L.S. 5430 set at the Southeast corner of the aforementioned Lewis tract;

THENCE South 88 degrees 53 minutes 32 seconds West leaving said west right-of-way line along the south line of said Lewis tract passing at a distance of 538.68 feet a ½ inch iron rod found near the intersection of a barbed wire fence, and continuing with said fence passing at a distance of 2,032.87 feet a 3/8 inch iron rod found, and continuing for a total distance of 2,179.17 feet to a 5/8 inch iron rod with cap stamped R.P.L.S. 5430 set at the southwest corner of said Lewis tract, and also lying on the east right-of-way line of the aforementioned S.L. & S.F. Railroad;

THENCE North 10 degrees 41 minutes 21 seconds East along said East right-of-way line, for a distance of 1,468.61 feet to the PLACE OF BEGINNING, and containing 2,875.811 square feet or 66.020 acres of land.

TRACT 18 (13.50 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2005-0130193, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a 13.50 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northeast corner of said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545 of the Deed Records of Collin County, Texas, said iron rod also being in the South line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said 38 acre tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 1244.34 feet to a point for corner, said point being in the East line of said called 38 acre tract, same being in the West line of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738, of the Deed Records of Collin County, Texas;

THENCE North 00 degrees 19 minutes 12 seconds West, along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, a distance of 473.64 feet to a 1/2 inch iron rod found for corner, said point being the Northwest corner of said called 38 acre tract, same being the Northeast corner of said Ayala Metro Park Properties, Ltd. tract, and being in the South line of said Old Celina, Ltd. tract;

THENCE South 90 degrees 00 minutes 00 seconds East, along the common line of said 38 acre tract, and said Old Celina, Ltd. tract, a

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distance of 1238.92 feet to the POINT OF BEGINNING and containing 588,075 square feet or 13.50 acres of computed land, more or less.

TRACT 19 (5.502 ACRES):

Being a 5.502 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being all of that certain tract of land to Old Celina, Ltd., by deed recorded in Instrument No. 20060413000494090, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of that certain tract of land to Old Celina, Ltd., by deed recorded in Volume 6003, Page 3933, said Deed Records, same being the northwest corner of a called 7.000 acre tract of land to Candice Chen (undivided 50% interest), by deed recorded in Volume 5836, Page 545, said deed records, same being the northwest corner of a called 7.000 acre tract of land to Yu Chen Kuo (undivided 50% interest), by deed recorded in Instrument Number 20131231001700860, said Official Public Records, said iron rod also being in the south line of a tract of land conveyed to Old Celina, LTD, by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 deg. 58 min. 32 sec. East, along the common line of said Old Celina tract (Vol. 6003, Pg. 3933), and said Chen tract, a distance of 473.70 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE South 00 deg. 58 min. 32 sec. East, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Chen tract as recorded in Volume 5836, Page 545, passing at a distance of 93.16 feet a 3/8 inch iron rod found for the southwest corner of said Chen tract, same being the northwest corner of that certain tract of land to Candice Chen (undivided 62.5% interest), by deed recorded in Volume 5836, Page 552, said Deed Records, same being the northwest corner of that certain tract of land to Yu Chen Kuo (Tract 1, an undivided 37.5% interest), by deed recorded in Instrument No. 20131231001700870, said Official Public Records, and continuing along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Chen tract (Vol. 5836, Pg. 552), passing at a distance of 340.12 feet a 3/8 inch iron rod found for the southwest corner of said Chen tract (Vol. 5836, Pg. 552), same being the northwest corner of that certain tract of land to Candice Chen (undivided 62.5% interest), by deed recorded in Volume 5836, Page 560, said deed records, same being the northwest corner of that certain tract of land to Yu Chen Kuo (Tract 2, an undivided 37.5% interest), by deed recorded in Instrument No. 20131231001700870, said Official Public Records, and continuing a total distance of 846.30 feet to a 1/2 inch iron rod found for the southeast corner of said Old Celina tract (Inst. No. 20060413000494090), same being the southwest corner of said Chen tract (Vol. 5836, pg. 560), said point being in County Road No. 53;

THENCE South 89 deg. 43 min. 40 sec. West, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said County Road No. 53, a distance of 287.84 feet to a 1/2 inch iron rod set for the southwest corner of said Old Celina tract (Inst. No. 20060413000494090), same being the southeast corner of that certain tract of land to Equity Trust Company, Custodian FBO Sherese Glendenning, Account 200068343, by deed recorded in Instrument No. 20160621000778640, aforesaid Official Public Records;

THENCE North 00 deg. 19 min. 12 sec. West, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Equity Trust Company tract, a distance of 847.56 feet to a 1/2 inch iron rod set for the northwest corner of said Old Celina tract (Inst. No. 20060413000494090), same being the northeast corner of said Equity Trust Company tract, same being in the south line of aforesaid Old Celina tract (Vol. 6003, Pg. 3933);

THENCE South 90 deg. 00 min. 00 sec. East, along the common line of said Old Celina tract (Inst. No. 20060413000494090), and said Old Celina tract (Vol. 6003, Pg. 3933, a distance of 278.16 feet to the POINT OF BEGINNING and containing 239,668 square feet or 5.502 acres of computed land.

TRACT 20 (9.426 ACRES):

That certain tract of land conveyed to Equity Trust Company, FBO Sherese Glendenning, Account #200068343 by deed recorded by Instrument Number 2016062100078640, Deed Records, Collin County, Texas and being more particularly described as follows:

Being a 9.426 acre tract of land situated in the COLLIN COUNTY SCHOOL LAND SURVEY NO. 14, ABSTRACT NO. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Dan P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 Inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd., by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner,

THENCE North 90 degrees 00 minutes 00 seconds West, 278.16 feet to the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 847.56 feet to a point for corner, said point being in the South line of said called 38 acre tract, same being in the center line of County Road No. 53, said point also being in the North line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 483.73 feet to a point for corner;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, a distance of 849.86 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 483.74 feet to the POINT OF BEGINNING and containing 410,545 square feet or 9.426 acres of computed land, more or less.

TRACT 21 (0.784 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20081212001412820, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin, State of Texas, according to plat of the same recorded in volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described to deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina, Ltd, filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 201.95 feet to a set 1/2 inch steel square tubing, for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 191.73 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad a distance of 206.40 feet to a set 1/2 inch steel square tubing for the northwest corner of said Ryno tract, same being the southwest corner of said Old Celina tract, and said tubing being South 20 degrees 24 minutes 28 seconds West, a distance of 5.89 feet from a found 1/2 inch rebar with a plastic cap

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marked Wisdom 3646;

Thence: South 89 degrees 04 minutes 00 seconds East, with the north line of said Ryno tract, and with the south line of said Old Celina tract, a distance of 146.45 feet to the POINT OF BEGINNING and containing 0.784 of an acre of land.

TRACT 22 (5.500 ACRES):

BEING all that certain 5.500 acre tract of land situated in Lot 8 of Subdivision 14 of the Collin County School Land Survey No. 14, Abstract No. 167, Town of Celina, Collin County, Texas, same being all that certain tract of land conveyed to Equity Trust Company, Custodian FBO Rex Glendenning, Account #200068244, by Special Warranty Deed recorded in Instrument Number 20160621000778660, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said Equity Trust Company, Rex tract, same being the Southwest corner of that certain tract of land conveyed to Equity Trust Company, Custodian FBO Sherese Glendenning, Account #200068343, by Special Warranty Deed recorded in Instrument Number 20160621000778650, Official Public Records, Collin County, Texas, same being in the easterly line of S.L. & S.F. Railroad, per deed recorded in Volume 128, Page 319, Deed Records, Collin County, Texas;

THENCE North 89 deg. 57 min. 44 sec. East, along the common line of said Equity Trust Company, Rex tract, and said Equity Trust Company, Sherese tract, a distance of 292.60 feet to a 1/2 inch iron rod set for the Northeast corner of said Equity Trust Company, Rex tract, same being the Southeast corner of said Equity Trust Company, Sherese tract, same being in the West line of that certain tract of land conveyed to Ayala Metro Park Properties, LTD., by deed recorded in Volume 5431, Page 6738, Deed Records, Collin County, Texas;

THENCE South 00 deg. 49 min. 40 sec. East, along the common line of said Equity Trust Company, Rex tract, and said Ayala tract, passing at a distance of 648.22 feet a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for the Southwest corner of said Ayala tract, same being in the North line of County Road No. 53, and continuing a total distance of 674.50 to a point for the Southeast corner of said Equity Trust Company, Rex tract, same being in County Road No. 53;

THENCE South 89 deg. 57 min. 44 sec. West, along the common line of said Equity Trust Company, Rex tract, and said County Road No. 53, a distance of 393.80 feet to a point for the Southwest corner of said Equity Trust Company, Rex tract, same being in the easterly line of aforesaid Railroad tract;

THENCE along the common line of said Equity Trust Company, Rex tract, and said Railroad tract as follows:

North 11 deg. 51 min. 18 sec. East, passing at a distance of 24.11 feet, an 'X' cut found for reference, and continuing a total distance of 178.85 feet to a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for corner;

North 89 deg. 59 min. 49 sec. West, a distance of 50.06 feet to a 1/2 inch iron rod with plastic cap marked Wisdom 3646 found for corner;

North 11 deg. 50 min. 53 sec. East, a distance of 510.33 feet to the POINT OF BEGINNING and containing 239,580 square feet or 5.500 acres of computed land, more or less.

TRACT 23 (2.500 ACRES):

That certain tract of land conveyed to Equity Trust Company, custodian FBO Sherese Glendenning, Account #200068343 Old Celina, Ltd. by deed recorded by Instrument Number 20160621000778650, Deed Records, Collin County, Texas and being more particularly described as follows:

All that certain tract or parcel of land situated in Lot 8 of Subdivision 14 of the Collin County School Lands, Abstract Number 167, County of Collin State of Texas, according to plat of the same recorded in volume 03 page 118 of the deed records of Collin County, Texas, said tract being part of the monumented tract on the ground of a called 8.772 acre tract as described in deed to Ryno Materials, Inc., filed 21 April 2006, and recorded in county clerks number 06-000536590 of the deed records of the County of

Collin, State of Texas, and being more fully described as follows:

Beginning for the northeast corner of the tract being described herein at a set 1/2 inch steel square tubing, said tubing being on the monumented east line of said Ryno tract, and said tubing being South 00 degrees 07 minutes 36 seconds West, a distance of 201.95 feet from a found 3/8 inch rebar, said rebar being the northeast corner of said Ryno tract, same being the northwest corner of a called 7.646 acre tract as described in deed to Ayala Metro Park Properties, filed 04 June 2003, and recorded in volume 5431 page 6738 of said deed records, said rebar also being on the south line of a called 66.02 acre tract as described in deed to Old Celina Ltd., filed 31 July 2005, and recorded in volume 5471 page 1109 of said deed records;

Thence: South 00 degrees 07 minutes 36 seconds West, with the monumented east line of said Ryno tract, a distance of 449.72 feet to a set 1/2 inch steel square tubing for the southeast corner of this tract;

Thence: North 89 degrees 05 minutes 00 seconds West, a distance of 292.60 feet to a set 1/2 inch steel square tubing for the southwest corner of this tract, said tubing being on the west line of said Ryno tract, same being the east line of the Burlington Northern Railroad;

Thence: North 12 degrees 48 minutes 09 seconds East, with the east line of said railroad, a distance of 459.53 feet to a set 1/2 inch steel square tubing for the northwest corner of this tract;

Thence: South 89 degrees 05 minutes 00 seconds East, a distance of 191.75 feet to the POINT OF BEGINNING and containing 2.500 acres of land.

TRACT 24 (50.596 ACRES):

Being a tract of land situated in the Collin County School Land Survey, Abstract No. 167, Collin County, Texas and also being part of a 125.871 acre tract as recorded in Volume 5208, Page 3392 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for the most westerly northwest corner of said Old Celina tract, same being the southwest corner of Lot 2, Block A, Cattleman's Crossing, according to the plat thereof recorded in Volume R, Page 70, Plat Records, Collin County, Texas, same being in the east right of way line of State Highway No. 289 (variable width right of way);

THENCE North 88 deg. 04 min. 32 sec. East along the common line of said Old Celina tract and said Lot 2, a distance of 372.79 feet to a 1/2 inch iron rod set with "PEISER & MANKIN SURV." red plastic cap (hereinafter referred to as 1/2 inch iron rod set) for an internal corner of said Old Celina tract, same being the southeast corner of said Lot 2;

THENCE North 18 deg. 11 min. 00 sec. East, continuing along the common line of said Old Celina tract and said Lot 2, passing the northeast corner of said Lot 2, same being the southeast corner of County Road No. 98 (Volume R, Page 70) and continuing along the common line of said Old Celina tract and County Road No. 98, a total distance of 602.60 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 04 deg. 02 min. 58 sec. East, 0.41 feet for the most northerly northwest corner of said Old Celina tract, same being in the south line of that certain tract of land conveyed to W.C. Miller & Will Miller III according to the deed recorded in Volume 814, Page 808, aforesaid Deed Records;

THENCE North 88 deg. 04 min 32 sec. East, along the common line of said Old Celina tract and said Miller tract, a distance of 151.20 feet to 5/8 inch iron rod found for the southeast corner of said Miller tract, same being the southwest corner of that certain 65.92 acre tract of land conveyed to Old Celina Ltd, by deed recorded in Instrument Number 20080612000710680, Official Public Records, Collin County, Texas;

THENCE North 88 deg. 56 min. 39 sec. East, along the common line of said Old Celina tract (5208,3392) and said Old Celina tract (20080612000710680), a distance of 1312.82 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found bears South 21 deg. 57 min. 46 sec. West, 0.59' for the northeast corner of said Old Celina tract (5208,3392), same being an internal corner of said Old Celina tract (20080612000710680);

THENCE South 01 deg. 01 min. 35 sec. East, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (20080612000710680), a distance of 1205.29 feet to a 1/2 inch iron rod set from which a 1/2 inch iron rod found that bears South 59 deg. 40 min. 59 sec. West, 0.99 feet for the southeast corner of said Old Celina tract (5208,3392), same being the northeast corner

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of that certain tract of land conveyed to Old Celina Ltd, according to the deed thereof recorded in Volume 5574, Page 1151, aforesaid Deed Records;

THENCE South 89 deg. 56 min. 19 sec. West, along the common line of said Old Celina tract (5208, 3392) and said Old Celina tract (5574, 1151) a distance of 2266.24 feet to a 1/2 inch capped iron rod found stamped with "RPLS 4613" for the southwest corner of said Old Celina tract (5208, 3392), same being the northwest corner of said Old Celina tract (5574, 1151), same being in the east right of way line of aforesaid State Highway No. 289;

THENCE along the common line of said Old Celina tract (5208, 3392) and said State Highway No. 289, as follows:

North 18 deg. 10 min. 56 sec. East, a distance of 24.17 feet to a 1/2 inch iron rod set for angle point;

North 19 deg. 19 min. 00 sec. East, a distance of 254.08 feet to a 1/2 inch iron rod found for corner;

North 89 deg. 46 min. 00 sec. East, a distance of 103.11 feet to a 3" TxDot Aluminum disk found for internal angle of Old Celina tract (5208, 3392);

North 02 deg. 20 min. 00 sec. West, a distance of 35.64 feet to a 1/2 inch iron rod set for angle point;

North 04 deg. 18 min. 00 sec. West, a distance of 170.90 feet to a 1/2 inch iron rod found for angle point;

North 18 deg. 11 min. 00 sec. East, a distance of 122.11 feet to an angle point;

North 12 deg. 28 min. 00 sec. East, a distance of 8.23 feet to the POINT OF BEGINNING and containing 50.596 acres of computed land, more or less.

TRACT 26 (70.802 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 2003-0247939, Deed Records, Collin County, Texas and being more particularly described as follows:

SITUATED in the State of Texas, County of Collin, being part of the Collin County School Land Survey, Abstract No. 167, being the resurvey of a called 70.00 acre tract of land recorded in Volume 2868, Page 203 of the Collin County Land Records with said premises being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found marking the northeast corner of said 70.00 acre tract, the southeast corner of a 55.718 acre tract surveyed by David Surdukan dated October 4, 1999, said beginning corner also being in the west line of a 74.00 acre tract recorded in Volume 314, Page 534 of the Collin County Deed Records;

THENCE with the east line of said 70.00 acre tract and the west line of said 74.00 acre tract as follows:

South 00 degrees 39 minutes 50 seconds East, 557.47 feet;

South 09 degrees 53 minutes 25 seconds West, 11.80 feet;

South 01 degrees 00 minutes 34 seconds East, 860.79 feet to a railroad spike found in the asphalt of County Road No. 91 marking the southeast corner of said 70.00 acre tract and being in the north line of a 21.970 acre tract recorded under Volume 4388, Page 2079 of the Collin County Land Records;

THENCE along County Road No. 91, the south line of said 70.00 acre tract, the north line of said 21.970 acre tract and the north line of 10.476 acre tract recorded in Volume 788, Page 714 of the Collin County Deed Records, South 88 degrees 29 minutes 47 seconds West, 1302.22 feet to a railroad spike found marking the most southerly southeast corner of said 70.00 acre tract;

THENCE with a west line of said 70.00 acre tract and an east line of a 40.886 acre tract recorded under County Clerk No. 93-0018472 of the Collin County Land Records, North 01 degrees 05 minutes 25 seconds West, 428.80 feet to a 5/8-inch iron rod found marking the

most northerly northeast corner of said 40.886 acre tract;

THENCE with a south line of said 70.00 acre tract and the north line of said 40.886 acre tract, South 88 degrees 24 minutes 24 seconds West, 777.67 feet to a 1/2 inch iron rod found marking the southeast corner of an abandoned 60-foot road right-of-way;

THENCE with the south line of said abandoned road right-of-way, South 88 degrees 26 minutes 57 seconds West, 544.48 feet to a 3/8-inch iron rod found in the east right-of-way line of State Highway 289 (variable R.O.W.) marking the southwest corner of said road abandonment;

THENCE with the east right-of-way line of State Highway No. 289 and the west line of said 70.00 acre tract as follows:

North 17 degrees 47 minutes 47 seconds East, 63.75 feet to a 1/2-inch iron found;

North 17 degrees 14 minutes 00 seconds East, 284.05 feet to a 1/2-inch iron rod set;

North 18 degrees 11 minutes 00 seconds East, 775.83 feet to a 1/2-inch iron rod found marking the northwest corner of said 70.00 acre tract and the southwest corner of the aforementioned 55.718 acre tract;

THENCE with the north line of said 70.00 acre tract and the south line of said 55.718 acre tract, North 89 degrees 56 minutes 19 seconds East, 2266.24 feet to the point of beginning and containing 70.802 gross acres of land.

TRACT 27 (9.425 ACRES):

That certain tract of land conveyed to Equity Trust Company, custodian FBO Rex Glendenning, Account #200068344 by deed recorded by Instrument Number 20160621000778670, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a 9.426 acre tract of land situated in the Collin County School Land Survey No. 14, Abstract No. 167, Collin County, Texas, and a portion of a called 38 acre tract of land as conveyed to Don P. Stone, by deed recorded in Volume 831, Page 82, of the Deed Records of Collin County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the northeast corner of the said called 38 acre tract, said point also being the Northwest corner of a called 16 acre tract of land as conveyed to Candice Chen, by deed recorded in Volume 5836, Page 545, of the Deed Records of Collin County, Texas, said iron rod also being in the south line of a tract of land conveyed to Old Celina, Ltd. by deed recorded in Volume 5471, Page 1109, of the Deed Records of Collin County, Texas;

THENCE South 00 degrees 58 minutes 32 seconds East, along the common line of said Stone tract, and said Chen tract as recorded in Volume 5836, Page 545, a distance of 473.70 feet to a point for corner;

THENCE North 90 degrees 00 minutes 00 seconds West, through the interior of said called 38 acre tract, a distance of 761.90 feet to a point for corner, said point being the POINT OF BEGINNING;

THENCE South 00 degrees 19 minutes 12 seconds East, through the interior of said called 38 acre tract, a distance of 849.86 feet to a point for corner, said point being in the South line of said called 38 acre tract, same being in the center line of County Road No. 53, same being in the north line of a called 40 acre tract of land described by the deed recorded in Volume 682, Page 259, of the Deed Records of Collin County, Texas;

THENCE South 89 degrees 43 minutes 40 seconds West, along the common line of said 38 acre tract, and said called 40 acre tract, and the center line of County Road No. 53, a distance of 482.43 feet to a 1/2 inch iron rod found for corner, said point being in the Southwest corner of said called 38 acre tract;

THENCE North 00 degrees 19 minutes 12 seconds West, along the West line of said called 38 acre tract, passing the Southeast corner of a tract of land conveyed to Ayala Metro Park Properties, Ltd., as recorded in Volume 5431, Page 6738 of the Deed Records of Collin County Texas, at a distance of 22.29 feet, and continuing along the common line of said called 38 acre tract, and said Ayala Metro Park Properties, Ltd tract, a total distance of 852.15 feet to a point for corner;

TIRZ Legal Boundary

THENCE North 90 degrees 00 minutes 00 seconds East, through the interior of said called 38 acre tract, a distance of 482.44 feet to the POINT OF BEGINNING and containing 410,551 square feet or 9.425 acres of computed land, more or less.

TRACT 28 186.653 ACRES):

That certain tract of land conveyed to Old Celina, Ltd. by deed recorded by Instrument Number 20080612000710680, Deed Records, Collin County, Texas and being more particularly described as follows:

BEING a tract of land situated in the H. C. Routh Survey, Abstract No. 765, J. K. Rice Survey, Abstract No. 767, Samuel Queen Survey, Abstract No. 731 and the Collin County School Land Survey, Abstract No. 167, Collin County, Texas, and also being part of a 66.12 acre tract (Tract 1), part of a 50 acres tract (Tract 2), all of a 74 acre tract (Tract 4), and all of a 0.193 acre tract (Tract 5) as conveyed to the O & M Church Family Limited Partnership and recorded in Volume 5244, Page 3049 of the Deed Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for corner at the southwest corner of said 74 acre tract (Tract 4), said railroad spike also being at the southeast corner of a 70.802 acre tract as conveyed to Old Celina, LTD. and recorded in Volume 5574, Page 1151, D.R.C.C.T, said railroad spike also being in County Road No. 91;

THENCE North 00 degrees 31 minutes 12 seconds East following the east line of said 70.802 acre tract a distance of 860.88 feet to a wood fence post for corner;

THENCE North 11 degrees 25 minutes 11 seconds East following the east line of said 70.802 acre tract a distance of 11.80 feet to a wood fence post found for corner;

THENCE North 00 degrees 51 minutes 56 seconds East following east line of said 70.802 acre tract a distance of 557.47 feet to a 1/2 inch iron rod found for corner at the northeast corner of said 70.802 acre tract, said corner also being the southeast corner of a 55.718 acre tract as conveyed to Rex Glendenning and recorded in Volume 4551, Page 1839, D.R.C.C.T.;

THENCE North 00 degrees 30 minutes 11 seconds East following the east line of said 5.718 acre tract a distance of 1205.28 feet to a 5/8 inch iron rod found for corner at the northeast corner of said 55.718 acre tract, said Iron rod also being in the south line of said 66.12 acre tract (Tract 1);

THENCE North 89 degrees 32 minutes 10 seconds West following the north line of said 55.718 acre tract a distance of 1312.90 feet to a 5/8 inch iron rod found for corner at the southwest corner of said 66.12 acre tract (Tract 1), said iron rod being the southeast corner of a 8.755 acre tract as conveyed to W.C. Miller & Will C. Miller III, and recorded in Volume 814, page 808, D.R.C.C.T.;

THENCE North 00 degrees 04 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 508.56 feet to a 1/2 inch iron rod found for corner;

THENCE North 5 degrees 50 minutes 15 seconds East following the east line of said 8.755 acre tract a distance of 38.47 feet to a 1/2 inch iron rod found for corner;

THENCE North 1 degree 53 minutes 16 seconds West following the east line of said 8.755 acre tract a distance of 373.34 feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 47 minutes 12 seconds East following the east line of said 8.755 acre tract a distance of 231.06 feet to a 1/2 inch iron rod set for corner the south Right Of Way line of F.M. No. 455 (90' ROW), said iron rod also being in a curve to the right with a chord bearing of North 87 degrees 11 minutes 02 seconds East a chord distance of 157.62 feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 6 degrees 30 minutes 46 seconds a radius distance of 1387.42 and an arc distance of 157.71 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 33 minutes 34 seconds East following the south ROW line of said F.M. No. 455 a distance of 1964.84 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the right with a chord bearing of South 44 degrees 34 minutes 04 seconds

East a chord 386.46 distance of feet;

THENCE along said curve to the right following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 59 minutes 00 seconds a radius distance of 273.31 feet and an arc distance of 429.23 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 25 minutes 26 seconds West following the south ROW line of add F.M. No. 455 a distance of 444.32 feet to a 1/2 inch iron rod set for corner at the beginning of a curve to the left with a chord bearing of South 44 degrees 29 minutes 34 seconds East a chord distance of 513.05 feet;

THENCE along said curve to the left following the south ROW line of said F.M. No. 455 through a central angle of 89 degrees 50 minutes 00 seconds a radius distance of 363.31 feet and an arc distance of 569.63 feet to a 1/2 Inch iron rod set for corner;

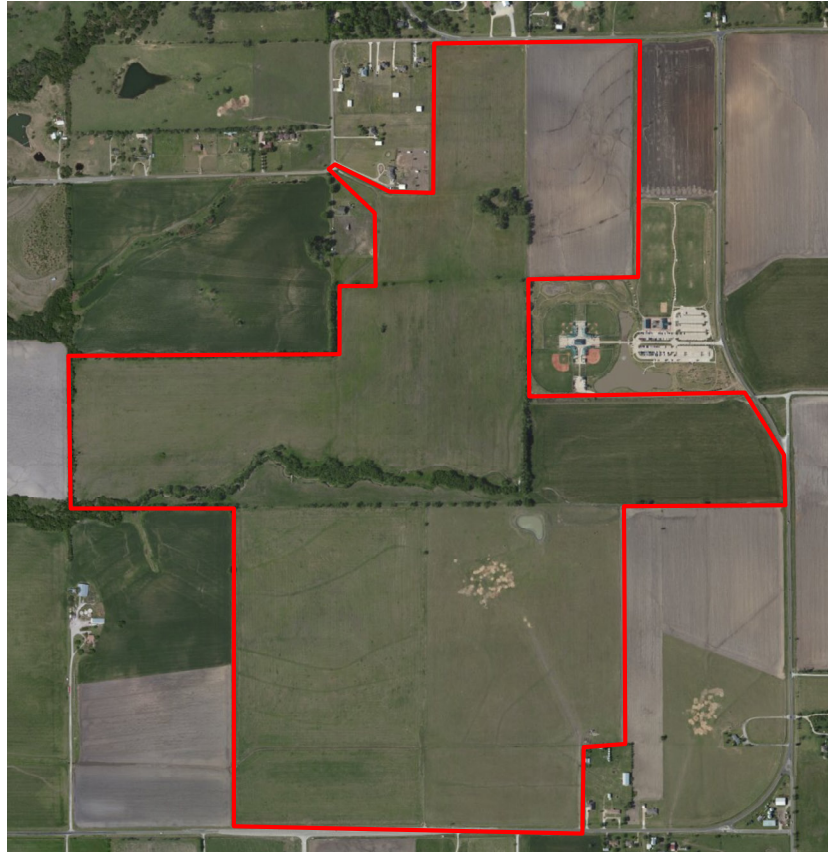
THENCE South 89 degrees 24 minutes 34 seconds East following south ROW line of East No. following south ROW line of F.M. No. 455 a distance of 436.80 feet to a 1/2 inch iron rod set for corner;

THENCE South 00 degrees 23 minutes 49 seconds West a distance 1311.93 feet to a 1/2 inch iron and set for corner;

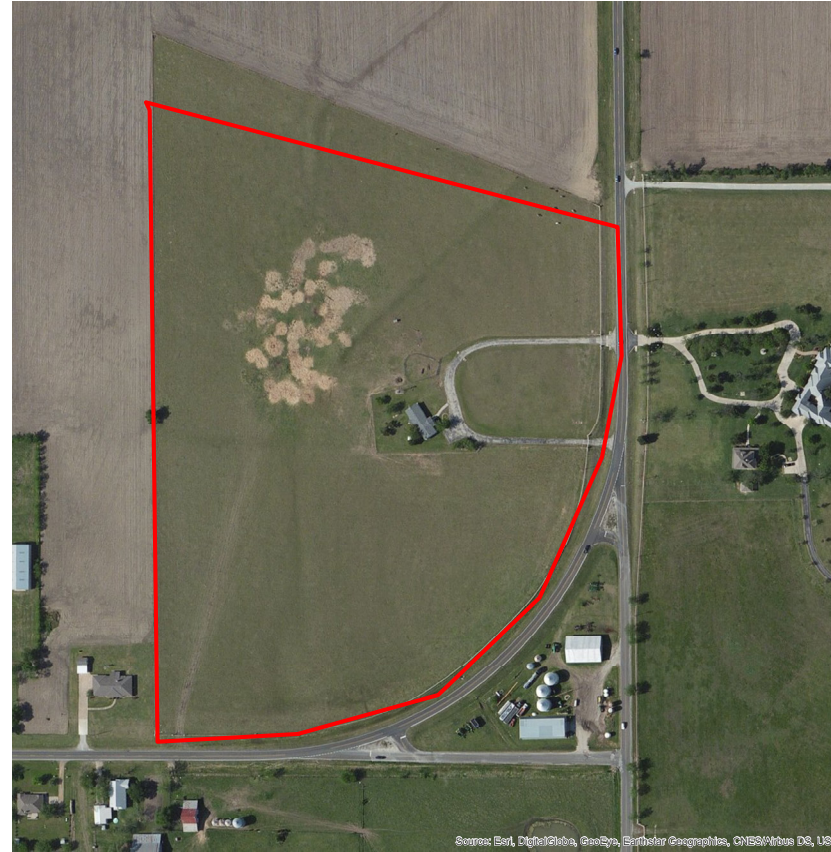
THENCE South 01 degrees 01 minutes 35 seconds West a distance of 1295.11 feet to a railroad spike set for corner in County Road No. 91;

THENCE North 89 degrees 45 minutes 26 seconds West following CR. No. 91 a distance of 2053.69 feet to the POINT OF BEGINNING and containing 8,130,588 square feet or 186.653 acres of land, more or less.

1



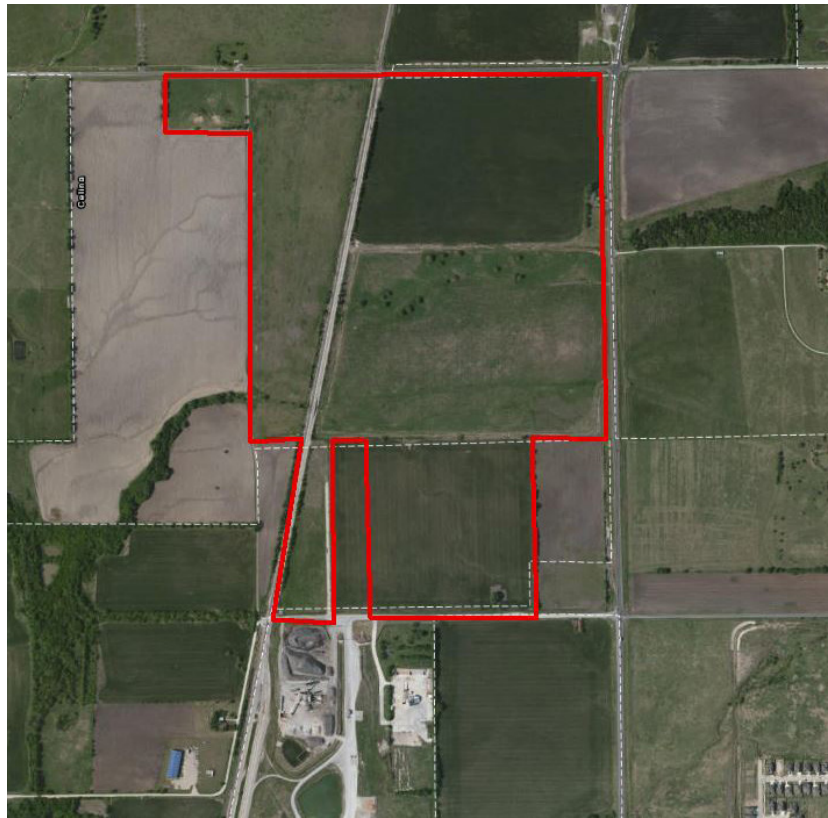
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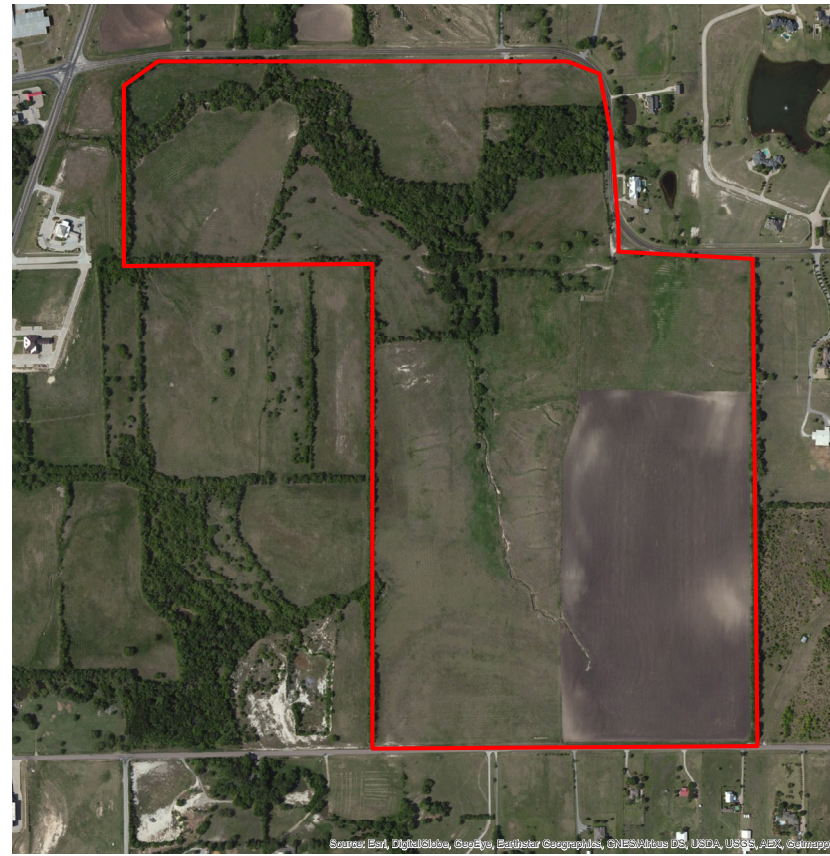
4



5



6



Land Use

The majority of land within the TIRZ is currently vacant, with a few parcels containing single-family homes.

Method of Relocating Persons to be Displaced

It is not anticipated that any persons will be displaced or need to be relocated as result of implementing the TIRZ.

Labels on pictures correspond to the tract labels in the Feasibility Analysis and anticipated development chart - both contained herein.

Zoning

The property within the TIRZ is proposed Planned Development (PD) and Community Facilities (CF).

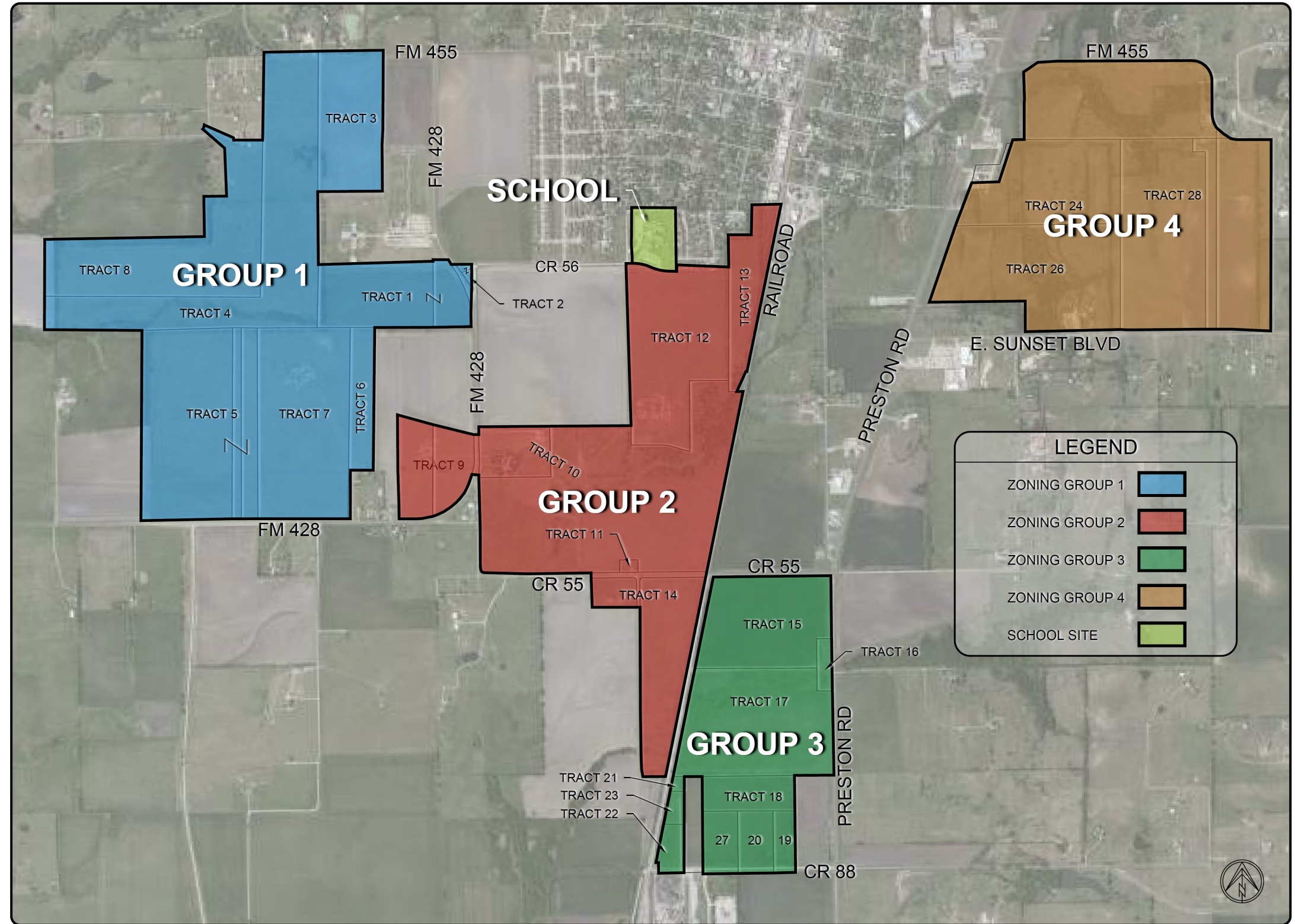
Group 1
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

Group 2
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

Group 3
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

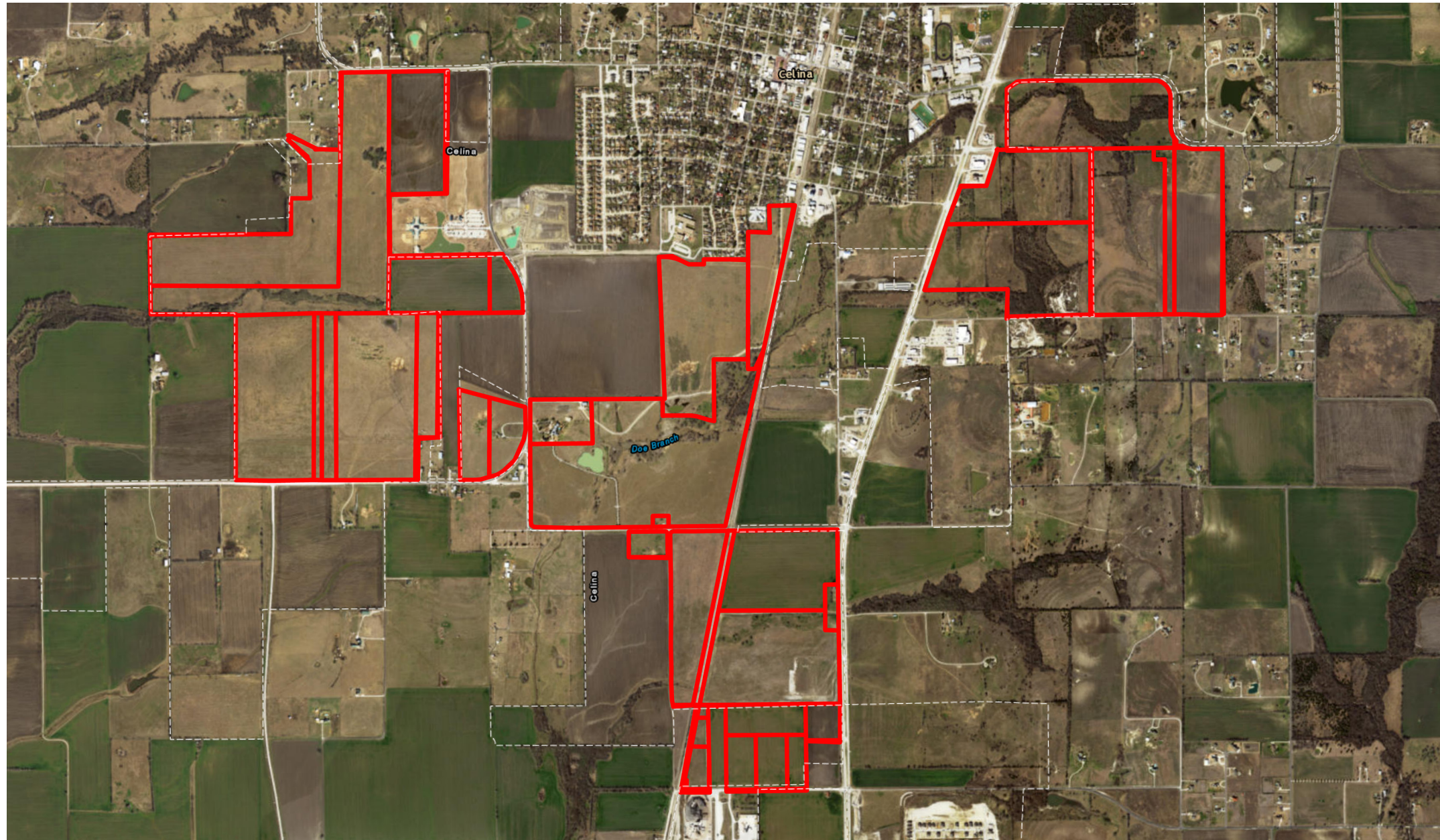
Group 4
Planned Development zoning district with base zoning designations of MU-2, Regional Mixed Use zoning district, I-1, Light Industrial zoning district, and SF-R, Single Family Residential zoning district

School Site
Community Facilities zoning district



Ownership Information

At the time of the TIRZ creation, there were 40 different parcels within TIRZ #5 with 4 different account owners and a 2016 taxable base value of \$1,146,231. Exhibit A details the 2016 Ownership and base value



Project Plan

Chapter 311 of the Texas Tax Code

Sec. 311.002.

(1) "Project costs" means the expenditures made or estimated to be made and monetary obligations incurred or estimated to be incurred by the municipality or county designating a reinvestment zone that are listed in the project plan as costs of public works, public improvements, programs, or other projects benefiting the zone, plus other costs incidental to those expenditures and obligations. "Project costs" include:

(A) capital costs, including the actual costs of the acquisition and construction of public works, public improvements, new buildings, structures, and fixtures; the actual costs of the acquisition, demolition, alteration, remodeling, repair, or reconstruction of existing buildings, structures, and fixtures; the actual costs of the remediation of conditions that contaminate public or private land or buildings; the actual costs of the preservation of the facade of a public or private building; the actual costs of the demolition of public or private buildings; and the actual costs of the acquisition of land and equipment and the clearing and grading of land;

(B) financing costs, including all interest paid to holders of evidences of indebtedness or other obligations issued to pay for project costs and any premium paid over the principal amount of the obligations because of the redemption of the obligations before maturity;

(C) real property assembly costs;

(D) professional service costs, including those incurred for architectural, planning, engineering, and legal advice and services;

(E) imputed administrative costs, including reasonable charges for the time spent by employees of the municipality or county in connection with the implementation of a project plan;

(F) relocation costs;

(G) organizational costs, including the costs of conducting environmental impact studies or other studies, the cost of publicizing the creation of the zone, and the cost of implementing the project plan for the zone;

(H) interest before and during construction and for one year after completion of construction, whether or not capitalized;

(I) the cost of operating the reinvestment zone and project facilities;

(J) the amount of any contributions made by the municipality or county from general revenue for the implementation of the project plan;

(K) the costs of school buildings, other educational buildings, other educational facilities, or other buildings owned by or on behalf of a school district, community college district, or other political subdivision of this state; and

(L) payments made at the discretion of the governing body of the municipality or county that the governing body finds necessary or convenient to the creation of the zone or to the implementation of the project plans for the zone.

Project Costs of the Zone

There are a number of improvements within Tax Increment Reinvestment Zone #5 that will be financed in part by incremental real property tax generated within the TIRZ. All public works and public infrastructure financed by the zone will be located within the boundaries of the zone. The table below lists the proposed project costs. Project cost allocations will occur during the term of the TIRZ as market conditions require public infrastructure investment. It is anticipated that the individual TIRZ project costs will be evaluated on a case-by-case basis consistent with Chapter 311, Section 311.002, and brought forward to the TIRZ Board and City Council for consideration.

Project Costs		
Water Facilities and Improvements	\$ 37,076,015	15.00%
Sanitary Sewer Facilities and Improvements	\$ 29,660,812	12.00%
Storm Water Facilities and Improvements	\$ 29,660,812	12.00%
Street and Intersection Improvements	\$ 93,083,546	37.66%
Celina Parkway - Land & Construction	\$ 5,000,000	2.02%
Open Space, Park and Recreation Facilities and Improvements	\$ 24,717,344	10.00%
Economic Development Grants	\$ 24,717,344	10.00%
Administrative Costs	\$ 2,471,734	1.00%
Pre-Development Costs: TIRZ planning, creation & professional costs incurred to date	\$ 785,828	0.32%
TOTAL	\$ 247,173,435	100.00%

The costs illustrated in the table above are estimates and may be revised. Savings from one line item may be applied to a cost increase in another line item.

Non-Project Costs

It is anticipated that additional costs will be expended by the private sector as new development occurs. The estimated non-project costs are estimated as \$3,951,416,500 per the Anticipated Development Assumptions, utilizing 2023 taxable values.

Anticipated Development

Anticipated Development

There are several projects anticipated to be developed within TIRZ #5 including retail, office, multi-family and single-family developments. The table below provides an overview of potential developments that we believe will occur during the life of the TIRZ along with estimated project completion dates and anticipated stabilization years.

Anticipated Revenue Summary

Based upon the assumptions below, the anticipated gross revenue of TIRZ #5 over its 40 year life is \$247,173,435.

Tract	Name	Type	SF/Units	Delivery Year	Stabilization Year	Taxable Value PSF/Unit	Incremental Value	Sales PSF	Total Sales
1	Single Family	SFR	396	2026	2030	\$1,000,000	\$396,000,000	\$0	\$0
1	Town Homes	Townhome	211	2032	2036	\$450,000	\$94,950,000	\$0	\$0
1	Multifamily - A	MFR	690	2027	2029	\$150,000	\$103,500,000	\$0	\$0
1	Multifamily - B	MFR	296	2029	2031	\$150,000	\$44,400,000	\$0	\$0
1	Office	Office	2,247,000	2035	2037	\$250	\$561,750,000	\$0	\$0
1	Retail - A	Retail	332,780	2027	2029	\$250	\$83,195,000	\$350	\$116,473,000
1	Retail - B	Retail	209,000	2030	2032	\$250	\$52,250,000	\$350	\$73,150,000
1	Retail - C	Retail	124,000	2032	2034	\$250	\$31,000,000	\$350	\$43,400,000
2	Single Family	SFR	95	2030	2034	\$325,000	\$30,875,000	\$0	\$0
3	Multifamily	MFR	386	2035	2037	\$150,000	\$57,900,000	\$0	\$0
3	Single Family	SFR	657	2026	2030	\$1,000,000	\$657,000,000	\$0	\$0
4	Pad Sites - A	Retail	140,000	2030	2032	\$250	\$35,000,000	\$350	\$49,000,000
4	Pad Sites - B	Retail	29,600	2029	2031	\$250	\$7,400,000	\$350	\$10,360,000
4	Big Box	Retail	368,000	2026	2028	\$250	\$92,000,000	\$350	\$128,800,000
4	Town Homes - A	Townhome	1,368	2027	2031	\$450,000	\$615,600,000	\$0	\$0
4	Town Homes - B	Townhome	620	2032	2036	\$450,000	\$279,000,000	\$0	\$0
4	Town Homes - C	Townhome	91	2033	2037	\$450,000	\$40,950,000	\$0	\$0
4	Office	Office	151,000	2027	2029	\$250	\$37,750,000	\$0	\$0
5	Multifamily - A	MFR	400	2035	2037	\$150,000	\$60,000,000	\$0	\$0
5	Multifamily - B	MFR	400	2027	2029	\$150,000	\$60,000,000	\$0	\$0
5	Commercial	Retail	400,752	2035	2037	\$250	\$100,188,000	\$350	\$140,263,200
5	Multifamily - C	MFR	341	2032	2034	\$150,000	\$51,150,000	\$0	\$0
6	Single Family	SFR	602	2032	2036	\$750,000	\$451,500,000	\$0	\$0
6	Commercial	Retail	32,234	2037	2039	\$250	\$8,058,500	\$350	\$11,281,900
Total							\$3,951,416,500		\$572,728,100

Financial Feasibility Analysis

Method of Financing

To fund the public improvements outlined on the previous pages, it is anticipated that the City of Celina will contribute 50% of its real property increment.

City of Celina TIRZ #5 Participation Overview

REAL PROPERTY TAX - 2023 Tax Rates		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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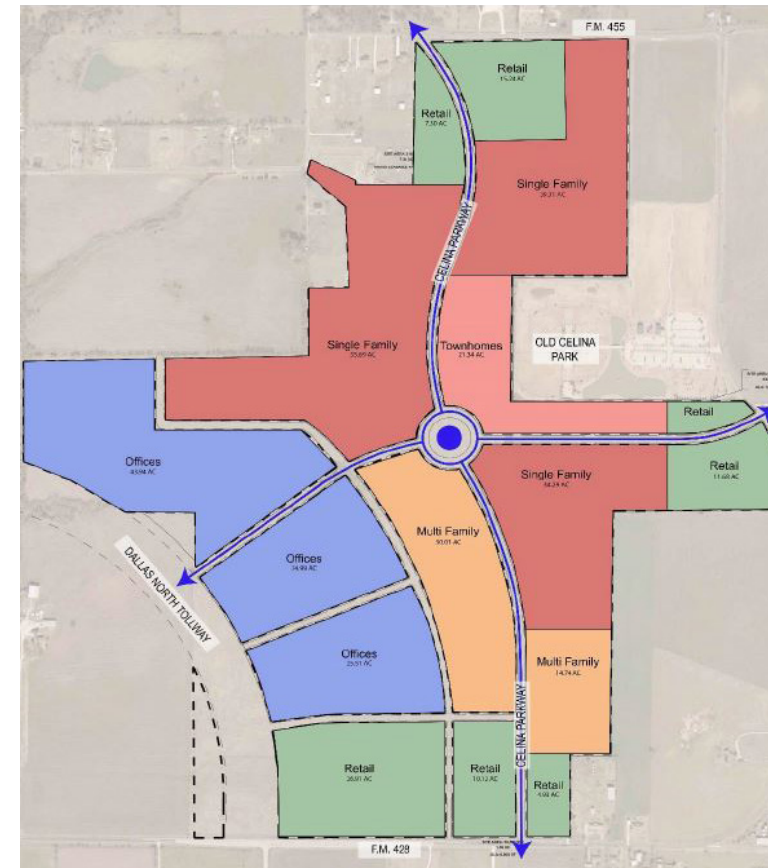
Debt Service

It is not anticipated at this time that the TIRZ will incur any bonded indebtedness.

Economic Feasibility Study

A taxable value analysis was developed as part of this preliminary amended project and financing plan to determine the economic feasibility of the project. The study examined the expected tax revenue the TIRZ would receive based on the previously outlined developments. A summary overview of the anticipated development square footages, the anticipated sales per square foot and the anticipated taxable value per square foot can be found on the following pages.

The taxable value analysis shows the estimated captured appraised value of the zone during each year of its existence and the net benefits of the zone to each of the local taxing jurisdictions. Utilizing the information outlined in this feasibility study, DPED has found that the TIRZ is economically feasible and will provide the City with economic benefits that would not occur without its implementation.



35 YEAR -TRACT 1: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 1

	Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
					PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE	
1	Single Family	SFR	2026	2030	396	\$ 1,000,000.00	\$ 396,000,000	\$ -	\$ -	\$ -	\$ -
1	Town Homes	Townhome	2032	2036	211	\$ 450,000.00	\$ 94,950,000	\$ -	\$ -	\$ -	\$ -
1	Multifamily - A	MFR	2027	2029	690	\$ 150,000.00	\$ 103,500,000	\$ -	\$ -	\$ -	\$ -
1	Multifamily - B	MFR	2029	2031	296	\$ 150,000.00	\$ 44,400,000	\$ -	\$ -	\$ -	\$ -
1	Office	Office	2035	2037	2,247,000	\$ 250.00	\$ 561,750,000	\$ -	\$ -	\$ -	\$ -
1	Retail - A	Retail	2027	2029	332,780	\$ 250.00	\$ 83,195,000	\$ -	\$ -	\$ 350.00	\$ 116,473,000
1	Retail - B	Retail	2030	2032	209,000	\$ 250.00	\$ 52,250,000	\$ -	\$ -	\$ 350.00	\$ 73,150,000
1	Retail - C	Retail	2032	2034	124,000	\$ 250.00	\$ 31,000,000	\$ -	\$ -	\$ 350.00	\$ 43,400,000
TOTAL					2,914,373		1,367,045,000		-		233,023,000

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	40.7%	\$ 510,722,944	= \$ 310,169,925	+ \$ -	+ \$ 200,553,019
COLLIN COUNTY	6.0%	\$ 75,625,375	= \$ 75,625,375	+ \$ -	+ \$ -
COLLIN COLLEGE	3.3%	\$ 41,128,764	= \$ 41,128,764	+ \$ -	+ \$ -
CELINA ISD	50.0%	\$ 626,957,924	= \$ 626,957,924	+ \$ -	+ \$ -
	100.0%	\$ 1,254,435,007	\$ 1,053,881,988	\$ -	\$ 200,553,019
		100.0%	84.0%	0.0%	16.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	100.0%	\$ 155,084,962	= \$ 155,084,962	+ \$ -	+ \$ -
COLLIN COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
COLLIN COLLEGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
CELINA ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 155,084,962	\$ 155,084,962	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	32.3%	\$ 355,637,982	= \$ 155,084,962	+ \$ -	+ \$ 200,553,019
COLLIN COUNTY	6.9%	\$ 75,625,375	= \$ 75,625,375	+ \$ -	+ \$ -
COLLIN COLLEGE	3.7%	\$ 41,128,764	= \$ 41,128,764	+ \$ -	+ \$ -
CELINA ISD	57.0%	\$ 626,957,924	= \$ 626,957,924	+ \$ -	+ \$ -
	100.0%	\$ 1,099,350,045	\$ 898,797,026	\$ -	\$ 200,553,019
			81.8%	0.0%	18.2%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20		
TOTAL TAX REVENUE																							
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
Development Year																							
Single Family	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11		
Town Homes	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5		
Multifamily - A	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11		
Multifamily - B	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9		
Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2		
Retail - A	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7	8	9	10	11		
Retail - B	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5	6	7		
Retail - C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2	3	4	5		
Taxable Value - Real Property																							
Property Code																							
Single Family	SFR	0	0	0	0	0	0	0	0	0	79,200,000	158,400,000	237,600,000	316,800,000	396,000,000	409,860,000	424,205,100	439,052,279	454,419,108	470,323,777	486,785,109		
Town Homes	Townhome	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18,990,000	37,980,000	56,970,000	75,960,000	94,950,000		
Multifamily - A	MFR	0	0	0	0	0	0	0	0	0	51,750,000	77,625,000	103,500,000	107,122,500	110,871,788	114,752,300	118,768,631	122,925,533	127,227,926	131,680,904			
Multifamily - B	MFR	0	0	0	0	0	0	0	0	0	0	0	22,200,000	33,300,000	44,400,000	45,954,000	47,562,390	49,227,074	50,950,021	52,733,272			
Office	Office	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	280,875,000	421,312,500		
Retail - A	Retail	0	0	0	0	0	0	0	0	0	41,597,500	62,396,250	83,195,000	86,106,825	89,120,564	92,239,784	95,468,176	98,809,562	102,267,897	105,847,273			
Retail - B	Retail	0	0	0	0	0	0	0	0	0	0	0	0	26,125,000	39,187,500	52,250,000	54,078,750	55,971,506	57,930,509	59,958,077			
Retail - C	Retail	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15,500,000	23,250,000	31,000,000	32,085,000	33,207,975			
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	79,200,000	251,747,500	377,621,250	525,695,000	648,654,325	693,439,851	748,391,184	792,910,225	838,322,783	#####	#####		
	PV	-	-	-	-	-	-	-	-	-	485,112	1,541,992	2,312,988	3,219,963	3,973,108	4,247,426	4,584,011	4,856,697	5,134,856	7,139,082	8,288,970		
CITY OF CELINA		55,074,963	-	-	-	-	-	-	-	-	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010		
COLLIN COUNTY		13,428,332	-	-	-	-	-	-	-	-	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124		
COLLIN COLLEGE		7,302,981	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800		
CELINA ISD		111,325,057	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800		
Total		177,131,333	-	-	-	-	-	-	-	-	1,648,293	5,239,315	7,858,972	10,940,651	13,499,654	14,431,720	15,575,356	16,501,876	17,446,993	24,256,865	28,163,903		
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CITY OF CELINA		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	58,236,500	87,354,750	116,473,000	157,124,555	179,631,289	223,985,697	241,915,696	260,093,496	269,196,768	278,618,655
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	1,164,730	1,747,095	2,329,460	3,142,491	3,592,626	4,479,714	4,838,314	5,201,870	5,383,935
Total		37,082,748	-	-	-	-	-	-	-	-	-	-	-	1,164,730	1,747,095	2,329,460	3,142,491	3,592,626	4,479,714	4,838,314	5,201,870	5,383,935	5,572,373
SUMMARY	PV	92,157,711	-	-	-	-	-	-	-	-	485,112	2,706,722	4,060,083	5,549,423	7,115,599	7,840,052	9,063,725	9,695,011	10,336,726	12,523,018	13,861,343		
CITY OF CELINA		13,428,332	-	-	-	-	-	-	-	-	118,280	375,967	563,951	785,089	968,720	1,035,604	1,117,670	1,184,156	1,251,976	1,740,645	2,021,010		
COLLIN COUNTY		7,302,981	-	-	-	-	-	-	-	-	64,326	204,469	306,704	426,969	526,837	563,212	607,843	644,002	680,886	946,648	1,099,124		
COLLIN COLLEGE		111,325,057	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800		
CELINA ISD		111,325,057	-	-	-	-	-	-	-	-	980,575	3,116,886	4,675,329	6,508,630	8,030,989	8,585,479	9,265,831	9,817,021	10,379,274	14,430,490	16,754,800		
Total		224,214,081	-	-	-	-	-	-	-	-	1,648,293	6,404,045	9,606,067	13,270,111	16,642,145	18,024,346	20,055,070	21,340,190	22,648,863	29,640,801	33,736,276		
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	79,200,000	251,747,500	377,621,250	525,695,000	648,654,325	693,439,851	748,391,184	792,910,225	838,322,783	#####	#####		
	PV	-	-	-	-	-	-	-	-	-	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485		
CITY OF CELINA		27,537,481	-	-	-	-	-	-	-	-	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485		
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total		27,537,481	-	-	-	-	-	-	-	-	242,556	770,996	1,156,494	1,609,981	1,986,554	2,123,713	2,292,006	2,428,349	2,567,428	3,569,541	4,144,485		
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CITY OF CELINA		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
Total		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	58,236,500	87,354,750	116,473,000	157,124,555	179,631,289	223,985,697	241,915,696	260,093,496	269,196,768	278,618,655
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	1,164,730	1,747,095	2,329,460	3,142,491	3,592,626	4,479,714	4,838,314	5,201,870	5,383,935
Total		-	-	-	-	-	-	-	-	-	-	-	-	1,164,730	1,747,095	2,329,460	3,142,491	3,592,626	4,479,714	4,838,314	5,201,870	5,383,935	

Financial Feasibility Analysis - Tract 1

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
TOTAL TAX REVENUE																					
	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
Development Year																					
Single Family	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	
Town Homes	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Multifamily - A	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Multifamily - B	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	
Office	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	
Retail - A	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	
Retail - B	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	
Retail - C	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	
Taxable Value - Real Property																					
Single Family	503,822,588	521,456,379	539,707,352	558,597,109	578,148,008	598,383,188	619,326,600	641,003,031	663,438,137	686,658,472	710,691,518	735,565,721	761,310,522	787,956,390	815,534,864	844,078,584	873,621,334	904,198,081	935,845,014	968,599,589	
Town Homes	98,273,250	101,712,814	105,272,762	108,957,309	112,770,815	116,717,793	120,802,916	125,031,018	129,407,104	133,936,352	138,624,125	143,475,969	148,497,628	153,695,045	159,074,371	164,641,974	170,404,444	176,368,599	182,541,500	188,930,453	
Multifamily - A	136,289,735	141,059,876	145,996,972	151,106,866	156,395,606	161,869,452	167,534,883	173,398,604	179,467,555	185,748,920	192,250,132	198,978,886	205,943,147	213,151,158	220,611,448	228,332,849	236,324,498	244,595,856	253,156,711	262,017,196	
Multifamily - B	54,578,936	56,489,199	58,466,321	60,512,642	62,630,585	64,822,655	67,091,448	69,439,649	71,870,037	74,385,488	76,988,980	79,683,594	82,472,520	85,359,058	88,346,626	91,438,757	94,639,114	97,951,483	101,379,785	104,928,077	
Office	561,760,000	581,411,250	601,760,644	622,822,266	644,621,046	667,182,782	690,534,180	714,702,876	739,717,477	765,607,588	792,403,854	820,137,989	848,842,818	878,552,317	909,301,648	941,127,206	974,066,658	1,008,158,991	1,043,444,556	1,079,965,115	
Retail - A	109,551,928	113,386,245	117,354,764	121,462,181	125,713,357	130,113,324	134,667,291	139,380,646	144,258,969	149,308,032	154,533,814	159,942,497	165,540,484	171,334,401	177,331,106	183,537,694	189,961,513	196,610,166	203,491,522	210,613,726	
Retail - B	62,056,609	64,228,591	66,476,591	68,803,272	71,211,387	73,703,785	76,283,418	78,953,337	81,716,704	84,576,789	87,536,976	90,600,771	93,771,798	97,053,810	100,450,694	103,966,468	107,605,295	111,371,480	115,269,482	119,303,913	
Retail - C	34,370,254	35,573,213	36,818,275	38,106,915	39,440,657	40,821,080	42,249,818	43,728,562	45,259,061	46,843,128	48,482,638	50,179,530	51,935,814	53,753,567	55,634,942	57,582,165	59,597,541	61,683,455	63,842,376	66,076,859	
REAL PROPERTY	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,909,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069	
CITY OF CELINA	9,348,964	9,676,177	10,014,844	10,365,363	10,728,151	11,103,636	11,492,263	11,894,493	12,310,800	12,741,678	13,187,637	13,649,204	14,126,926	14,620,368	15,133,116	15,662,775	16,210,973	16,778,357	17,365,599	17,973,395	
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	
COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	
Total	31,765,506	32,877,298	34,028,004	35,218,984	36,451,648	37,727,456	39,047,917	40,414,594	41,829,105	43,293,123	44,808,383	46,376,676	47,999,860	49,679,855	51,418,650	53,218,303	55,080,943	57,008,776	59,004,083	61,069,226	63,205,988
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
SALES TAX	288,370,308	298,463,269	308,909,483	319,721,315	330,911,561	342,493,466	354,480,737	366,887,563	379,728,628	393,019,130	406,774,799	421,011,917	435,747,334	450,998,491	466,783,438	483,120,858	500,030,088	517,531,141	535,644,731	554,392,297	
Total	5,767,406	5,969,265	6,178,190	6,394,426	6,618,231	6,849,869	7,089,615	7,337,751	7,594,573	7,860,383	8,135,496	8,420,238	8,714,947	9,019,970	9,335,669	9,662,417	10,000,602	10,350,623	10,712,895	11,087,846	200,553,019
SUMMARY																					
CITY OF CELINA	15,116,370	15,645,443	16,193,033	16,759,789	17,346,382	17,953,605	18,581,878	19,232,244	19,905,372	20,602,060	21,323,133	22,069,442	22,841,873	23,641,338	24,468,785	25,325,193	26,211,574	27,128,979	28,078,494	29,061,241	
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,215,399	3,327,938	3,444,415	3,564,970	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,258	
COLLIN COLLEGE	1,239,680	1,283,068	1,327,976	1,374,455	1,422,561	1,472,350	1,523,883	1,577,219	1,632,421	1,689,556	1,748,690	1,809,895	1,873,241	1,938,804	2,006,663	2,076,896	2,149,587	2,224,823	2,302,691	2,383,286	
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	
Total	37,532,912	38,846,564	40,206,193	41,613,410	43,069,879	44,577,325	46,137,532	47,752,345	49,423,677	51,153,506	52,943,879	54,796,915	56,714,807	58,699,825	60,754,319	62,880,720	65,081,545	67,359,399	69,716,978	72,157,072	1,254,435,007
PARTICIPATION																					
REAL PROPERTY	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,909,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069	
CITY OF CELINA	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246													

35 YEAR -TRACT 2: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 2		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
2	Single Family	SFR	2030	2034	95	\$ 325,000.00	\$ 30,875,000	\$ -	\$ -	\$ -	\$ -
TOTAL					95		30,875,000		-		-

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	29.4%	\$ 6,895,179	=	\$ 6,895,179	+	\$ -	+	\$ -
COLLIN COUNTY	7.2%	\$ 1,681,177	=	\$ 1,681,177	+	\$ -	+	\$ -
COLLIN COLLEGE	3.9%	\$ 914,306	=	\$ 914,306	+	\$ -	+	\$ -
CELINA ISD	59.5%	\$ 13,937,481	=	\$ 13,937,481	+	\$ -	+	\$ -
	100.0%	\$ 23,428,143		\$ 23,428,143		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	100.0%	\$ 3,447,590	=	\$ 3,447,590	+	\$ -	+	\$ -
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 3,447,590		\$ 3,447,590		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	17.3%	\$ 3,447,590	=	\$ 3,447,590	+	\$ -	+	\$ -
COLLIN COUNTY	8.4%	\$ 1,681,177	=	\$ 1,681,177	+	\$ -	+	\$ -
COLLIN COLLEGE	4.6%	\$ 914,306	=	\$ 914,306	+	\$ -	+	\$ -
CELINA ISD	69.8%	\$ 13,937,481	=	\$ 13,937,481	+	\$ -	+	\$ -
		\$ 19,980,553		\$ 19,980,553		\$ -		\$ -
				100.0%		0.0%		0.0%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

		Calendar Year																				
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,955,625	33,074,072
	PV																					
	CITY OF CELINA	1,188,930	-	-	-	-	-	-	-	-	-	-	-	-	-	37,823	75,646	113,468	151,291	189,114	195,733	202,584
	COLLIN COUNTY	289,884	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
	COLLIN COLLEGE	157,653	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
	CELINA ISD	2,403,228	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
	Total	4,039,695	-	-	-	-	-	-	-	-	-	-	-	-	-	128,513	257,026	385,538	514,051	642,564	665,054	688,330
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																					
	CITY OF CELINA	1,188,930	-	-	-	-	-	-	-	-	-	-	-	-	-	37,823	75,646	113,468	151,291	189,114	195,733	202,584
	COLLIN COUNTY	289,884	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
	COLLIN COLLEGE	157,653	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
	CELINA ISD	2,403,228	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
	Total	4,039,695	-	-	-	-	-	-	-	-	-	-	-	-	-	128,513	257,026	385,538	514,051	642,564	665,054	688,330
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,175,000	12,350,000	18,525,000	24,700,000	30,875,000	31,955,625	33,074,072
	PV																					
	CITY OF CELINA	594,465	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	594,465	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV																					
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV																					
	CITY OF CELINA	594,465	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	594,465	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY	PV																					
	CITY OF CELINA	594,465	-	-	-	-	-	-	-	-	-	-	-	-	-	18,911	37,823	56,734	75,646	94,557	97,867	101,292
	COLLIN COUNTY	289,884	-	-	-	-	-	-	-	-	-	-	-	-	-	9,222	18,444	27,666	36,888	46,110	47,723	49,394
	COLLIN COLLEGE	157,653	-	-	-	-	-	-	-	-	-	-	-	-	-	5,015	10,031	15,046	20,061	25,077	25,954	26,863
	CELINA ISD	2,403,228	-	-	-	-	-	-	-	-	-	-	-	-	-	76,453	152,905	229,358	305,811	382,263	395,643	409,490
	Total	3,445,230	-	-	-	-	-	-	-	-	-	-	-	-	-	109,601	219,203	328,804	438,405	548,007	567,187	587,039

Financial Feasibility Analysis - Tract 2

	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
TOTAL TAX REVENUE																					
REAL PROPERTY	34,231,664	35,429,773	36,669,815	37,953,258	39,281,622	40,656,479	42,079,456	43,552,237	45,076,565	46,654,245	48,287,143	49,977,193	51,726,395	53,536,819	55,410,608	57,349,979	59,357,228	61,434,731	63,584,947	65,810,420	
																					GROSS
CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,921	339,399	351,277	363,572	376,297	389,468	403,099	6,895,179
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	1,681,177
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	914,306
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	13,937,481
Total	712,422	737,357	763,164	789,875	817,521	846,134	875,749	906,400	938,124	970,958	1,004,942	1,040,115	1,076,519	1,114,197	1,153,194	1,193,555	1,235,330	1,278,566	1,323,316	1,369,632	23,428,143
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																					GROSS
CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,921	339,399	351,277	363,572	376,297	389,468	403,099	6,895,179
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	1,681,177
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	914,306
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	13,937,481
Total	712,422	737,357	763,164	789,875	817,521	846,134	875,749	906,400	938,124	970,958	1,004,942	1,040,115	1,076,519	1,114,197	1,153,194	1,193,555	1,235,330	1,278,566	1,323,316	1,369,632	23,428,143
PARTICIPATION																					
REAL PROPERTY	34,231,664	35,429,773	36,669,815	37,953,258	39,281,622	40,656,479	42,079,456	43,552,237	45,076,565	46,654,245	48,287,143	49,977,193	51,726,395	53,536,819	55,410,608	57,349,979	59,357,228	61,434,731	63,584,947	65,810,420	
																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
PERSONAL PROPERTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
																					GROSS
Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
TOTAL TAX REVENUE - PA																					
SUMMARY																					GROSS
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
COLLIN COUNTY	51,123	52,912	54,764	56,681	58,664	60,718	62,843	65,042	67,319	69,675	72,113	74,637	77,250	79,953	82,752	85,648	88,646	91,748	94,960	98,283	1,681,177
COLLIN COLLEGE	27,803	28,776	29,783	30,826	31,905	33,021	34,177	35,373	36,611	37,893	39,219	40,591	42,012	43,483	45,004	46,580	48,210	49,897	51,644	53,451	914,306
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,626	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	13,937,481
Total	607,585	628,850	650,860	673,640	697,218	721,620	746,877	773,018	800,073	828,076	857,059	887,056	918,102	950,236	983,494	1,017,917	1,053,544	1,090,418	1,128,582	1,168,083	19,980,553

35 YEAR -TRACT 3: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 3		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE	
3		Multifamily	MFR	2035	2037	386	\$ 150,000.00	\$ 57,900,000	\$ 5.00	\$ 2,123,000	\$ -	\$ -
3		Single Family	SFR	2026	2030	657	\$ 1,000,000.00	\$ 657,000,000	\$ -	\$ -	\$ -	\$ -
TOTAL						1,043	714,900,000		2,123,000		-	

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	29.4%	\$ 195,001,399	= \$ 194,617,404	+ \$ 383,995	+ \$ -
COLLIN COUNTY	7.2%	\$ 47,545,080	= \$ 47,451,455	+ \$ 93,625	+ \$ -
COLLIN COLLEGE	3.9%	\$ 25,857,331	= \$ 25,806,413	+ \$ 50,918	+ \$ -
CELINA ISD	59.5%	\$ 394,163,530	= \$ 393,387,346	+ \$ 776,184	+ \$ -
	100.0%	\$ 662,567,341	\$ 661,262,619	\$ 1,304,722	\$ -
		100.0%	99.8%	0.2%	0.0%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	100.0%	\$ 97,308,702	= \$ 97,308,702	+ \$ -	+ \$ -
COLLIN COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
COLLIN COLLEGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
CELINA ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 97,308,702	\$ 97,308,702	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	17.3%	\$ 97,692,697	= \$ 97,308,702	+ \$ 383,995	+ \$ -
COLLIN COUNTY	8.4%	\$ 47,545,080	= \$ 47,451,455	+ \$ 93,625	+ \$ -
COLLIN COLLEGE	4.6%	\$ 25,857,331	= \$ 25,806,413	+ \$ 50,918	+ \$ -
CELINA ISD	69.7%	\$ 394,163,530	= \$ 393,387,346	+ \$ 776,184	+ \$ -
		\$ 565,258,639	\$ 563,953,917	\$ 1,304,722	\$ -
			99.8%	0.2%	0.0%

35 YEAR -TRACT 4: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 4											
	Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES		
					PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE	
4	Pad Sites - A	Retail	2030	2032	140,000	\$ 250.00	\$ 35,000,000	\$ 5.00	\$ 700,000	\$ 350.00	\$ 49,000,000
4	Pad Sites - B	Retail	2029	2031	29,600	\$ 250.00	\$ 7,400,000	\$ 5.00	\$ 148,000	\$ 350.00	\$ 10,360,000
4	Big Box	Retail	2026	2028	368,000	\$ 250.00	\$ 92,000,000	\$ 5.00	\$ 1,840,000	\$ 350.00	\$128,800,000
4	Town Homes - A	Townhome	2027	2031	1,368	\$ 450,000.00	\$ 615,600,000	\$ 5.00	\$ 6,840	\$ -	\$ -
4	Town Homes - B	Townhome	2032	2036	620	\$ 450,000.00	\$ 279,000,000	\$ 5.00	\$ 3,100	\$ -	\$ -
4	Town Homes - C	Townhome	2033	2037	91	\$ 450,000.00	\$ 40,950,000	\$ 5.00	\$ 455	\$ -	\$ -
4	Office	Office	2027	2029	151,000	\$ 250.00	\$ 37,750,000	\$ 5.00	\$ 755,000	\$ -	\$ -
				TOTAL	690,679		1,107,700,000		3,453,395		188,160,000

► OUTPUT

TOTAL TAX REVENUE	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF CELINA	40.6%	\$ 454,293,055	=	\$ 275,865,267	+	\$ 998,635	+	\$ 177,429,153
COLLIN COUNTY	6.0%	\$ 67,504,728	=	\$ 67,261,242	+	\$ 243,486	+	\$ -
COLLIN COLLEGE	3.3%	\$ 36,712,360	=	\$ 36,579,941	+	\$ 132,420	+	\$ -
CELINA ISD	50.1%	\$ 559,635,230	=	\$ 557,616,652	+	\$ 2,018,578	+	\$ -
	100.0%	\$ 1,118,145,374		\$ 937,323,102		\$ 3,393,119		\$ 177,429,153
		100.0%		83.8%		0.3%		15.9%

TOTAL PARTICIPATION	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF CELINA	100.0%	\$ 137,932,633	=	\$ 137,932,633	+	\$ -	+	\$ -
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 137,932,633		\$ 137,932,633		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT	TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES				
CITY OF CELINA	32.3%	\$ 316,360,422	=	\$ 137,932,633	+	\$ 998,635	+	\$ 177,429,153
COLLIN COUNTY	6.9%	\$ 67,504,728	=	\$ 67,261,242	+	\$ 243,486	+	\$ -
COLLIN COLLEGE	3.7%	\$ 36,712,360	=	\$ 36,579,941	+	\$ 132,420	+	\$ -
CELINA ISD	57.1%	\$ 559,635,230	=	\$ 557,616,652	+	\$ 2,018,578	+	\$ -
		\$ 980,212,740		\$ 799,390,468		\$ 3,393,119		\$ 177,429,153
				81.6%		0.3%		18.1%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	50,429,154	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		12,295,595	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		6,686,943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		101,934,511	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		171,825,005	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	193,003	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		47,058	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		25,592	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		390,124	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		655,777	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	34,296,894	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	84,919,051	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		12,342,652	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		6,712,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		102,324,435	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		206,298,674	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PARTICIPATION	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	25,214,577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		25,214,577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	25,214,577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		25,214,577	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																							
SUMMARY	PV	59,704,474	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CITY OF CELINA		12,342,652	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COUNTY		6,712,536	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
COLLIN COLLEGE		102,324,435	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CELINA ISD		181,084,097	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

35 YEAR -TRACT 5: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 5		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
5	Multifamily - A	MFR	2035	2037	400	\$ 150,000.00	\$ 60,000,000	\$ 5.00	\$ 2,200,000	\$ -	\$ -
5	Multifamily - B	MFR	2027	2029	400	\$ 150,000.00	\$ 60,000,000	\$ 5.00	\$ 2,200,000	\$ -	\$ -
5	Commercial	Retail	2035	2037	400,752	\$ 250.00	\$ 100,188,000	\$ 15.00	\$ 6,011,280	\$ 350.00	\$ 140,263,200
5	Multifamily - C	MFR	2032	2034	341	\$ 150,000.00	\$ 51,150,000	\$ 5.00	\$ 1,875,500	\$ -	\$ -
TOTAL					401,893		271,338,000		12,286,780		140,263,200

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	49.8%	\$ 143,008,187	=	\$ 57,633,571	+	\$ 2,536,063	+	\$ 82,838,553
COLLIN COUNTY	5.1%	\$ 14,670,511	=	\$ 14,052,170	+	\$ 618,341	+	\$ -
COLLIN COLLEGE	2.8%	\$ 7,978,538	=	\$ 7,642,255	+	\$ 336,284	+	\$ -
CELINA ISD	42.3%	\$ 121,623,103	=	\$ 116,496,865	+	\$ 5,126,238	+	\$ -
	100.0%	\$ 287,280,340		\$ 195,824,860		\$ 8,616,927		\$ 82,838,553
		100.0%		68.2%		3.0%		28.8%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	100.0%	\$ 28,816,785	=	\$ 28,816,785	+	\$ -	+	\$ -
COLLIN COUNTY	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
COLLIN COLLEGE	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
CELINA ISD	0.0%	\$ -	=	\$ -	+	\$ -	+	\$ -
	100.0%	\$ 28,816,785		\$ 28,816,785		\$ -		\$ -
		100.0%		100.0%		0.0%		0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES			
CITY OF CELINA	44.2%	\$ 114,191,402	=	\$ 28,816,785	+	\$ 2,536,063	+	\$ 82,838,553
COLLIN COUNTY	5.7%	\$ 14,670,511	=	\$ 14,052,170	+	\$ 618,341	+	\$ -
COLLIN COLLEGE	3.1%	\$ 7,978,538	=	\$ 7,642,255	+	\$ 336,284	+	\$ -
CELINA ISD	47.1%	\$ 121,623,103	=	\$ 116,496,865	+	\$ 5,126,238	+	\$ -
		\$ 258,463,554		\$ 167,008,074		\$ 8,616,927		\$ 82,838,553
				64.6%		3.3%		32.1%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

		Calendar Year																				
		0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
TOTAL TAX REVENUE		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	30,000,000	45,000,000	60,000,000	62,100,000	64,273,500	92,098,073	107,213,880	122,411,178	206,789,570	251,270,915
	PV	9,742,112	-	-	-	-	-	-	-	-	-	-	183,755	275,632	367,509	380,372	393,685	564,115	656,702	749,787	1,266,618	1,539,073
	CITY OF CELINA	2,375,314	-	-	-	-	-	-	-	-	-	-	44,803	67,204	89,606	92,742	95,988	137,542	160,116	182,813	308,826	375,256
	COLLIN COUNTY	1,291,811	-	-	-	-	-	-	-	-	-	-	24,366	36,549	48,732	50,438	52,203	74,802	87,079	99,422	167,954	204,082
	COLLIN COLLEGE	19,692,090	-	-	-	-	-	-	-	-	-	-	371,430	557,145	742,860	768,860	795,770	1,140,266	1,327,415	1,515,573	2,560,262	3,110,985
	CELINA ISD	33,101,327	-	-	-	-	-	-	-	-	-	-	624,354	936,530	1,248,707	1,292,412	1,337,646	1,916,725	2,231,312	2,547,595	4,303,660	5,229,396
	Total												624,354	936,530	1,248,707	1,292,412	1,337,646	1,916,725	2,231,312	2,547,595	4,303,660	5,229,396
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	1,100,000	1,650,000	2,200,000	2,277,000	2,356,695	3,376,929	3,931,176	4,488,410	8,751,144	10,966,557
	PV	422,627	-	-	-	-	-	-	-	-	-	-	6,738	10,107	13,475	13,947	14,435	20,684	24,079	27,492	53,602	67,172
	CITY OF CELINA	103,045	-	-	-	-	-	-	-	-	-	-	1,643	2,464	3,286	3,401	3,520	5,043	5,871	6,703	13,069	16,378
	COLLIN COUNTY	56,041	-	-	-	-	-	-	-	-	-	-	893	1,340	1,787	1,849	1,914	2,743	3,193	3,645	7,108	8,907
	COLLIN COLLEGE	854,273	-	-	-	-	-	-	-	-	-	-	13,619	20,429	27,238	28,192	29,178	41,810	48,672	55,571	108,348	135,777
	CELINA ISD	1,435,985	-	-	-	-	-	-	-	-	-	-	22,893	34,339	45,786	47,388	49,047	70,280	81,815	93,412	182,127	228,234
	Total												22,893	34,339	45,786	47,388	49,047	70,280	81,815	93,412	182,127	228,234
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70,131,600	105,197,400
	PV	12,816,017	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,402,632	2,103,948
	Total																				1,402,632	2,103,948
SUMMARY	PV	22,980,756	-	-	-	-	-	-	-	-	-	-	190,492	285,738	380,985	394,319	408,120	584,799	680,781	777,280	2,722,852	3,710,193
	CITY OF CELINA	2,478,358	-	-	-	-	-	-	-	-	-	-	46,446	69,669	92,891	96,143	99,508	142,585	165,987	189,516	321,895	391,633
	COLLIN COUNTY	1,347,852	-	-	-	-	-	-	-	-	-	-	25,259	37,889	50,519	52,287	54,117	77,545	90,272	103,068	175,062	212,989
	COLLIN COLLEGE	20,546,363	-	-	-	-	-	-	-	-	-	-	385,049	577,574	770,098	797,052	824,948	1,182,076	1,376,087	1,571,144	2,668,610	3,246,762
	CELINA ISD	47,353,330	-	-	-	-	-	-	-	-	-	-	647,246	970,870	1,294,493	1,339,800	1,386,693	1,987,005	2,313,127	2,641,007	5,888,419	7,561,578
	Total												647,246	970,870	1,294,493	1,339,800	1,386,693	1,987,005	2,313,127	2,641,007	5,888,419	7,561,578
PARTICIPATION																						
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	30,000,000	45,000,000	60,000,000	62,100,000	64,273,500	92,098,073	107,213,880	122,411,178	206,789,570	251,270,915
	PV	4,871,056	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	4,871,056	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
	Total												91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	1,100,000	1,650,000	2,200,000	2,277,000	2,356,695	3,376,929	3,931,176	4,488,410	8,751,144	10,966,557
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total												-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	70,131,600	105,197,400
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total												-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	4,871,056	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	4,871,056	-	-	-	-	-	-	-	-	-	-	91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
	Total												91,877	137,816	183,755	190,186	196,843	282,057	328,351	374,894	633,309	769,537
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																						
SUMMARY	PV	18,109,700	-	-	-	-	-	-	-	-	-	-	98,615	147,922	197,230	204,133	211,278	302,742	352,430	402,386	2,089,543	2,940,656
	CITY OF CELINA	2,478,358	-	-	-	-	-	-	-	-	-	-	46,446	69,669	92,891	96,143	99,508	142,585	165,987	189,516	321,895	391,633
	COLLIN COUNTY	1,347,852	-	-	-	-	-	-	-	-	-	-	25,259	37,889	50,519	52,287	54,117	77,545	90,272	103,068	175,062	212,989
	COLLIN COLLEGE	20,546,363	-	-	-	-	-	-	-	-	-	-	385,049	577,574	770,098	797,052	824,948	1,182,076	1,376,087	1,571,144	2,668,610	3,246,762
	CELINA ISD	42,482,274	-	-	-	-	-	-	-	-	-	-	555,369	833,054	1,110,738	1,149,614	1,189,851	1,704,948	1,984,776	2,266,113	5,255,110	6,792,041
	Total												555,369	833,054	1,110,738	1,149,614	1,189,851	1,704,948	1,984,776	2,266,113	5,255,110	6,792,041

35 YEAR -TRACT 6: INPUT & OUTPUT

► INPUT

INFLATION RATE	3.50%
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DISCOUNT RATE	6.00%
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REAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	50%	0.3062577
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.3062577

PERSONAL PROPERTY TAX		PARTICIPATION	
CITY OF CELINA	0.61251540	0%	0.0000000
COLLIN COUNTY	0.14934300	0%	0.0000000
COLLIN COLLEGE	0.08122000	0%	0.0000000
CELINA ISD	1.23810000	0%	0.0000000
	2.08117840		0.0000000

Sales Tax Rate	0.0200000	0.00%	0.0000000
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TRACT 6		Type	Completion Year	Stabilized Year	AREA SF/UNITS	REAL PROPERTY		PERSONAL PROPERTY		SALES	
						PSF/UNIT	TAX VALUE	PSF/UNIT	TAX VALUE	\$ / SF	TAX VALUE
6	Single Family	SFR	2032	2036	602	\$ 750,000.00	\$ 451,500,000	\$ -	\$ -	\$ -	\$ -
6	Commercial	Retail	2037	2039	32,234	\$ 250.00	\$ 8,058,500	\$ 15.00	\$ 483,510	\$ 350.00	\$ 11,281,900
TOTAL					32,836		459,558,500		483,510		11,281,900

► OUTPUT

TOTAL TAX REVENUE		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	30.7%	\$ 96,398,810	= \$ 90,512,441	+ \$ 76,260	+ \$ 5,810,109
COLLIN COUNTY	7.0%	\$ 22,087,262	= \$ 22,068,669	+ \$ 18,594	+ \$ -
COLLIN COLLEGE	3.8%	\$ 12,012,129	= \$ 12,002,017	+ \$ 10,112	+ \$ -
CELINA ISD	58.4%	\$ 183,110,287	= \$ 182,956,141	+ \$ 154,146	+ \$ -
	100.0%	\$ 313,608,488	\$ 307,539,268	\$ 259,112	\$ 5,810,109
		100.0%	98.1%	0.1%	1.9%

TOTAL PARTICIPATION		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	100.0%	\$ 45,256,221	= \$ 45,256,221	+ \$ -	+ \$ -
COLLIN COUNTY	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
COLLIN COLLEGE	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
CELINA ISD	0.0%	\$ -	= \$ -	+ \$ -	+ \$ -
	100.0%	\$ 45,256,221	\$ 45,256,221	\$ -	\$ -
		100.0%	100.0%	0.0%	0.0%

NET BENEFIT		TOTAL	REAL PROPERTY	PERSONAL PROPERTY	SALES
CITY OF CELINA	19.1%	\$ 51,142,589	= \$ 45,256,221	+ \$ 76,260	+ \$ 5,810,109
COLLIN COUNTY	8.2%	\$ 22,087,262	= \$ 22,068,669	+ \$ 18,594	+ \$ -
COLLIN COLLEGE	4.5%	\$ 12,012,129	= \$ 12,002,017	+ \$ 10,112	+ \$ -
CELINA ISD	68.2%	\$ 183,110,287	= \$ 182,956,141	+ \$ 154,146	+ \$ -
		\$ 268,352,268	\$ 262,283,047	\$ 259,112	\$ 5,810,109
			97.7%	0.1%	2.2%

TAX REVENUE PROJECTIONS & COST-BENEFIT ANALYSIS

TOTAL TAX REVENUE		Calendar Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
		2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,300,000	180,600,000	270,900,000	361,200,000	451,500,000
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553,101	1,106,203	1,659,304	2,212,406	2,765,507
	CITY OF CELINA	14,740,787	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553,101	1,106,203	1,659,304	2,212,406	2,765,507
	COLLIN COUNTY	3,594,087	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,857	269,713	404,570	539,427	674,284
	COLLIN COLLEGE	1,954,639	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73,342	146,683	220,025	293,367	366,708
	CELINA ISD	29,796,098	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,118,004	2,236,009	3,354,013	4,472,017	5,590,022
	Total	50,085,611	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,879,304	3,758,608	5,637,912	7,517,216	9,396,520
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	11,154	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	2,720	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	1,479	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	22,546	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	37,899	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	849,826	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	15,601,768	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	553,101	1,106,203	1,659,304	2,212,406	2,765,507
	COLLIN COUNTY	3,596,806	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,857	269,713	404,570	539,427	674,284
	COLLIN COLLEGE	1,956,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73,342	146,683	220,025	293,367	366,708
	CELINA ISD	29,818,644	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,118,004	2,236,009	3,354,013	4,472,017	5,590,022
	Total	50,973,337	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,879,304	3,758,608	5,637,912	7,517,216	9,396,520
PARTICIPATION																							
REAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,300,000	180,600,000	270,900,000	361,200,000	451,500,000
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
	CITY OF CELINA	7,370,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	7,370,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
PERSONAL PROPERTY	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SALES TAX	Taxable Value	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	7,370,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
	COLLIN COUNTY	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	COLLIN COLLEGE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CELINA ISD	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Total	7,370,394	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
TOTAL TAX REVENUE - PARTICIPATION = NET BENEFIT																							
SUMMARY	PV	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	CITY OF CELINA	8,231,374	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	276,551	553,101	829,652	1,106,203	1,382,754
	COLLIN COUNTY	3,596,806	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	134,857	269,713	404,570	539,427	674,284
	COLLIN COLLEGE	1,956,118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	73,342	146,683	220,025	293,367	366,708
	CELINA ISD	29,818,644	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,118,004	2,236,009	3,354,013	4,472,017	5,590,022
	Total	43,602,943	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,602,753	3,205,507	4,808,260	6,411,014	8,013,767

Financial Feasibility Analysis - Tract 6

21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	
2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
471,331,750	489,701,963	508,644,621	526,447,182	544,872,834	563,943,383	583,681,401	604,110,250	625,254,109	647,138,003	669,787,833	693,230,407	717,493,471	742,605,743	768,596,944	795,497,837	823,340,261	852,157,170	881,982,671	912,852,065	
2,886,980	2,999,500	3,115,527	3,224,570	3,337,430	3,454,240	3,575,138	3,700,268	3,829,778	3,963,820	4,102,554	4,246,143	4,394,758	4,548,575	4,707,775	4,872,547	5,043,086	5,219,594	5,402,280	5,591,359	GROSS
703,901	731,336	759,625	786,212	813,729	842,210	871,687	902,196	933,773	966,455	1,000,281	1,035,291	1,071,526	1,109,030	1,147,846	1,188,020	1,229,601	1,272,637	1,317,179	1,363,281	90,512,441
382,816	397,736	413,121	427,580	442,546	458,035	474,066	490,658	507,831	525,605	544,002	563,042	582,748	603,144	624,254	646,103	668,717	692,122	716,346	741,418	22,068,669
5,835,558	6,063,000	6,297,529	6,517,943	6,746,071	6,982,183	7,226,559	7,479,489	7,741,271	8,012,216	8,292,643	8,582,886	8,883,287	9,194,202	9,515,999	9,849,059	10,193,776	10,550,558	10,919,827	11,302,021	12,002,017
9,809,255	10,191,571	10,585,802	10,956,305	11,339,776	11,736,668	12,147,451	12,572,612	13,012,653	13,468,096	13,939,480	14,427,361	14,932,319	15,454,950	15,995,874	16,555,729	17,135,180	17,734,911	18,355,633	18,998,080	182,956,141
241,755	362,633	483,510	500,433	517,948	536,076	554,839	574,258	594,357	615,160	636,690	658,974	682,039	705,910	730,617	756,188	782,655	810,048	838,400	867,744	307,539,268
1,481	2,221	2,962	3,065	3,173	3,284	3,398	3,517	3,641	3,768	3,900	4,036	4,178	4,324	4,475	4,632	4,794	4,962	5,135	5,315	GROSS
361	542	722	747	774	801	829	858	888	919	951	984	1,019	1,054	1,091	1,129	1,169	1,210	1,252	1,296	76,260
196	295	393	406	421	435	451	466	483	500	517	535	554	573	593	614	636	658	681	705	18,594
2,993	4,490	5,986	6,196	6,413	6,637	6,869	7,110	7,359	7,616	7,883	8,159	8,444	8,740	9,046	9,362	9,690	10,029	10,380	10,744	10,112
5,031	7,547	10,063	10,415	10,779	11,157	11,547	11,951	12,370	12,803	13,251	13,714	14,194	14,691	15,205	15,738	16,288	16,859	17,449	18,059	154,145
5,640,950	8,461,425	11,281,900	11,676,767	12,085,453	12,508,444	12,946,240	13,399,358	13,868,336	14,353,727	14,856,108	15,376,072	15,914,234	16,471,232	17,047,725	17,644,396	18,261,950	18,901,118	19,562,657	20,247,350	259,112
112,819	160,229	225,638	233,535	241,709	250,169	258,925	267,987	277,367	287,075	297,122	307,521	318,285	329,425	340,955	352,888	365,239	378,022	391,253	404,947	5,810,100
3,001,279	3,170,950	3,344,126	3,461,171	3,582,312	3,707,693	3,837,462	3,971,773	4,110,785	4,254,662	4,403,576	4,557,701	4,717,220	4,882,323	5,053,204	5,230,066	5,413,119	5,602,578	5,798,668	6,001,622	GROSS
704,262	731,877	760,347	786,959	814,503	843,011	872,516	903,054	934,661	967,374	1,001,232	1,036,275	1,072,545	1,110,084	1,148,937	1,189,150	1,230,770	1,273,847	1,318,431	1,364,577	96,398,810
383,012	398,030	413,514	427,987	442,966	458,470	474,517	491,125	508,314	526,105	544,519	563,577	583,302	603,718	624,848	646,718	669,353	692,780	717,027	742,123	22,087,262
5,838,552	6,067,490	6,303,515	6,524,138	6,752,483	6,988,820	7,233,429	7,486,599	7,748,630	8,019,832	8,300,526	8,591,044	8,891,731	9,202,942	9,525,045	9,858,421	10,203,466	10,560,587	10,930,208	11,312,765	12,012,129
9,927,105	10,368,347	10,821,503	11,200,255	11,592,264	11,997,993	12,417,923	12,852,551	13,302,390	13,767,973	14,249,853	14,748,597	15,264,798	15,799,066	16,352,034	16,924,355	17,516,707	18,129,792	18,764,335	19,421,086	183,110,287
471,331,750	489,701,963	508,644,621	526,447,182	544,872,834	563,943,383	583,681,401	604,110,250	625,254,109	647,138,003	669,787,833	693,230,407	717,493,471	742,605,743	768,596,944	795,497,837	823,340,261	852,157,170	881,982,671	912,852,065	96,398,810
1,443,490	1,499,750	1,557,763	1,612,285	1,668,715	1,727,120	1,787,569	1,850,134	1,914,889	1,981,910	2,051,277	2,123,072	2,197,379	2,274,287	2,353,887	2,436,273	2,521,543	2,609,797	2,701,140	2,795,680	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,256,221
1,443,490	1,499,750	1,557,763	1,612,285	1,668,715	1,727,120	1,787,569	1,850,134	1,914,889	1,981,910	2,051,277	2,123,072	2,197,379	2,274,287	2,353,887	2,436,273	2,521,543	2,609,797	2,701,140	2,795,680	45,256,221
241,755	362,633	483,510	500,433	517,948	536,076	554,839	574,258	594,357	615,160	636,690	658,974	682,039	705,910	730,617	756,188	782,655	810,048	838,400	867,744	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
5,640,950	8,461,425	11,281,900	11,676,767	12,085,453	12,508,444	12,946,240	13,399,358	13,868,336	14,353,727	14,856,108	15,376,072	15,914,234	16,471,232	17,047,725	17,644,396	18,261,950	18,901,118	19,562,657	20,247,350	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
1,443,490	1,499,750	1,557,763	1,612,285	1,668,715	1,727,120	1,787,569	1,850,134	1,914,889	1,981,910	2,051,277	2,123,072	2,197,379	2,274,287	2,353,887	2,436,273	2,521,543	2,609,797	2,701,140	2,795,680	GROSS
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,256,221
1,443,490	1,499,750	1,557,763	1,612,285	1,668,715	1,727,120	1,787,569	1,850,134	1,914,889	1,981,910	2,051,277	2,123,072	2,197,379	2,274,287	2,353,887	2,436,273	2,521,543	2,609,797	2,701,140	2,795,680	45,256,221
1,557,790	1,671,200	1,786,363	1,848,886	1,913,597	1,980,572	2,049,893	2,121,639	2,195,896	2,272,752	2,352,299	2,434,629	2,519,841	2,608,036	2,699,317	2,793,793	2,891,576	2,992,781	3,097,528	3,205,942	GROSS
704,262	731,877	760,347	786,959	814,503	843,011	872,516	903,054	934,661	967,374	1,001,232	1,036,275	1,072,545	1,110,084	1,148,937	1,189,150	1,230,770	1,273,847	1,318,431	1,364,577	51,142,589
383,012	398,030	413,514	427,987	442,966	458,470	474,517	491,125	508,314	526,105	544,519	563,577	583,302	603,718	624,848	646,718	669,353	692,780	717,027	742,123	22,087,262
5,838,552	6,067,490	6,303,515	6,524,138	6,752,483	6,988,820	7,233,429	7,486,599	7,748,630	8,019,832	8,300,526	8,591,044	8,891,731	9,202,942	9,525,045	9,858,421	10,203,466	10,560,587	10,930,208	11,312,765	12,012,129
8,483,615	8,868,597	9,263,739	9,587,970	9,923,549	10,270,873	10,630,354	11,002,416	11,387,501	11,786,063	12,198,576	12,625,526	13,067,419	13,524,779	13,998,146	14,488,081	14,995,164	15,519,995	16,063,195	16,625,407	183,110,287
																				268,352,268

Financial Feasibility Analysis - TIRZ Participation

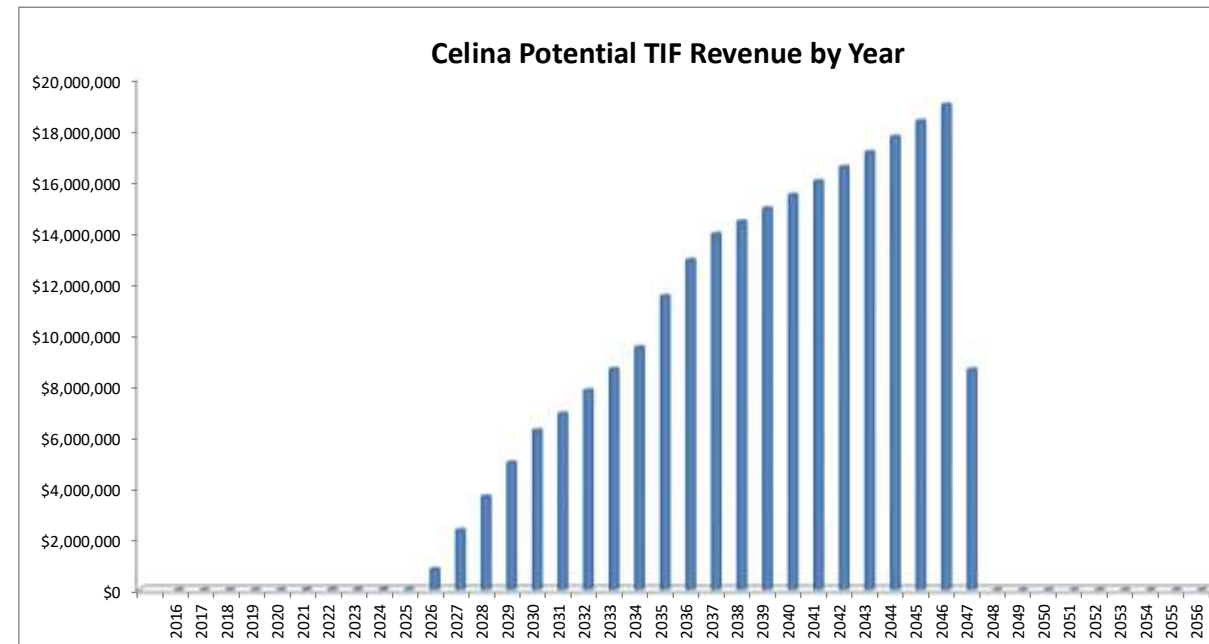
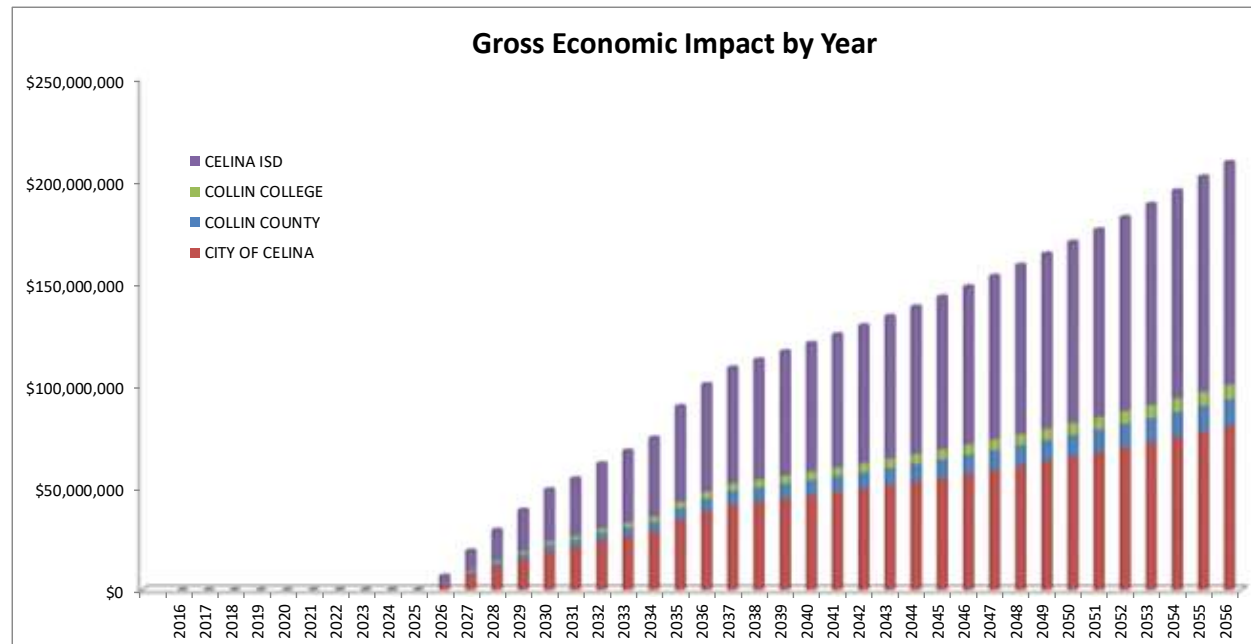
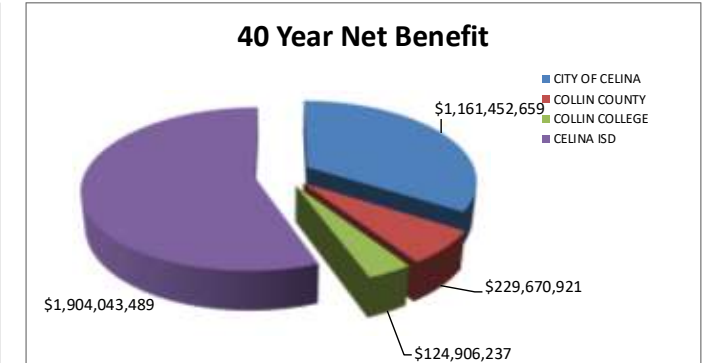
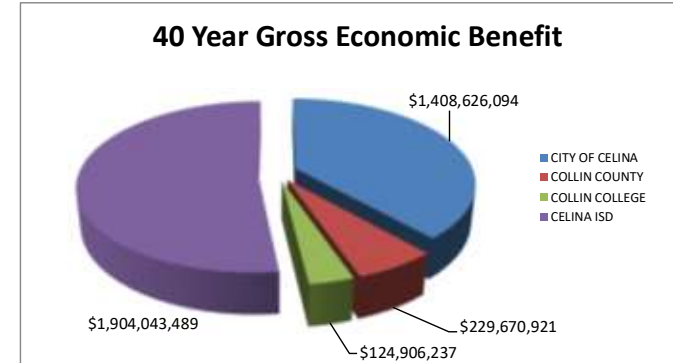
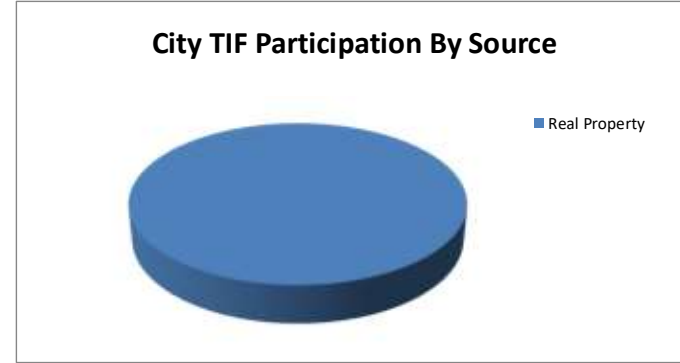
REVENUE YEAR	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	TOTALS
BASE YEAR	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	
CITY OF CELINA	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COUNTY	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
COLLIN COLLEGE	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
CELINA ISD	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231
TAXABLE VALUE																					
CITY OF CELINA	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681	19,830,681
COLLIN COUNTY	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681	19,830,681
COLLIN COLLEGE	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681	19,830,681
CELINA ISD	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,886,138	18,512,153	19,160,078	19,830,681	19,830,681
TAXABLE VALUE INCREMENT																					
CITY OF CELINA	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,136,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450
COLLIN COUNTY	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,136,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450
COLLIN COLLEGE	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,136,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450
CELINA ISD	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,136,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450
REVENUE A TAXABLE VALUE GROWTH																					
CITY OF CELINA	28,080	29,186	30,330	31,515	32,741	34,009	35,323	36,682	38,088	39,544	41,051	42,611	44,225	45,896	47,625	49,415	51,267	53,184	55,169	57,223	1,153,260
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 1	28,080	29,186	30,330	31,515	32,741	34,009	35,323	36,682	38,088	39,544	41,051	42,611	44,225	45,896	47,625	49,415	51,267	53,184	55,169	57,223	1,153,260
REAL PROPERTY TAX	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,909,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069	2,934,358,069
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	155,084,962
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 2	4,674,482	4,838,089	5,007,422	5,182,682	5,364,075	5,551,818	5,746,132	5,947,246	6,155,400	6,370,839	6,593,818	6,824,602	7,063,463	7,310,684	7,566,558	7,831,388	8,105,486	8,389,178	8,682,800	8,986,698	155,084,962
REAL PROPERTY TAX	34,231,664	35,420,773	36,699,815	37,953,258	39,281,622	40,659,479	42,079,456	43,532,237	45,026,565	46,554,245	48,122,143	49,733,193	51,379,396	53,062,819	54,782,608	56,547,979	58,359,028	60,216,731	62,120,447	64,072,620	65,910,420
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 3	104,837	108,506	112,304	116,235	120,303	124,514	128,872	133,382	138,050	142,882	147,883	153,059	158,416	163,961	169,699	175,639	181,786	188,149	194,734	201,549	3,447,590
REAL PROPERTY TAX	893,787,476	925,070,037	957,447,489	990,968,151	1,025,041,686	1,061,530,145	1,098,693,015	1,137,147,271	1,176,947,425	1,218,140,585	1,260,775,505	1,304,902,648	1,350,574,241	1,397,844,339	1,446,768,891	1,497,405,802	1,549,815,005	1,604,058,531	1,660,200,579	1,718,307,699	1,718,307,699
BUSINESS PERSONAL PROPERTY	2,123,000	2,197,305	2,274,211	2,353,908	2,436,191	2,521,458	2,609,709	2,701,049	2,795,586	2,893,431	2,994,701	3,099,516	3,202,999	3,320,279	3,436,488	3,556,766	3,681,252	3,810,096	3,943,450	4,081,470	4,081,470
CITY OF CELINA	2,737,293	2,833,098	2,932,257	3,034,886	3,141,107	3,251,045	3,364,832	3,482,601	3,604,492	3,730,649	3,861,222	3,996,365	4,136,238	4,281,006	4,430,841	4,585,921	4,746,428	4,912,553	5,084,492	5,262,449	97,308,702
COLLIN COUNTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
COLLIN COLLEGE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CELINA ISD	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TRACT 4	2,737,293	2,833,098	2,932,257	3,034,886	3,141,107	3,251,045	3,364,832	3,482,601	3,604,492	3,730,649	3,861,222	3,996,365	4,136,238	4,281,006	4,430,841	4,585,921	4,746,428	4,912,553	5,084,492	5,262,449	97,308,702
REAL PROPERTY TAX	1,312,206,187	1,358,133,403	1,405,668,072	1,454,866,455	1,505,786,781	1,558,489,318	1,613,036,444	1,669,492,720	1,727,954,965	1,788,402,339	1,850,996,421	1,915,781,295	1,982,833,641	2,052,232,818	2,124,060,967	2,198,403,101	2,275,347,209	2,354,984,361	2,437,406,814	2,522,718,122	2,522,718,122
BUSINESS PERSONAL PROPERTY	4,827,304	4,685,759	4,849,761	5,019,903	5,195,185	5,377,017	5,565,212	5,759,995	5,961,595	6,170,250	6,389,209	6,609,726	6,841,067	7,080,504	7,328,322	7,584,813	7,850,282	8,125,041	8,409,		

Financial Feasibility Analysis - 100% Taxes Generated

REVENUE YEAR	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	TOTALS	
BASE YEAR																						
CITY OF CELINA	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	
COLLIN COUNTY	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	
COLLIN COLLEGE	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	
CELINA ISD	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	1,146,231	
TAXABLE VALUE																						
CITY OF CELINA	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,881,138	18,512,153	19,160,078	19,830,681	19,830,681	
COLLIN COUNTY	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,881,138	18,512,153	19,160,078	19,830,681	19,830,681	
COLLIN COLLEGE	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,881,138	18,512,153	19,160,078	19,830,681	19,830,681	
CELINA ISD	10,315,042	10,676,068	11,049,731	11,436,471	11,836,748	12,251,034	12,679,820	13,123,614	13,582,940	14,058,343	14,550,385	15,059,648	15,586,736	16,132,272	16,696,901	17,281,293	17,881,138	18,512,153	19,160,078	19,830,681	19,830,681	
TAXABLE VALUE INCREMENT																						
CITY OF CELINA	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450	
COLLIN COUNTY	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450	
COLLIN COLLEGE	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450	
CELINA ISD	9,168,811	9,529,837	9,903,500	10,290,240	10,690,517	11,104,803	11,533,589	11,977,383	12,436,709	12,912,112	13,404,154	13,913,417	14,440,505	14,986,041	15,550,670	16,135,062	16,739,907	17,365,922	18,013,847	18,684,450	18,684,450	
REVENUE A																						
TAXABLE VALUE GROWTH																						
CITY OF CELINA	56,160	58,372	60,660	63,029	65,481	68,019	70,645	73,363	76,177	79,089	82,103	85,222	88,450	91,782	95,250	98,870	102,535	106,369	110,338	114,445	2,306,520	
COLLIN COUNTY	13,893	14,232	14,790	15,368	15,966	16,584	17,225	17,887	18,573	19,283	20,018	20,779	21,566	22,381	23,224	24,097	25,000	25,935	26,902	27,904	566,796	
COLLIN COLLEGE	7,447	7,740	8,044	8,358	8,683	9,019	9,367	9,728	10,101	10,487	10,887	11,300	11,729	12,172	12,630	13,105	13,596	14,105	14,631	15,176	302,808	
CELINA ISD	113,519	117,889	122,615	127,403	132,359	137,489	142,797	148,292	153,979	159,865	165,967	172,262	178,768	185,482	192,333	199,788	207,257	215,007	215,007	215,007	4,615,933	
TOTALS	190,819	198,333	206,109	214,158	222,489	231,111	240,035	249,271	258,830	268,724	278,964	289,563	300,533	311,886	323,637	335,799	348,387	361,416	374,900	388,857	7,782,047	
TRACT 1																						
REAL PROPERTY TAX	1,526,323,047	1,579,744,354	1,635,035,406	1,692,261,645	1,751,490,803	1,812,792,981	1,876,240,735	1,941,900,161	2,009,875,982	2,080,221,641	2,153,029,399	2,228,385,428	2,306,378,918	2,387,102,180	2,470,650,756	2,557,123,532	2,646,622,856	2,739,254,656	2,835,128,569	2,934,358,069	0	0
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA	9,346,964	9,676,177	10,014,844	10,365,363	10,728,151	11,103,636	11,492,263	11,894,493	12,310,800	12,741,678	13,187,637	13,649,204	14,126,926	14,621,368	15,133,116	15,662,775	16,210,973	16,778,357	17,365,599	17,973,395	17,973,395	310,169,925
COLLIN COUNTY	2,279,457	2,359,238	2,441,811	2,527,274	2,615,729	2,707,279	2,802,034	2,900,105	3,001,609	3,106,665	3,216,399	3,329,708	3,444,415	3,564,074	3,689,744	3,818,885	3,952,546	4,090,885	4,234,066	4,382,298	4,382,298	75,625,375
COLLIN COLLEGE	1,239,690	1,293,998	1,327,976	1,374,455	1,422,561	1,472,393	1,523,983	1,577,219	1,633,421	1,691,566	1,751,896	1,814,660	1,879,995	1,947,341	2,017,296	2,089,663	2,165,067	2,244,823	2,327,691	2,389,296	2,389,296	41,128,764
CELINA ISD	18,897,406	19,558,815	20,243,373	20,951,891	21,685,208	22,444,190	23,229,737	24,042,777	24,884,275	25,755,224	26,656,657	27,589,640	28,555,277	29,554,712	30,589,127	31,659,746	32,767,838	33,914,712	35,101,727	36,330,287	36,330,287	626,957,924
TOTALS	31,765,506	32,877,289	34,028,004	35,218,984	36,451,648	37,727,456	39,047,917	40,414,994	41,829,105	43,293,123	44,808,383	46,376,676	47,999,860	49,678,655	51,418,650	53,218,303	55,080,943	57,008,776	59,004,083	61,069,226	61,069,226	1,053,881,888
TRACT 2																						
REAL PROPERTY TAX	34,231,664	35,429,773	36,669,815	37,953,258	39,281,622	40,656,479	42,079,456	43,552,237	45,076,565	46,654,245	48,287,143	49,977,193	51,726,395	53,536,819	55,410,608	57,349,979	59,355,228	61,434,731	63,584,947	65,810,420	0	0
BUSINESS PERSONAL PROPERTY	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CITY OF CELINA	209,674	217,013	224,608	232,470	240,606	249,027	257,743	266,764	276,101	285,764	295,766	306,118	316,832	327,901	339,399	351,277	363,572	376,297	389,468	403,099	403,099	6,895,179
COLLIN COUNTY	51,123	52,912	54,794	56,681	58,574	60,476	62,383	64,294	66,209	68,128	70,053	71,983	73,913	75,843	77,773	79,703	81,633	83,563	85,493	87,423	87,423	1,581,129
COLLIN COLLEGE	27,803	28,776	29,753	30,626	31,503	32,376	33,249	34,122	34,995	35,868	36,741	37,614	38,487	39,360	40,233	41,106	41,979	42,852	43,725	44,598	44,598	914,306
CELINA ISD	423,822	438,656	454,009	469,899	486,346	503,368	520,986	539,220	558,093	577,624	597,843	618,768	640,424	662,839	686,039	710,050	734,902	760,623	787,245	814,799	814,799	13,937,481
TOTALS	712,422	737,357	763,164	789,875	817,521	846,134	875,940	906,400	938,124	970,958	1,004,942	1,040,115	1,076,519	1,114,197	1,153,194	1,193,555	1,235,330	1,278,566	1,323,316	1,369,632	1,369,632	23,428,143
TRACT 3																						
REAL PROPERTY TAX	893,787,476	925,070,037	957,447,489	990,958,151	1,025,641,688	1,061,530,145	1,098,693,015	1,137,147,271	1,176,947,425	1,218,140,585	1,260,775,505	1,304,902,848	1,350,574,241	1,397,944,339	1,446,768,891	1,497,405,802	1,549,815,005	1,604,058,531	1,660,200,570	1,718,307,590	0	0
BUSINESS PERSONAL PROPERTY	2,123,000	2,197,305	2,274,211	2,353,908	2,435,191	2,521,458	2,609,700	2,701,049	2,795,586	2,893,431	2,994,704	3,099,516	3,207,099	3,317,682	3,430,295	3,544,968	3,661,732	3,781,005	3,902,400	4,025,534	4,025,534	4,081,470
CITY OF CELINA	5,487,590	5,670,665	5,874,443	6,084,189	6,297,135	6,517,635	6,745,640	6,981,746	7,226,108	7,470,021	7,721,887	8,011,715	8,345,249	8,722,125	9,153,607	9,618,627	10,120,936	10,670,736	11,265,596	11,904,888	11,904,888	195,001,309
COLLIN COUNTY	1,337,980	1,384,809	1,433,277	1,483,442	1,535,362	1,589,100	1,644,719	1,702,284	1,761,864	1,823,529	1,887,352	1,953,410	2,021,779	2,092,541	2,165,780	2,241,583	2,320,338	2,401,239	2,485,283	2,572,268	2,572,268	47,545,080
COLLIN COLLEGE	727,658	753,127	779,486	806,768	835,005	864,230	894,478	925,785	958,167	991,724	1,026,434	1,069,542	1,119,094	1,176,887	1,238,063	1						

TIF Revenue Summary

Taxing Jurisdictions	Total Taxes Generated	Participation	Net Benefit
CITY OF CELINA	\$1,408,626,094	\$247,173,435	\$1,161,452,659
COLLIN COUNTY	\$229,670,921	\$0	\$229,670,921
COLLIN COLLEGE	\$124,906,237	\$0	\$124,906,237
CELINA ISD	\$1,904,043,489	\$0	\$1,904,043,489
Total	\$3,667,246,741	\$247,173,435	\$3,420,073,306





Projects Cost Estimates:

All project costs listed in the project plan shall be considered estimates.

Length of TIRZ #5 in Years:

The TIRZ has a 40-year term and is scheduled to end on December 31, 2056.

Powers and Duties of Board of Directors:

The Board shall have all powers granted to it by Chapter 311 of the Texas Tax Code, including powers of a municipality under Chapter 380, Local Government Code (subject to City Council approval). The Board shall not be authorized to:

- issue bonds;
- impose taxes or fees;
- exercise the power of eminent domain;
- or
- give final approval to the Zone's project and financing plan.

EXHIBIT A - 2016 Ownership & Base Value

	PROPERTY ID	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	LEGAL DESCRIPTION	EX	ACRES	TAXABLE VALUE
TRACT 1	2629709	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 3, 9.783 ACRES		9.783	\$ 1,653
	990315	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 11, 30.45 ACRES		30.45	\$ 5,146
TRACT 2	2629710	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 39, .458 ACRES		0.458	\$ 49
	2708475	CELINA CITY OF	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0132 B B B & C RY CO SURVEY, SHEET R00, TRACT 39-1, .379 ACRES; ROW	EX-XV	0.379	\$ -
TRACT 3	2560003	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 9, 38.545 ACRES		38.545	\$ 6,514
TRACT 4	990351	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 14, 99.028 ACRES		99.028	\$ 16,736
TRACT 5	996024	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 6, 13.323 ACRES		13.323	\$ 2,252
	1013646	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 3, 73.32 ACRES		73.32	\$ 12,391
	1013637	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0988 GEORGE WILEY SURVEY, TRACT 2, 6.88 ACRES		6.88	\$ 1,163
TRACT 6	996033	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 7, 16.141 ACRES		16.141	\$ 2,728
TRACT 7	995971	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 1, 73.558 ACRES		73.558	\$ 12,431
TRACT 8	990360	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0124 HENRY BENTLEY SURVEY, TRACT 15, 72.9923 ACRES		72.9923	\$ 7,737
TRACT 9	2120505	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 30, 14.0 ACRES		14	\$ 47,197
	995999	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0593 S MCCULLOUGH SURVEY, TRACT 3, 14.28 ACRES		14.28	\$ 2,413
TRACT 10	2509351	GLEN DENNING REX K & SHERESE M	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 24, 15.144 ACRES	HS	15.144	\$ 833,587
	2509352	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 38, 142.396 ACRES		142.396	\$ 21,118
TRACT 11	991261	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 20, .95 ACRES		0.95	\$ 101
TRACT 12	2144634	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 7, 68.112 ACRES		68.112	\$ 11,511
TRACT 13	991172	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0132 B B B & C RY CO SURVEY, TRACT 11, 22.741 ACRES		22.741	\$ 3,843
TRACT 14	963005	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 58, 5.9667 ACRES		5.9667	\$ 632
	962756	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 34, 38.5953 ACRES		38.5953	\$ 6,523
	2739475	Celina City Of	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R02, TRACT 34-1, 1.8877 ACRES; (ROW)	EX-XV	1.8877	\$ -
	2739474	Celina City Of	142 N OHIO ST	CELINA	TX	75009-6201	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET R02, TRACT 58-1, .2933 ACRES; (ROW)	EX-XV	0.2933	\$ -
TRACT 15	18426	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 88, 49.985 ACRES		49.985	\$ 8,447
TRACT 16	1871825	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 2, 3.305 ACRES		3.305	\$ 79,732
TRACT 17	962747	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 33-9, 66.02 ACRES		66.02	\$ 11,157
TRACT 18	2584034	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 91, 13.5 ACRES		13.5	\$ 2,282
TRACT 19	2584039	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 92, 5.5 ACRES		5.5	\$ 930
TRACT 20	2584046	EQUITY TRUST COMPANY CUSTODIAN FBO	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 93, 9.426 ACRES		9.426	\$ 1,593
TRACT 21	2649841	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 95, .784 ACRES		0.784	\$ 83
TRACT 22	2649840	EQUITY TRUST COMPANY CUSTODIAN FBO REX	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 38, 5.5 ACRES		5.5	\$ 583
TRACT 23	2649842	EQUITY TRUST COMPANY CUSTODIAN FBO	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 96, 2.5 ACRES		2.5	\$ 265
TRACT 24	2587302	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 2, 50.588 ACRES		50.588	\$ 4,806
TRACT 26	1845855	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 86, 70.802 ACRES		70.802	\$ 7,505
TRACT 27	2584056	EQUITY TRUST COMPANY CUSTODIAN FBO REX	1 EQUITY WAY	WESTLAKE	OH	44145-1050	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 2, TRACT 94, 9.424 ACRES		9.424	\$ 1,593
TRACT 28	963210	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 74, 7.0 ACRES		7	\$ 1,183
	2110261	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0767 J K RICE SURVEY, TRACT 2, 65.9297 ACRES		65.9297	\$ 11,142
	997041	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0731 SAMUEL QUEEN SURVEY, TRACT 7, 44.0 ACRES		44	\$ 7,436
	1967330	OLD CELINA LTD	12400 PRESTON RD STE 100	FRISCO	TX	75033-6401	ABS A0765 H C ROUTH SURVEY, TRACT 11, .193 ACRES		0.193	\$ 18
	2120658	OLD CELINA LTD	12401 PRESTON RD STE 100	FRISCO	TX	75033-6402	ABS A0167 COLLIN COUNTY SCHOOL LAND #14 SURVEY, SHEET 1, TRACT 1, 69.5303 ACRES		69.5303	\$ 11,751
									1233.21	\$ 1,146,231